JOPLIN CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, DECEMBER 5, 2022
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. Boards And Commissions Recognition

      Documents:

      B-C COMP TERMS 2022-RECOG 12-5-22.PDF

   2. American Rescue Plan Act (ARPA) Project Updates

      Documents:

      JOPLIN CITY COUNCIL - ARPA PROGRAM UPDATE 12.05.PDF

   3. Broadband Deployment Status Update

      Documents:

      BROADBAND DEPLOYMENT STATUS CITY COUNCIL UPDATE 12-5.PDF

   4. Solid Waste Master Plan Update

      Documents:

      SOLID WASTE MASTER PLAN PRESENTATION.PDF
      JOPLIN ENERGY DRAFT-11-30-22.PDF
      JOPLIN SWMP-DRAFT-11-30-22.PDF

4. **Finalization Of Consent Agenda**

5. **Reports And Communications**

1. News From The Public Information Office

6. Citizen Requests And Petitions

1. Brian Evans Requested To Speak On Joplin Government's Support For Local Small Businesses And Fiscal Responsibility.

2. Ryan Jackson Requested To Speak On The City Attorney And His Negligence Of Duty.

7. Public Hearings

1. Public Hearing Procedures

   Documents:

   PUBLIC HEARING PROCEDURES.PDF

2. RESOLUTION NO. 2022-019
   A RESOLUTION granting a Special Use Permit (1st Request) for the operation of a Residential Concert House located at 2120 E 24th St in the City of Joplin, Jasper County, Missouri.

   Documents:

   RS2022-019SUMMARY.PDF
   RS2022-019REPORT.PDF
   RS2022-019APP.PDF
   APPSUPLIMENTAL.PDF
   RS2022-019MINUTES.PDF
   RS2022-019MAP.PDF
   RS2022-019.PDF

3. COUNCIL BILL NO. 2022-290
   AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District C-3 (Commercial) and including in District M-2 (Heavy Industrial) property as described below and located at 6902 E 32nd St, City of Joplin, Newton County, Missouri.

   Documents:

   CB2022-290SUMMARY.PDF
   CB2022-290REPORT.PDF
   CB2022-290APP.PDF
   CB2022-290MINUTES.PDF
   CB2022-290MAP.PDF
   CB2022-290.PDF

4. COUNCIL BILL NO. 2022-289
   AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District C-3 (Commercial) and including in District R-2 (Two Family Residential) property as described below and located at 3024 E 9th St, City of Joplin, Jasper

County, Missouri.

Documents:

CB2022-289SUMMARY.PDF
CB2022-289REPORT.PDF
CB2022-289APP.PDF
CB2022-289MINUTES.PDF
CB2022-289MAP.PDF
CB2022-289.PDF

5. COUNCIL BILL NO. 2022-291
AN ORDINANCE providing the vacation of a utility easement lying on property described as McClelland Terrace and W 32nd St, City of Joplin, Jasper County, Missouri.

Documents:

CB2022-291SUMMARY.PDF
CB2022-291REPORT.PDF
CB2022-291APP.PDF
JOP-100-6805.PDF
PLACEAFTERJOP-100-6805.PDF
CB2022-291MINUTES.PDF
CB2022-291MAP.PDF
CB2022-291.PDF

8. Consent Agenda

1. Minutes Of The November 21, 2022, City Council Meeting

Documents:

NOVEMBER 21, 2022 MINUTES.PDF

2. COUNCIL BILL NO. 2022-152
AN ORDINANCE approving a purchase order for Nine Hundred Sixty-five Thousand and 00/100 Dollars ($965,000.00) with Ace Pipe Cleaning, Inc., for the 2022 Evaluation and Rehabilitation Toolbox for Wastewater Collection System Project; authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin.

Documents:

CB2022-152.PDF

3. COUNCIL BILL NO. 2022-153
AN ORDINANCE approving a work authorization with Allgeier, Martin and Associates, Inc. in the not to exceed amount of Ninety-Six Thousand Nine Hundred and 00/100 Dollars ($96,900.00) for the Wastewater Collection System Rehabilitation Toolbox Project; and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin.

Documents:

CB2022-153.PDF

9. **Resolutions**

10. **Ordinances - Emergency**

1. COUNCIL BILL NO. 2022-367
AN ORDINANCE approving the contract by and between the City of Joplin and B & D Yardbuilders for the demolition of the structure(s) and clearing of a lot located at 820 E Broadway St. in the City of Joplin, Missouri, for Three Thousand One Hundred Eighty Seven dollars & Seventeen cents ($3,187.17); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

Documents:

SUMMARY (GREEN) 820 BROAD (003).PDF
PICTURE2.PDF
PICTURE3.PDF
PICTURE4.PDF
PICTURE5.PDF
CB-367 BID TAB.PDF
CB 2022-367 820 BROAD.PDF

2. COUNCIL BILL NO. 2022-368
AN ORDINANCE approving the contract by and between the City of Joplin and B & D Yardbuilders for the demolition of the structure(s) and clearing of a lot located at 1406 S. Moffet Ave. in the City of Joplin, Missouri, for Two Thousand Eight Hundred dollars & Seventeen cents ($2,800.17); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

Documents:

CB-368 SUMMARY.PDF
CB-368 PICTURES.PDF
BID TABULATION 1406 S MOFFET AVE.PDF
CB 2022 - 368 MOFFET 1406 (005).PDF

11. **Ordinances - First Reading**

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

1. COUNCIL BILL NO. 2022-157
AN ORDINANCE approving Amendment 1 to Work Authorization OLS-OC20-09 with Olsson in the not to exceed amount of Fifty-Eight Thousand Three Hundred and 00/100 dollars ($58,300.00) for professional engineering consulting services for intersection improvements at 4th and Murphy Blvd; and authorizing the City Manager or his designee to execute the same by

and on behalf of the City of Joplin.

Documents:

CB2022-157.PDF

13. **Unfinished Business**

14. **New Business**

    1. CASE NO. 059-22
    Case 059-22: Site Plan Review – W 32nd and McClelland – A request to review the Site Plan for future development – Crossland Realty Group.

    Documents:

    059-22SUMMARY.PDF
    059-22REPORT.PDF
    059-22APP.PDF
    059-22MINUTES.PDF
    059MAP.PDF

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

Ad Omnia Parata

Together we are ready for anything.

Notice posted at 12:00 PM on this 1st day of December 2022 (RSMo 610.020)

BOARDS AND COMMISSIONS

RECOGNITION & APPRECIATION

DECEMBER 5, 2022

The following board members have completed their full terms (and some have served longer by filling unexpired terms) and are being recognized for their outstanding service and contributions to the various board/commission/committee to which they were appointed, and for their willingness to serve the City of Joplin in this capacity.

Name	Board/Commission/Committee	Dates of Service
Kelli Starkweather	Airport Board	2016-2022
Rylee Hartwell	Building Board	2016-2022
Joshua Bard	Capital Improvement & Public Safety	2016-2022
Les Cypret	Capital Improvement & Public Safety	2016-2022
Samuel Wimsett	City Tree Board	2015-2022
Josh DeTar	Parks & Recreation	2014-2022
Edwin Mwangi	Parks & Recreation	2016-2022
Wendy Brueckner-Sears	Planning & Zoning	2016-2022
Sherry Genisio	TIF Commission	2014-2022
Michael Mayer	Traffic Commission	2014-2022

ARPA Project Updates

JOPLIN, MISSOURI

DECEMBER 5, 2022

Agenda

1. Overview
   - Program Status
   - Joplin Top 20 Projects
2. Program Updates
   - Grant Overview
   - Project Backgrounds
3. Financial Summary

ARPA Program Status

Step 1 – Collection

Step 2 – Results

Step 3 – Finalize and Adopt Project Prioritization

Step 4 – Apply for Grants

- Apply and secure additional funding to increase the Return Of Investment (ROI) of ARPA spending with Council approval
- Leverage ARPA, IIJA/BIL, and other State and Federal opportunities

Step 5 – Commit Funds, Match Grants, and Report on Spending

- After awarded funds, commit City ARPA to projects, and begin reporting on progress to US Treasury and City Council

Joplin Top 20 Projects

ARPA Eligible (EC-1 to EC-6)
Need more development
EC-6 Only

Rank	Project	Category	Cost Estimate
1	**Neighborhood Improvements Estimate**	**Housing**	**$5,000,000**
2	**City of Joplin Fiber Backbone Network**	**Broadband**	**$17,000,000**
3	**MOSWIN Interoperability Radio System**	**Public Safety**	**$600,000**
4	**Home Rehabilitation and Repair**	**Housing**	**$3,000,000**
5	**Police Equipment**	**Public Safety-P**	**$1,440,000**
6	East Town Infrastructure and Revitalization	Transportation	$5,400,000
7	Replacement and Relocation of Joplin Fire Station 3	Public Safety-P	$6,500,000
8	Tin Cup Parallel Force Main and Lift Station Improvements	Sewer/Water	$4,750,000
9	Wastewater Treatment – Trickling Filter Replacement	Sewer/Water	$7,700,000
10	**Fire Equipment**	**Public Safety-F**	**$253,000**
11	Pennsylvania Avenue Viaduct Removal & Road Replacement	Transportation	$2,300,000
12	Shoal Creek WWTF Final Clarifier	Sewer/Water	$3,500,000
13	**East Town Stormwater Improvements**	**Stormwater**	**$1,426,000**
14	Neighborhood Sidewalk Repair and Replacement	Transportation	$4,000,000
15	Glendale Parallel Replacement Phase I	Sewer/Water	$2,500,000
16	City Facilities Video Security Enhancements	Internal City	$250,000
17	**17th Street and Annie Baxter Stormwater Improvements**	**Stormwater**	**$740,500**
18	Tin Cup Trail and Underpass	Transportation	$4,800,000
19	**Zora St Widening / Improvements from Range Line to MO249**	**Transportation**	**$12,000,000**
20	**Construction Investment MSSU Health Science Innovation Center**	**Subrecipient**	**$1,500,000**
22	**Downtown SMART Technology for Traffic Signals**	**Transportation**	**$5,700,000**
27	**Joplin East Industrial Park Culvert Replacement**	**Stormwater**	**$2,800,000**
30	**20th Street Widening / Improvements from Schifferdecker Avenue to the Missouri/Kansas State Line**	**Transportation**	**$12,000,000**
31	**Dover Outdoor Recreation Area (DORA)**	**Parks**	**$4,000,000**
34	**Create or Expand New Industrial Park**	**Econ Develop**	**$3,000,000**

Program Status

- **10 out of the Top 20 projects are being funded or partially through State/City ARPA and additional investments**
- **15 projects are eligible for grants from state and federal programs**
- **4/4 grants have been awarded for stormwater and wastewater projects that address 9 local initiatives/public works projects**
- **State/City ARPA and other grant requests cover stormwater, wastewater, police, fire, housing, education, and parks categories**

Grants – *Unreleased*

- State ARPA Programs that align with Joplin initiatives have been largely released and are currently in the application cycle
- IIJA/BIL Funding is still being released slowly, revamping programs through agencies, such as FEMA or DOT, releasing new opportunities entirely

	Grant	Application Period
ARPA	County Jail Maintenance and Improvement Grant	December
ARPA	Entertainment Industry Grant	Unreleased
Federal	State and Local Cyber Security Grant	Unreleased
ARPA	Cell Towers Grant	Unreleased
ARPA	Innovative Projects - Agriculture In Urban/Suburban Communities Grant	Unreleased

Grants – *Available*

- Our team is avidly pursuing four opportunities that target community resilience, sustainability, and city redevelopment
- Funding is available through ARPA and the EPA, so we hope to diversify the types of funding based on availability

	Grant	Application Period	City of Joplin Project
ARPA	Local Tourism Asset Develop. Grant	Nov – Dec	#31 - Dover Outdoor Recreation Area
ARPA	Industrial Site Development Grant	Nov/Dec	#34 – Create/Expand Industrial Park
EPA	Political Subdivisions Solid Waste Infrastructure for Recycling Grants	Nov – Jan	TBD
EPA	Recycling Education and Outreach Grants	Nov - Jan	TBD

Grants – *Applied and/or Awarded*

	Grant	City of Joplin Project	Status
ARPA	Peace Officer Grant Program	#5 - Police Equipment	Applied
ARPA	Fire Protection Grant Program	#10 - Fire Equipment	Applied
ARPA	Emergency Medical Services Grant	#10 - Fire Equipment	Applied
ARPA	Community Revitalization Grant	#1 - Neighborhood Improvements #4 - Home Rehabilitation & Repair	Applied
State	Land and Water Conservation Fund Grant (LWCF)	Trails connecting Landreth & Dover Parks	Applied
BIL	Strengthening Mobility and Revolutionizing Transportation Grant (USDOT)	#22 - Downtown SMART Technology	Applied
BIL	Governor's Transportation Cost-Share	#19 - Zora St Widening / Improvements	Applied
ARPA	**Wastewater Infrastructure Grant**	**#13 - East Town Sewer Improvements**	**Awarded**
ARPA	**Stormwater Infrastructure Grant**	**#13 - East Town Stormwater Improvements** **#17 - 17th Street & Annie Baxter Stormwater** **Additional seven (7) projects**	**Awarded x3**

#1 Neighborhood Improvements (JHAP)

Category	Housing
Schedule of Project	Early 2023
Goal	The Joplin Neighborhood Revitalization Program stands as the highest ranked project for SLFRF projects. The revitalization efforts target the financial lever of growth, offering services to prevent homelessness and promote housing stability.
Activities	The project will reinstate the pre-existing Joplin Homebuyer Assistance Program (JHAP) initiative to provide financial services for long-term access to banking. Assistance will be provided for eligible homebuyers through: - Down Payment Assistance - Closing Cost Assistance

ARPA Unfunded as Requested	City ARPA	State ARPA Community Revitalization Grant	County Commitments
$3,000,000	$1,500,000	$1,500,000	

#4 Home Rehabilitation and Repair

Category	Housing
Schedule of Project	Early 2023
Goal	• This program will target physical redevelopment of low-income communities through **rehab** and **repair** of declining housing options. Eligible homes may receive repairs such as roof, utility, façade, and sidewalk repairs. • Other properties deemed dangerous or vacant will be **demolished** and improved to reduce blight, increase property values, and trigger infill development.
Activities	In 2019, the City Manager sought public input through a "Listening Tour". Nearly 1,400 surveys were completed by citizens, visitors and businesspeople, whose input centered around housing needs and revitalization efforts.

ARPA Unfunded as Requested	City ARPA	State ARPA Community Revitalization Grant	County Commitments
$4,000,000	$2,000,000	$2,000,000	

#5 Police Equipment

Category	Public Safety - Police
Schedule of Project	2023
Goal	Provide updated equipment and vehicles for police to provide for a more safe and secure community.
Activities	• Replace 100 Body Cameras and required Storage Server • Replace remaining Mobile and Portable Radios for Police and Fire • 14 Police Vehicles for 22 additional officers proposed under Proposition Public Safety and recommended in the Police Resource Allocation Study.

ARPA Unfunded as Requested	City ARPA	Peace Officer Grant	County Commitments
$1,440,000	$20,000	$20,000	

#10 Fire Equipment

Category	Public Safety - Fire
Schedule of Project	2023
Goal	Provide updated equipment and vehicles for fire to provide for a more safe and secure community.
Background	• Add Security Fencing at all Fire Stations • Replace Haz-Mat Suits and new reflective raincoats • 110 Bulletproof Vests for Firefighters • Replace Special Operations/Chief's Vehicle

ARPA Unfunded as Requested	City ARPA	State ARPA Fire Protection & EMS Grants	County Commitments
$253,000	$40,000	$40,000	

#31 Dover Outdoor Recreation Area (DORA)

Parks	Parks and Recreation
Schedule of Project	Design and construction will be underway soon.
Goal	The City of Joplin has recognized the demand for cycling infrastructure through citizen input. Regionally, the demand for mountain bike amenities have proven to be economic development and tourism revenue engines. Cycling recreation and event infrastructure attracts new residents, as well as visitors from across the United States.
Activities	• The development of a new bike focused park with diverse cycling amenities like, single track mountain bike trails, gravity fed downhill trails, a bicycle playground, and a competition grade Velosolutions Pumptrack. • Provide a passive rec facility for the community, and draw visitors as host facility for national/international competitions

ARPA Unfunded as Requested	Parks/Stormwater Sales Tax	State ARPA Local Tourism Grant	County Commitments
$4,000,000	$1,750,000	$1,675,000	

#22 – Downtown SMART Technology for Traffic Signals

Category	Transportation
Schedule of Project	February 2023 – February 2024
Goal	For this project, the City of Joplin, in coordination with stakeholders, designated four fundamental impact areas: safety, equity, climate and sustainability, and economic strength and global competitiveness. The scope of work required to produce positive change can be compartmentalized into four technology domains: intelligent, sensor-based infrastructure, systems integration, smart grid and smart technology traffic signals.
Activities	Safety as the number one priority, the acquisition and installation of innovative equipment will promote best practices for proactively establishing and maintaining a secure and welcoming environment for all.

ARPA Unfunded as Requested	Existing Local Support	BIL SMART Grant	County Commitments
$5,700,000		$5,698,500	

Trail to Connect Dover Park and Landreth Park

Parks	Parks and Recreation
Schedule of Project	Acquisition 2023 and Construction 2024/2025
Goal	The City of Joplin has recognized the demand for open space and park/recreation venues in the post pandemic environment. Using a climate conscious lens to preserve trails in Joplin, the Trail to connect Dover and Landreth park will enhance accessibility of trails all while connecting two major parks.
Activities	• This project will lay the foundation for many other development works to come. An example of this would be the new recreational site being developed at one end of this trail being put in place, Dover Park. • Construction will include renovation of old railroad property, accessible trails, and wayfinding.

ARPA Unfunded as Requested	Parks/Stormwater Sales Tax	LWCF Grant	County Commitments
N/A	$750,000	$500,000	

Stormwater Projects

Category	Stormwater
Schedule of Project	2023-2026
List of Projects	• **17th Street & Annie Baxter:** improve capacity/reduce flooding • **East Town:** Culvert improvements to convey 25-50 yr storms • **9th Street & St. Louis Ave:** increase capacity for 25 yr storm • **12th Street and Wall Ave:** Prevent failure/flooding • **Massachusetts Ave. and Murphy Blvd:** Reduce nuisance • **5th Street and Porter Ave:** Improvements to the earthen ditch • **Ten Pin Lane**: Reduce flooding at nearby houses • **Texas Ave:** Convey 10-year storm • **26th Street Twin Culverts**: Convey 10-year storm

Stormwater Projects Unfunded	Parks/Stormwater Sales Tax	State ARPA Stormwater Grant	County Commitments
$22,085,000	$9,633,000	$12,452,000	

Financial Summary

Financial Summary

Rank	Project	ARPA Unfunded *(as requested)*	City Support/ Match	Grants	County Support*	City ARPA Spending
1	Neighborhood Improvements	$3,500,000	$1,500,000	$1,500,000		**$1,500,000**
2	City of Joplin Fiber Backbone Network	$17,000,000	$3,000,000	TBD	TBD	**$0**
3	MOSWIN Interoperability Radio System	$600,000			$600,000	**$0**
4	Home Rehabilitation and Repair	$4,000,000	$2,000,000	$2,000,000		**$2,000,000**
5	Police Equipment	$1,440,000	$20,000	$20,000		**$20,000**
10	Fire Equipment	$253,000	$40,000	$40,000		**$40,000**
13	East Town Stormwater Improvements	$1,426,000	$1,048,110	$377,890		**$0**
17	17th St and Annie Baxter Stormwater	$740,500	$544,268	$196,233		**$0**
19	Zora St Widening / Improvements	$12,000,000	$8,000,000	$4,000,000	TBD	**$0**
20	MSSU Health Science Innovation Center	$1,500,000				**$1,500,000**
22	Downtown SMART Technology-Traffic Signals	$5,700,000		$5,698,500		**$0**
27	East Industrial Park Culvert Replacements	$2,800,000	$2,058,000	$742,000		**$0**
30	20th St Widening/Improvements from Schifferdecker Ave to the MO/KS State Line	$12,000,000	$6,000,000		TBD	**$0**
31	Dover Outdoor Recreation Area (DORA)	$4,000,000	$1,750,000	$1,675,000		**$0**
34	Create or Expand New Industrial Park	$3,000,000	$2,000,000			**$0**
n/a	Trail Connecting Dover Park to Landreth Park	$1,250,000	$750,000	$500,000		**$0**
n/a	Additional Stormwater Projects	$22,085,000	$9,633,000	$12,452,000		**$0**
TOTAL		**$93,294,500**	**$38,343,378**	**$29,201,623**	**$600,000**	**$5,060,000**

Potential Projects Funded with ARPA

Rank	Projects	ROI Ratio	Funded w/o ARPA	Funding w/ ARPA
1	Neighborhood Improvements	1:1	0%	86%
4	Home Rehabilitation and Repair	1:1	0%	100%
5	Police Equipment	1:1	0%	3%
10	Fire Equipment	1:1	0%	32%
20	MSSU Health Science Innovation Center*	19:1	95%	100%

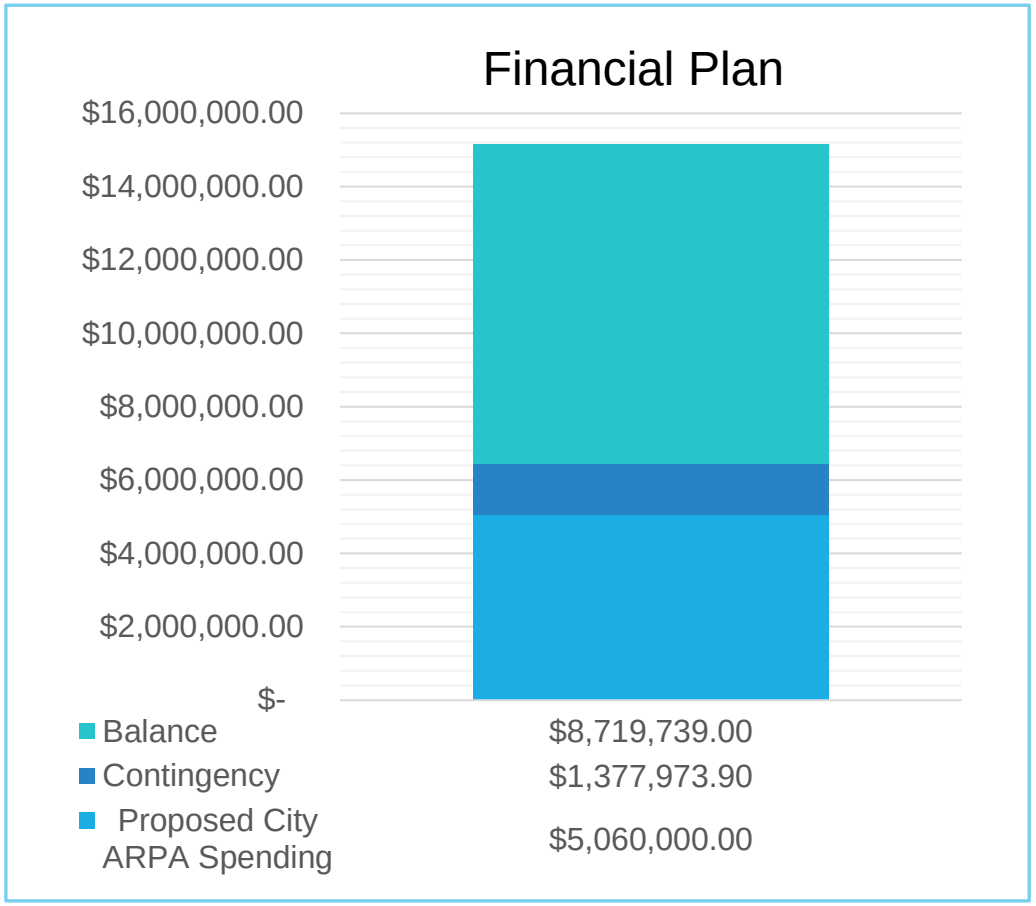
- Five of the Top 20 ARPA projects require City ARPA funding to partially or fully fund initiatives on public safety, education, economic development as well as housing repair and financing
- Many of these projects would not be funded without the City of Joplin local ARPA contributions matched with State ARPA grant opportunities

Potential Projects Funded with Federal Grants, State Grants, and County Support

Rank	Projects	Total Funded
2	City of Joplin Fiber Backbone Network	18%
3	MOSWIN Interoperability Radio System	100%
13	East Town Stormwater Improvements	100%
17	17th Street and Annie Baxter Stormwater Improvements	100%
19	Zora St Widening / Improvements	100%
22	Downtown SMART Technology for Traffic Signals	100%
27	East Industrial Park Culvert Replacements	100%
30	20th St Widening/Improvements from Schifferdecker Ave to the MO/KS State Line	50%
31	Dover Outdoor Recreation Area (DORA)	86%
34	Create or Expand New Industrial Park	100%
n/a	Trail Connecting Dover Park to Landreth Park	100%
n/a	Additional Stormwater Projects	100%

- Ten Joplin ARPA projects, ranging from high to medium priority, have potential outside investment through Federal and State grants matched with prior local investment
- Currently, no City ARPA investment is required to fund these projects

Allocation Summary



Total Potential City APRA Commitment if award grants

$5,060,000

Next Steps

- **Review** draft of the Memorandum of Understanding (MOU) for the MSSU Health Science Innovation Center funding
- **Apply** for more grant opportunities on a case-by-case basis when available and eligible
- **Continue** coordinating with Jasper County to complete/fund projects with a county-wide impact
- **Present** regular Project Updates and Allocation Plan to City Council

Discussion & Questions

Broadband Deployment Status Update

City of Joplin



December 5, 2022

Increasing Connectivity Across Joplin

The City of Joplin has formally released its Request for Proposal to solicit the market for partnership to implement a citywide fiber optic network and improve connectivity.

Phase I

Build Joplin's Fiber Deployment Plan

Develop an **actionable** plan which guides the City towards strategic and Joplin-centric broadband deployment including:

- Local Insights and Priorities
- Grant Funding Strategy
- Legal & Regulatory Risks
- Go-to-Market Strategy

Phase II

Solicit Market for Partnership

Approach the broadband market **aggressively and effectively** to secure partnership to further progress the City's connectivity goals.

- Draft and Publish Request for Proposal (RFP)
- Conduct Negotiations
- Reach a Partnership Agreement

Phase III

Deploy Broadband

Upon the City **reaching a partnership agreement**, successful deployment of broadband includes:

- Broadband deployment program management
- Performance monitoring & reporting to prepare competitive grant applications
- Continuous community engagement

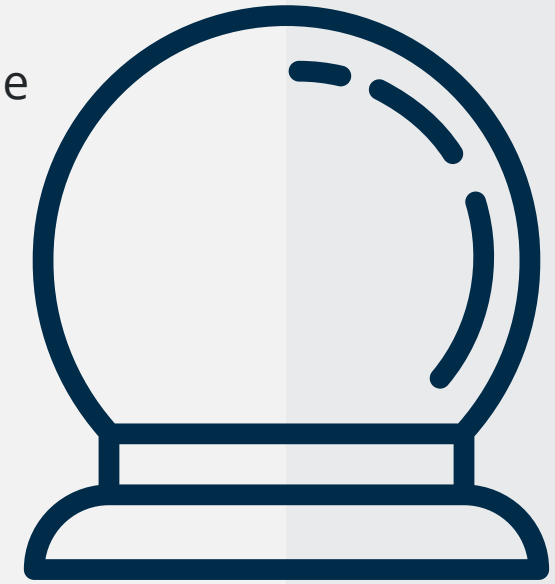
Strategy — Optimization — Performance

“The Crystal Ball”

Responses to the RFP are still anticipated to be diverse; however, the City can expect the future fiber-optic network to meet leading global standards and enable Smarter Joplin goals to be met.

Knowledge

- Globally accepted and available technology was identified for the last-mile fiber network, and is expected to last decades
- Optimized and diverse funding structures to strategically deliver solutions
- Focus is on fiber backbone to enable Smarter Joplin goals and community technology

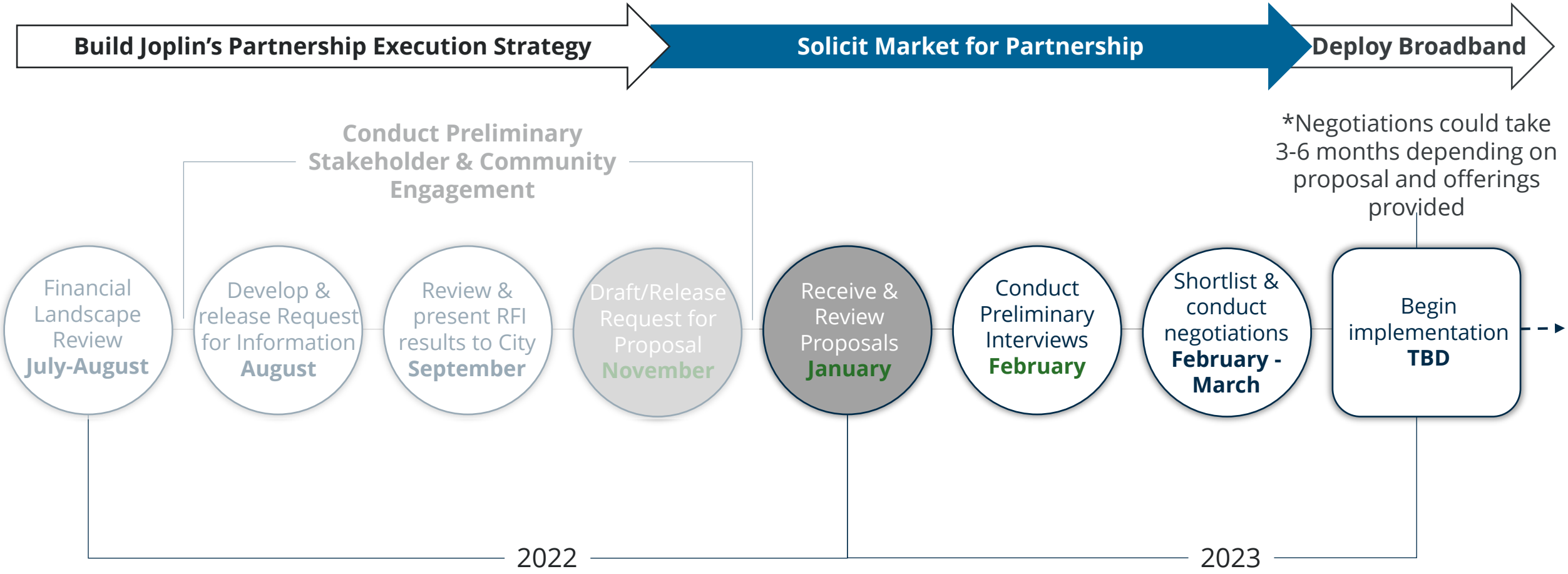


Expectations

- Prioritize internet access, education & workforce development, public wellness, and government efficiency
- Use future partnership to achieve grants both for deployment and new technology
- Establish attentiveness to negotiation and deployment timeline

Obtaining Future Partner

Following the recent publication of the RFP, the City remains aggressive in its progression towards partnership and has required potential partners to **submit response by January 31, 2023**.



Stakeholder Engagement

Stakeholder Insights

City stakeholder groups were engaged in preliminary discussions to identify desired technology solutions and City operation optimization projects which are enabled through the future city-wide network.



PARKS AND RECREATION

- Digital Info Kiosks
- Safety Blue Lights
- Trash/Water/Climate Sensors

PUBLIC WORKS

- Pre-Treatment Sensors
- Flood Control Sensors
- Interconnected Traffic Signals

POLICE

- License Plate Recognition
- Hotspots at Public Works Building
- CCTV Trails and Parks

HEALTH

- Connectivity at Animal Control Garage
- Mobile Health Tracking App
- Electronic animal intakes, inventory & billings

FIRE

- Monitor Vacant Structures
- Geo-Locate Fires
- Connectivity at Fire Stations

Request for Proposals Structure

Request for Proposal

RFI responses and stakeholder input provided critical insight to the development of the RFP which is specifically aligned to City connectivity needs that considers technical and financial requirements established by the City.

Technical Reponse

- Cover **all of City of Joplin** with Gigabit technology
- Connect **City Infrastructure**
- Target primarily **underground facilities**
- Encourage **Open Access.** Single ISP models will be considered
- Use **existing City infrastructure** for consideration in future negotiations

Financial Response **(Responses to this section are Confidential)**

- The City will consider **ISP self-funded partnerships and structures** where City contributes funding
- The City **will not consider** offers where City funds the entire network
- Respondent to provide strategy to **remain compliant with ARPA fund guidelines** set by the US Treasury Dept
- Respondent to provide necessary **proof of funding** under each model proposed
- Respondent directed to support the **Affordable Connectivity Program (ACP)** to serve all residents

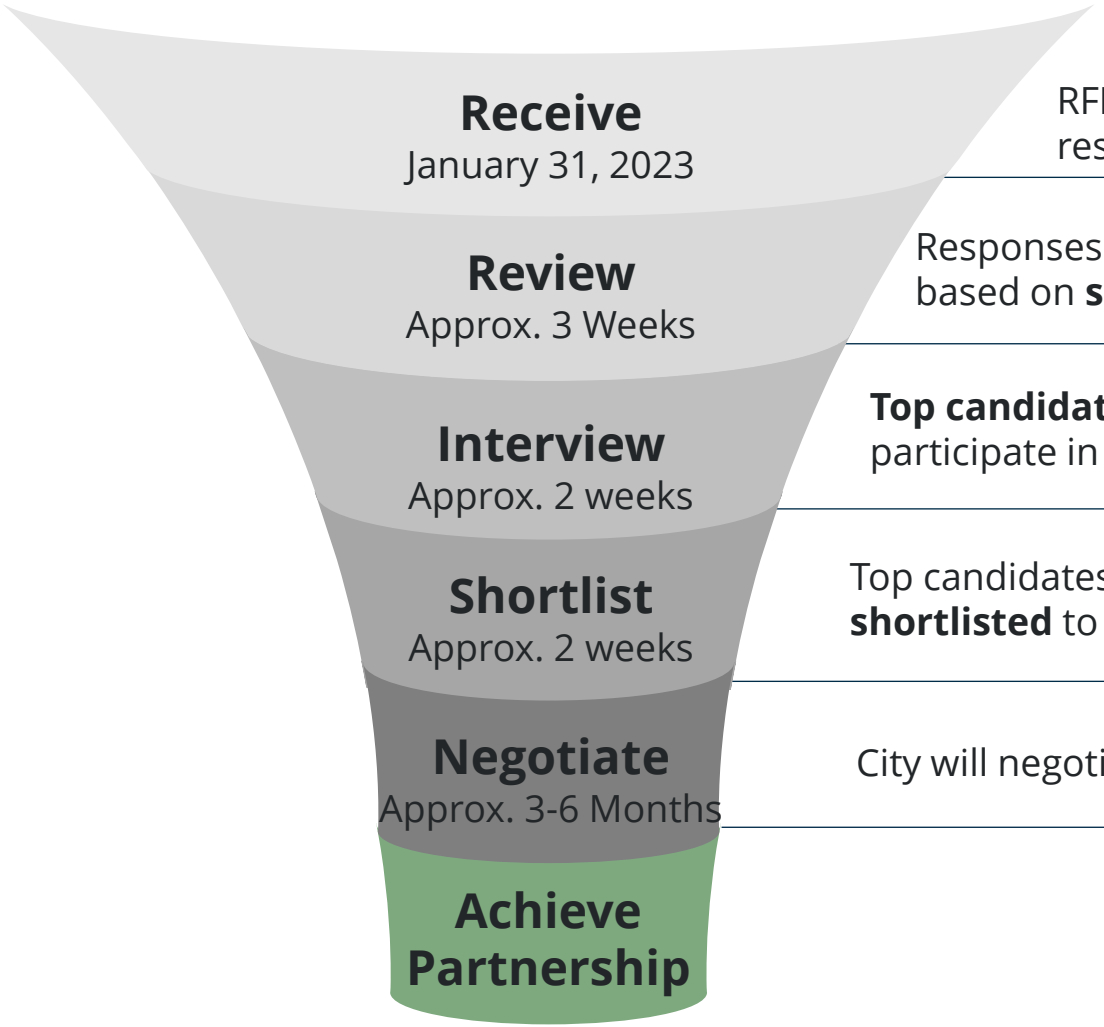
RFP Publication
November 29, 2022

Technical & Financial Responses due:
January 31, 2023
(8 weeks)

Receive & Review Proposals

Receive & Review RFP Responses

Once the City receives responses to the Request for Proposal (RFP), detailed reviews are to be conducted to identify top candidates to proceed with preliminary interviews prior to the City's shortlist of respondents to enter formal negotiation.



RFP Technical and Financial responses received by City

Responses are reviewed by City based on **specific review categories**

Top candidates from review participate in preliminary interviews

Top candidates from interviews are **shortlisted** to enter negotiations

City will negotiate with **vendors**

City Review Team

Lead: Planning, Development, and Neighborhood Services (2)

Support: Public Works (1)

Support: City Manager's Office (1)

Support: Finance Department (1)

Review Categories

Company Profile	(10 Points)
Execution Timeline	(10 Points)
Experience	(10 Points)
Technical Requirements	(20 Points)



Solid Waste Master Plan

City of Joplin, MO

City Council Meeting

December 5, 2022

AGENDA



Introduction



Project Overview & Status Update



SWMP Recommendations



Lone Elm Concept Design



Next Steps



Energy Efficiency and Diversification Evaluation

Project Overview & Status Update

- Kickoff in Dec 2021
- Review of Current System
- Evaluation of Options
- Stakeholder Engagement
  - Solid Waste Advisory Commission
  - Community Survey
  - Public Open House
  - September “Third Thursday”
- Draft Solid Waste Master Plan
- Draft Energy Efficiency and Diversification Evaluation

Recommendations: Residential Curbside Services

- Include recycling in City contract for all
- Bulky item frequency reduced (monthly or quarterly) and limit quantities
- Modified PAYT: Charge for additional trash carts
- Require yard waste to be bagged in paper/Kraft bags
- Restrict yard waste from trash disposal
  - Provide subscription yard waste service option

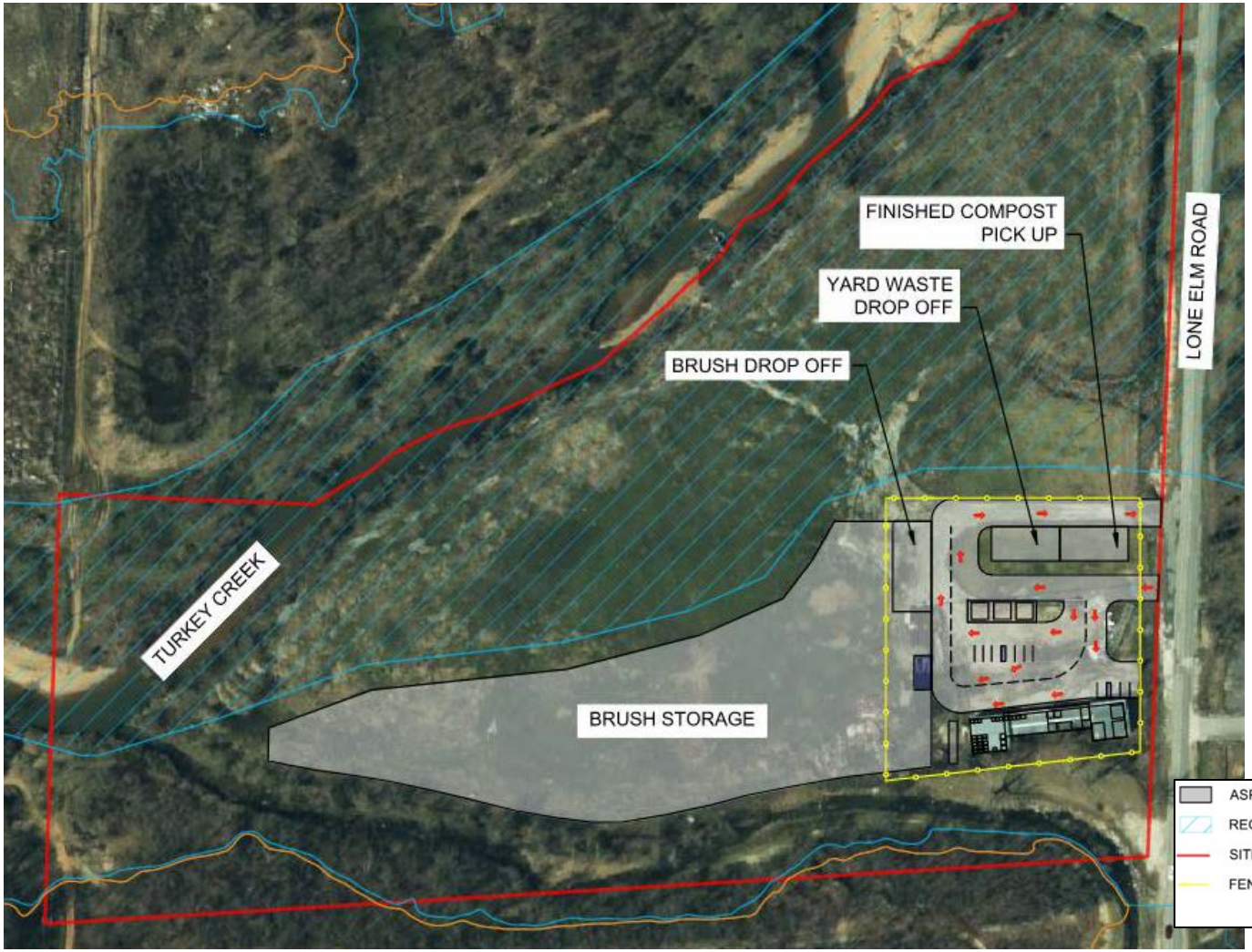




Recommendations: City Services

- Improve education and outreach about City services
- Continue to offer the discounted/subsidized drop off through a transfer station
- Co-locate all three services to one site (Lone Elm)
  - Recycling & HHW Center
  - Yard Waste Drop Off
  - Tree Limb Drop Off & material management

Lone Elm Concept Design



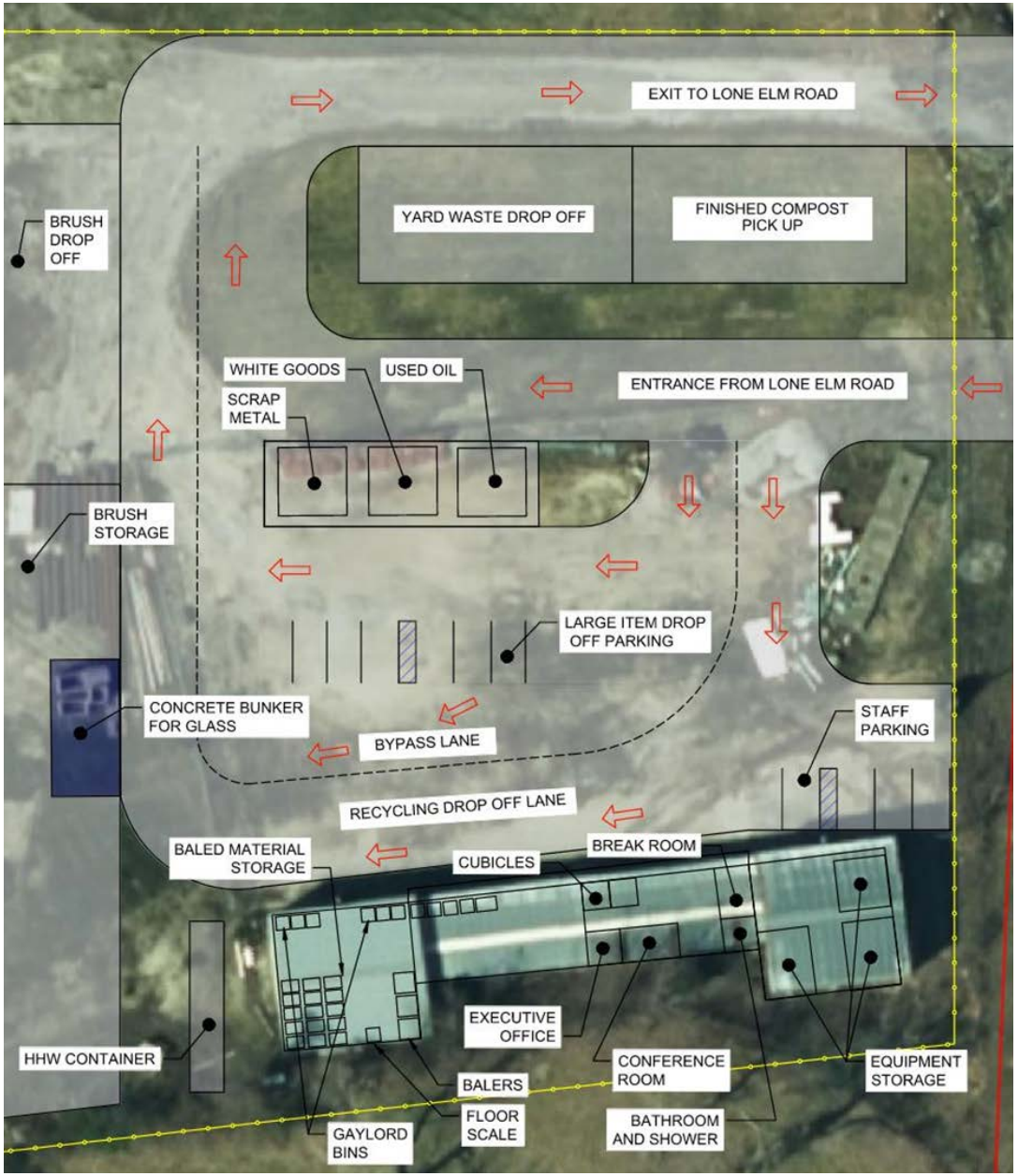
(approx. Zora & Lone Elm – northwest of downtown, near Turkey Creek WWTP)

Recycling & HHW Center - Lone Elm

- Drive-through lane for recyclable items
- Bale recyclables for revenue generation
- Glass bunker
- Professional Office features:
  - Executive office
  - Two workstations
  - Bathroom
  - Locker room/shower
  - Breakroom
  - Meeting room



Neosho Recycling Center Drive-through


EXIT TO LONE ELM ROAD
BRUSH DROP OFF
YARD WASTE DROP OFF
FINISHED COMPOST PICK UP
WHITE GOODS
USED OIL
SCRAP METAL
ENTRANCE FROM LONE ELM ROAD
BRUSH STORAGE
LARGE ITEM DROP OFF PARKING
CONCRETE BUNKER FOR GLASS
BYPASS LANE
STAFF PARKING
RECYCLING DROP OFF LANE
BALED MATERIAL STORAGE
CUBICLES
BREAK ROOM
EXECUTIVE OFFICE
HHW CONTAINER
BALERS
CONFERENCE ROOM
EQUIPMENT STORAGE
FLOOR SCALE
BATHROOM AND SHOWER
GAYLORD BINS

Energy Efficiency and Diversification Evaluation Overview

City Facilities

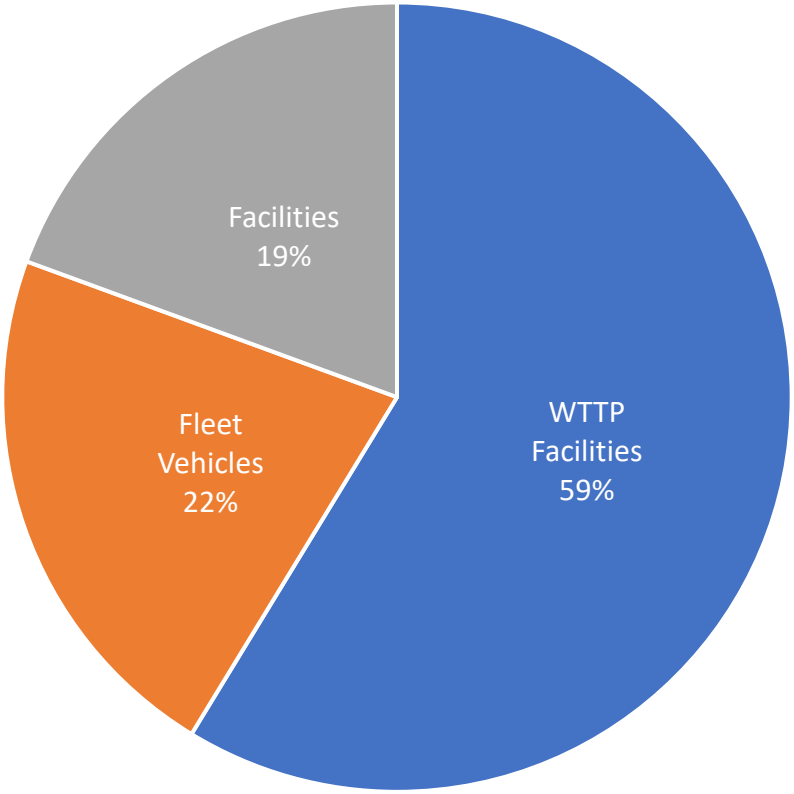
- 13 City-selected facilities which comprise just under 250,000 square feet (of 500,000)

City Fleet

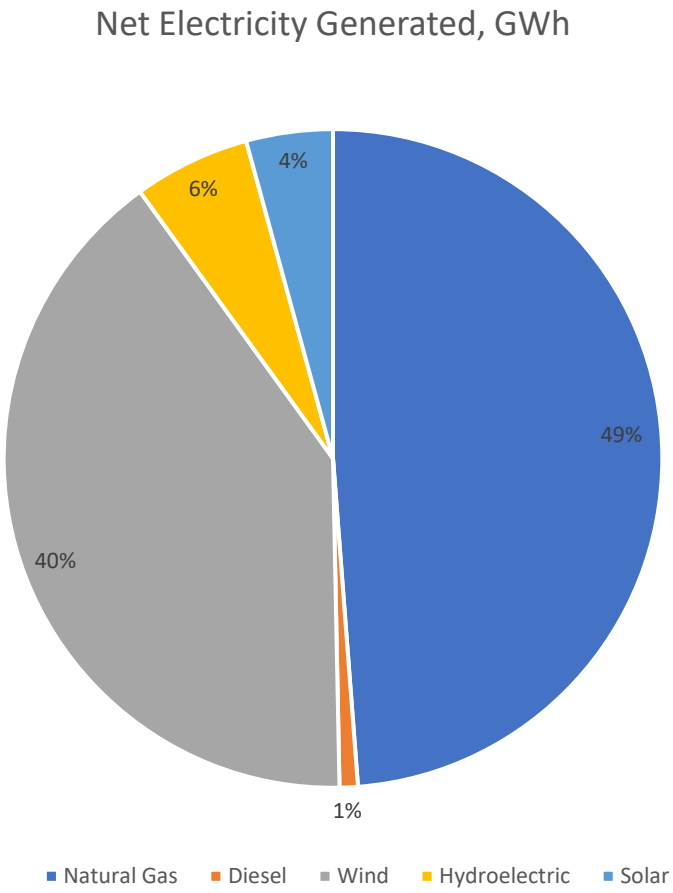
- 258 fleet vehicles across 23 departments

WWTP

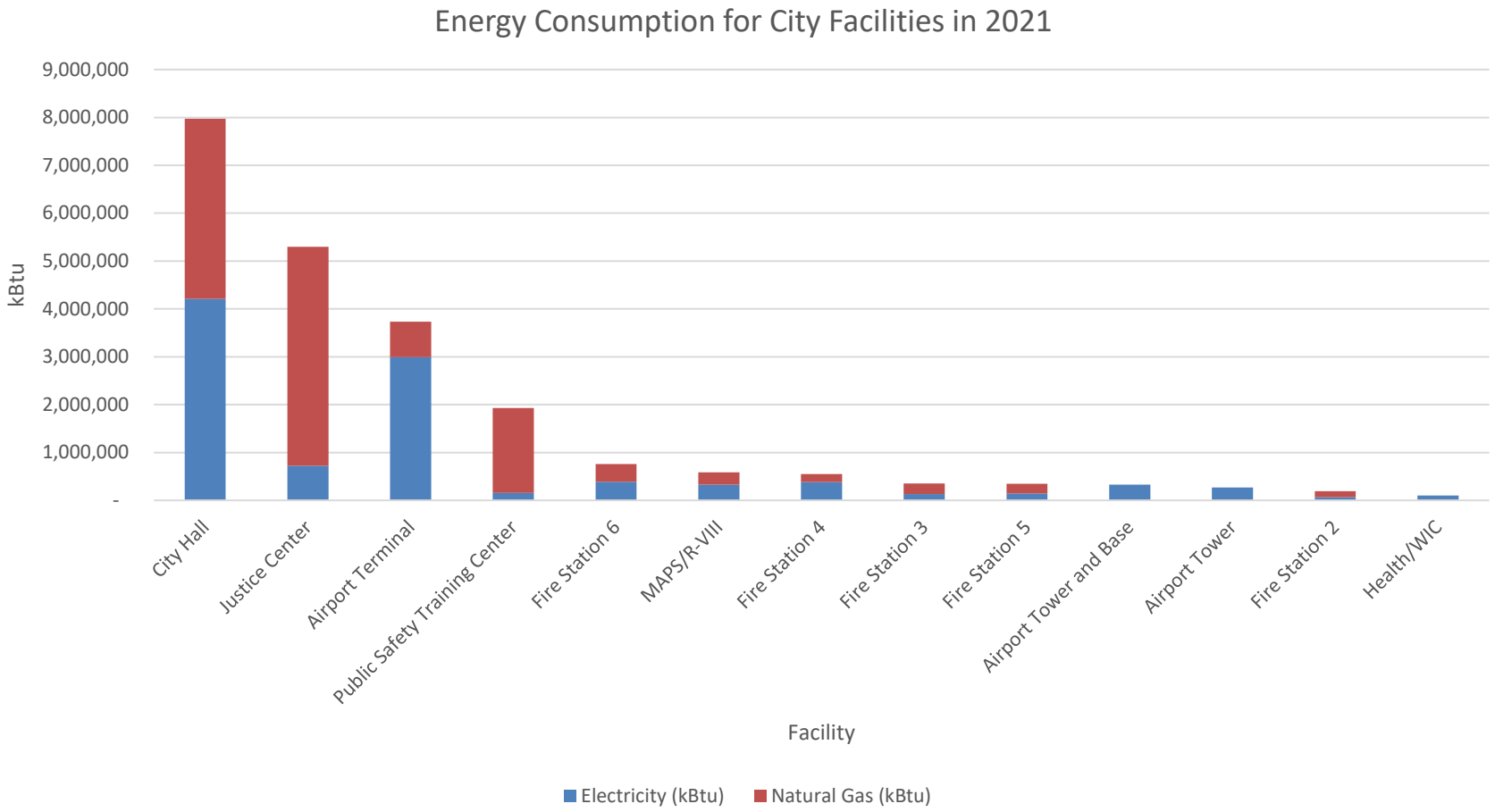
- Turkey Creek, Shoal Creek, Tin Cup



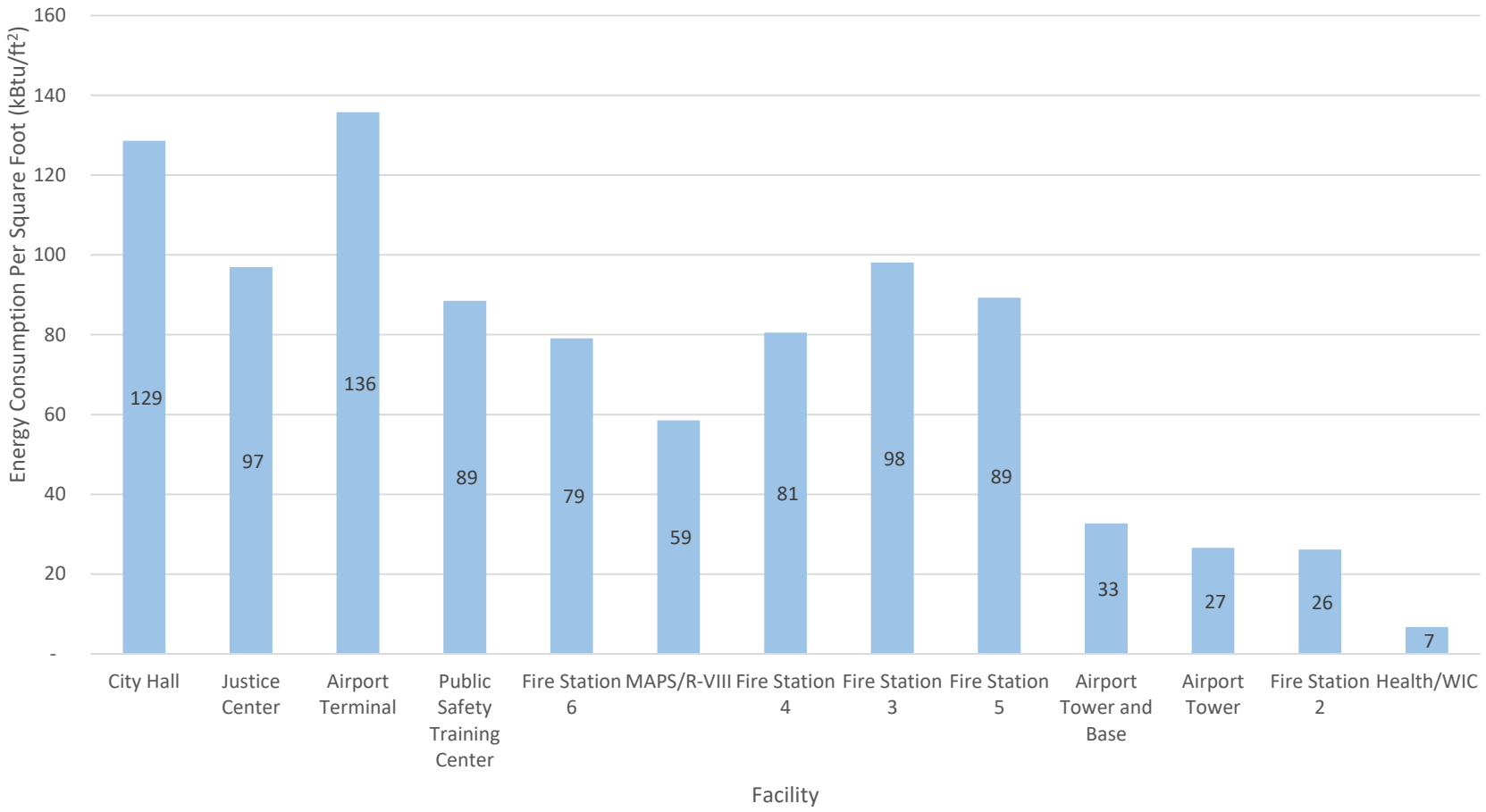
Algonquin-Liberty 2020 Resource Mix by Generation



Electricity and Natural Gas Energy Consumption by Municipal Facilities in 2021



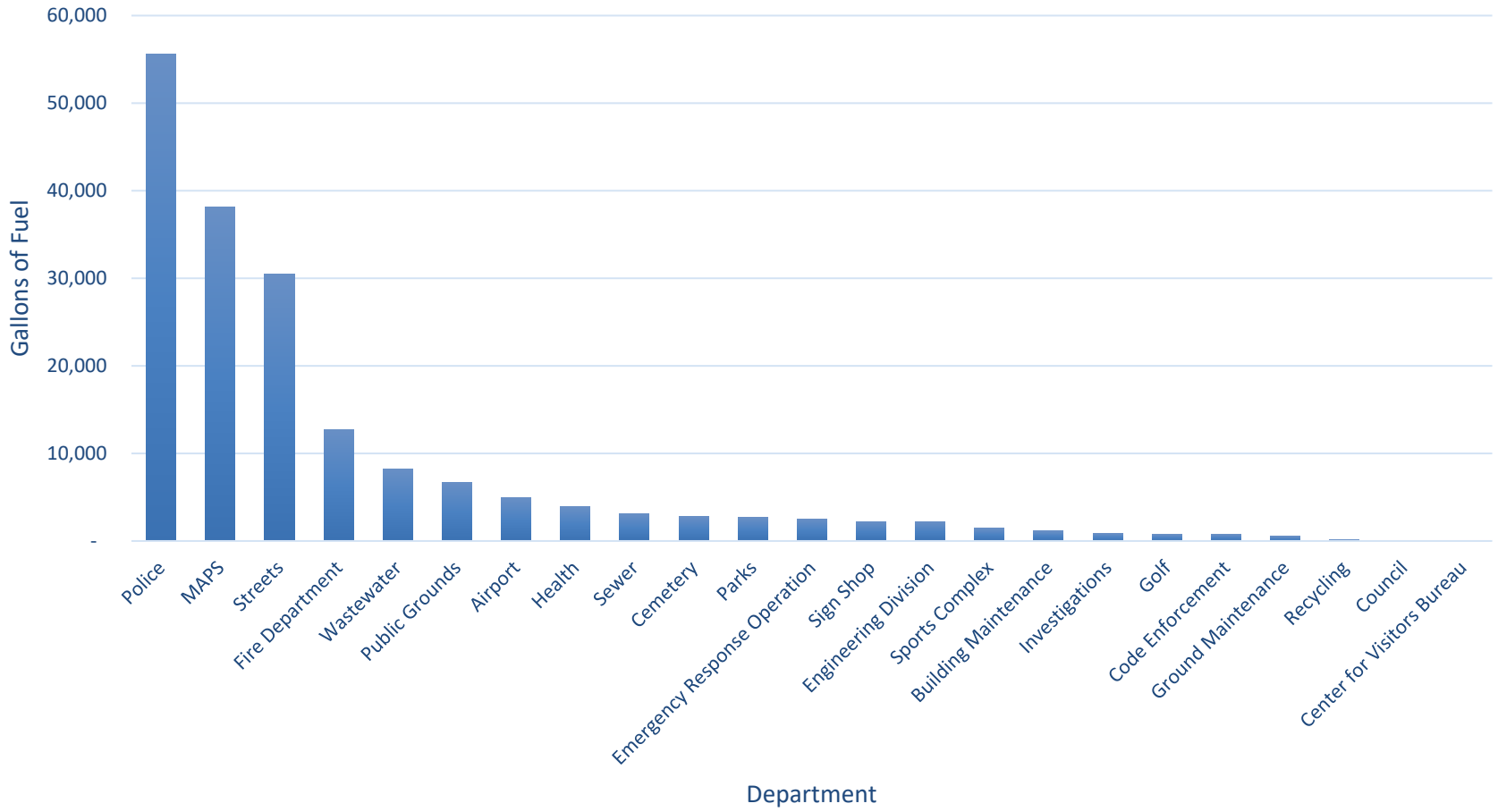
Energy Use Intensity for Municipal Facilities in 2021



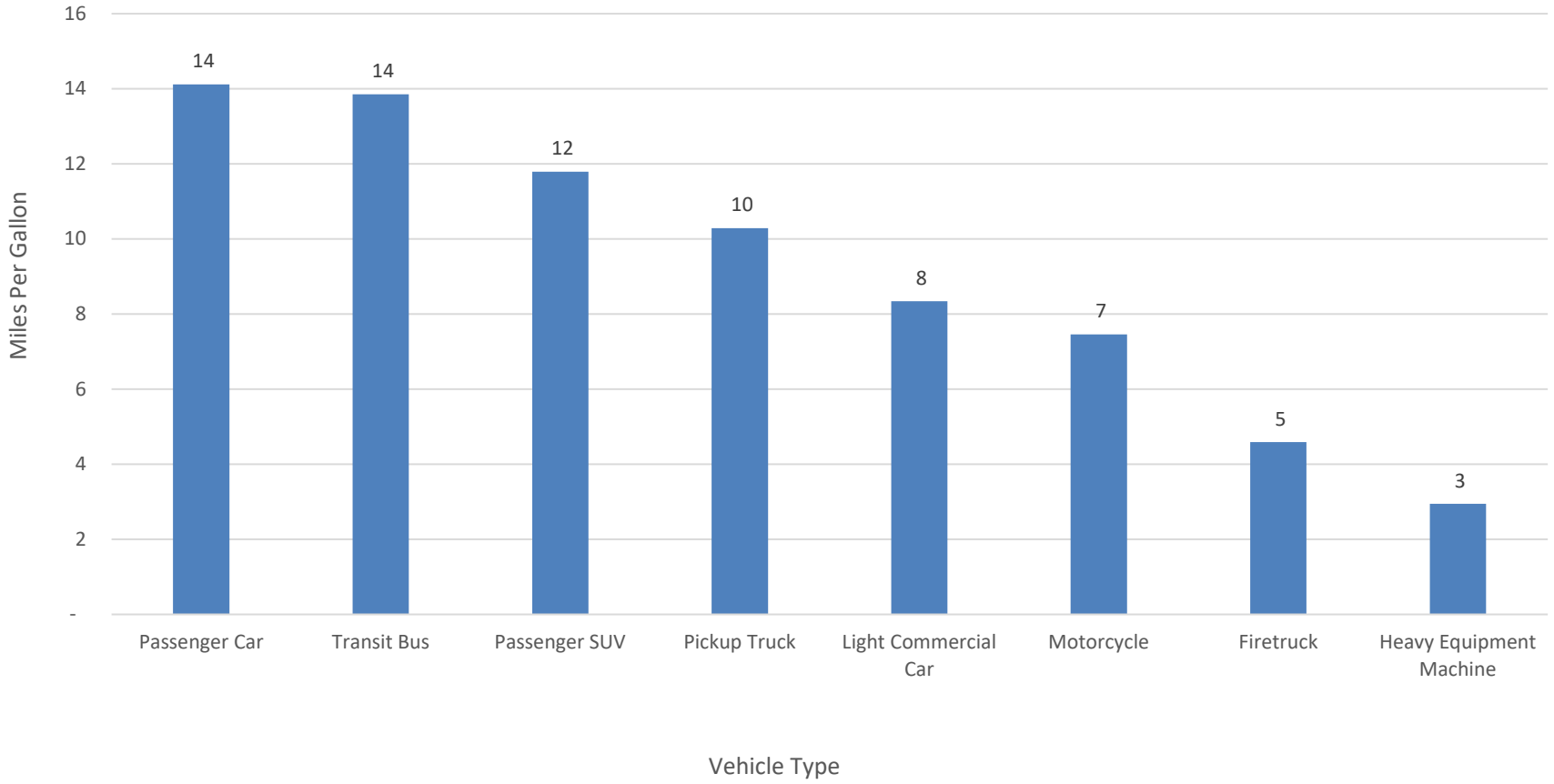
Key Findings and Recommendations

- Tracking and reporting
- Retrofits and upgrades
- Onsite solar generation
- Solar power farm
- Solar power purchase agreements
- Build efficiently

Total Fuel Consumed Per Department in FY 2021



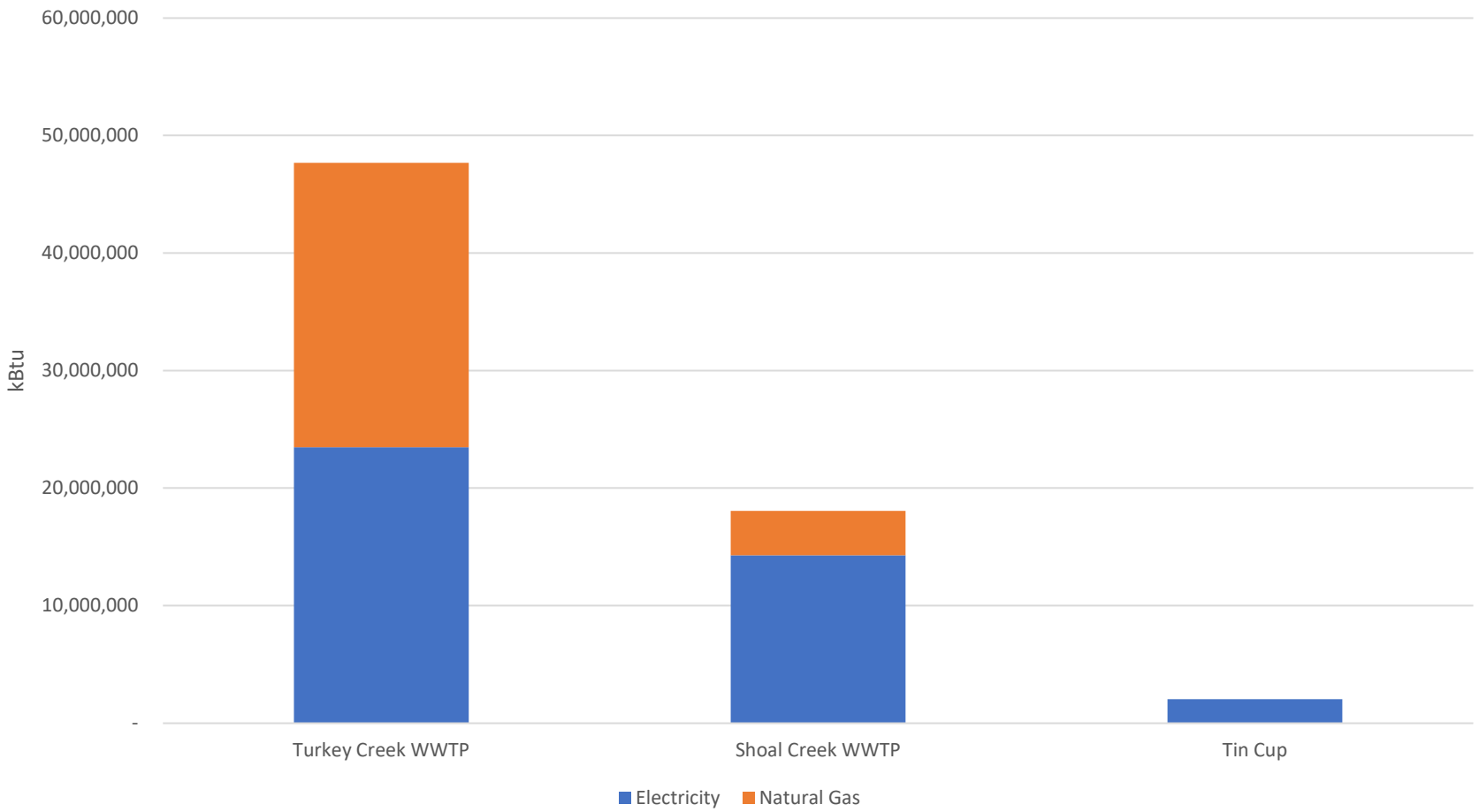
Average Miles Per Gallon By Vehicle Type



Key Findings and Recommendations

- Anti-idling policy
- Proactive maintenance
- Route optimization
- Vehicle rightsizing
- Fleet electrification

2021 WWTP Energy Consumption



Key Findings and Recommendations

- Variable-frequency and eddy-current drives
- Equipment efficiency upgrades
- Peak-use pricing
- Upgrade Biogas for Beneficial Use

QUESTIONS

JULIE DAVIS
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816-448-7363

Energy Efficiency and Diversification Evaluation

DRAFT

City of Joplin, Missouri

Energy Efficiency and Diversification Evaluation
Project No. 139257

Revision 0
11/30/2022

Energy Efficiency and Diversification Evaluation

prepared for

City of Joplin, Missouri
Energy Efficiency and Diversification Evaluation

Project No. 139257

Revision 0
11/30/2022

prepared by

Burns & McDonnell Engineering Company, Inc.
Kansas City, Missouri

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APPENDIX B – FLEET INVENTORY BY DEPARTMENT

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LIST OF ABBREVIATIONS

Abbreviation	Term/Phrase/Name
Algonquin-Liberty	Algonquin-Liberty Power & Utilities Corporation
Burns & McDonnell	Burns & McDonnell Engineering Company, Inc.
CCF	Hundreds of Cubic Feet
City	City of Joplin, Missouri
CNG	Compressed natural gas
ECDs	Eddy-current drives
EUI	Energy Use Intensity
EVs	Electric Vehicles
FY	Fiscal Year
GWh	Gigawatt hours
HEVs	Hybrid-electric vehicles
HVAC	Heating, ventilation and air conditioning
kBtu	Thousand British Thermal Units
kWh	Kilowatt Hours
MAPS	Metro Area Public Transit System
MGD	Million gallons per day
MPG	Miles per gallon
MW	Megawatts
RNG	Renewable Natural Gas
Spire	Spire Inc.
SUV	Sport Utility vehicle

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Abbreviation	Term/Phrase/Name
U.S. EPA	U.S. Environmental Protection Agency
VFDs	Variable-frequency drives
WIC	Women, Infant and Children
WWTP	Wastewater Treatment Plant

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1.0 INTRODUCTION

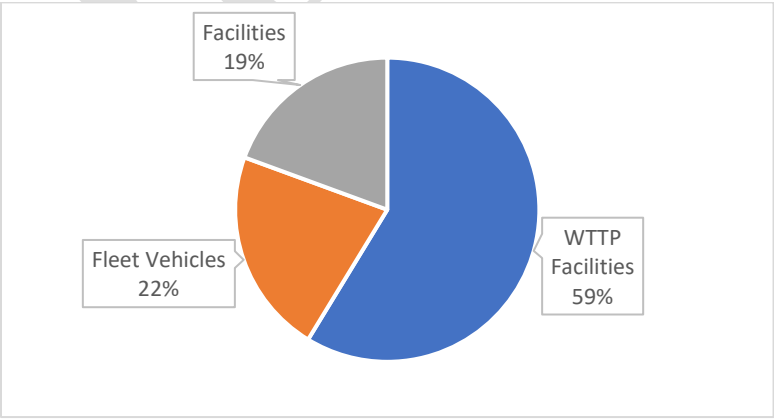
Burns & McDonnell Engineering Company, Inc. (Burns & McDonnell) performed an evaluation of the operational energy use matrix and identified opportunities to reduce energy use and diversify energy sources for the City of Joplin, Missouri (City). For this evaluation, Burns & McDonnell completed the following activities:

- Reviewed the City's current energy sources and usage where readily available from municipal facilities, fleet, and wastewater treatment plant (WWTP) operations to benchmark the current matrix; and
- Performed a high-level evaluation to identify opportunities for increasing energy efficiency and investing in renewable energy.

1.1 Summary of Findings

This evaluation includes the energy consumption for 13 City-selected facilities, 238 fleet vehicles, two WWTPs and one lift station. The city annually consumes approximately 115 million thousand British thermal units (kBtu) of energy across its facilities, fleet vehicles, WWTP facilities based on data included in this evaluation. As illustrated in Figure 1-1, WWTP operations represents the largest energy consumer for the City. WWTP facilities consumed 67,786,756 kBtu, fleet vehicles consumed 25,253,249 kBtu, and facilities consumed 22,405,743 kBtu. WWTPs are generally the largest consumer of energy for many municipalities; therefore, WWTP operations present the greatest opportunity to reduce energy consumption, energy costs, and emissions.

Figure 1-1: City's Energy Consumption Breakdown



Within each area evaluated there are opportuniteis for improving the energy efficiency and diversifying energy sources utilized.

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2.0 UTILITY PROVIDER RESOURCE MIX

The City utilizes two providers for their electricity and natural gas usage: Algonquin-Liberty Power & Utilities Corporation (Algonquin-Liberty) and Spire Inc (Spire). Understanding an energy provider's current and projected resource mix provides valuable information for assessing the extent of the City's energy diversification

2.1 Electricity Provider: Algonquin-Liberty

The City's electricity is provided by Algonquin-Liberty. They have a resource mix for generating electricity, which as of 2020, consists of 51percent renewable energy, 45percent natural gas, and 4percent fuel oil.[1]

Generally, an electricity mix consists of carbon-based fuels (oil, natural gas, and coal), renewable energy (biomass, hydropower, geothermal, wind, and solar), and nuclear energy. Algonquin-Liberty has facilitated robust initiatives toward expanding renewable energy compared to regional energy providers. In 2020, Algonquin-Liberty shut down their Asbury coal plant to make room for the construction of a wind power facility, which has contributed significantly to the reduction of Algonquin-Liberty's use of carbon-based fuels. They aim to reach 75percent renewable energy by 2023. This transition towards a low-carbon economy is important in facilitating a diverse mix of regional power sources. Figure 2-1 illustrates their resource mix composition by their generation capacity and their actual generation by resource.

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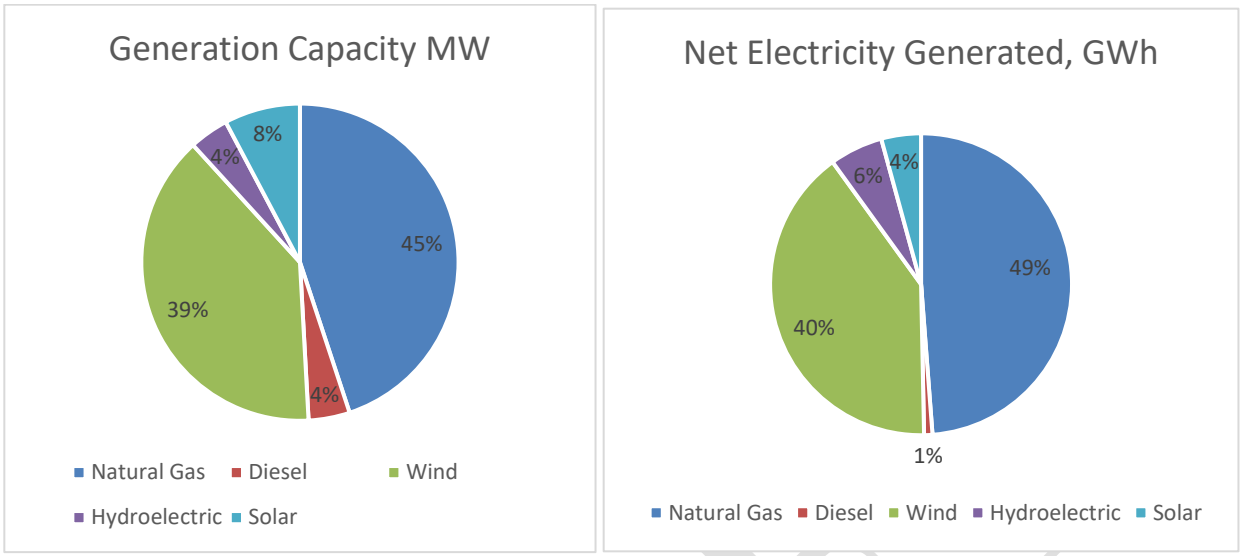
[1]Algonquin-Liberty. 2021. "2021 ESG Report." Available online: https://algonquinpower.com/uploads/docs/AQN-ESG-Report-2021.pdf

Figure 2-1: Algonquin-Liberty 2020 Resource Mix by Capacity and Generation



2.2 Natural Gas Provider: Spire

The City's natural gas is provided by Spire. They do not have data on their resource mix publicly available. Spire has committed to becoming carbon neutral by 2050 through the diversification of their resource mix, which includes implementation of renewable natural gas (RNG) and natural gas blended with hydrogen. During the 2022 Fiscal Year, Spire indicated they will work with Missouri State legislators to further finalize regulations allowing the corporation to embed RNG into their current provider structure, making this source much more accessible to customers.[2]

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[2] Spire Energy. 2021. "2021 Sustainability Report." Available online: https://spireenergy.com/sites/default/files/2022-06/Spire-FY21percent20Sustainabilitypercent20Report.pdf

3.0 MUNICIPAL FACILITIES ENERGY CONSUMPTION

The City maintains 35 municipal facilities with a combined area of over 500,000 square feet[3]. This study evaluates the energy consumption for 13 representative City-selected facilities which comprise just under 250,000 square feet and include government buildings, fire stations, and airport facilities. This section includes an overview of the facilities energy consumption, an evaluation of the data, and recommendations for energy efficiency and diversification.

3.1 Methodology

Data for this evaluation was provided by the City between January 2021 and December 2021 at 13 City-selected facilities. Data was provided in an Excel format tracking sheet. No utility bills were provided; therefore, this data was not independently verified by Burns & McDonnell. Electricity data was provided in kilowatt hours (kWh), and natural gas data was provided in hundreds of cubic feet (CCF). Not all facilities had associated natural gas data, but all had electricity data. All units were converted to a single unit of measurement, kBtu, using U.S. Environmental Protection Agency (U.S. EPA) Energy Star conversion factors to be able to evaluate the two power sources together identified in Table 3.1[4]. A detailed summary of each of the evaluated facilities and their consumption is provided in Appendix A.

Table 3-1: Energy Star Conversion Factors

Electricity	1 kWh = 3.412 kBtu
Natural Gas	1 CCF = 102.6 kBtu

Burns & McDonnell only received cost information for electricity usage and not for natural gas; therefore, a financial evaluation has not been conducted. Any on-site electrical generation or fuel consumption such as the use of generators was not provided, therefore, are excluded from consideration for this evaluation.

3.2 Facilities Energy Consumption

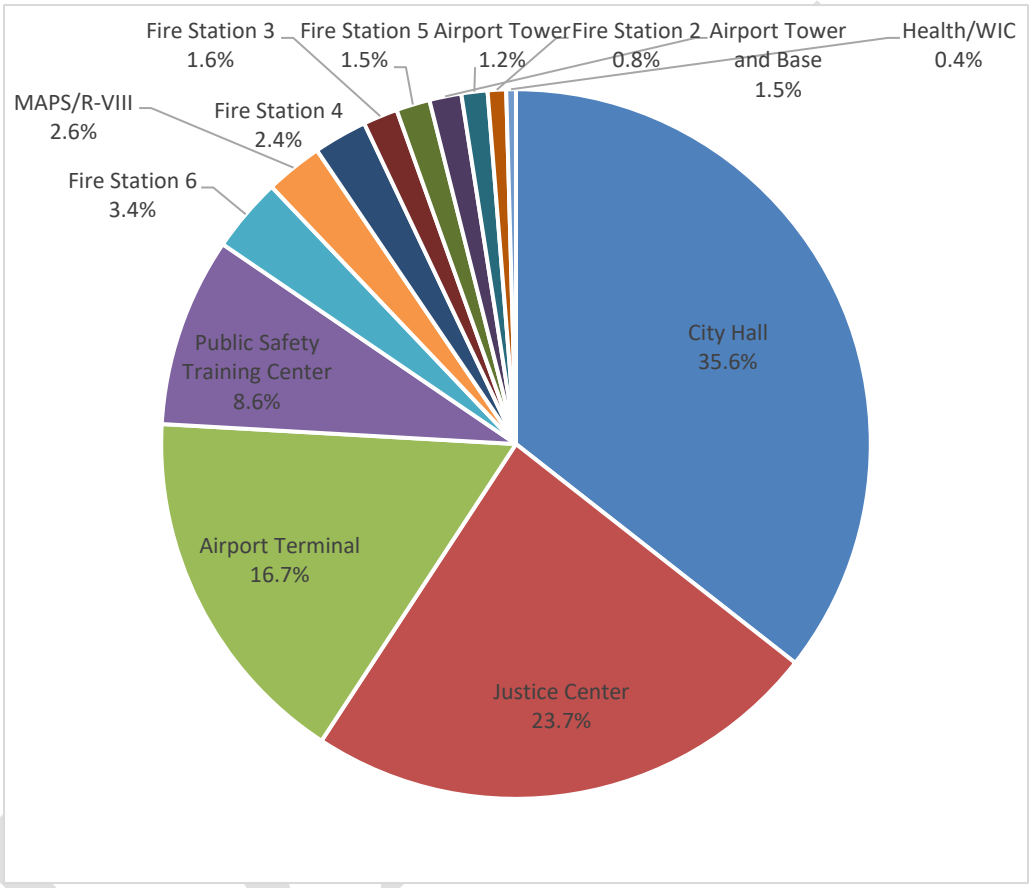
In 2021, City representative facilities consumed approximately 10.2 million kBtu of electricity and 12.2 million kBtu of natural gas for a total of over 22.4 million kBtu. Just four of the 13 facilities comprised nearly 85 percent of the total consumption. The four most significant energy consumers were City Hall (36percent), the Justice Center (24percent), the Airport Terminal (17percent) and the Public Safety

[3] Joplin, Missouri website. http://www.joplinmo.org/910/Facility-Maintenance Accessed October 18, 2022.
[4] Energy Star. August 2015. "Thermal Energy Conversions." Available online: https://portfoliomanager.energystar.gov/pdf/reference/Thermalpercent20Conversions.pdf

Training Center (9 percent). Various factors are attributed to energy consumption at each facility including operating hours, occupancy use, foot traffic, age, and size.

Figure 3-1 compares the combined electricity and natural gas energy consumption for each of the City's representative facilities.

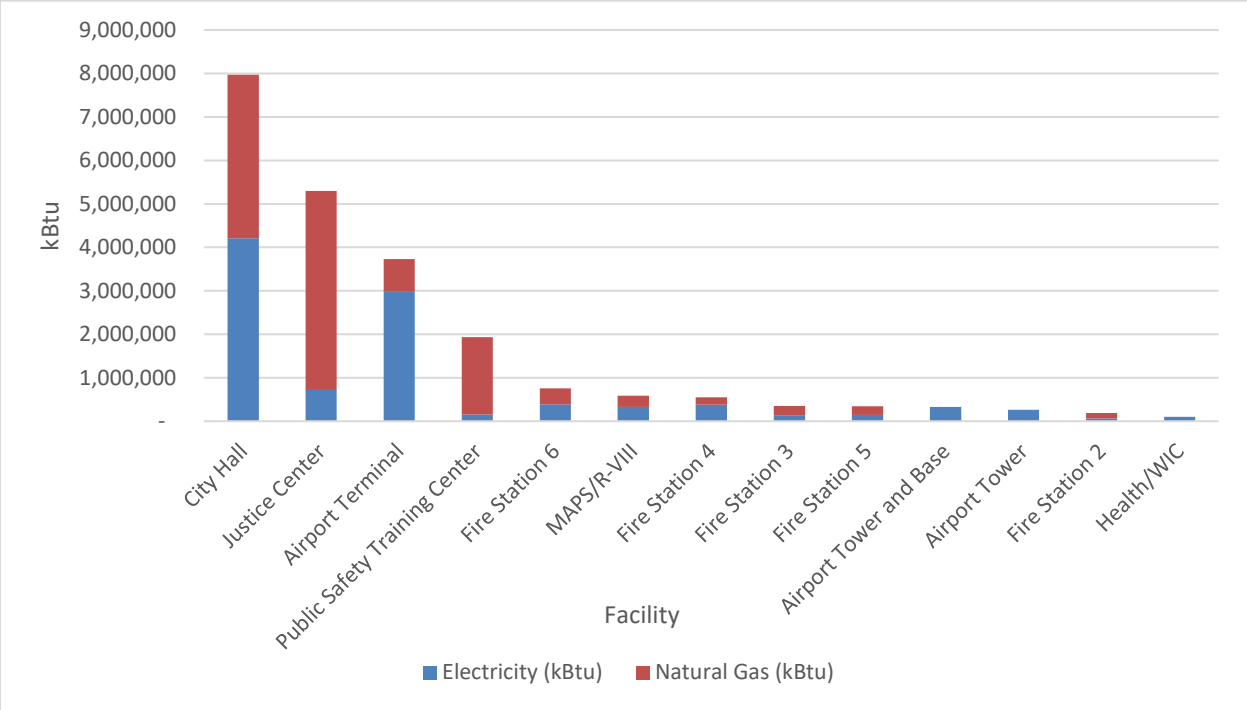
Figure 3-1: Combined Electricity and Natural Gas Energy Consumption for Facilities in 2021 (kBtu)



Within the four highest consuming facilities, the ratio of electricity to natural gas varied significantly. City Hall's natural gas made up 47 percent of the facility's total energy consumption, which powers only heating, ventilation and air conditioning (HVAC) hydronic heating boilers. The Justice Center's total energy consumption consisted of 86 percent natural gas, which powers a domestic hot water system, HVAC hydronic heating boilers, and a cooking stove. The Airport Terminal's natural gas consumption comprised 20 percent of the facility's total energy consumption, which powers a domestic hot water system and HVAC hydronic heating boilers. The Public Safety Training Center had the highest proportion of natural gas consumption out of its total energy consumption at 92 percent natural gas, which powers a domestic hot water system and HVAC hydronic heating boilers. Both the Justice Center and the

Public Safety Training Center should be further evaluated to understand the source of the high natural gas consumption. There was no natural gas data provided for the Airport Tower and Base, the Airport Tower, or the Health/Women, Infant and Children (WIC) facilities. It is assumed that no natural gas is supplied to those facilities. Figure 3-2 presents a breakdown of the electricity and natural gas consumption by City facilities.

Figure 3-2: Electricity and Natural Gas Energy Consumption by Municipal Facilities in 2021



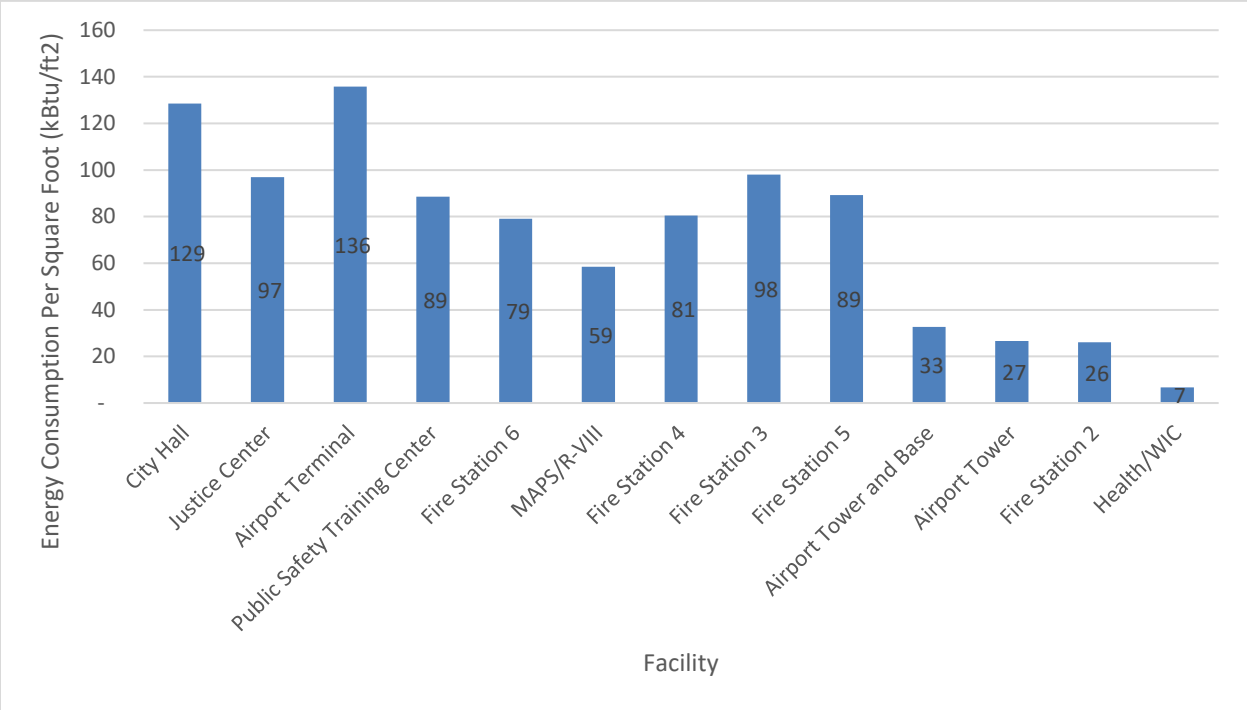
3.3 Facilities Energy Use Intensity

The Energy Use Intensity (EUI) expresses a building's energy use as a function of its size in terms of consumed energy per square foot. This method considers whether a certain amount of energy that is being consumed is high or low relative to its size, which assists in identifying opportunities for energy efficiency improvements. Facility EUI is important in benchmarking operational performance, and it is best utilized when evaluating against similar facilities and functions. A relatively high EUI illustrates that a building may have poor energy performance, while a lower EUI presents efficient energy performance. This metric takes into account both electricity and natural gas consumption, however, it does not account for other factors that may impact usage such as number of employees, operating hours, or heating and cooling days.

The 13 facilities highlighted for this evaluation make up 241,731 square feet. City Hall and the Airport Terminal have the poorest performing EUI at 129 and 136 respectively. Figure 3-3 illustrates the EUI for

City facilities in 2021. The figure places each facility in the same order as Figure 3-2, which maintains consistency and allows benchmarking to occur.

Figure 3-3: Energy Use Intensity for Municipal Facilities in 2021



3.3.1 Energy Star Benchmarking

The U.S. EPA Energy Star program provides research on data trends comparing hundreds of thousands of buildings energy use by specific sectors. The most relevant sector to the City's facilities evaluated fall into the "Office Use" category. The Energy Star DataTrends report from January 2015 sited a typical office building median EUI of 184 kBtu per square foot with a range from less than 100 to more than 1,000.[5] All of the City's facilities evaluated fall under the median Energy Star EUI.

3.4 Facilities Evaluation

City Hall. City Hall has the most square footage of all the evaluated City facilities with 62,000 square feet. It is therefore, understandably, the highest consumer of energy. The EUI score of 129 kBtu per square foot identifies City Hall as a lower performing facility compared to the other City facilities evaluated, potentially due to the age of the facility, and it should be a priority for improvements in energy efficiency.

[5] Energy Star Data Trends Report. "Energy Use in Offices" 2015.
https://www.energystar.gov/sites/default/files/tools/DataTrends_Office_20150129.pdf

Justice Center. The Justice Center has the second largest square footage with 54,670 square feet and is the second highest consumer of energy. The Justice Center has an EUI of 97 kBtu per square foot which is a better score than City Hall, however as the City's second-highest energy-consuming facility, it should also be a priority for energy efficiency improvements. Also, with 86percent of its energy use from natural gas it is recommended that further evaluation be conducted to understand what may be the cause. Potential areas for consideration include the building's HVAC equipment and insulation, as the age of equipment often indicates performance and poor insulation allows heat to escape the building easily.

Airport Terminal. The Airport Terminal is the third largest facility evaluated with an area of 27,500 square feet and the third highest consumer of energy. The Airport Terminal had the highest EUI in the City at 136 kBtu per square foot with 80 percent of its energy use from electricity and 20 percent from natural gas. The EUI of this facility is expected to be relatively high due to a greater population density. It has a daily building occupancy of up to 200 people per day in 27,500 square feet of area, or one person occupying every 138 square feet of area. The facility size and energy consumption highlight this facility as an opportunity for energy efficiency improvements.

Public Safety Training Center. The Public Safety Training Center is the fourth largest facility evaluated with an area of 21,800 square feet and the fourth highest consumer of energy. It has an EUI of 89 kBtu per square foot. This facility has a high ratio of natural gas at 92percent of the buildings total energy consumption, potentially due to aged HVAC equipment. Further evaluation should be conducted to determine opportunities to decrease usage.

Fire Stations. Five fire stations were included in this study and while the fire stations are lower energy consumers of all the facilities evaluated, they present a unique opportunity for comparison. The size of the fire stations range from 3,600 to 9,600 square feet. All fire stations are assumed to perform the same services across the City and have the same number of employees, however, Fire Stations 3, 4, 5, and 6 each had annual consumptions two to four times as much as that of Fire Station 2. Fire Station 2 had an EUI of 26 kBtu per square foot which was significantly more efficient than the four other fire stations, ranging from 79 to 98 kBtu per square foot. The City should further evaluate the energy systems of Fire Station 2 to understand areas where performance is high compared to the other fire stations.

3.5 Key Findings and Opportunities

The overall performance of the City's evaluated facilities appears to be appropriate for the building size and occupancy as benchmarked against one another. The performance is above average compared to the Energy Star benchmark communities. Opportunities exist throughout the City for improving efficiency.

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The City should prioritize the four highest energy consuming buildings for further evaluation, upgrades, and retrofits including City Hall, the Justice Center, the Airport Terminal, and the Public Safety and Training Center. Fire Stations 3, 4, 5, and 6 are opportunity areas for evaluation especially for comparison to Fire Station 2 which is outperforming all other stations. Specific recommendations and opportunities are as follows:

1. **Tracking and reporting.** To fully understand the City's facility energy performance, it is recommended that the City monitor total energy consumption in a strategic method that collects data in a centralized location. Energy Star has a free, widely utilized tool called Portfolio Manager that helps numerous local governments and organizations monitor their energy systems as well as air emissions, and financial analyses. Portfolio Manager can be used to benchmark the City's facilities against other buildings of similar size and function to understand and create a baseline for energy consumption. This tool also considers the following factors in addition to the electricity and natural gas usage: mobile equipment, HVAC systems, lighting, onsite diesel generators, emergency generators, fire pumps, and records of refrigerant charge per unit. This information is necessary to fully evaluate the City's energy usage while also understanding the full scope of each process that consumes energy beyond the data provided.
2. **Retrofits and upgrades.** The City should prioritize facilities in need of retrofitting before identifying areas that would benefit from investments in renewable energy. Retrofitting is one of the most cost-effective means of improving energy efficiency in buildings.[6] Retrofits may consist of lighting upgrades, leakage reductions, and HVAC system upgrades.
3. **Onsite renewable energy.** The City should evaluate opportunities to install solar photovoltaic panels for onsite power generation, which would reduce the use of carbon-based fuels and improve energy efficiency. This can be facilitated through the development of a solar deployment plan, which sets objectives for projected energy consumption, and evaluates financial opportunities. The City should conduct a site-specific climate, space, and weight study to fully understand opportunities for the most significant solar power generation while also assessing the investment return on solar panels.
4. **Solar power farm.** The City may consider a large-scale solar power farm for supplying energy for numerous facilities. While onsite solar power generation provides value, some facility rooftops may lack adequate space or weight capacity to add rooftop solar panels. Locations such as the Airport may have the acreage required to support such a project. Many other Cities have

[6] Energy Star. 2007. "Building Manual." Accessed August 5, 2022. https://www.energystar.gov/sites/default/files/buildings/tools/EPA_BUM_CH5_RetroComm.pdf

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been successful at siting solar farms at airports including Denver International Airport, Indianapolis International Airport, and Sacramento International Airport.

5. **Solar power purchase agreements.** The City can also make use of solar power purchase agreements, which are financial agreements by third-party solar panel developers that would allow the city to purchase energy from the owners of the solar panels rather than purchasing the systems themselves. This option would allow for off-site solar power to be distributed to the City, much like how energy is delivered to the City by Algonquin-Liberty and Spire. This option would be implemented as a complement to or as an alternative to onsite solar power generation in the City.
6. **Build efficiently.** As the City looks to develop new projects, it should utilize management frameworks and tools such as Envision™, which provides a rating system for evaluating a project's sustainability impact. Local government planners, scientists, and engineers can utilize this framework to improve the resiliency of civil infrastructure while incentivizing performance goals beyond minimum requirements.

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4.0 FLEET FUEL CONSUMPTION

The City's fleet inventory was evaluated to identify opportunities for improvements in fuel efficiency while also identifying opportunities for vehicle electrification. The City's fleet consists of 258 vehicles across 23 department categories. This section contains an overview of the City's fleet fuel consumption, an evaluation of the data, and recommendations for a more efficient and diversified fleet.

4.1 Methodology

Data used in this evaluation was provided by the City for the fiscal year (FY) 2021 and included data for 258 fleet vehicles. The inventory data included the vehicle description, municipal department or category, tag identification, gallons of fuel consumed, mileage, and miles per gallon (MPG). Fleet data was provided in gallons of fuel and did not define whether a vehicle utilized gasoline or diesel; for this evaluation, it was assumed that the entirety of the City's fleet inventory uses gasoline. A table of each of the evaluated fleet departments, their vehicle count, and their vehicle type is found in Appendix B. Each vehicle was classified into one of eight vehicle types: pickup truck, passenger car, heavy equipment machine, light commercial vehicle, passenger SUV, transit bus, firetruck, and motorcycle.

4.2 Fuel Consumption

The 258 fleet vehicles included in this evaluation consumed 182,334 gallons of fuel in FY 2021. The Police Department operated 60 of these vehicles, having the largest fleet in the City. The Streets Department followed closely with the second largest fleet of 56 vehicles. The Fire Department had 17 vehicles. Each of the remaining 20 City departments had fewer than 17 vehicles. Table 4-1 displays the City's fleet operations by department and includes the vehicle count, average vehicle age, total mileage, fuel consumed, and the average MPG.

Table 4-1: Fleet Data by Department – FY 2021

Department	Number of Vehicles in Use	Average Age	Total Miles	Total Gallons of Fuel	Average MPG
Police	60	6	639,890	55,657	11
Streets	56	10	111,107	30,514	3
Fire Department	17	12	65,802	12,728	8
Wastewater	16	10	78,779	8,249	9
Airport	15	12	23,971	4,939	4
Public Grounds	14	9	69,663	6,683	10
MAPS	13	4	229,661	38,159	6
Parks	11	13	5,174	2,684	7

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Cemetery	8	11	16,329	2,791	5
Engineering Division	8	14	28,847	2,228	13
Health	8	8	48,630	3,919	17
Sewer	6	11	30,608	3,108	6
Sign Shop	6	9	17,945	2,229	6
Sports Complex	4	7	11,044	1,461	10
Building Maintenance	3	13	13,202	1,142	11
Code Enforcement	3	13	10,099	782	12
Golf	2	12	7,683	786	10
Investigations	2	7	13,204	879	15
Recycling	2	13	2,249	181	9
Center for Visitors Bureau	1	3	940	60	16
Council	1	8	1,363	66	21
Emergency Response Operations	1	4	32,178	2,534	13
Ground Maintenance	1	2	4,955	557	9
Total/Average	**258**	**9.2**	**1,463,324**	**182,334**	**10**

The Police Department was the City's highest vehicle fuel-consuming group at 31 percent of the fleet's total fuel consumption. The Metro Area Public Transit System (MAPS) consumed 21 percent of the fleet's total fuel, the second highest-consuming group in the City. While MAPS was a significant consumer, public transportation is assumed to be offsetting single-passenger vehicles. The Streets Department consumed 17 percent of the fleet's total fuel, making it the third highest-consuming group in the City. Figure 1-6 illustrates the City's fleet fuel consumption in FY 2021.

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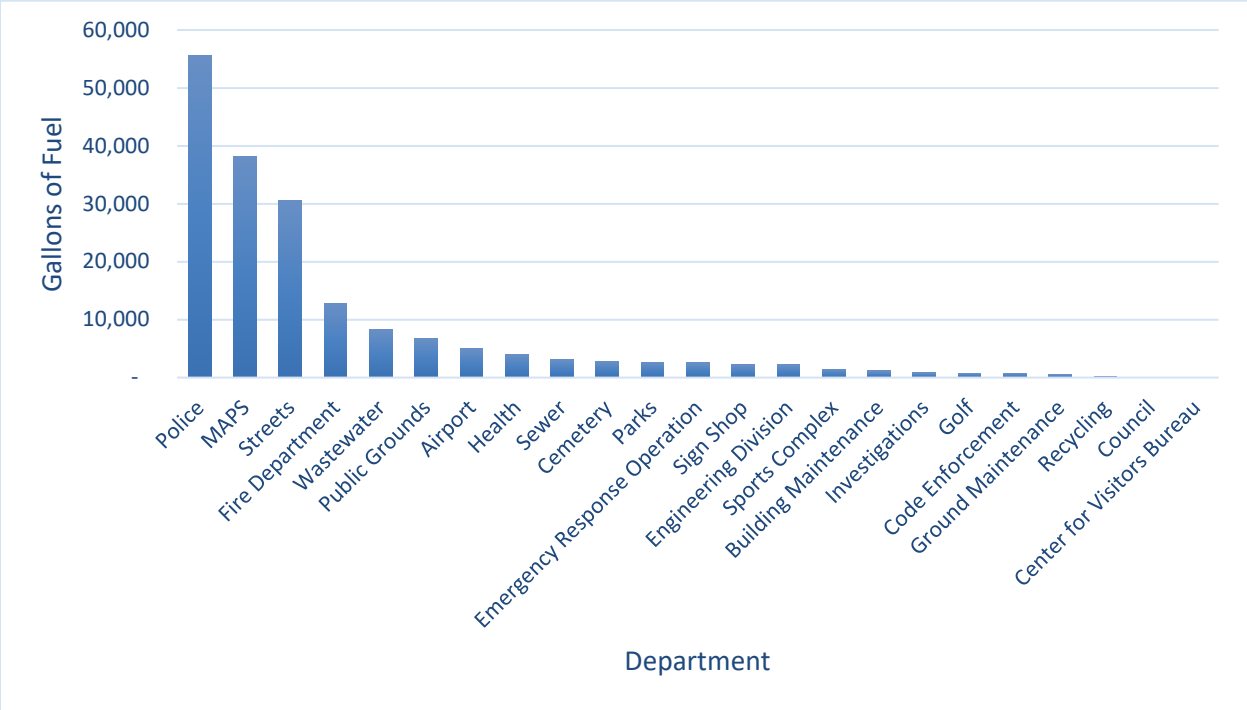
Figure 4-1: Total Fuel Consumed Per Department in FY 2021

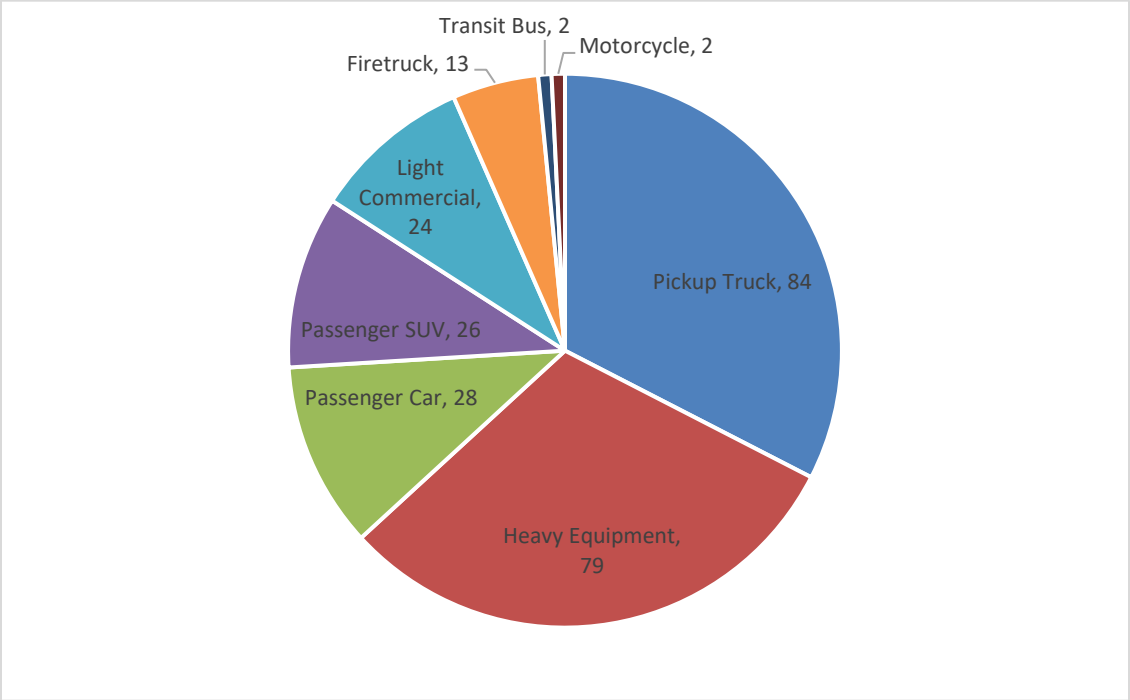


4.3 Fleet Operations Evaluation

The City's fleet inventory consists of vehicles with diverse functions, so each department's vehicle composition was evaluated to identify areas needing improved fuel performance. A passenger car and sport utility vehicle (SUV) will generally consume less fuel per mile traveled than a transit bus or firetruck, which uses greater amounts of fuel because of their varying size, function, passenger count and cargo, and age.

The Police Department had the most diverse range of vehicle types, of which 37 percent were passenger SUVs and 38 percent were passenger cars. The Streets Department utilized 82 percent of the City's heavy equipment machines. The City's FY 2021 fleet inventory consisted of the following vehicle types and their respective proportion of the total fleet size: 33 percent pickup trucks, 31 percent heavy equipment machines, 11 percent passenger cars, 10 percent passenger SUVs, 9 percent light commercial vehicles, five percent firetrucks, less than 1percent motorcycles, and less than one percent transit buses. Figure 4-2 breaks down the City's fleet by vehicle count and type.

Figure 4-2: Vehicle Count by Type



Age is an important factor when considering opportunities for improved fuel efficiency and alternative fuel sources. This data will help the City understand the cost-effectiveness of fleet electrification or viable options for retrofits and upgrades. Newer vehicles of the same type will generally be more fuel efficient, while older vehicles will be less efficient. However, the City should evaluate each vehicle type and its corresponding age to identify areas for improvement. Some vehicle types require extensive duties, and some types perform more fuel-intensive tasks compared to others.

The average City vehicle age is 9.2 years. Firetrucks and transit buses are the oldest with an average age of 10 years for each vehicle. The City's motorcycle fleet is the newest, with an average age of 4 years. The City's passenger car and SUV fleets have an average age of 6 years for each vehicle while also having much more significant quantities of vehicles. Because these two vehicle types have high quantities in the fleet inventory, they should be of greater priority for the City to further evaluate opportunities for fuel efficiency. Figure 4-3 displays the average age for each vehicle type for the City's fleet.

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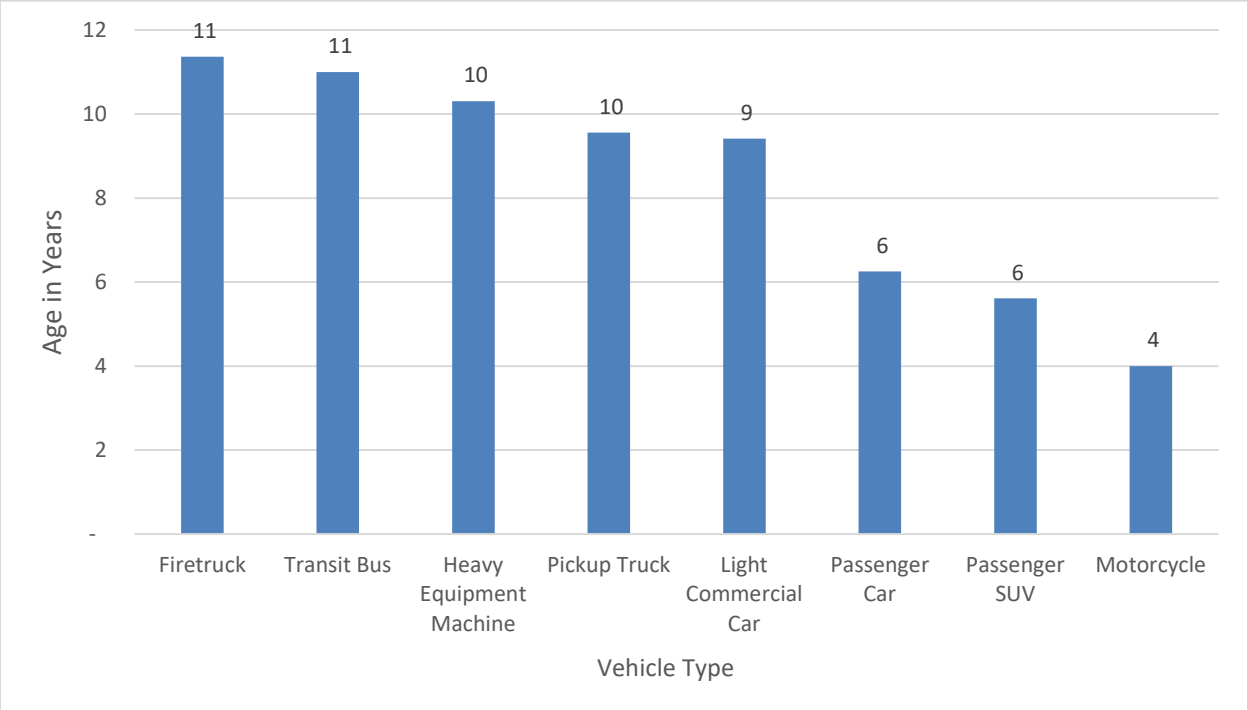
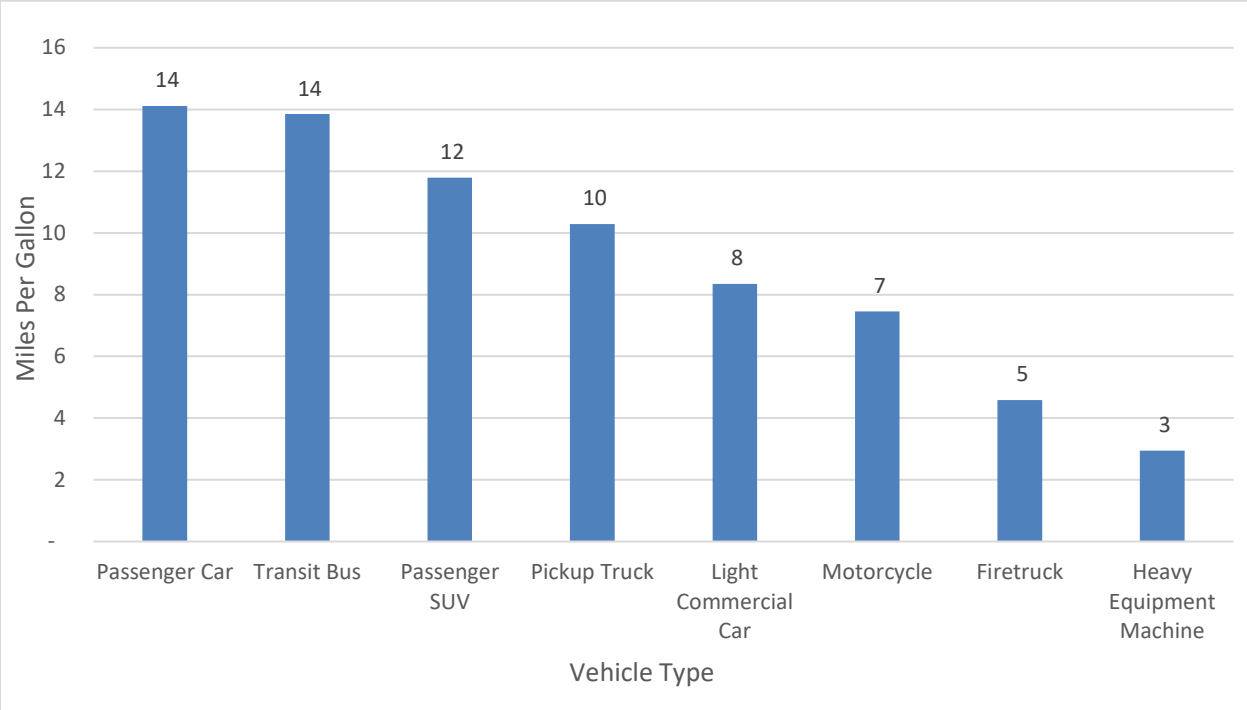
Figure 4-3: Average Age by Vehicle Type



The City's performance for each vehicle type was evaluated using data on MPG, also known as the fuel economy. Fuel economy is important in understanding the attainable mileage for each vehicle. More efficient vehicles will have a higher MPG, while less efficient vehicles will have a lower MPG. Furthermore, many factors may impact the fuel economy, such as size, distance traveled, idling time, average speed and engine/motor load, operating weight, age, and fuel type.

Passenger cars and transit buses had an average of 14 MPG, making them the highest performing vehicle type in the City. Passenger SUVs followed closely with an average of 12 MPG. Pickup trucks followed suit in a similar range with an average of 10 MPG. On the other hand, the City's heavy equipment machines displayed the lowest performance with an average of 3 MPG, which can be attributed to those vehicles performing tasks that require significantly less traveling or may be operated only on-site at a facility. The City should further evaluate the fuel economy of each of these vehicle types while also considering low-performing vehicles such as heavy equipment machines and firetrucks, which may not be as suitable for electrification because of a lack of options in the market. Figure 1-9 illustrates the average MPG for each vehicle type.

Figure 1-9: Average Miles Per Gallon By Vehicle Type



The police department's large quantity of passenger cars and SUVs should be evaluated for electrification while also considering the vehicle's function for emergency services in the City. The passenger cars used by the Police Department are the Chevy Impala, Dodge Charger, and Ford Taurus. The passenger SUV models used by the police department are the Chevy Tahoe and Ford Explorer. These vehicles offer relatively high performance for law enforcement activities, they are newer compared to the rest of the fleet, and they consume the largest quantity of fuel when compared to other vehicle categories. The City would find value in applying fuel efficiency improvements to these vehicles and seeking to electrify some passenger vehicles operated by the Police Department.

The City utilized 84 pickup trucks, representing 33 percent of the fleet inventory. This vehicle type had an average of 10 MPG and an average age of 10 years. The City should further evaluate the function of each of these trucks, especially when considering whether a vehicle corresponds to its task, also known as vehicle rightsizing. The wastewater, public grounds, engineering, sign shop, sports complex, code enforcement, golf, and investigations departments rely on the use of pickup trucks. These vehicles should be a high priority for the City to further evaluate opportunities for rightsizing, hybrid vehicle options or electrification.

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4.4 Key Findings and Opportunities

The City's fleet serves as a vital role in delivering services to the community. There are several opportunities for the City to consider implementing with a range of associated investments of time and resources. The City should prioritize low-performing vehicles for the planning and implementation of the proposed recommendations: pickup trucks, passenger cars, and light commercial vehicles. The following options are recommended to reduce overall fuel consumption in fleet operations.

1. **Anti-idling policy**. Anti-idling policies for all fleet vehicles can help mitigate operational fuel consumption and costs by reducing the time that vehicles are powered on and not conducting city services. Idling in vehicles leads to wasted fuel, decreases effective miles per gallon (idling has 0 MPG), generates significant air pollution, and increases wear on mechanical parts and the battery. These policies can be facilitated through employment contracts, facility signage, and frequent team reminders for vehicle operators. In addition to practicing idling-prevention when parked, many modern fossil-fueled vehicles can be purchased with automatic engine start-stop to further reduce engine idling when temporarily stopped in traffic or at intersections.

2. **Proactive maintenance**. Proactive maintenance schedules are also key to maintaining vehicle health while also optimizing the fuel performance of fleet vehicles. Measures such as regular engine tune-ups, proper tire air pressure, balance, and rotation, and regular engine oil changes (with the correct grade of oil) can all ensure high efficiency for fuel-powered vehicles without implementing retrofits or introducing electric vehicles. Removing unnecessary weight from a vehicle is another simple behavioral practice to save fuel, improving fuel economy by up to two percent for every 100 pounds of cargo removed.[7]

3. **Route optimization.** Route optimization through telematics can provide insights on efficient routes for vehicle operators and can evaluate driver behaviors that may impact the fuel efficiency of a vehicle. Telematics can detect aggressive starts and stops, unnecessary shifting, and excessive idling. City fleet managers can use this information and relay it to vehicle operators to facilitate best practices for fuel efficiency throughout fleet operations. As much as practical, department vehicles should limit or avoid operation during rush-hour traffic hours; heavy traffic increases vehicle accelerating, braking, and idling time. Additionally, it is more efficient to

[7] US Department of Energy. 2012. "Vehicle Technologies Program." Available online: https://afdc.energy.gov/files/u/publication/10_G00888_savings_WEB.pdf

combine multiple trips into a single planned route, driving to the furthest destination first so that the engine is running at its ideal operating temperature for as much of the drive as possible.

4. **Vehicle rightsizing.** The City can evaluate their fleet for vehicle rightsizing, ensuring that the vehicle's size corresponds to the driver's designated task. Some considerations for the city include the type of tasks that may require large trucks or can be carried out in smaller vehicles that offer better fuel efficiency. The City should further evaluate their pickup trucks to identify whether these vehicles correspond to the proper tasks of its department's function.

5. **Fleet Electrification.** The City should further evaluate the following vehicle types to identify opportunities to purchase electric vehicles (EVs) or hybrid-electric vehicles (HEVs): passenger cars, passenger SUVs and pickup trucks. By switching to EV or HEV, the City would face significantly lower mileage per gallon and support a transition to a low-carbon economy. These vehicle types will have a wide range of market options compared to special-use or large vehicles that may not have electric options available. The City would greatly benefit from the electrification of their passenger cars and pickup trucks, especially for vehicles that are aging and that exhibit a lower MPG among the rest of the fleet. Options such as EVs and HEVs offer opportunities for economic benefits while also reducing the quantity of air emissions from vehicles. The City would face lower fuel costs for EVs compared to fuel-powered vehicles, however, may face higher purchasing costs without taking maintenance costs into consideration. Costs can be offset by utilizing programs such as the federal Qualified Plug-In Electric-Drive Motor Vehicle Tax Credit. Fuel efficiency from EVs is considerable, and in some instances, EVs can exceed the equivalent of 130 miles per gallon while only consuming up to 40 kWh in the span of 100 miles. Life expectancies for EVs are also high, in which the average EV battery can last up to 15 years.[8] As discussed earlier in the report on City facilities, the installation of onsite EV charging stations can complement the implementation of solar power generation in the City.

   Furthermore, the City would face far more economic benefits by utilizing EVs in their fleet operations and would see the most significant impacts from the electrification of vehicles with the highest annual fuel consumption. Most EVs have a fuel economy ranging from 50 to 140 MPG and the typical fuel consumption of an electric vehicle is about 25percent or less than that of a gasoline-powered vehicle. One of the City's highest fuel-consuming vehicles, a 2016 Dodge Ram 2500 (Pickup Truck in the Streets Department), consumed 1,504 gallons of gasoline (209,056

[8] US Department of Energy, "Alternative Fuels Data Center." Available online: https://afdc.energy.gov/fuels/electricity.html

kBtu) and utilized 15,177 miles in 2021 with a fuel economy of 10 MPG. Assuming a 75percent decrease in fuel consumption for an electric vehicle of equivalent size, weight, and function, it would only consume about 52,264 kBtu or 15,318 kWh.[9] Based on the City's average cost of electricity in 2021, the City would pay $1,225 for an electric vehicle with the same utilization as the 2016 Dodge Ram 2500, amounting to nearly 29percent the total cost of gasoline for this vehicle.[10]

6. **Compressed natural gas.** The City may further evaluate the option of converting some applicable fleet vehicles to compressed natural gas (CNG). There is potential to utilize RNG generated at the City's WWTPs as biofuel (see Section 5.4). Additional evaluation is required to determine which vehicles could be converted to CNG or replaced with new CNG vehicles while still meeting needs. Conversion of vehicles to CNG reduces fossil fuel consumption, but to reduce cost, a financial feasibility study is prudent to determine the capital, operational, and maintenance costs versus traditional vehicles as well as the fuel cost savings. Often, municipalities plan a phased approach to the conversion of vehicles to CNG on a replacement schedule.

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[9] The typical energy consumption of an electric vehicle is about 25percent less than that of a combustion engine vehicle.
[10] Regular unleaded gasoline prices for the Midwest in 2021 averaged $2.856 per gallon. https://www.eia.gov/dnav/pet/pet_pri_gnd_dcus_r20_a.htm

5.0 WWTP ENERGY USAGE

Water treatment facilities are often the most energy intensive operation within a municipality. The City of Joplin operates two wastewater treatment plants, Shoal Creek WWTP and Turkey Creek WWTP, that are treating an average daily flow of 6.5 million gallons per day (MGD) and 15 MGD, respectively. This section reviews the energy consumption from these two operations based on utility data and provides recommendations for improvements for efficiency.

5.1 Methodology

Utility data was provided for electrical and natural gas usage related to WWTP operations in 2021. Each WWTP's energy usage was measured by multiple meters and that information was compiled to provide a picture of how much energy each facility was consuming. All the energy units were converted to kBtu as a baseline comparison unit. Information about equipment usage at specific facilities was not provided for this evaluation. Incomplete partial energy usage data was provided for Filmore Bridge Lift Station, so it was not included in analysis, resulting in an incomplete depiction of the overall energy consumption of WWTP operations. Natural gas consumption was provided for Turkey Creek and Shoal Creek, but no natural gas consumption was provided for the Tin Cup Lift Station, so it was assumed to exclusively consume electricity.

5.2 WWTP Energy Usage

Turkey Creek WWTP consumed approximately equal amounts of electricity and natural gas at 23.5 million kBtu and 24.2 million kBtu respectively. Shoal Creek WWTP consumed a much higher ratio of electricity to natural gas at approximately14.3 million kBtu and 3.8 kBtu respectively. Tin Cup consumed approximately 2 million kBtu of electricity and no natural gas. Table 5-1 summarizes the total consumption by source and associated cost breakdown by location. Turkey Creek WWTP consumes the most energy likely due to its larger size and capacity compared to Shoal Creek WWTP. Figure 5-1 compares each facilities energy consumption by electrical and natural gas usage in kBtu.

Table 5-1: Annual WWTP Energy Consumption

Facility	Electricity (kBtu)	Natural Gas (kBtu)	Cost	Unit Cost ($/kBTU)
Turkey Creek WWTP	23,470,976	24,213,261	$769,262	0.016
Shoal Creek WWTP	14,290,368	3,776,911	$365,968	0.020
Tin Cup	2,035,240	NA	$58,769	0.029

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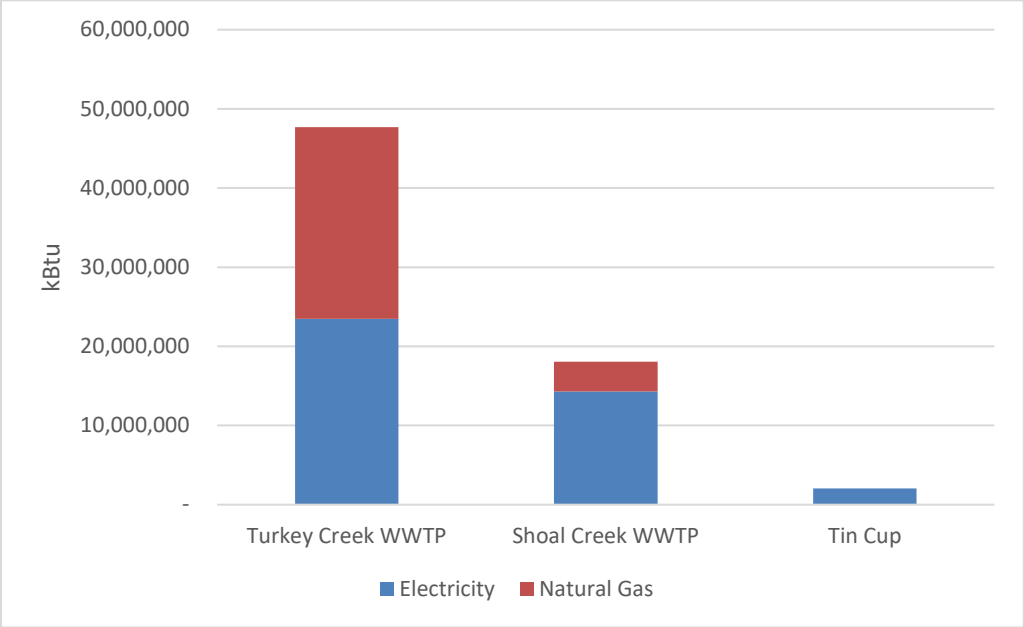
Figure 5-1: 2021 WWTP Energy Consumption



5.3 WWTP Evaluation

The EUI of a WWTP expresses a plant's energy use as a function of its size in terms of consumed energy per MGD. This method considers whether a certain amount of energy that is being consumed is high or low relative to its size, which assists in identifying opportunities for energy efficiency improvements. The EIU of the Turkey Creek WWTP is approximately 8,700 kBtu/MGD and the Shoal Creek WWTP is approximately 7,600 kBtu/MGD. The Shoal Creek WWTP appears to be operating more efficiently compared to the Turkey Creek WWTP based on the utility data provided. However, differences in treatment technologies, age of equipment, and actual flow treated can all impact this metric significantly. While the U.S. EPA Energy Star program has collected data on thousands of WWTP across the country, there is not a reliable comparison to benchmark the efficiency of a plant facility wide. This is due to the wide diversity of plant operations and other factors. To understand the efficiencies of the City's operations, a more in-depth study would be necessary of each treatment process within the plants starting with the aeration system and pumping system, which typically constitute the largest energy consumers in a treatment facility.

5.4 Anaerobic Digestion and Renewable Gas

Both Turkey Creek and Shoal Creek WWTP operate anaerobic digestors. The methane generated through this process is captured and flared. Meters were in place at each plant to track the gas generation, however, due to the corrosivity of the gas, the meters have stopped working and there are no reportable

quantities. To effectively evaluate the opportunities for the beneficial use of biogas, it is recommended to reinstall meters, track data, and test gas samples and identify its quality. This valuable data would inform the City in evaluating a suite of potential beneficial use options such as the generation of onsite power and/or heat generation, use as compressed natural gas for future City fleet vehicles, or upgrading the biogas to pipeline quality, where it can be sold into the market while also generating revenue from the sale of renewable fuel credits.

5.5 Key Findings and Opportunities

The analysis for this evaluation included a high-level review of WWTP operations for the City. Any improvements that decrease energy consumption at the facilities would decrease the operating costs of the facilities. Implementing cost-saving and emission reducing measures will help put the City in a position to improve energy security, extend the life of facilities and equipment, and demonstrate leadership in the region. The following options are general recommendations about optimization of the facilities.

1. **Variable-frequency and eddy-current drives**. Equipment such as pumps and blowers are used in numerous wastewater treatment processes and often make up a large part of a WWTP's energy consumption. In many cases, the pumping and air demand can be variable over time, providing an opportunity to consume less power through the incorporation of variable speed controls on the motors. Both variable-frequency drives (VFDs) and eddy-current drives (ECDs) can be installed on existing equipment with electric motors to improve energy efficiency. Instead of equipment being either operating at full power or not operating at all, a VFD or ECD allows for the energy usage to be shifted with changing conditions. For example, when flow is lower than peak times in the detention basin, variable speed control would allow for a pump to operate at 50 percent power instead of having to be toggled between on or off. VFDs are most appropriate for small and medium-horsepower motors and require a more sophisticated maintenance personnel, while ECDs are simpler from a maintenance standpoint but are more suited for larger horsepower motors and medium voltage applications.

2. **Equipment efficiency upgrades.** Examination of older, often more energy consuming, equipment can help identify where either retrofitting or replacement is more appropriate. It is usually more cost-effective to modify existing equipment due to the lack of capital investments; however, equipment that was energy efficient 30 years ago, may be easily replaced with modern technology that uses components such as high efficiency motors. There are also several forms of testing, such as vibration testing, that help identify which equipment needs preventative maintenance, which can help extend the useful life of certain equipment. A comprehensive

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energy-audit of all equipment would provide valuable information about what processes and equipment are the most energy intensive and therefore best suited for optimization.[11]

3. **Peak-use pricing**. Public utilities often have pay structures with electricity providers that include base energy pay structure and peak-use pricing. An in-house energy management training program can be developed to familiarize operators and other staff with these pay structures and contracts to avoid energy-intensive processes during peak-hour periods.[12] In addition, evaluation of larger pumping stations can reveal opportunities to change the pump operation sequence in a manner than reduces the frequency of peak-use pricing without major capital investment.

4. **Upgrade Biogas for Beneficial Use.** Currently the biogas generated from anaerobic digestion at the WWTPs is flared. The City has an opportunity to use this renewable biogas to power facilities and operations at its WWTPs or upgrade the gas for sale to the natural gas pipeline. The City must first determine the biogas flow rate and quality to correctly size equipment to clean and utilize the gas. By utilizing the currently flared biogas, the City could begin to reduce energy consumption at its facilities while decreasing energy costs, carbon footprint, and dependence on non-renewable energy costs, or generating revenue from the sale of renewable fuel credits.

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[11] Energy Efficiency in Water and Wastewater Facilities. Available online: https://www.epa.gov/sites/default/files/2015-08/documents/wastewater-guide.pdf
[12] Wastewater Management Fact Sheet. Available online: https://www.epa.gov/sites/default/files/2019-08/documents/energy_conservation_fact_sheet_p100il6t.pdf

APPENDIX A – ENERGY CONSUMPTION FOR MUNICIPAL FACILITIES

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2021 Energy Consumption for Municipal Facilities

Building Name	Building Area (ft^2)	Electricity Consumption (kWh)	Electricity Consumption (kBtu)	Natural Gas Usage (CCF)	Natural Gas Usage (kBtu)	Total Energy Consumption, Electric + Natural Gas (kBtu)
Airport Terminal	27,500	876,600	2,990,959	7,242	743,029	3,733,988
City Hall	62,000	1,234,000	4,210,408	36,659	3,761,227	7,971,635
Fire Station 4	6,800	111,920	381,871	1,614	165,596	547,467
Fire Station 6	9,600	113,680	387,876	3,622	371,574	759,450
Fire Station 5	3,850	42,668	145,583	1,930	198,018	343,601
Fire Station 3	3,600	39,287	134,047	2,134	218,948	352,996
MAPS/R-VIII	10,000	96,440	329,053	2,498	256,295	585,348
Airport Tower and Base	10,000	95,840	327,006	-	-	327,006
Justice Center	54,670	211,440	721,433	44,624	4,578,469	5,299,902
Fire Station 2	7,200	18,880	64,419	1,205	123,660	188,078
Public Safety Training Center	21,824	45,120	153,949	17,325	1,777,545	1,931,494
Health/WIC	14,687	28,960	98,812	-	-	98,812
Airport Tower	10,000	77,950	265,965	-	-	265,965
Total	**241,731**	**2,992,785**	**10,211,382**	**118,853**	**12,194,361**	**22,405,743**

Note: Blank cells indicate inadequate or unavailable data.

APPENDIX B – FLEET INVENTORY BY DEPARTMENT

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Fiscal Year 2021 Fleet Inventory By Department and Vehicle Type

Department	Pickup Truck	Heavy Equipment Machine	Firetruck	Passenger Car	Light Commercial Vehicle	Passenger SUV	Transit Bus	Motorcycle	Total Vehicles in Use
Police	3		1	23	8	22	1	2	60
STS	10	46							56
Fire Department	4		11		1	1			17
WW	14	2							16
Airport	5	9	1						15
Public Grounds	10	3				1			14
MAPS	2				10		1		13
Parks	1	10							11
Cemetery	4	4							8
Engineering Division	7					1			8
Health	3			4	1				8
Sewer	3	3							6
Sign Shop	4	2							6
Sports Complex	4								4
Building Maintenance	1			1	1				3
Code Enforcement	3								3
Golf	2								2
Investigations	2								2
Recycling	1				1				2
Center for Visitors Bureau					1				1
Council					1				1
ERO						1			1
Ground Maintenance	1								1
Total	**84**	**79**	**13**	**28**	**24**	**26**	**2**	**2**	**258**

Note: Blank cells indicate inadequate or unavailable data.

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Solid Waste Master Plan

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City of Joplin

Solid Waste Master Plan
Project No. 139257

Revision 0
11/30/2022

Solid Waste Master Plan

prepared for

City of Joplin
Solid Waste Master Plan
Joplin, MO

Project No. 139257

Revision 0
11/30/2022

prepared by

Burns & McDonnell Engineering Company, Inc.
Kansas City, Missouri

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LIST OF ABBREVIATIONS

Abbreviation	Term/Phrase/Name
Burns & McDonnell	Burns & McDonnell Engineering Company, Inc.
CAA	Clean Air Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
City	City of Joplin, Missouri
C&D	Construction and Demolition
CMC	Commercial Metals Company
Compost Facility	City of Joplin compost facility
Concept Design	Concept design
CSR	Missouri Code of State Regulations
District M	Solid Waste Management District M
HHW	Household Hazardous Waste
KDHE	Kansas Department of Health and Environment
MoDNR	Missouri Department of Natural Resources
MRF	Materials Recovery Facility
MSW	Municipal Solid Waste
OPCC	Opinion of Probably Construction Costs
OSWER	Office for Solid Waste and Emergency Response
PAYT	Pay-As-You-Throw
PCC	Post-Closure Care
Plan	Solid Waste Master Plan
PPE	Personal Protective Equipment

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Abbreviation	Term/Phrase/Name
RCRA	Resource Conservation and Recovery Act
Recycling Center	City of Joplin Recycling Center and Household Hazardous Waste
SARA	Superfund Amendments and Reauthorization Act
SMM	Sustainable Materials Management
SWDA	Solid Waste Disposal Act
U.S. EPA	United States Environmental Protection Agency
WCA	Waste Corporation of America
WWTP	Wastewater Treatment Plant

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EXECUTIVE SUMMARY

The City of Joplin (City) has identified the need to develop a comprehensive Solid Waste Master Plan (Plan) to evaluate the solid waste system, set goals and priorities for solid waste services, and identify recommendations for an integrated, efficient, and effective solid waste management system. The City has a dynamic recycling and solid waste management program which consists of many services including a City contract for residential curbside solid waste services, City contract for subsidized disposal at a transfer station, City operated Recycling Center and Household Hazardous Waste (HHW) drop off, tree limb drop off (Tree Limb Drop Off), and compost facility (Compost Facility). The purpose of this Plan is to provide the vision and framework to guide future program activities and to develop the infrastructure, programs and policies needed to manage solid waste in a way that supports the community's values while being fiscally and environmentally responsible.

Stakeholder Engagement

Stakeholder engagement was solicited throughout the development of this Plan to inform the existing conditions and gauge the level of support and tolerance from the community for the proposed options. Stakeholder engagement activities included facilitated workshops with the City staff and the City's Solid Waste Advisory Commission (SWAC), a public open house, a staffed table at the Joplin "Third Thursday" event, and an online community survey. The survey reached 544 participants with 515 of them being residents of the City. Demographic questions indicated that a variety of respondents representing the community responded to the survey. Questions included a diversity of ages, single family and multi-family dwellers, and a range of household sizes from one to six or more. Stakeholder input obtained through these activities has been considered throughout the planning, evaluation, and development of the recommendations contained in the Plan.

Residential Curbside Services Evaluation and Recommendations

In 2021, the City's single family residential sector generated a total of 25,985 tons of municipal solid waste (MSW) through the curbside collection program and the subsidized drop off at the transfer station. Approximately 88 percent of residential MSW is disposed in landfills, with 9.4 percent recycled through the City's yard waste and brush drop off programs, 1.4 percent recycled through the curbside recycling program, and 1.2 percent recycled through the City's Recycling Center and HHW drop-off. Figure 0-1 illustrates the trend in MSW generation and management over the past three years. Historical data on organic material is not available prior to 2021.

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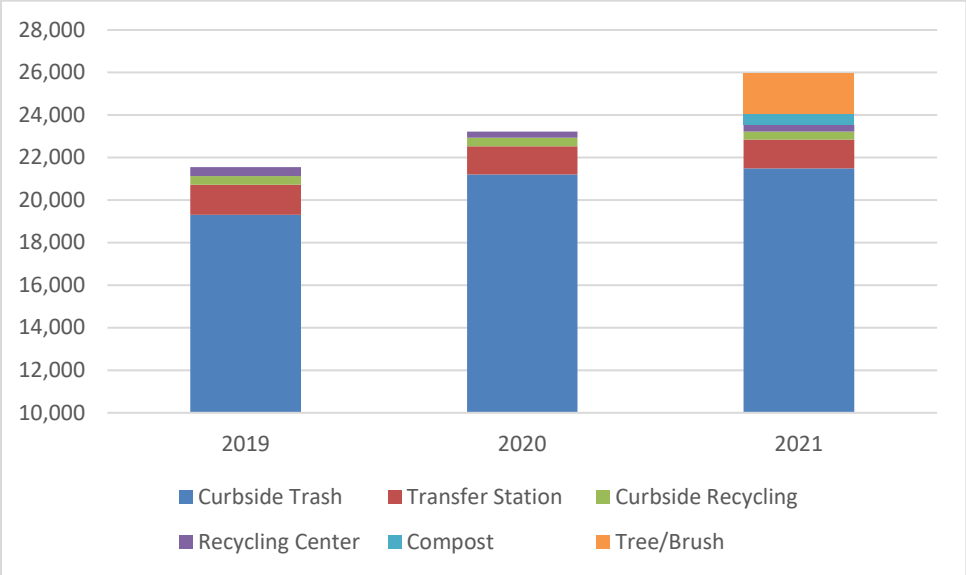
Figure 0-1: Residential MSW Generation Trends, 2019-2021



The City contracts with a private hauler to provide curbside solid waste and recycling collection services. The City's current contractor, Republic Services, provides weekly trash collection in a 96-gallon cart and every-other-week recycling collection on a voluntary subscription service, also in a 96-gallon cart. The household participation rate in the recycling subscription program was 9.9 percent in 2021. Bulky items may be set out each week for no additional charge. For the majority of the year, yard waste and brush material are co-mingled with trash for landfill disposal. The City provides seasonal collection of leaves throughout the fall months. While the state of Missouri has had a ban on the landfilling of yard waste since 1991, waste from the City is hauled across the state line to Kansas where there are no restrictions on yard waste material.

The Missouri Department of Natural Resources Solid Waste Management Program (MoDNR) sponsored a statewide waste characterization study which analyzed samples of solid waste at twenty-two facilities in Missouri, including rural, small metro (including the City of Joplin), and large metro locations. The residential waste characterization for small metro areas found that the three most abundant material types are organics (36.5 percent), paper (24.9 percent), and plastics (13.4 percent). A significant amount of the disposed trash could be recycled or composted which represents great opportunity to increase diversion in the City.

Residents who responded to the survey overwhelmingly indicated support for the City of Joplin in setting goals to reduce waste, minimize consumption, conserve water use, and diversify renewable energy use. When specifically asked if they support the City contracting for recycling for all residents as part of the

base service, over 75 percent of respondents are strongly supportive or supportive, with less than ten percent being against or strongly against it. When survey respondents were asked if they support the City restricting yard trimmings from landfill disposal, over 70 percent of respondents indicated they strongly support or support it with less than ten percent being against or strongly against.

Based on the current system review, an evaluation of options, and stakeholder engagement, recommendations for the residential curbside services program include:

- **Provide recycling to all customers via the City contract.** Provide all single-family residents with convenient and equal access to curbside recycling as part of the base collection service.
- **Implement Modified Pay-As-You-Throw Program.** Charge customers for additional trash carts beyond the standard single cart allocated per residence. Customers are provided with a financial incentive to generate less waste and increase diversion efforts via recycling and composting.
- **Limit bulky item quantity and reduce collection frequency.** Restrict curbside bulky item collection to a less frequent schedule and limit the number of items.
- **Prohibit comingling of yard trimmings with refuse and provide a subscription yard trimmings collection service.** Prohibit comingling of yard trimmings with standard household trash for collection. Provide residential customers with an optional separate yard trimmings collection in paper/Kraft bags or carts.
- **Continue the City leaf program, modify to require bagged material.** Continue to provide its current seasonal curbside leaves collection service with the new provision requiring material be bagged in paper/Kraft bags.
- **Education and outreach.** Providing ongoing public education and outreach to residents for the success of the City's solid waste management system.

City Recycling and Composting Services

The City provides valuable solid waste programming and services at three City-owned and operated facilities including the Recycling Center and HHW, Compost Facility, and Tree Limb Drop Off. The City is considering co-locating all three City services at one central location to improve customer convenience, expand services, address site-specific challenges, and reduce operational costs. An evaluation of the benefits and drawbacks supports the recommendation to co-locate the three City services at one location. There are efficiencies gained through utilizing existing staff from the Recycling Center and HHW to oversee additional services at a co-located facility with improved working conditions. The community would benefit from the convenience of dropping off multiple materials at one location and increased accessibility to services.

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Concept Design & Financial Evaluation

The City identified the decommissioned Wastewater Treatment Plan (WWTP) Facility on Lone Elm Road to consider for a co-located solid waste facility (Site). The Site would include repurposing the existing building into office space, storage, and minimal recyclable material processing. It would also include public drop-off areas for recyclables, HHW, and organic materials. The Site being in the regulatory floodway and floodplain present permitting restraints that limit the availability of area for additional development such as processing organics onsite. There is, however, adequate area at the Site to provide for the collection of yard waste and tree limbs as well as the distribution of compost.

A planning level opinion of probable construction costs (OPCC) was developed for co-locating the three City services to this single location. The estimated costs were developed from concept design assumptions and are based on Burns & McDonnell's experience, qualifications, and judgement as professionals. The total OPCC for the Lone Elm concept design is just under $3.2 million and includes restoring the existing building to include offices, relocating the tree limb drop off program with an asphalt pad, and relocating the Recycling Center with a more efficient drive-through traffic pattern. The change in operating expenses to co-locate the City services is anticipated to be an increase of $32,400 annually and includes utilities, supplies, and equipment maintenance.

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1.0 INTRODUCTION

Outlined in this Section are the introductory elements of the Plan including the purpose, goals and objectives, stakeholder engagement components, and key terms used throughout the report.

1.1 Purpose

The City of Joplin (City) identified the need to develop a comprehensive Solid Waste Master Plan (Plan) to evaluate the solid waste system, set goals and priorities for solid waste services, and identify recommendations for an integrated, efficient, and effective solid waste management system. The City has a dynamic Recycling and Solid Waste Management Program which oversees a variety of services as follows:

- City contract for residential curbside solid waste services.
- City contract for discounted disposal drop off at a transfer station.
- City owned and operated Recycling Center and Household Hazardous Waste Collection.
- City owned and operated Tree and Brush Drop-off.
- City owned and operated Compost Facility.

The purpose of this Plan is to provide the vision and framework to guide future program activities and to develop the infrastructure, programs and policies needed to manage solid waste in a way that supports the community's values while being fiscally and environmentally responsible.

This Plan includes a comprehensive review of the existing system and identifies and evaluates options based on current trends that promote and support diversion. The Plan evaluates these solid waste system components, infrastructure, and programs to provide recommendations with the intent of having all solid waste components integrated for efficiency and effectiveness. Stakeholder input is a critical component to determine the wants and needs of the community and was solicited throughout the development of the Plan.

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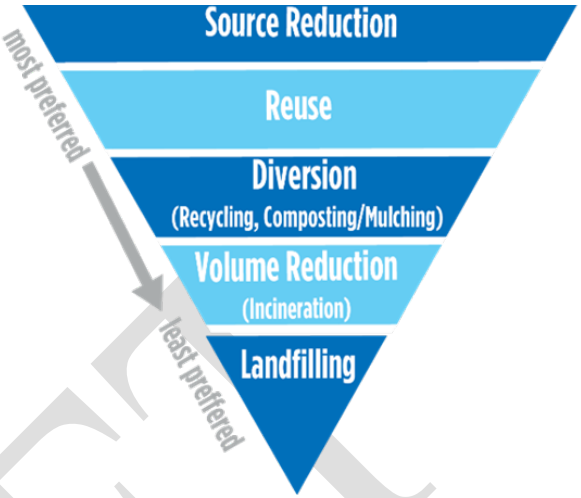
1.2 Goals & Objectives

The stated goal of the Plan is to develop fiscally responsible waste management methods consistent with the waste management hierarchy to achieve as much reduction, reuse, and diversion from disposal as feasible. This goal was developed by City staff and the City's Solid Waste Advisory Commission (SWAC). Figure 1-1 illustrates the United States Environmental Protection Agency (U.S. EPA) waste management hierarchy. This Plan was developed keeping with the stated goal and waste management hierarchy.

Figure 1-1: U.S. EPA Waste Management Hierarchy



1.3 Stakeholder Engagement

Stakeholder engagement was solicited throughout the development of this Plan and informs the existing conditions and gauges the level of support and tolerance from the community for the proposed options. Stakeholder input has been considered throughout the planning and evaluation of the recommendations contained in the Plan.

1.3.1 Solid Waste Advisory Commission

The Plan has been developed in coordination with City staff and the SWAC. The SWAC advises the City Council and the administration on all matters concerning procedures or practices that involve the collection, storage, and disposal of solid waste generated within the city limits of Joplin. Facilitated workshops were held with the SWAC at key points during the planning process to communicate data, review and evaluate options, and gather input and suggestions, assisting with the identification of key issues and provide an avenue for public comment. The SWAC also served an essential role during selection of the preferred strategy and development of recommendations. Committee members are appointed by the City Council and represent the citizen and business communities.

1.3.2 Public Open House & Engagement

A public open house was hosted on April 6, 2022, to gather input including discussions on potential programs that can be provided and their potential costs. The meeting was publicly advertised and promotion for the open house was conducted in tandem with the promotion of the community survey. Participants included elected officials, industry representatives, and community members. Information was provided in an open house style setting with staffed boards to guide discussion on the status of each solid waste management sector and its associated proposed recommendations. Approximately 22 people

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attended and provided feedback through conversations with City and Burns & McDonnell staff. Attendees were encouraged to "vote" with stickers on two display boards which presented two of the same questions that were in the community survey. The results of the sticker exercise was aligned with the results of the community survey with unanimous support for recycling to be included in the negotiated City contract for all residents and support for yard waste to be collected separately for composting. Figure 1-2 is a photograph of the curbside recycling display board and Figure 1-3 is a photograph of the curbside yard waste display board with the voting results.

Figure 1-2: Open House Display Board on Curbside Recycling "Voting" Results

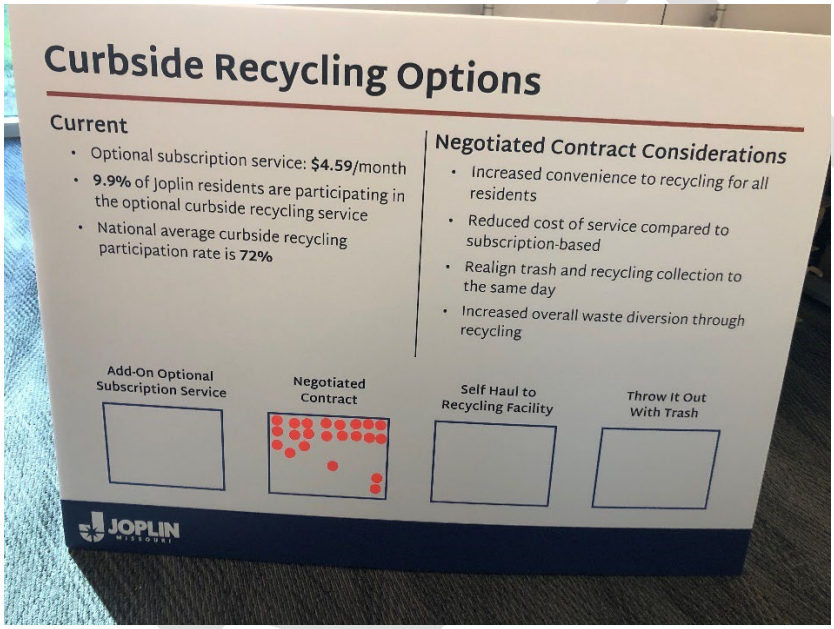

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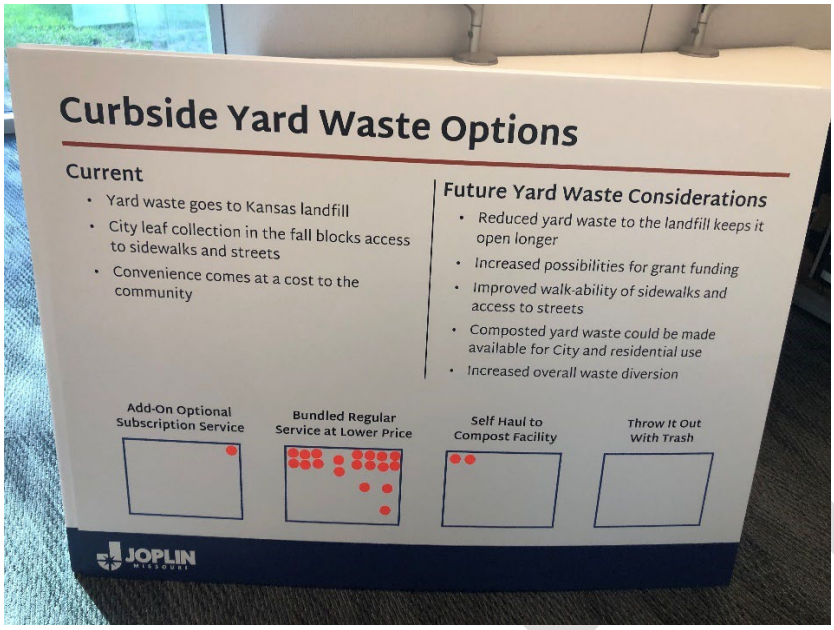
Figure 1-3: Open House Display Board Curbside Yard Waste "Voting" Results



Additionally, Burns & McDonnell and City staff hosted a table at the Joplin "Third Thursday" event on September 15, 2022, to engage the public. The event was very well attended, and dozens of residents were engaged through visiting the table and talking with staff. A flier summarizing the Plan goals, outcomes, and recommendations was distributed and is provided in Appendix A.

1.3.3 Community Survey

The City developed a survey to obtain feedback from the community regarding recommendations for future solid waste management. The survey was promoted through the City's website and social media outlets as well as a printed advertisement in the Joplin newspaper. The survey was made available from March 21 to April 22, 2022, and had 544 participants during that time, 515 which were residents of the City. Demographic questions indicated a variety of respondents representative of the community including a diversity of ages, single family and multi-family dwellers, and a range of household sizes from one to six or more. A representative number of residents from each age demographic participated in the survey, as shown in Figure 1-4. Responses to questions asked in the survey are included in Sections 4.0 - 9.0 with the associated topic. Full results of the survey are included in Appendix B.

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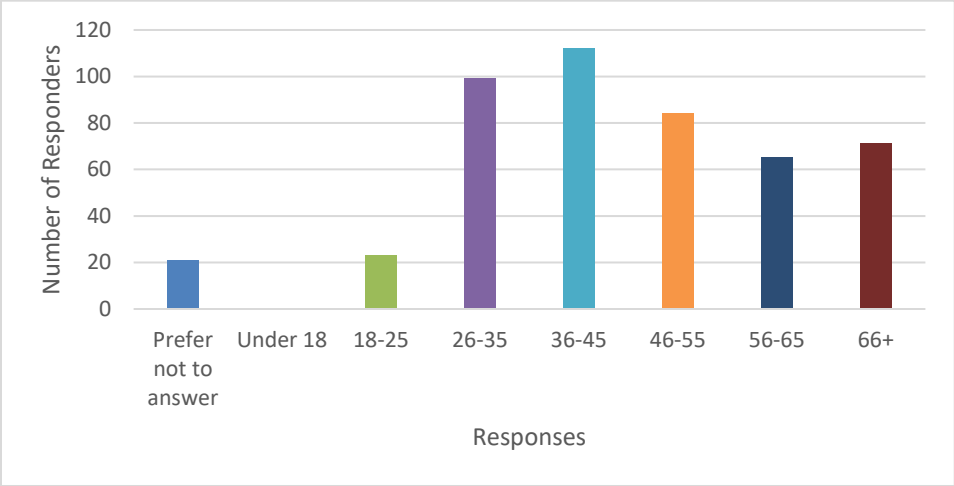
Figure 1-4: Survey Response - Age Range



1.4 Key Terms

This section presents definitions of a selection of key terms used throughout the Plan that are necessary for a comprehensive understanding of the current solid waste management systems and strategies that may be implemented in the future.

Sectors. Municipal solid waste (MSW) is broadly categorized into two primary sectors, residential and commercial. Construction & demolition debris is not considered MSW and is handled and disposed of separately from residential and commercial MSW material. The waste generation forecast was developed only for residential MSW.

- **Residential Sector.** The residential sector includes only material generated by single-family households defined as traditional single-family homes and structures containing 1-4 individual housing units (e.g., duplexes, townhomes).
- **Commercial Sector.** The commercial sector includes material generated by commercial (offices, retail and wholesale establishments, restaurants, etc.) and institutional (schools, libraries, hospitals, etc.) entities as well as by residents living in multifamily structures. Multifamily solid waste is collected and processed in combination with other commercial material and is therefore included in the commercial sector. Generally, solid waste data specific to the commercial sector was not available.

  Construction and Demolition (C&D) Debris. C&D debris is generated by the construction, renovation, and demolition of residential and non-residential structures as well as city, county, and state projects and is further defined in the Materials portion of this section.

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Generation, recycling, and disposal. This section provides definitions used regarding the total amount of solid waste generated within the City and the material disposal or processing streams that comprise total generation quantities.

- **Generation.** Solid waste generation is the total quantity of material disposed in landfills plus the total quantity of material recovered through recycling and composting operations. Total generation is the quantity of material that the City must manage through various disposal and recycling programs and services. Reuse material quantities are not included in generation because quantities are unknown.
- **Recycling rate.** Recycling rate is defined as the proportion of MSW that is diverted from landfill disposal and has value as a commodity or as an input into other products or processes. There are various methods for measuring recycling rates (as discussed in the "Recycling Measurement" portion of Section 2.3.4). In this Plan, recycling and recycling rates include MSW material that is collected and processed through single-stream recycling programs and the Recycling Center and HHW and yard waste and organics material that is mulched, composted, or otherwise diverted from landfill disposal. Recycling rates do not include any materials that are diverted from landfill disposal through reuse activities. Quantities of reused MSW and C&D materials are difficult to measure.
- **Disposal.** Disposal refers to all remaining material placed in landfills that has not been recycled, composted, or otherwise diverted. Disposed materials include some quantities of materials that were not recovered prior to disposal but could potentially be recovered through improvement of recycling programs, infrastructure, or education. Potential for additional recyclable material recovery from disposed materials is discussed further in Section 3.4, Waste Characterization.

Materials. MSW is composed of several categories of solid waste and recyclables that are handled through various collection, disposal, and processing methods and facilities, depending on the material category. This section provides definitions for the primary categories of MSW addressed in this Plan and defines C&D debris separately because C&D debris is not considered a component of MSW.

- **Municipal Solid Waste.** MSW refers to the entirety of the waste stream that is generated by everyday activities in the residential and commercial sectors. MSW can be further categorized by material types including refuse, single-stream recyclables, organics, and household hazardous waste (HHW). Different MSW material types require different methods for best management practices. Refuse is disposed in MSW landfills. Much of the MSW generated can be recycled or

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composted at various processing facilities. MSW does not include commercial hazardous waste or industrial, agricultural, mining, or sewage sludge wastes.

- **Refuse.** Refuse is the portion of MSW that cannot practically be recycled, reused, or otherwise diverted from disposal. True refuse has no viable handling methods other than disposal in an MSW landfill. However, in most communities, a portion of material disposed as refuse has the potential to be recycled. Waste characterization and potential for increased recovery of recyclable materials from materials currently disposed in landfills is further addressed in Section 3.4.
- **Single-Stream Recyclables.** Single-stream recyclables refers to materials that are typically accepted through municipal curbside recycling programs or drop-off locations, processed through a materials recovery facility (MRF), and sold as commodities to markets where the material is then repurposed. Single-stream recyclables include items such as, but are not limited to, plastic containers, aluminum and steel cans, cardboard, and other various paper products.
- **Organics.** Organics are plant or animal-based materials. Organics have the potential to be diverted from landfill disposal through composting or mulching processes. Within the category of organics, there are the two sub-categories of yard waste and food waste. Vegetative material generated from the residential sector, commercial sector, or parks maintenance is categorized as yard waste, including materials such as leaves, grass clippings, limbs, brush, and other plant trimmings. Food waste includes materials such as fruits and vegetables, meats, eggs and dairy, coffee grounds, and food-soiled paper products such as napkins, pizza boxes, and various types of cardboard and paper food containers. Depending on available processing options, yard waste and food waste may be processed together or separately.
- **Household Hazardous Waste (HHW).** HHW refers to common household chemicals or other materials that should not be disposed of in MSW landfills due to their potential for adverse environmental and health impacts. They require special processing by an entity permitted by KDHE. HHW includes, but is not limited to, materials such as paints, fertilizers, pesticides and poisons, pool chemicals, household cleaners, automotive fluids, batteries, light bulbs, and e-waste. Section 11.0 addresses additional types of HHW and other special wastes as well as management options for these wastes within Wyandotte County. HHW generally does not include chemicals generated by commercial or industrial entities, though some processors may accept materials from small commercial facilities.

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- **Construction and Demolition Debris (as a material).** C&D debris is not included in the category of MSW. C&D debris is defined as solid waste resulting from the construction, remodeling, repair, and demolition of structures, roads, sidewalks, and utilities. Material is generated from residential, commercial, and public sector (e.g., municipal, state, or federal) projects. It includes, but is not limited to, materials such as brick, roofing materials, wood, flooring, drywall, non-asbestos insulation, concrete, and asphalt. Most C&D debris is disposed in separate C&D permitted landfills. Smaller amounts may be recycled or reused.

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2.0 PLANNING STUDIES, REGULATORY, AND TRENDS REVIEW

This section provides a broad perspective of the historic and current state of solid waste management in the City and surrounding area. It provides a review of relevant existing planning studies, a summary of relevant laws and regulations, and summarizes recent key trends in solid waste management.

2.1 Review of Prior Planning Documents

Understanding prior solid waste and community planning projects completed at the local, regional, and state levels is a critical step in effectively and efficiently developing the Plan for the City. To inform development of this Plan, Burns & McDonnell reviewed the following studies and plans.

City of Joplin 2021 Action Plan. The City developed specific targets with nearly 50 strategies outlined in the 2021 Action Plan. Each of the strategies fall under one of the eight goal areas identified by City Council. The Action Plan outlines numerous programs and processes that could be utilized to accomplish Council goals. By providing a step approach to address specific targets, the Action Plan sets the path while also identifying the anticipated resources and staffing needed for each strategy.

Missouri Solid Waste Management Plan, 2005. The purpose of the Missouri Solid Waste Management Plan is to contribute to the health, wellbeing, and quality of life for all Missourians by guiding the development of solid waste management systems which are environmentally and economically sustainable, efficient, and effective. The Missouri Department of Natural Resources is charged with a number of duties and responsibilities to help ensure that solid waste is managed in a way that protects both public health and the environment. One of the plan's most important functions is to provide a common basis for the governor, legislators, districts, communities and the department to make decisions regarding waste management programs and the resources needed to turn the plan into reality.

Missouri Solid Waste Advisory Board Annual Report, 2019. The Solid Waste Advisory Board is required by law to submit an annual report to the Missouri Department of Natural Resources (MDNR). The report includes a number of subjects including the efficacy of its technical assistance program, the solid waste management issues experienced by solid waste management districts, the effects of proposed rules and regulations on solid waste management within the districts, grant award criteria, and methods of solid waste minimization, recycling, and resource recovery.

Statewide Waste Composition Study, 2016-2017. The MDNR Solid Waste Management Program sponsored a statewide waste characterization study seeking to capture representative samples from across the state. The study included analysis of MSW samples of disposed waste at twenty-two facilities in

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Missouri, from rural, small metro, and large metro locations, including the Joplin Transfer Station and the Prairie View Landfill. Solid Waste Management Districts are encouraged to use the study results to target waste generation and support diversion programs in their respective regions.

Kansas Solid Waste Management Plan, 2021. The State of Kansas Solid Waste Management Plan was first developed in 1996, updated in 2000, 2005, 2010 and 2016. The purpose of the State Plan is to facilitate the development of environmentally sound and cost-effective methods for managing and reducing solid waste in cooperation with local governments. Data from this Plan was used to inform landfill capacity of facilities used by the City.

2.2 Regulatory and Policy Review

Prior solid waste regulations and policies, as well as the current regulatory climate and trends have largely shaped the state of solid waste management at various levels and define the environment in which this Plan was developed. This section provides a summary of federal, state, and local regulations, policies, and trends.

2.2.1 Role of the Federal Government in Regulating Solid Waste

The federal government sets basic requirements to provide consistency among states and regulations to protect public health and the environment. The United States Environmental Protection Agency (U.S. EPA) is responsible for hazardous and non-hazardous solid waste management through the Office for Solid Waste and Emergency Response (OSWER). Major federal legislation pertaining to solid waste management includes:

- Prior to 1965, solid waste management was entirely dependent on the judgement and decisions of individuals or local departments of health and sanitation. In 1965, Congress made its first attempt to define the scope of the nation's waste disposal problems by enacting the Federal Solid Waste Disposal Act (SWDA), which financed statewide surveys of landfills and illegal dumps.
- The first significant federal legislation governing the disposal of non-hazardous and hazardous waste was passed in 1976 under the Resource Conservation and Recovery Act (RCRA). RCRA established landfill construction, management, and closure guidelines as well as regulates hazardous waste management facilities that treat, store, or dispose of hazardous waste. RCRA has been amended three times since its inception[1]:

[1] U.S. Environmental Protection Agency. 2017. "History of the Resource Conservation and Recovery Act (RCRA)." Available online: https://www.epa.gov/rcra/history-resource-conservation-and-recovery-act-rcra

- 1984 Hazardous and Solid Waste Amendments, requiring the phasing out of land disposal of hazardous wastes and granting the U. S. EPA regulatory authority over landfills (Subtitle C Hazardous Waste and Subtitle D Non-hazardous waste);
- 1992 Federal Facility Compliance Act, strengthening enforcement of RCRA at federal facilities; and
- 1996 Land Disposal Program Flexibility Act, providing regulatory flexibility for land disposal of certain wastes.

- The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, known as Superfund, was enacted by Congress to address abandoned hazardous waste sites in the U.S. CERCLA has subsequently been amended by the Superfund Amendments and Reauthorization Act of 1986 (SARA). [2] The Office of Air and Radiation regulates solid waste-related air emissions, enforcing the Clean Air Act of 1976 (CAA) and subsequent amendments.

2.2.2 Role of the State Government in Regulating Solid Waste

The state of Missouri environmental laws and regulations relating to waste management include federal requirements the state has adopted, and other requirements Missouri has added. The Missouri Hazardous Waste Management Commission has the authority to adopt, amend or repeal standards, rules and regulations to implement, enforce and carry out the provisions of the state's hazardous waste laws. The Solid Waste Advisory Board advises the department on various solid waste management issues. State regulations are codified in the Missouri Code of State Regulations (CSR). The Missouri Department of Natural Resources (MoDNR) is charged with administering the state regulations found in Title 10 of the CSR. The following section of the CSR are described as follows.

- Missouri Hazardous Waste Management Law - This law creates the state equivalent to the federal RCRA Subtitle C requirements, along with other requirements Missouri has added. This law addresses hazardous waste management, permitting, inspection, enforcement and investigation and cleanup of hazardous waste and hazardous substance releases. EPA delegated authority to the department to provide oversight for and enforce most of the RCRA Subtitle C equivalent requirements in Missouri. The MoDNR inspects RCRA Subtitle C regulated facilities to make sure they are following the state-equivalent of the federal requirements the department adopted.
- Missouri Solid Waste Management Law - This law creates the state equivalent to the federal RCRA Subtitle D requirements, along with other requirements Missouri has added. This law

[2] U.S. Environmental Protection Agency (U.S. EPA). 2017. "Superfund: CERCLA Overview." Available online: https://www.epa.gov/superfund/superfund-cercla-overview

addresses solid waste management, permitting, inspection, enforcement and investigation and cleanup of solid waste. EPA delegated authority to the department to provide oversight for and enforce most of the RCRA Subtitle D equivalent requirements in Missouri. The MoDNR inspects RCRA Subtitle D regulated facilities to make sure they are following the state-equivalent of the federal requirements the department adopted.

  - In 1990, a major revision was made to the Missouri Solid Waste Management Law in Senate Bill 530. The law set a goal to divert 40 percent of the waste stream from landfill disposal. This included disposal restrictions on several items including major appliances, waste oil, yard waste and batteries. The law also created 20 solid waste management districts across the state to foster regional cooperation among cities and counties to help achieve the diversion goal. The districts have played a significant role in the development of a statewide recycling infrastructure.

- Petroleum Storage Tank Law - This law creates the state equivalent to the federal RCRA Subtitle I requirements, along with other requirements Missouri has added. This law addresses managing and removing petroleum storage tanks and cleanup of leaking petroleum storage tanks. EPA delegated authority to the department to provide oversight for and enforce most of the RCRA Subtitle I equivalent requirements in Missouri. The MoDNR inspects RCRA Subtitle I regulated facilities to make sure they are following the state-equivalent of the federal requirements the department adopted.

2.2.3 Role of the City Government in Regulating Solid Waste

The City rules and regulations pertaining to solid waste are codified in the City Code of Ordinances, Chapter 102 – Solid Waste. The City oversees a collection contract for weekly trash and recycling services for residents of Joplin. The Public Works Department investigates customer complaints regarding missed collections and enforces the terms of the contract to encourage appropriate collection of residential waste. The Public Works Department is also responsible for the management of the Recycling Drop Off and Household Hazardous Waste Center, the Compost Facility and Tree and Brush Drop Off facility.

Solid Waste Advisory Commission was established to confer and advise the council and the administration on all matters concerning procedures or practices that involve the collection, storage and disposal of solid waste generated within the city limits. They advise on waste reduction, alternate solid waste disposal methods, residential and commercial recycling, targeting of materials and quantities to be recovered, and methods of collection and disposal.

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2.3 Solid Waste Management Industry Trends

This section provides perspective on solid waste management trends that may influence the development of the Plan and the industry moving forward.

2.3.1 Overarching Trends

Waste Management Hierarchy. The waste management hierarchy developed by the U.S. EPA as shown in Figure 1-1, has also been adopted by many communities as a guide in managing municipal solid waste. This hierarchy is used as a tool in implementing a sustainable materials management (SMM) approach to waste management. The hierarchy was developed in recognition that no single waste management approach is suitable for managing all materials and waste streams in all circumstances. The hierarchy ranks the various management strategies from most to least environmentally preferred. It places emphasis on reducing, reusing, and recycling as key to SMM.[3]

Sustainable Materials Management. SMM is a systematic approach to using and reusing materials more productively over their entire lifecycles.[4] SMM represents a change in how communities think about the use of natural resources and environmental protection, and goes beyond traditional thinking about waste reduction, reuse, recycling, and disposal. SMM emphasizes consideration of a product or material's entire lifecycle, from manufacturing to disposal, and the need to make sustainable choices throughout the lifecycle. An SMM approach seeks to:

- Use materials in the most productive way with an emphasis on using less;
- Reduce toxic chemicals and environmental impacts throughout the material life cycle; and
- Provide sufficient resources to meet today's needs and those of the future.

It has been a trend for the solid waste and recycling industry for SWMPs to have the broader view of SMM to better plan for their community's economic and environmental future.

2.3.2 Collection Trends

Pay-As-You-Throw. The purpose of a volume-based variable rate structure, also known as a pay-as-you-throw (PAYT) program, is to incentivize waste reduction or waste diversion by offering a financial enticement to customers who maintain a fixed weekly maximum set out volume. Communities with

[3] U.S. Environmental Protection Agency, 2017. "Sustainable Materials Management: Non-Hazardous Materials and Waste Management Hierarchy." https://www.epa.gov/smm/sustainable-materials-management-non-hazardous-materials-and-waste-management-hierarchy.
[4] U.S. Environmental Protection Agency (U.S. EPA). 2017. "Sustainable Materials Management Basics." https://www.epa.gov/smm/sustainable-materials-management-basics.

programs in place have reported significant increases in recycling and reductions in waste, due primarily to the waste reduction incentive created by PAYT. Less waste and more recycling mean that fewer natural resources need to be extracted.

One of the most important advantages of a PAYT program may be its inherent fairness. When the cost of managing trash is hidden in taxes or charged at a flat rate, residents who recycle and prevent waste subsidize their neighbors' wastefulness.

In the City, residents pay for waste collection at a set rate, regardless of how much—or how little—trash they generate. Volume-based fee structures treat trash services like other utilities such as electricity and gas. Materials set out for recycling and composting (if applicable) are collected in unlimited volumes. This creates a direct incentive for residents to reduce the amount of trash they throw away and to increase the amount they recycle and compost.

Thousands of U.S. communities have implemented some form of volume-based fee structures on trash collection including Fayetteville, Arkansas, Tulsa, Oklahoma, and Carthage, Missouri.

Carts and Automation. Nearly every top-performing program in the U.S. uses carts; they are now a critical component for first-class service. Residents benefit from the ease of maneuvering wheeled containers, the increased capacity, and cleaner neighborhoods given the tight lids. An increased receptacle size for recyclables equates to increased recyclables collected. Carts are commonly collected through an automated collection system where applicable. An automated cart system more effectively controls costs, improves efficiency, and increases customer service. Public and private haulers benefit from decreased disposal costs, smaller collection crews, more efficiency on the route, and decreased workers' compensation. The City's current contract requires carts to be provided by their service provider.

Contracting for Services vs. Municipalization. In the Midwest, many communities either provide publicly operated solid waste services, contract for services through a single private hauler, or have an open market system in which several private haulers are permitted to operate. An open market system is common for commercial services. Generally, communities of a smaller size may choose to contract for MSW services, likely due to limited resources available for operation of a municipal system. Among some smaller cities and many cities with higher populations, there is a split between those that have municipally and privately provided services. The City has a contract with one company as its exclusive provider for residential services.

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2.3.3 Facility Trends

Landfill Trends. As regulations become more restrictive and it becomes increasingly more challenging to obtain permits for new landfills, the solid waste industry is seeing an increase in the expansion of landfills by going higher (vertical expansion) and/or wider (horizonal expansion). Landfill owners are seeking to extend facilities' useful lives by expanding the footprint, improving operations or through use of technologies, such as enhanced leachate recirculation (a process where liquids or air are added into a landfill to accelerate degradation of the waste, prolonging site life). Landfill owners and regulators are also looking beyond the prescriptive 30-year post-closure care (PCC) period and are recognizing that there may be additional long-term management costs and liabilities incurred by landfill facilities after the 30-year PCC period.

Landfill Tipping Fees. Based on a 2019 study conducted by the Environmental Research & Education Foundation (EREF)[5], average per-ton landfill tipping fees in Missouri are higher than the national average, and average landfill tipping fees in the Midwest region (Minnesota, Illinois, Missouri, Wisconsin, Iowa, Indiana, Ohio, Nebraska, Kansas and Michigan). The rates shown in Table 2-1 reflect average posted gate rates at surveyed landfills. Negotiated tipping fees between a landfill and individual haulers may be lower.

Table 2-1: Average Per Ton Landfill Tipping Fees, 2019

	Per Ton
Missouri	$62.42
Midwest Region	$48.87
United States	$55.36

Use of Transfer Stations. Transfer stations are facilities that are used to consolidate material from multiple collection vehicles into larger, high-volume transfer vehicles for more economical shipment to distant disposal or processing facilities. Transfer stations can be used for material destined for landfilling, recycling, and composting. With a nationwide trend toward larger disposal and processing facilities, there has been an enhanced need for transfer facilities. When longer transport distances are required to send materials to facilities, transfer stations allow collection vehicles to be more productive by maximizing the amount of time spent collecting material rather than driving to a facility. Key factors that affect the financial feasibility of transfer stations include:

[5] Environmental Research & Education Foundation, 2019. "Analysis of MSW Tipping Fees, April 2019." www.erefdn.org

- Collection cost;
- Disposal/processing cost;
- Distance/travel time to landfill or processing facility;
- Fuel costs;
- Annual tonnage hauled; and
- Payload of transfer trailers versus collection vehicles.

2.3.4 Diversion Trends

Recycling. Local governments offer recycling programs because their citizens look for effective community services and demand is higher than ever before. Increasing recycling requires that more residents and commercial establishments participate in the existing programs and that more materials are collected from each participant. For the residential sector, there needs to be more recycling bins at the curb with more material in each bin. Increased participation can be accomplished through several approaches:

- Public education and awareness to encourage behavioral changes;
- Financial incentives to encourage behavioral changes (PAYT); and
- Contractual, licensing, or regulatory methods to require behavioral changes.

Residential recycling infrastructure is available in the City of Joplin, and it is assumed in this Plan that these systems will not only continue but could expand to accommodate larger quantities of recovered materials. In addition to increasing the accessibility of curbside recycling, there is a need to increase awareness among City residents.

Recycling Processing Fees. The per-ton fee paid for processing of recyclable materials collected is impacted by various factors, including the market value of recovered materials and the level of contamination present. Over the past 10 years, the changing market value of recovered materials has had a significant impact on single stream material (commingled collection of paper, plastics, metal, and glass) processing costs.

MRFs traditionally charged a cost per ton for processing recyclable materials and then offered a share of revenue generated through sale of the material back to municipalities (where municipalities facilitated organized recycling contracts). At the beginning of the 2008 recession, the market value of recyclable materials plummeted dramatically, from record highs to record lows. MRFs were no longer able to cover the entirety of their processing costs from processing fees plus material revenue sharing, and some MRFs

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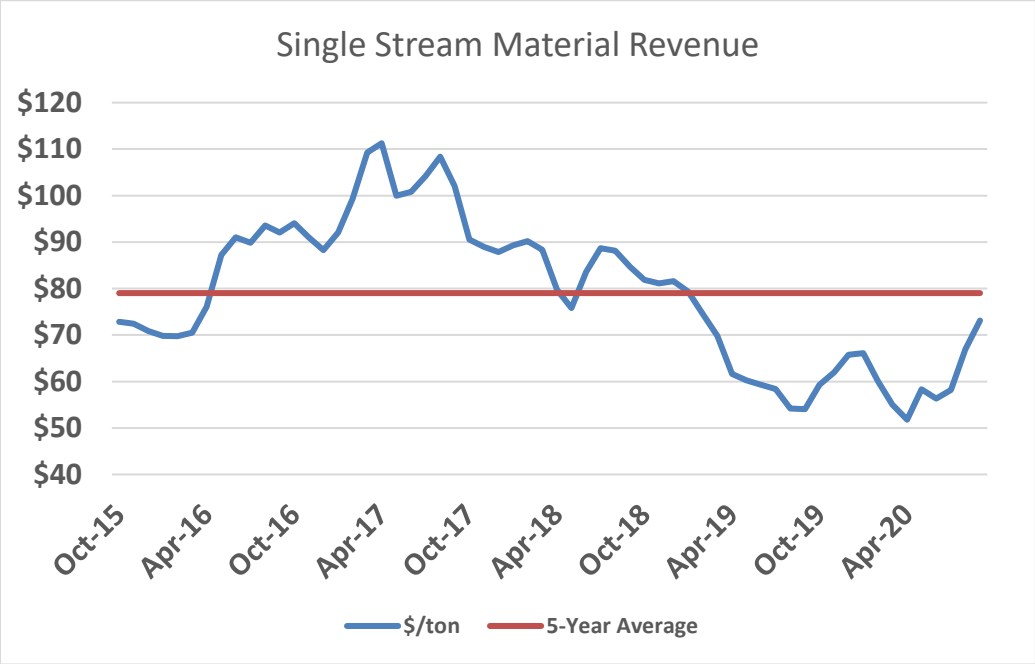
experienced negative cash flows. Because of the dramatically reduced market values of recovered materials, many MRFs changed their cost recovery structure, and began charging higher processing fees that would fully recover all processing costs, rather than relying on material revenues to be made whole. MRFs were then typically willing to offer municipalities a greater share of material revenues. As a result, processing fees have increased to amounts ranging from $70-$120 per ton (up from $30-$40 per ton prior to 2008).

The average blended market value of processed recyclable materials collected as a single stream (paper, plastics, metal, and glass) in the Midwest region over the last five years was $79 per ton. In addition to commodity values, the value of single stream materials varies based on the composition of the materials (i.e. quantity of paper, plastics, metal, and glass) and quality of the materials. Figure 2-2 illustrates the changes in the average value of single stream materials from 2015 to 2020.

Figure 2-1: Single Stream Material Revenue (per Ton)



Recycling Measurement. Efforts to measure recycling have traditionally calculated a recycling rate. A recycling rate indicates the percentage of waste generated that is recycled and is typically calculated using the formula: [Total Recycled / (Total Recycled + Total Disposed)] x 100 = Percent Recycling Rate. Over the past decade, there have been several changes in the weights and composition of materials in the waste stream. For example, there is typically less newspaper, but more cardboard. Plastic bottles and aluminum

cans weigh less. Some consumer packaging contains multiple materials, making recycling more challenging. Due to these reasons, some communities are considering alternatives to recycling measurement, other than calculating a recycling rate. Some alternative measurement options include:

- **Capture Rate**: Percentage of recyclable material that is recycled versus disposed;
- **Disposal Rate**: Based on per capita/employee disposal quantities;
- **Participation Rate**: Based on how often a resident or business recycles over a defined time period (e.g. monthly);
- **Life-Cycle Analysis**: Analysis of the total environmental impacts associated with a product or process, and evaluation of opportunities to reduce impacts throughout the life-cycle, through methods such as using recycled rather than virgin materials for inputs;
- **Greenhouse Gases**: Quantification of greenhouse gas reductions through both increased use of recycled materials as product inputs (life-cycle analysis) and reduction of material landfilled, which reduces generation of greenhouse due to decomposition; and

Yard Waste Diversion. Composting is a common environmentally sound way to manage yard waste. Yard waste includes materials such as leaves, grass clippings, brush and tree limbs. Composting diverts material from the landfill and it also effectively converts yard wastes into a useful soil additive or mulch.

The single most effective source reduction measure is management of yard waste on-site. Leaving all grass clippings and leaves on the lawns with a mulching mower and use of backyard compost bins reduces MSW generation for disposal. Education programs are commonly used to promote on-site management of yard waste.

Landfill disposal bans or composting mandates are also effective tools to drive yard waste composting, as enforced in the state of Missouri. Residents in the City are permitted to set out yard waste for landfill disposal based on their contractor hauling the material to the neighboring state of Kansas, where there are no bans in effect. The City provides annual collection of yard waste and manages a drop off facility year-round.

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3.0 PLANNING AREA CHARACTERISTICS

Planning for the City's future of solid waste management needs requires an understanding of the current quantities of waste generation and recycling, the composition of waste, and solid waste facilities handling the material. This section describes the City's current residential solid waste generation profile including recycling and disposal, a review of state waste characterization data representative of the City's waste composition, and a review of the existing waste facility infrastructure.

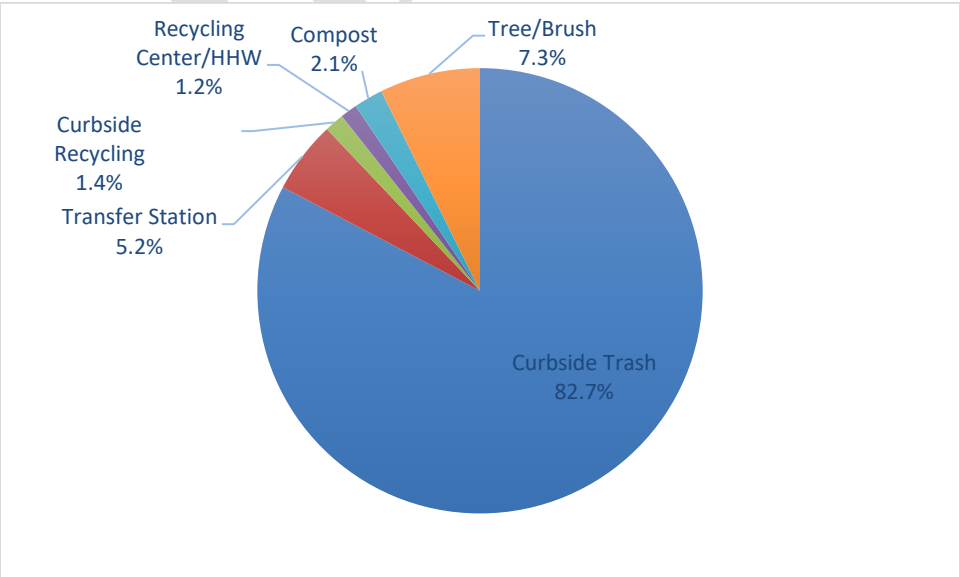
3.1 Joplin Overview

The City of Joplin is in southwest Missouri in the "four states" region encompassing Oklahoma, Kansas, Missouri, and Arkansas and has a 2020 total population of 51,762 based on estimates from the U.S. Census Bureau. During the day the population swells to approximately 225,000.

3.2 Residential Solid Waste Generation, Recycling, and Disposal

Residential solid waste and recycling refers to materials generated by the City's single-family residential customers. Multifamily-generated material quantities are addressed along with commercial material generation presented in Section 3.3. In 2021, the City's single family residential sector generated a total of 25,985 tons of MSW, equating to a total of 560 pounds of MSW per capita annually. Approximately 88 percent of residential MSW is disposed in landfills, with 9.4 percent recycled through the City's yard waste and brush drop off programs, 1.4 percent recycled through the curbside recycling program, and 1.2 percent recycled through the City's Recycling Center and Household Hazardous Waste (HHW) drop-off. Figure 3-1 shows the 2021 generation and management of residential MSW by type.

Figure 3-1: 2021 Residential MSW Generation and Management by Type



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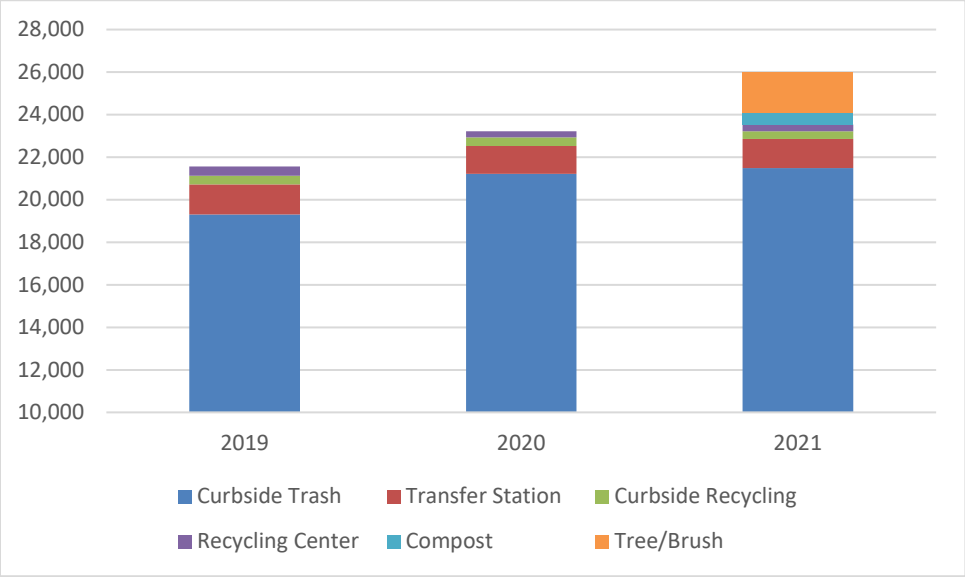
Residential MSW generation has been relatively steadily, only slightly increasing over the past three years. While generation is increasing, curbside recycling has slightly declined. Section 2.3.4 discusses solid waste management industry trends for increasing diversion. Historical data on organic material is not available prior to 2021. Weather events and seasonal variation can contribute to annual variation in organics quantities, so no projections have been made for previous years. Figure 3-2 illustrates the trend in generation and management over the past three years.

Figure 3-2: Residential MSW Generation Trends, 2019-2021



3.2.1 Methodology and Assumptions

Table 3-1 identifies the data source, methodology, and assumptions for calculation each material type.

Table 3-1: Material Type Data Source, Methodology and Assumptions

Material	Data Source, Methodology, and Assumptions
Residential Curbside Refuse and Recycling	The City's contractor, Republic, is required to track and provide annual reporting on quantities.
Recycling Center and HHW	The City tracks quantities processed at the facility. Data is provided by each vendor for each material type.
Yard Waste Composting	The City has not historically tracked quantities. Data was collected for 2021 by taking measurements of the windrows following the end of the seasonal residential curbside collection event. A multiplier of 260 pounds per cubic yard was utilized to convert the cubic yards to pounds assuming that the piles were loose (not shredded), dry, and uncompacted given the limited time since the material had been placed.

Material	Data Source, Methodology, and Assumptions
Tree and Brush Drop Off	The material from the Tree and Brush drop off program is contracted to a private company to grind and haul away. An invoice reported the quantity of unprocessed material in cubic yards in 2021. A multiplier of 400 pounds per cubic yard was utilized to convert the cubic yards to pounds assuming the material was loose (not shredded), dry, and partially compacted over a year of settling.
Transfer Station Bulky Items	The City's former contractor, Republic, provided data on the number of customer loads. A multiplier of 0.76 tons per load was utilized to convert the number of loads to tons. This multiplier was based on an average of tons/load data from four other transfer stations. Data was not tracked by WCA in 2021 so an average of 2019 and 2020 was utilized for 2021.

3.3 Commercial and Multifamily Generation, Recycling and Disposal

The commercial sector includes material generated by commercial, institutional, and multifamily properties. While multifamily properties are occupied by the residential sector, waste from these properties is comingled with commercial sector upon collection and therefore considered commercial waste. The City's commercial properties contract for trash and recycling collection services through private haulers on an open market system and because of this, quantities of commercially generated recyclables are not known. There are no County or City solid waste regulations pertaining to commercial entities or commercial MSW haulers. Recycling is an optional additional service and is not provided by all commercial haulers.

3.4 Waste Characterization

Waste characterization is the analysis of the composition of a waste stream on a detailed level. A waste characterization study includes sorting refuse material into material types to identify the amounts of paper, glass, plastic, food waste, etc. that make up the material that is disposed in landfills. This information is valuable identifying and targeting material types or other challenges for future planning efforts and informing the development of recycling programs and educational campaigns. Waste characterization results can give an understanding of the types and quantities of recyclable materials that are currently being disposed in landfills, and therefore the potential for increased material recovery and increased recycling rates.

Composition of MSW material disposed in landfills (including recyclable and non-recyclable material) varies from region to region based on many factors, such as ratio of residential to commercial sectors, access to recycling programs, and vegetative growth. The materials that are currently disposed include both recyclable and non-recyclable materials, but the proportions of material that could potentially be

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recycled versus material that would continue to be disposed are not known. It is important to recognize that there are challenges to capturing all material that seemingly has the potential to be recycled. Even if a material has the potential to be recycled or diverted, it may be impractical from a cost and/or environmental perspective for all material to be recycled due to factors such as:

- Lack of recycling infrastructure
- Contamination of recyclable materials
- Access to end markets
- Need for additional public education and outreach

3.4.1 Missouri Waste Characterization Report

In 2016 and 2017 the Missouri Department of Natural Resources Solid Waste Management Program (MDNR) sponsored a statewide waste characterization study seeking to capture representative samples from across the state. The study included analysis of MSW samples of disposed waste at twenty-two facilities in Missouri, from rural, small metro, and large metro locations, including the Joplin Transfer Station and the Prairie View Landfill. Facilities hosted a combination of sampling and manual sorting of MSW, gate surveys, and/or visual volumetric surveying of non-MSW loads. This section presents the results of these waste characterizations for MSW material generated from small metro areas by sector (residential and commercial) based on detailed material type distribution data.

Residential Waste Characterization. Figure 3-3 presents the residential waste characterization for small metro areas. Organics (36.5 percent) and paper (24.9 percent) are the two most abundant material types, together comprising approximately 60 percent of all residential MSW disposed in landfills. Plastics account for another 13.4 percent of disposed residential MSW.

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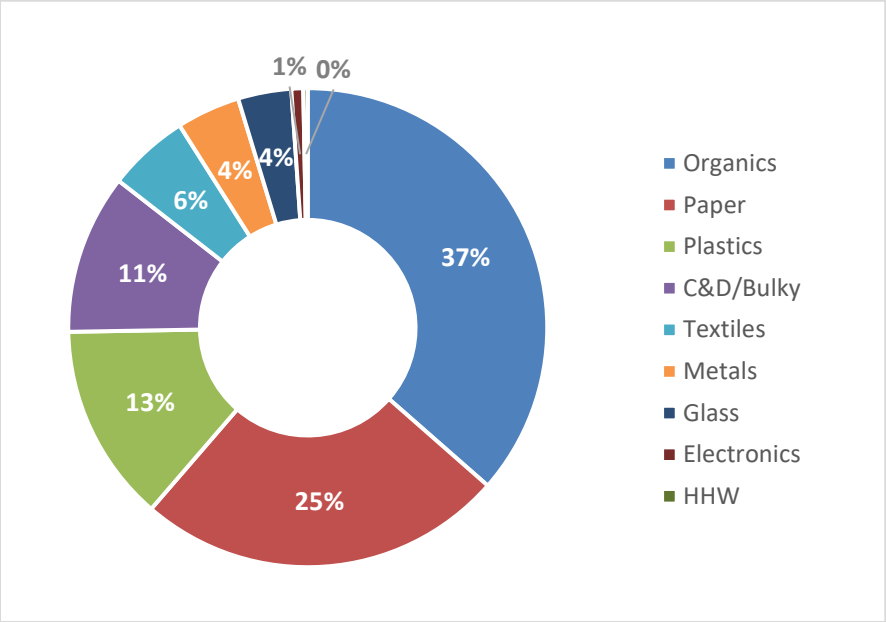
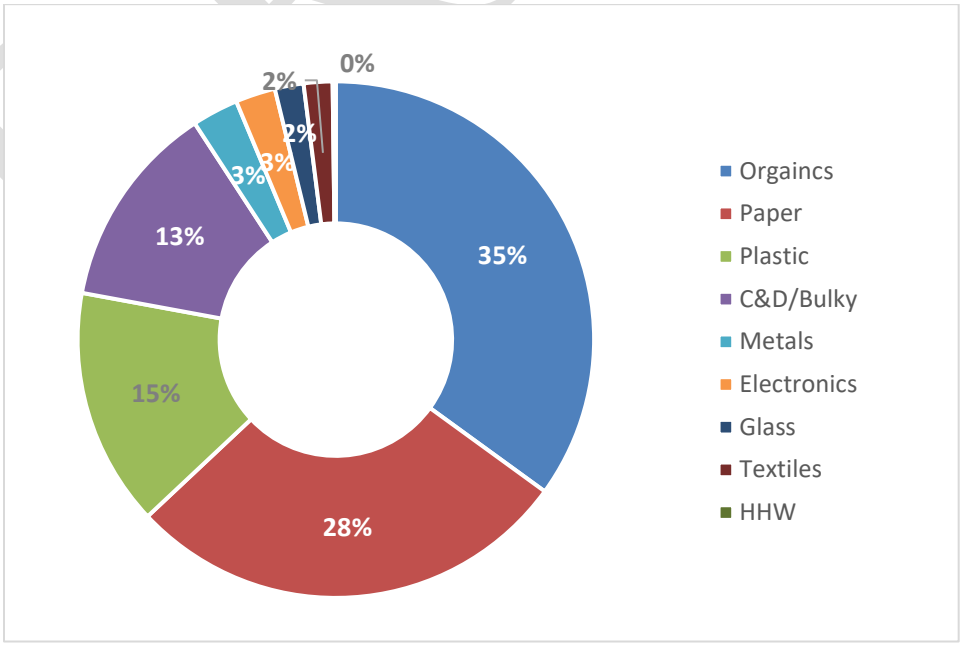
Figure 3-3: Residential MSW Composition of Small Metro Areas



Commercial Waste Characterization. Figure 3-4 presents the commercial waste characterization for small metro areas. The three most abundant types of disposed commercial MSW are the same as for residential MSW, with organics comprising 35 percent of the stream followed by paper at 28 percent and plastics making up 15 percent. The high percentage of paper fibers can likely be attributed to the large volumes of cardboard and office paper generated by many businesses.

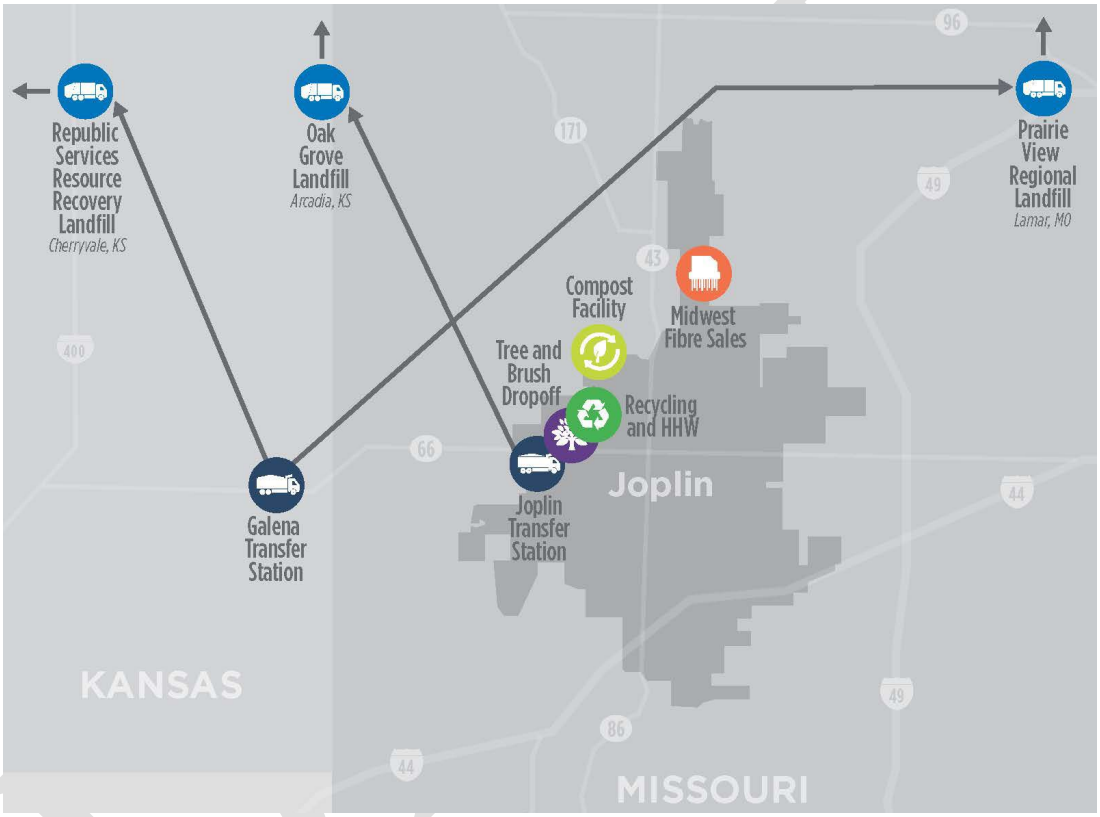
Figure 3-4: Commercial MSW Composition for Small Rural Areas



3.5 Solid Waste Facilities

This section provides an overview of existing MSW processing and disposal facilities located within the City and the surrounding region, including landfills, MRFs, transfer stations, organics processing facilities, and HHW processing facilities. Figure 3-5 identifies locations of each solid waste facility in the City and surrounding region. Additional regional facilities and their remaining life are discussed within this section.

Figure 3-5: Solid Waste Processing Facilities Utilized by the City of Joplin



3.5.1 Landfills

Landfill capacity is a finite resource in the region and permitting new landfills is becoming increasingly difficult (as discussed in the Landfill Trends portion of section 2.3). Increasing recycling and organic material diversion would serve to ease the constraint of disposal capacity in the future. This section provides an overview of regional landfill facilities, quantities and types of materials disposed, and provides an estimate of when landfills may reach capacity.

MSW Landfills. The City's residential waste is currently disposed of at the Republic Services Resource Recovery Landfill in Cherryvale, Kansas by way of the Galena Transfer Station. Waste collected at the Waste Corporation of America (WCA) Joplin Transfer Station is hauled to Oak Grove Landfill in

Arcadia, Kansas. Table 3-2 identifies the Subtitle-D landfills currently in operation in the region and provides disposal and remaining capacity data.

Table 3-2: Regional Subtitle-D Landfill Disposal and Remaining Capacities

State	County	Facility Name	Permit Holder	2020 Waste Accepted (Tons)	Estimated Remaining Life (Years)
KS	Montgomery	Resource Recovery Landfill[1]	Republic Services	61,624	11.2
KS	Crawford	Oak Grove Landfill[1]	WCA	227,442	15.1
MO	Barton	Prairie View Regional Waste Facility[2]	Republic Services	506,437	N/A
MO	Greene	Noble Hill Sanitary Landfill[2]	City of Springfield	283,002	50+

1. Kansas Department of Health and Environment Solid Waste Management Plan 2020.
2. Missouri Department of Natural Resources Tonnage Report 2020.

Resource Recovery Landfill. The Resource Recovery Landfill privately owned and operated by Republic Services is the primary disposal location for residential solid waste generated in the City. The landfill is located Cherryvale, Kansas approximately 68 miles from the City of Joplin. The Kansas Department of Health and Environment (KDHE) Solid Waste Management Plan from 2020 provides estimates of remaining life to be 11.2 years. Material is received from Kansas, Missouri, Oklahoma, and Arkansas.

Oak Grove Landfill. The Oak Grove Landfill privately owned and operated by WCA is the disposal location for waste disposed at the Joplin Transfer Station. The landfill is located in Arcadia, Kansas approximately 42 miles from the City of Joplin. The KDHE Solid Waste Management Plan from 2020 provides estimates of remaining life to be 15.1 years. Material is received from Kansas, Missouri, and Oklahoma.

Prairie View Regional Waste Facility. The Prairie View Regional Waste Facility is owned and operated by Republic Services. It is located in Lamar, Missouri approximately 42 miles from the City of Joplin.

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Noble Hill Sanitary Landfill. The Noble Hill Sanitary Landfill is publicly owned and operated by the City of Springfield. It is located in Springfield, Missouri approximately 81 miles from the City of Joplin. Currently, no waste generated in Joplin is disposed of in the Nobel Hill Sanitary but may serve the community in the future as other closer landfills reach capacity.

3.5.2 Material Recovery Facilities

Material recovery facilities (MRF) use a combination of large processing equipment and manual labor to sort and process recyclable materials and accept the typical range of materials seen in most single-stream recycling programs. Some MRFs focus on specific materials such as paper and cardboard. Generally, they accept material from both commercial and municipal collection and hauling operations, from residential and commercial sources.

Midwest Fibre Sales. The recyclable materials collected from the City's residential recycling programs are processed at Midwest Fibre Sales, located in Webb City, MO.

3.5.3 Transfer Stations

Transfer stations are facilities that are used to consolidate MSW from multiple collection vehicles into larger, high-volume transfer vehicles for economical shipment to distant disposal or processing facilities. Transfer stations can be used for material destined for landfilling, recycling, or composting. With a nationwide trend toward larger disposal and processing facilities, there has been an enhanced need for transfer stations. When transport distances are longer, transfer stations allow collection vehicles to be more productive by maximizing the amount of time spent collecting material rather than driving to a distant facility.

There are presently two active transfer stations utilized by the City. Transfer stations play an important role in the transportation of solid waste in the City and will continue to play a vital role as regional landfill capacity decreases.

Joplin Transfer Station. The Joplin Transfer Station is privately owned and operated by WCA and located west of downtown Joplin. Material is consolidated and transferred to the WCA Oak Grove Landfill in Kansas.

Galena Transfer Station. The Galena Transfer Station is owned and operated by Republic Services. It is located six miles west of downtown Joplin in Galena, Kansas. Material is consolidated and transferred to the Republic Services Resource Recovery Landfill in Cherryvale, Kansas.

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3.5.4 Organics Processing Facilities

The City owns and operates two organics processing facilities: a compost facility (Compost Facility) and a tree limb drop off site (Tree Limb Drop Off). These facilities are discussed in more detail in Section 8.0.

3.5.5 Recycling Drop Off and Household Hazardous Waste

The City owns and operates a recycling drop off facility including acceptance of household hazardous waste. This program is discussed in further detail in Section 7.0.

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4.0 PUBLIC EDUCATION & OUTREACH

Providing effective public education and outreach to residents is critical for the ongoing success of the City's solid waste management system. Guidance and support from the City can shape proper participation and positive program engagement experiences for residents which increases customer satisfaction and enables progress toward the City's goals. This section describes key points of customer engagement, potential methods for communication, key messaging, and strategies and recommendations.

4.1 Current System Review

The City provides education and outreach on the topics of recycling and yard waste management. The messaging is specific to promoting the details of the various programs the City administers or geared toward promoting a time-specific event. A variety of communication methods have been utilized to promote the messaging.

Website. The City's Solid Waste Management and Recycling webpage includes detailed information about the Recycling Center services provided, types of materials accepted, guidance for participation, and schedule. The webpage also provides information on how residents can subscribe to curbside recycling and a link to the collection schedule for those subscribed. There are links to a City brochure about the HHW collection program and brochure that thoroughly outlines all the City's solid waste programs. The webpage also has broken links, specifically to the bulky items & tree limb disposal and residential trash recycling pages. There is no information on the website about the Compost Facility other than within the brochure.

Social media. The City utilizes its social media channels periodically to provide residents with information and reminders about topics such as service delays and special collection events.

Educational programming. The City responds to requests for presentations and tours of the Recycling Center. There are generally about a handful of requests annually.

Booths at public events. They city staffs a table at the monthly "Third Thursday" community event to promote the various recycling programs.

4.2 Key Categories of Communication

There are two primary categories of customer engagement for residential MSW services. These include initial education and outreach for new programs and changes to existing programs as well as ongoing communications, and both are critical for long-term success the County's MSW management system.

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1. **Initial Education and Outreach**. There are several programmatic changes included in this Plan that the City may consider implementing. If key or substantial changes to services result from the Plan, it would require that the City develop education and outreach plans specific to each program. When existing services change or new services are implemented, it is the City's responsibility to provide adequate education, guidance, and resources to enable residents to transition successfully. Outreach and education should begin prior to implementation and should continue through a specified transition period after initial implementation. The appropriate length of a transition period will depend on the specific changes being made to the MSW system.
2. **Ongoing Communications.** In addition to developing specific, targeted public education and outreach plans for program changes, the City should ensure it has an effective plan for ongoing customer communications. Ongoing, regular communications will help to maintain strong customer engagement and proper participation habits and is important for long-term system success. Residents should have access to key information about services (e.g., collection times, collection days, accepted materials) when they need it, in the form of an up-to-date, clear website and an accessible customer service telephone number. Easy access to information will support proper participation and customer satisfaction. The City may use other methods to deliver periodic communications as needed, such as direct mail, email, flyers, etc.

4.3 Options

There are numerous public education and outreach methods the City could employ, some of which are already utilized. The most effective and appropriate outreach methods will depend on the specific objectives of each communication. The methods chosen should be determined through consideration of factors such as target audience (typically all single-family residents), timeline, available funding, specific program or service, complexity of issues (initial outreach or ongoing outreach).

Collaborate with partners. It is important that the City collaborate closely with other appropriate entities to develop and execute outreach efficiently and effectively. Primary partners for public education and outreach include:

- **Service Providers.** Cities should work with their service providers to ensure that proper participation instruction is communicated to residents. The service provider may have prior experience regarding successful participation behaviors and behaviors that may present challenges for residents or the City (such as set-out guidelines).
- **City's Public Relations.** The City's public relation resources are a key internal resource that have existing public communication channels. The City has experience conducting public

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education and outreach for community services, events, and news. They produce and distribute media content and can provide guidance regarding successful communication methods and best practices and should collaborate on development and implementation of education and outreach initiatives.

Outreach methods. Potential public education and outreach methods include, but are not limited to the following:

- Booths at public events
- Cart tags
- City communications
- Direct mail
- Flyers in public spaces
- Mobile app
- Press releases
- Public meetings or workshops
- Social media
- Utility bill inserts

4.4 Effective Messaging

The most effective customer communications have several characteristics in common:

- **Clear and simple.** Language should be direct and concise while also friendly and engaging. The City should define the primary focal points for program information and communicate them in a concise manner. Graphics-based communications should be utilized as much as possible.
- **Consistent.** Consistency in language and graphics is important to support clear customer understanding and proper program participation. Standardized language, instructions, and graphics should be used across communication pertaining to all types of services and should be consistent over time.

4.5 Key Findings and Recommendations

Based on the current system review, implementation of previous solid waste management plans, and an evaluation of options, the following recommendations are being made pertaining to the residential sector.

1. **Update City Solid Waste Webpages.** The City needs to review and refresh all the content on the website and update broken links. Additional information should be provided about the Compost

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Facility, fall leaf collection program, Tree Limb Drop-off, and source reduction options such as backyard composting.

2. **Leverage existing resources and partnerships.** Utilize communication methods already developed such as the website, social media, community events, and local newspaper. Work with service contractor to distribute consistent messaging.

3. **Commit resources.** The City should allocate resources and staff to support the communication and outreach efforts.

4. **Utilize clear, simple, consistent messaging.** The county and cities should utilize clear, simple language for all communications and employ use of graphic-based messaging where possible. Language, graphics, and information provided should be consistent across all outreach methods and all service types. Consistency will allow for the highest opportunity for proper, regular, and convenient participation in MSW management by residents.

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5.0 CITY CONTRACTED RESIDENTIAL SERVICES

This Section provides an analysis of the current City-contracted solid waste and recycling services. The analysis includes a review of the current system, diversion and participation rates, options, benchmarking, stakeholder engagement results, and recommendations.

5.1 Current System Overview

The City contracts with a private hauler to provide curbside solid waste and recycling collection services. The City's current contractor, Republic Services, began their most recent agreement on July 1, 2021, and will cover a period of five years. Republic Services hauls the material collected from the City to their transfer station in Galena, Kansas. Waste is then consolidated and hauled to the Republic Services owned MSW Resource Recovery Landfill in Montgomery County, Kansas. Details about these facilities are described in Section 3.5 Solid Waste Facilities.

Refuse. Trash is collected weekly in a 96-gallon cart provided by the contractor. Residents may request an additional cart for no additional charge and additional bags of trash are allowed at no additional cost. Bulky items may be set out each week for no additional charge. This is considered a "take-all" system. While customers have indicated that they are satisfied with their ability to set out unlimited weekly quantities, it does not support diversion or incentivize recycling.

Recycling. Recycling is provided through a voluntary subscription service for an additional fee. Recycling is collected every other week in a 96-gallon cart provided by the contractor. The capacity of the 96-gallon carts for recycling is sufficient for most participating residents; additional carts may be requested at no additional cost. Recycling service is not always provided on the same collection day as the refuse and causes confusion for participating residents. Every other week collection also lends to confusion.

Yard waste and brush. For the majority of the year, yard waste and brush material are co-mingled with trash for landfill disposal. While the state of Missouri has had a ban on the landfilling of yard waste since 1991, waste from the City is hauled across the state line to Kansas where there are no restrictions on yard waste material. The City provides seasonal collection of leaves throughout the fall months. The City collects leaves that have been piled at the curb and composts the collected material at the City's compost facility. Residents can self-haul yard waste to the City's compost facility year-round during open hours for no fee. The City also operates a free tree and brush drop-off site with limited year-round hours of operation. These two City facilities are discussed in detail in Section 8.0.

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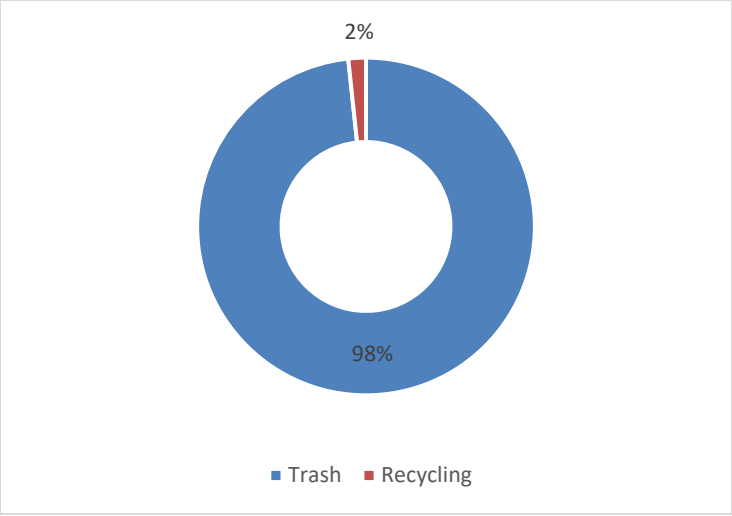
Bulky items. Bulky items may be set out each week in unlimited quantities for no additional charge. This includes furniture, mattresses, televisions, solid paint, tree limbs and brush, dry carpet, and small amounts of bundled or containerized construction and demolition debris. Bulky items are co-collected with the residential trash by the contractor. Residents may also self-haul bulky items to the Joplin Transfer Station owned and operated by WCA for a discounted disposal rate. This program is subsidized by the City and discussed in more detail in Section 8.0.

Cost of service. The cost of residential trash service is $12.66 monthly and an additional $4.59 monthly for recycling service with a planned 2% increase each year. The City is responsible for the billing and collection charges for the waste collection and disposal services through the monthly residential utility bill. The current billing and administrative fee of $0.55 is included on the utility bill and will be retained by the city to offset the cost to the city for administering the residential trash and recycling services.

5.2 Diversion and Participation Rates

In 2021, the City's single family residential sector disposed of 21,489 tons of trash and 367 tons of recyclables through the curbside collection program. Figure 5-1 depicts the relationship between the percentage of trash and recycling collected curbside in 2021. Based on the Waste Characterization Study discussed in detail in Section 3.4, a significant amount of the disposed trash is acceptable in the curbside recycling program. This represents great opportunity to increase diversion in the City by increasing participation in curbside recycling.

Figure 5-1: Tonnage of Residential Trash and Recycling Collected Curbside, 2021



The household participation rate in the recycling subscription program was 9.9 percent in 2021. Table 5-1 outlines the number of households participating in the trash and recycling programs over the past five

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years. Participation in recycling has increased steadily and slightly from 2017 to 2021; however, it represents less than ten percent of the total participating households.

Table 5-1: Residential Customer Counts and Recycling Participation Rate

Year	Refuse	Recycling	Recycling Participation Rate
2017	16,679	1,341	8.0%
2018	16,671	1,471	8.8%
2019	16,744	1,593	9.5%
2020	16,871	1,628	9.7%
2021	17,304	1,713	9.9%

5.3 Options

Continue current service. Continue combined material collection (refuse, yard trimmings, bulky items) in unlimited quantities and voluntary opt-in for recycling service. This option provides the least incentive for diversion of materials from the landfill. The collection of unlimited materials creates unpredictable weekly volumes.

Provide recycling to all residents as part of the base service. Including recycling as part of the base level of service provides all single-family residents equal access to recycling. The cost per household for service is typically reduced compared to the subscription service due to the economy of scale. It is also standard to negotiate a rebate for material collected based on the quality of material recycled. When residents are provided convenient access to curbside recycling, participation is highly likely to increase. Collection may be weekly or bi-weekly. Weekly collection is convenient; bi-weekly collection can reduce costs. If recycling is collected bi-weekly, it is recommended to provide 96-gallon carts to accommodate storage of materials.

Implement Pay-As-You-Throw (PAYT). PAYT (also known as unit pricing or variable-rate pricing) charges residents based on the amount they throw away. Residents are provided with a financial incentive to generate less waste and recycle and compost more. PAYT treats waste services just like water, electricity, gas, and other utilities. There are various ways to implement a PAYT system that include the following options:

- Set a weekly allowable maximum waste volume (i.e. one standardized 96-gallon cart) and charge for additional waste set out beyond the maximum limit by making tags or bags available for purchase.

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- Provide various cart sizes at tiered pricing. This option requires billing all customers individually to reflect the cart size price. It also requires having a stockpile of carts on hand to distribute as customers change their preferred cart sizes.
- Provide a standard cart size and offer an additional cart for an additional fee.

Limit bulky item collection. Limit the amount of bulky item set out to a specific quantity. Limiting the set out allows for collection efficiencies and prevents the abuse of the program. Restrict bulky item set out to a less frequent schedule such as monthly or quarterly. Bulky items could still be co-collected with refuse but on a less frequent basis. A separate bulky item program is likely to be more operationally efficient than current bulky item management with refuse.[6] Trucks designed specifically to collect bulky items increase efficiency and reduce staffing compared to manual collection. A separate bulky item collection service could provide financial benefit to the City by mitigating cost increases during the next procurement process. Effective implementation of a new bulky item collection program would require significant public education and outreach efforts by the City.

Prohibit yard trimmings comingled with refuse. Yard trimmings could be prohibited from being co-collected with trash. If separate collection service is not provided through the City contract, then it would be left up to customers to manage yard trimmings. Options for management of yard waste includes contracting individually with a private hauler, self-hauling to a drop off facility, or managing the material on site through mulch mowing and/or backyard composting. The benefit of this option is that only customers who use a collection service pay for the service; however, it may cause some illegal dumping of yard trimmings. Effective implementation of a new yard waste collection program would require significant public education and outreach efforts by the City (refer to Section 4.0). Options for a separate yard trimmings service include the following:

- **Regular, scheduled service.** The City may choose to provide collection of yard trimmings with regular scheduled routes and collection frequencies, similar to typical curbside refuse or single-stream services. Service frequencies can range from weekly to annually.

- **Subscription service**. The City may leave it up to each residence to decide to opt into a yard trimmings collection service. Only those residents needing the service pay for the service. This incentivizes residents to manage their yard waste on their property through mulch mowing and composting, rather than setting it at the curb to be managed off site.

[6] This is not meant to imply that total monthly customer rates would decrease with provision of a separate program.

- **Drop off facility**. Residents may self-haul yard trimmings and brush to the City's Compost Facility. The City currently offers this service for no charge. While this is the least expensive option for residents, it requires the most effort of all the options and may prohibit residents without the appropriate vehicle to self-haul.

5.4 Benchmarking and Case Studies

Peer communities have been identified and evaluated on their residential curbside solid waste services for benchmarking. There is a range in services for trash, bulky items, recycling, and yard waste. Table 5-2, Solid Waste Services Comparison, outlines the services and costs to residents per month for those services for various communities in and around the City.

Table 5-2: Solid Waste Services and Cost Comparison

Community/ Provider	Monthly Rate	Curbside Trash	Bulky Items	Curbside Recycle	Curbside Yard Waste
Joplin, MO City Contract (Republic)	$12.41 (trash only)	Cart provided, unlimited	Unlimited, included	Optional subscription, bi-weekly ($4.59/mo)	Co-mingled with trash; seasonal leaf collection
Bentonville, AR City Contract (Republic)	$13.89 (2019)	Cart provided	One item per week, included	Included, weekly, cart provided	Not allowed with trash; subscription available
Webb City, MO City Contract (WCA)	$10	Cart provided	Must schedule pick-up, free	None	None
Fayetteville, AR City Service	$10.65, $16.27, $23.09	Cart provided, PAYT, $7.20/extra bag	One per year-scheduled, free	Included, weekly, 18-gallon totes provided	Weekly collection for composting
Springfield, MO Open Market 10+ licensed haulers	$10 - $16 (trash only) (2017)	Varies	Varies	Optional subscription $3-8	Varies
Tulsa, OK City Service	$12.42, $13.92, $15.42	Cart provided, PAYT, $6/extra cart; stickers for extra bags	$10 per scheduled collection	Included, cart provided, weekly	Co-mingled with trash
Carthage, MO City Contract (Republic)	$13.08	Weekly, cart provided, $3.12/extra cart	Must schedule pick-up	None	None
Pittsburg, KS Open Market 3 waste haulers,	$16.82 - $36.50 (trash only)	Cart provided	Must schedule pick-up for a fee ($10-25)	Optional subscription, weekly $20/mo	Subscription available $2-6/mo

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1 recycling hauler					
Neosho, MO City Contract (Republic)	$10.95/mo for 1 can (55 gal), $5/additional can	Weekly, PAYT	Must schedule pick-up, free	None	None

5.4.1 Case Study – Transitioning to Recycling for All System

The City of Olathe, Kansas provides municipally provided solid waste services. Currently, services include weekly automated cart-based refuse collection, weekly yard waste collection, and bi-weekly automated cart-based recycling collection. In 2010, the city transitioned to the automated cart program for recycling and switched collection to every other week. The city distributed all customers with a 95-gallon cart for recycling collected every other week. Previously, customers were using 18-gallon totes for recycling.

Providing all residential customers with a cart to contain recyclables contributed to nearly tripling the quantity of materials collected. The quantity of recyclables collected curbside from approximately 2,100 tons in 2009 increased to approximately 6,000 tons by 2011. The carts provide more storage capacity than recycling totes, which allowed Olathe to collect recyclables every other week and still increase quantities collected.

5.5 Stakeholder Engagement

The community survey provides insights into the opinions of the community on the residential options considered. Most respondents of the survey indicated that they live in a single-family household (97%) and those that indicated that they live in a multifamily household were directed to skip questions specific to the residential curbside program. Overall, residents are completely satisfied (16%), satisfied (48%), or neutral (19%) with the current program. Figure 5-2 depicts the satisfaction of residents with the curbside program.

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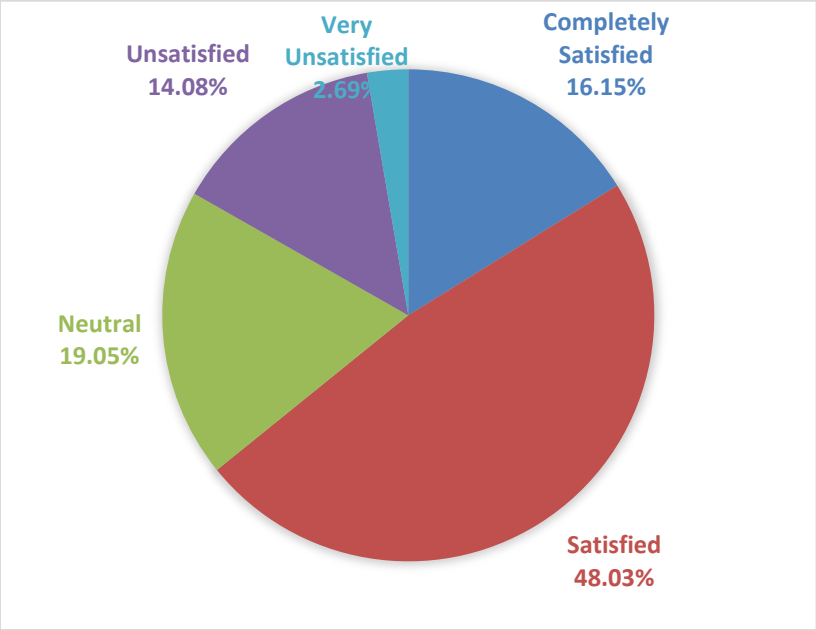
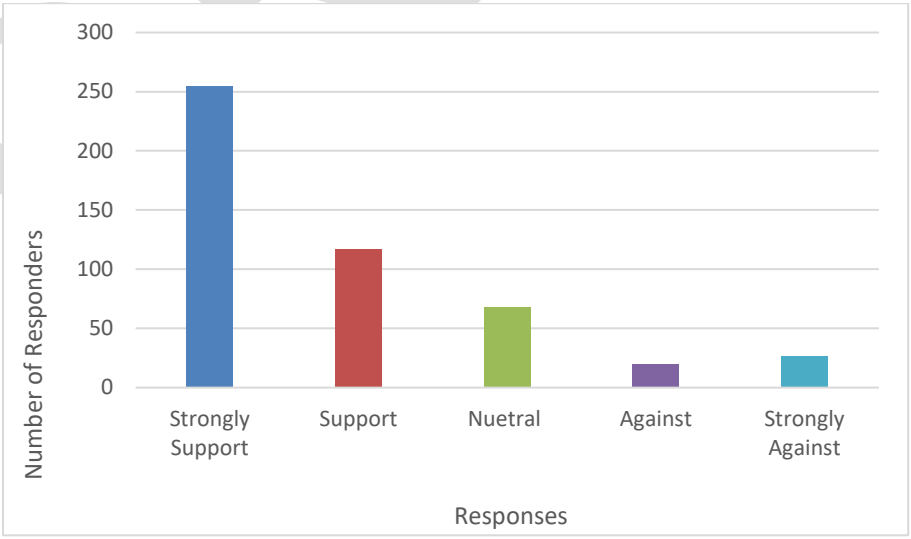
Figure 5-2: Survey Response – Customer Satisfaction with Curbside Services



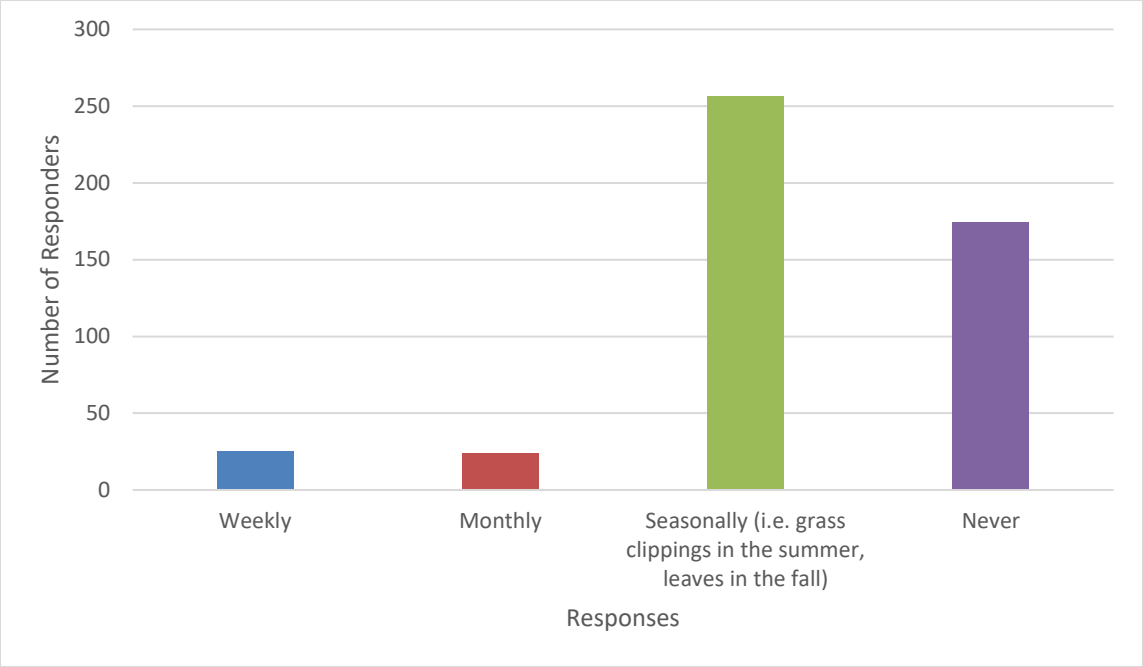
Slightly less than half of the respondents indicated that they currently subscribe to the optional curbside recycling service. When asked if they support the City contracting for recycling for all residents as part of the base service, respondents are supportive with 52 percent strongly supportive, 24 percent supportive, and 14 percent neutral and less than ten percent being against or strongly against it. Figure 5-3 depicts how likely respondents are to support the City contracting for recycling service for all residents.

Figure 5-3: Survey Response – Level of Support for City-Wide Curbside Recycling



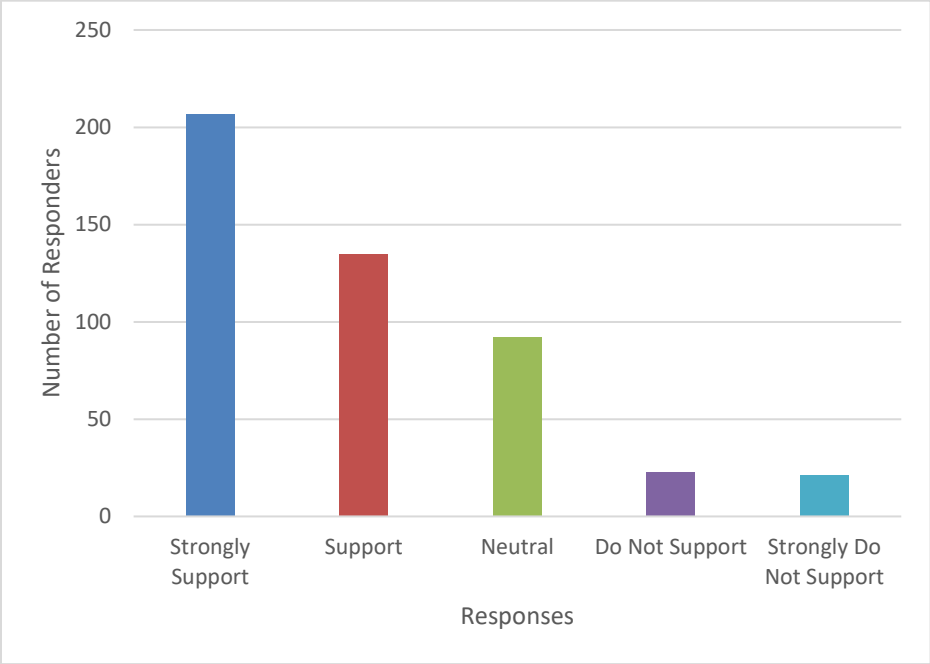
The survey included questions pertaining to the management of yard trimmings. When asked how frequently residents generate yard trimmings, the majority of respondents answered "seasonally" followed by "never". Figure 5-4 depicts the survey responses when asked about the frequency of yard trimming materials.

Figure 5-4: Survey Response – Frequency of Setting Out Yard Trimming Materials



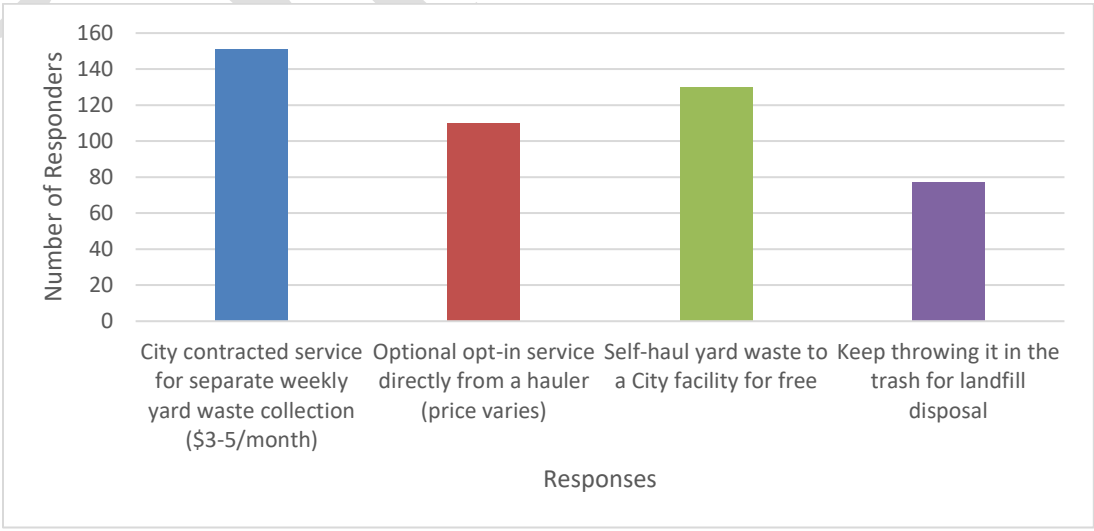
Survey respondents were asked if they support the City restricting yard trimmings from landfill disposal. Overall, there is support with respondents indicating they strongly support (43 percent), support (28 percent), or are neutral (19 percent) with less than ten percent being against or strongly against. Figure 5-5 depicts the level of support for the City to restrict yard trimmings from landfill disposal.

Figure 5-5: Survey Response – Level of Support of Separate Collection of Yard Trimmings



While resident support the separation of yard trimmings from the refuse, there was a variety of service levels preferred for management of the material. Thirty-two percent indicated they would support paying a fee for the City to contract for services, 23 percent selected they would support an optional service for a fee, 27 percent identified that they prefer to self-haul material to the City's Compost Facility for free, and 16 percent prefer to continue throwing material into the landfill. Figure 5-6 depicts the survey respondents preferred management of yard trimmings.

Figure 5-6: Survey Response – Preferred Management of Yard Trimmings



5.6 Key Findings and Recommendations

Single-stream recyclables are materials that are accepted through curbside recycling programs, processed through MRFs, and sold as commodities to markets where the material is then made into new products. The city's current recycling program consists of a voluntary subscription service for an additional fee on top of the fee for standard residential refuse. Recycling is collected every other week in a 96-gallon cart provided by the contractor. In 2021, the household participation rate in the recycling subscription program was a mere 9.9 percent. The City's single family residential sector disposed of 21,489 tons of trash, a significant amount of which was considered acceptable in the curbside recycling program.

Based on the current system review, an evaluation of options, and stakeholder engagement, the following recommendations are being made pertaining to the residential sector.

1. **Include recycling in City contract for all customers.** Replace the current voluntary recycling subscription service, which requires an additional fee, to include recycling as part of the base refuse collection service. This will provide all single-family residents with convenient and equal access to curbside recycling and encourage higher participation. All customers should be provided with a 65-gallon recycling container. Educational materials containing recycling information should accompany container delivery. It is recommended that collection occur weekly and on the same day as standard trash collection to avoid confusion for participants and provide convenience. If biweekly collection is preferred due to cost, a 96-gallon cart is recommended to accommodate storage of materials. However, the cost of weekly collection may be minimized through rebates for collected materials and reduced cost per household for service with the inclusion of all residential customers due to the economy of scale.

2. **Seek a variety of options in the procurement of services.** Request during the next bid process that vendors provide cost for a variety of service options, including weekly and biweekly collection. Providing a 95-gallon cart, for example, is sufficient capacity for most customers to switch to biweekly collection. While weekly collection is preferred for its convenience, biweekly collection may be the most cost effective. Biweekly collection may also allow other materials such as yard trimmings, to be collected on alternative weeks.

3. **Implement Modified Pay-As-You-Throw Program.** The Modified PAYT Program would charge customers for additional trash carts beyond the standard single cart allocated per residence. Customers are provided with a financial incentive to generate less waste and increase diversion efforts via recycling and composting.

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4. **Limit bulky item quantity and reduce collection frequency.** Restrict curbside bulky item collection to a less frequent schedule, such as monthly or quarterly instead of weekly. Bulky items could still be co-collected with refuse but on a less frequent basis. Limit the number of bulky items for curbside pick-up to a specific quantity (e.g., 3 items per month) to improve collection efficiencies and prevent abuse of the program. A separate bulky item program is likely to be more operationally efficient than the current combination of bulky item management with standard refuse. Trucks designed specifically to collect bulky items increase efficiency and reduce staffing needs compared to manual collection. Furthermore, a separate bulky item collection service could provide financial benefit to the City by mitigating cost increases during the next procurement process. Effective implementation of a new bulky item collection program would require significant public education and outreach efforts by the City.

5. **Continue to provide bulky item drop-off options.** Continue to provide a discounted drop off at a local transfer station for bulky items.

6. **Prohibit comingling of yard trimmings with refuse and provide a subscription yard trimmings collection service.** The City should develop regulations to prohibit comingling of yard trimmings with standard household trash for collection. This will allow the City to divert additional material from landfills and, over time, may significantly increase its overall diversion rate. Additionally, the City should work with their waste contractor to provide residential customers with an optional separate yard trimmings collection in paper/Kraft bags. Residents may decide whether they'd like to independently opt into a subscription-based yard trimmings collection service. Only residents requesting the service would pay for the service. This may incentivize residents to manage their yard waste on their property through mulch mowing and composting, rather than setting it at the curb to be managed off site. Effective implementation of a new yard trimmings collection program would require significant public education and outreach efforts by the City.

7. **Continue the City leaf program, modify to require bagged material.** The City should continue to provide its current seasonal curbside leaves collection service with the new provision requiring material be bagged in paper/Kraft bags. This program is further discussed and evaluated in section 8.0.

8. **Consider long-term potential for food scraps diversion.** Significant quantities of food scraps that have the potential to be diverted through composting are currently being landfilled and

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curbside options for food scraps collection and processing are not being offered. In the long-term, the City should consider food scraps diversion, depending on development of markets, local processing options, and residential demand. These should be used as factors in determining if, when, and how the provision of a food scraps collection service may be financially feasible for the City.

9. **Education and outreach.** Providing initial and ongoing public education and outreach to residents is critical for the success of the City's solid waste management system. Guidance and support from the City can shape proper participation and positive program engagement experiences for residents, which increases customer satisfaction and enables progress toward the City's goals. Distributed materials covering waste reduction, recycling, and composting are typically broad in topic unless the messaging is geared toward promoting a time-specific event. A variety of communication methods, including newsletters, social media, in-person community programs, and the City's website, may be utilized to promote the messaging. Initial education and outreach for new programs and changes to existing programs as well as ongoing communications, are critical for the long-term success of the City's waste management system. Detailed recommendations for education and outreach are provided in Section 4.0.

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6.0 TRANSFER STATION AND CITY CONTRACTS

This Section includes an analysis of the City contract for subsidized service at a local transfer station and the City contract for solid waste services from municipal buildings.

6.1 Transfer Station Drop Off Service

The City contracts with a local transfer station to provide subsidized disposal service for residents. Residents may dispose of up to 2,000 pounds of brush, tree limbs, and bulky items at a discounted rate, subsidized by the City. The City entered a contract in April 2021 with WCA at the Joplin Transfer Station located at 3700 West 7th Street. Previously, the City contracted with Republic Services for this service at the Galena Transfer Station at 1715 East Front Street in Galena, Kansas.

6.1.1 Participation and Diversion

Participation is tracked by the transfer station personnel and reported to the City. Customers are charged per vehicle size from one of two categories, "small trailers" or "large trailers". Quantities are not weighed or tracked so the actual quantities of material collected through this program are unknown. A multiplier of 0.76 tons per load was utilized to convert the number of loads to tons. This multiplier was based on an average of tons/load data from studies conducted by Burns & McDonnell at four other transfer stations. Table 6-1 indicates the annual number of MSW loads received through the subsidized residential transfer station program and the estimated associated tonnage.

Table 6-1: Annual Transfer Station Vehicle Count and Estimated Tons

Year	2019	2020	2021*
Number of Loads	1,855	1728	--
Estimated Tons	1410	1313	--

*WCA did not report data in 2021.

6.1.2 Illegal Dumping

Currently, the City's Parks or Streets Departments collects illegally dumped material from public property. Material is disposed through a City serviced dumpster. The City provides an annual tire collection event. Programs are funded through a citywide cleanup tax.

6.1.3 Stakeholder Engagement

The community survey asked one question specific to the discounted service at the transfer station. Respondents are generally very satisfied, satisfied, or neutral with the service. However, 75 percent of

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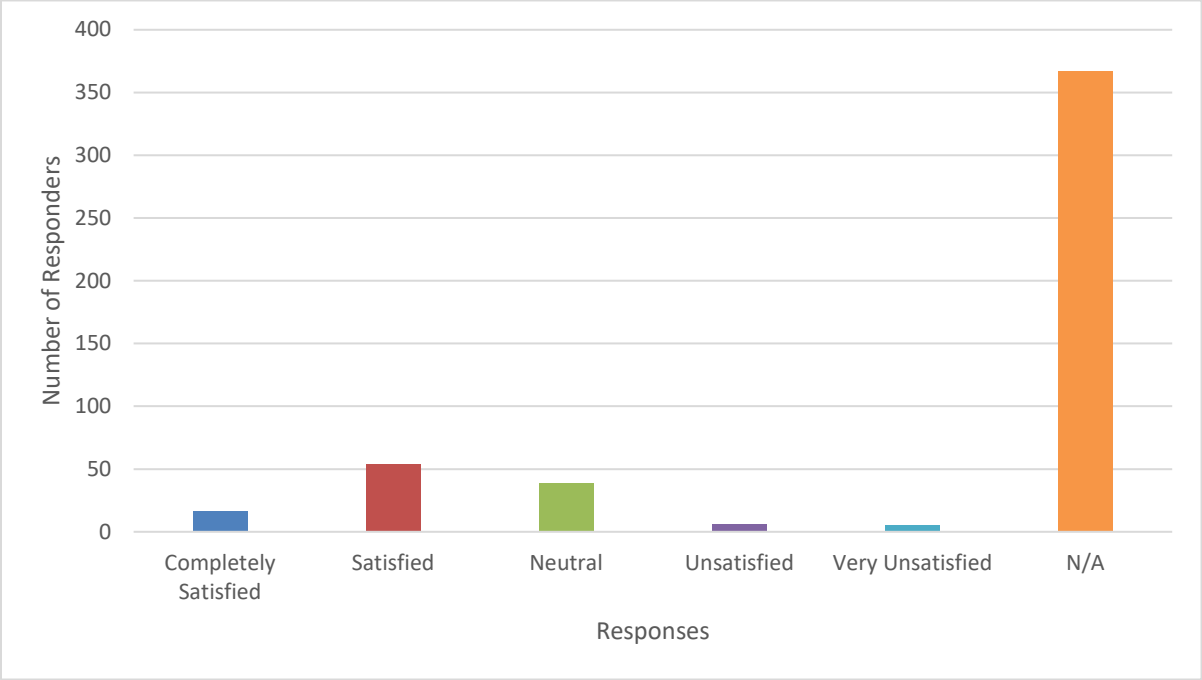
respondents indicated that they have never utilized the service. Multiple comments were received stating that residents were unaware of the service. Figure 6-1 depicts the responses to the level of satisfaction with the service at the WCA Joplin Transfer Station.

Figure 6-1: Survey Response – Satisfaction with Transfer Station Service



6.2 City Facilities Trash and Recycling Services

The City contracts for solid waste collection services at City facilities through the same contract for residential services. The City's current contractor, Republic Services, began their most recent agreement on July 1, 2021, and is for a period of five years. The contract includes service for both trash and recycling services. Recycling is collected as single stream. The cost for trash and recycling collection is the same.

The City is currently engaged in very little recycling from municipal buildings. Cardboard is collected at select locations and contracts with Midwest Fiber for collection services.

6.3 Key Findings and Recommendations

The discounted disposal at a local transfer station is a valuable service for the community that provides a cost-effective option for proper disposal of bulky items and brush. The program is well received by those that utilize it; however, it appears that community awareness is low.

1. **Continue to provide discounted disposal at a local transfer station.** The City-subsidized disposal program at a local transfer station provides residents with discount disposal. This supports a system with less frequent collection of bulky items as well as promotes appropriate disposal over illegal dumping.
2. **Promote the program.** Promote awareness of the program through the various methods described in Section 4.0, Education and Outreach.
3. **Lead by example**. Implement a comprehensive recycling program at all City occupied buildings utilizing the current vendor contract. The City is underutilizing the contract with Republic Services to provide recycling. The current contract includes negotiated pricing and service. Recycling more would result in reducing waste and could be cost neutral.

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7.0 RECYCLING CENTER AND HOUSEHOLD HAZARDOUS WASTE

Recycling drop off facilities provide a valuable service to a community. Recycling diverts material from the landfill, conserves natural resources, reduces negative impacts on the environment, strengthens the economy, and creates jobs. Recycling drop off facilities are especially valuable for the multifamily sector and small businesses to have access to recycling. The purpose of an HHW collection program is to provide residents with access to safe and proper disposal options for household materials that are not suitable for disposal in a landfill or for collection with other curbside residential programs.

7.1 Current System Overview

The City operates a Recycling Center which includes the collection of HHW located at 1310 West A Street. The Recycling Center is free and open to the public regardless of residency. The HHW collection program is limited to residents of McDonald, Newton, Jasper, Barton, and Vernon Counties and no commercial HHW waste is accepted. The Recycling Center accepts and recycles a wide variety of materials for recycling and reuse. All material is source separated into the appropriate collection containers. Customers sort their own material with assistance from staff and volunteers. Table 7-1 outlines the accepted materials and the management methods.

Table 7-1: Recycling Center Acceptable Materials and Management Methods

Material	Management Method
Corrugated Cardboard and Paperboard	Midwest Fiber – Webb City
Paper: Newspapers, Magazines, Office Paper, Junk Mail	Midwest Fiber – Webb City
Plastic #1 and #2	Midwest Fiber – Webb City
Plastics #5	Recycler – Individual (unknown)
Aluminum Cans	Commercial Metals Company (CMC) Recycling - Joplin
Steel/Tin Cans, Scrap Metal	Commercial Metals Company (CMC) Recycling - Joplin
Batteries (all)	Call to Recycle; Safety Clean
Electronic Waste (fees apply for select items)	Computer Recycling Center - Joplin
Cooking Oil	Brooks Grease Service – Tulsa (FOG hauler)
Glass	Ripple Glass – Kansas City
HHW	Tradebe

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Paper, cardboard, plastics, scrap metal, aluminum cans. These materials are collected and processed by local, established recycling vendors. The City receives a rebate for the value of the recyclable material and there is a charge for the hauling service.

Glass. The City recently switched to a new vendor for glass recycling. The new vendor allows glass to be collected loose, while the previous vendor required the glass to be sorted by color and crushed; therefore, safety is greatly improved onsite. However, the new vendor is unable to provide a roll-off collection container and staff are having to improvise with temporary IBC storage containers. When the vendor comes to pick up the material it is being moved from the temporary storage containers to a roll-off using a fork truck. The vendor, Ripple Glass, proposed that a bunker system is the most preferred method of collection and storage, however, the current facility size prohibits this option.

Batteries. All battery types are accepted and recycled through a contractor which specializes in battery recycling for a fee. Some batteries such as lead-acid batteries, if separated, may generate a rebate for the value of the material.

Electronic waste. Electronic waste or ewaste is a difficult to recycle material stream so it is a valuable service to provide. The City collects a fee from customers for the disposal of televisions and computer monitors to support the program. The City only accepts checks or money orders and does not accept cash or credit cards due to the facility location and security concerns. The limited payment types causes an inconvenience for customers.

HHW. The Recycling Center provides the safe management and disposal of harmful household chemicals for all residents located in Solid Waste Management District M (District M). District M supports this program financially through annual grant funding. HHW material is collected and temporarily stored on wire shelves in a trailer. The containers on the shelves are not sorted by chemical properties and there is no secondary containment in the event that there is a leaking container. When time is available, staff are responsible for packing the containers into appropriate drums based on chemical properties. The vendor collects the drums and generates a manifest. Staff do not receive formal training on handling and storage of HHW materials and there are many safety issues with the current operation. Considerations for improvements to the HHW collection trailer include the following:

- Provide secondary containment of materials on the shelves waiting to be sorted such as plastic bins or totes.
- Designate and label shelves for compatible materials and distinct separation of potentially reactive materials.

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- Provide appropriate personal protective equipment (PPE) for staff handing the materials (i.e. nitrile gloves, steel-toed boots, Tyvek aprons or suits) and materials for testing unknown products (pH test strips, oxidization test strips).
- Ensure there are stocked emergency spill supplies to handle a variety of chemicals such as oil-dry pads and booms, kitty litter or similar, acid neutralizer, mercury spill kits, overflow drum, etc.
- Provide a minimum of 8-hours of hazardous materials management training for all fulltime staff and managers at the Recycling Center.

7.2 Location and Accessibility

The Recycling Center is centrally located near the City center on navigable roads. It is on City property in the parking lot of the Public Works Center. The permanent facility is open year-round on a regular schedule, Tuesdays and Thursdays from 12:00 – 6:00PM; Wednesdays, Fridays, and Saturdays from 9:00AM – 3:00PM; and closed holidays. These hours provide accessibility for a wide range of work schedules accommodating weekday, evening, and weekend hours.

Flooding issues. The Recycling Center location experiences significant flooding on a regular basis. Staff reported as much as four feet depth of water has been recorded during a flooding event. Due to the nature of the material that is being handled at the facility, this issue needs to be addressed to prevent harmful materials, liter, and debris from entering natural waterways. This report discusses in detail the option for relocating the Recycling Center to be co-located with other City services in Section 9.0: Facility Location Evaluation. If the Recycling Center is to remain at the existing location, it is recommended that engineering controls be evaluated to reduce flooding and prevent stormwater runoff through the facility.

Traffic flow. Customers enter the facility from West A Street and exit through North Porter Avenue. Figure 7-1 provides an aerial view of the Recycling Center depicting the entrance, exit, and parking lot spaces visibly painted in yellow. Customers must pull their vehicles forward into parking spaces and reverse to exit. There are limited parking spaces, and they are full during peak hours of operation. Customers assist with unloading their vehicles and carrying out the sorting of their materials into the appropriate locations on the facility. Pedestrians cross traffic with vehicles during the sorting of their materials. This increases potential for accidents and more of a distinction between vehicle traffic and pedestrian traffic is advised.

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Figure 7-1: Aerial of Joplin Recycling Center from Google Map Data 2022



Signage. There is adequate signage for directing traffic and identifying the appropriate bin for each material type, however, all the signage is different. There is no cohesion to the signage and staff spend time verbally directing customers toward the appropriate collection containers for materials. Formalizing and updating all the facility's signage to include the City's branding will improve the customers experience, reduce workload for staff, and provide a positive impressing for the customers. Figure 7-1 provides visual examples of the variation in signage at the Recycling Center.

Figure 7-2: Examples of Signage Variation at the Recycling Center



Capacity. The City utilizes all the available area on the property. Staff have found ways to make the most efficient use the space available to collect the desired materials. There is no additional space to address a growth in the program or expansion of services to additional materials. The only way to meet the growing demand of the community is to increase the frequency of collection by the vendors or relocate to a larger facility.

7.3 Participation and Diversion

In 2019[7], the Recycling Center collected 422 tons of materials from approximately 32,991 visitors (repeating customers counted per trip). Table 7-2 displays the annual participation and diversion over the past five years. The pounds per participant remains relatively steady over time, between 22-30 pounds per participant. Tonnages are reported by vendors and visitor counts are estimated and recorded daily by staff.

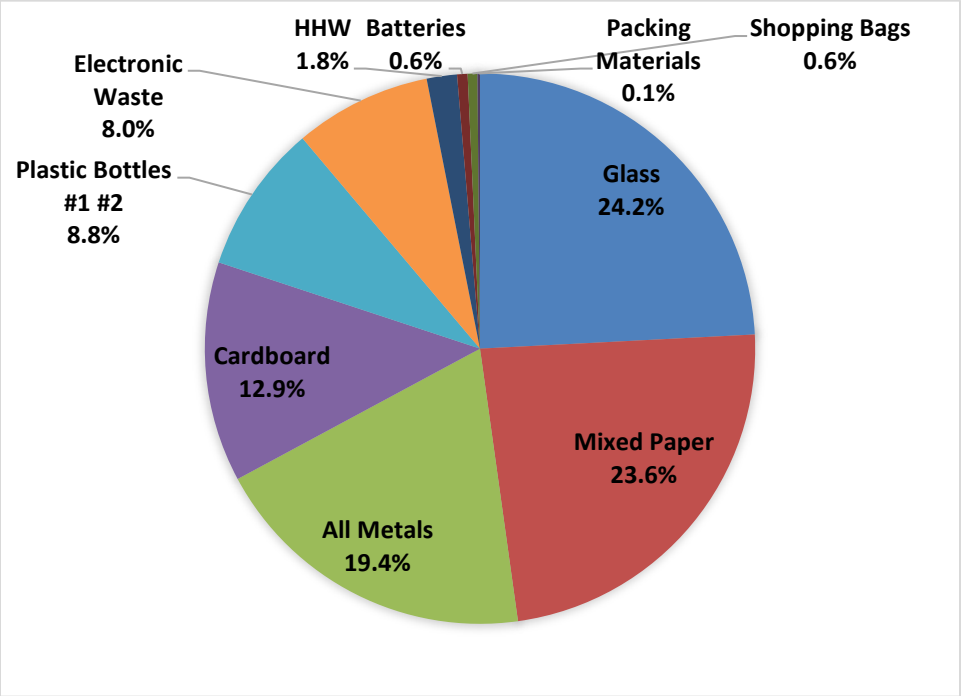
Table 7-2: Annual Participation and Diversion from Recycling Center

	2017	2018	2019	2020	2021
Total Tons	415	519	422	286	318
Total Pounds	830,620	1,037,520	844,351	571,240	636,080
Total Participants (Cars)	33,290	34,566	32,991	25,920	--
Pounds per Participant (Car)	25	30	26	22	--

[7] The year 2019 was selected as the example due to variations brought on by Covid and report tracking data availability.

Figure 7-3 shows the distribution of materials collected in 2019 by weight. Glass comprises 24.2 percent of the total material collected followed by mixed paper at 23.6 percent, metals at 19.4 precent, cardboard at 12.9 percent, and plastic bottles at 8.8 percent. The remaining materials comprise less than 12 percent of material collected but provide a valuable service in difficult to recycle and hazardous materials including ewaste, HHW, batteries, shopping bags and packing materials.

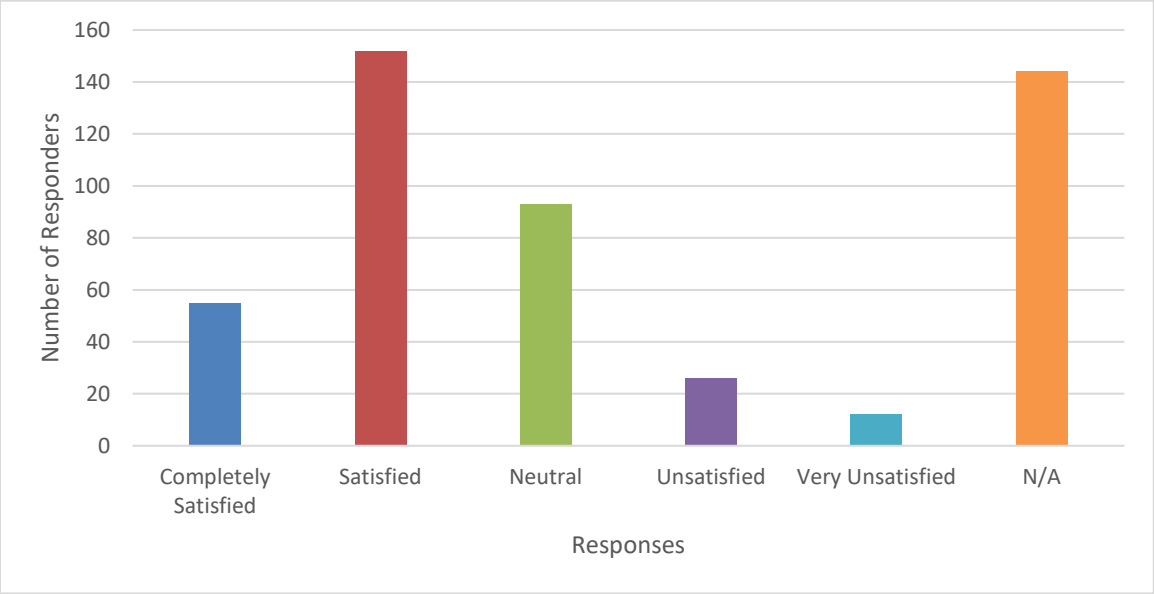
Figure 7-3: Distribution of Materials Collected in 2019 by Tons



7.4 Stakeholder Engagement

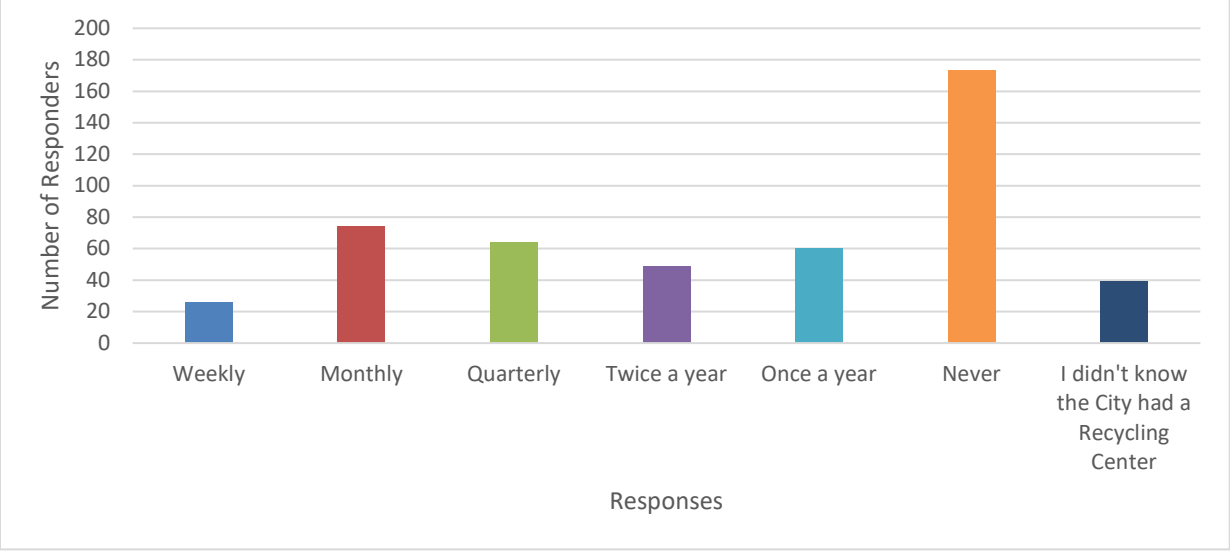
The community survey included two questions specific to the Recycling Center Program: one question on the satisfaction with the program and the other on the frequency of use. Most survey respondents are completely satisfied (11 percent), satisfied (32 percent), or neutral (19 percent) with the City's Recycling Center and HHW Drop Off. Only eight percent are unsatisfied (5 percent) or very unsatisfied (3 percent). Thirty percent of respondents identified this question as not applicable, presumably because they have never visited the facility. Figure 7-4 depicts the survey responses for the customer satisfaction with the City Recycling Center.

Figure 7-4: Survey Response – Satisfaction with Recycling Center



Those survey respondents who utilize the recycling center utilize it multiple times each year. Very few respondents did not know that the City provides this service. Figure 7-5 depicts the frequency that customers visit the recycling center.

Figure 7-5: Survey Response – Frequency of Visiting the Recycling Center



7.5 Key Findings and Recommendations

The Recycling Center is a well-known and well-appreciated City service. There are opportunities to promote the service more broadly. The City does not currently collect data from the patrons of the

Recycling Center or track participation. Additional data collection would assist in identifying the user statistics. The following recommendations were identified:

1. **Provide hazardous waste training.** Provide safety training for full time staff including the technicians and manager of the Recycling Center and HHW Drop Off. They should receive a minimum of 8-hours training annually on the safe handling of HHW material. It is common for service vendors, such as Tradebe, to provide this type of training as part of a contract. Funding for training may also be requested as part of the District M grants.

2. **Review vendor contracts.** Conduct a comprehensive review of each of the vendors and contracts, where applicable, to ensure that the material is being appropriately handled and that the best price and service is obtained.

3. **Update signage.** Update and formalize all signage to include the City's branding. Consider utilizing professional services to develop a comprehensive site plan for signage. This will improve the customer's experience, reduce workload for staff, and provide a positive impression on the customers.

4. **Identify funding for a permanent glass collection solution.** Grant funds may be available through District M and other resources. Glass recycling is a popular service and while the recent changes have improved the safety for workers, a glass bunker is the preferred solution. The City could become a glass recycling hub in the region if they were able to locate a glass bunker and store more material.

5. **Reduce flooding.** Evaluate engineering controls that could be implemented to reduce flooding.

6. **Collocate City services.** Consider co-locating services with the City's Composting Facility and Tree Limb Drop Off. Refer to Section 9.0 Facility Location Evaluation for more details.

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8.0 COMPOST FACILITY AND TREE LIMB DROP OFF

Organic material comprises a significant portion of the waste stream and diversion of organics presents a significant opportunity for decreasing material sent to the landfill. The City operates a Compost Facility and a Tree Limb Drop Off facility. This section reviews current programs, provides options for improvement, and recommendations.

8.1 Compost Facility Overview

The City compost facility is located at the Turkey Creek Wastewater Treatment Plant (WWTP) at 3457 West Eddy Lane. Because the WWTP operates 24/7, the compost facility is always open. The Compost Facility is unstaffed and there is minimal oversight, however, there is not a significant issue with illegal dumping. Acceptable materials include grass clippings, leaves, and other vegetative garden waste. Trees, brush, and limbs are not accepted at this location. The Compost Facility serves anyone regardless of residency for both drop off of material and pick up of finished compost.

The Compost Facility uses aerated windrow technology to process the raw materials into finished compost. The windrows are turned infrequently using primarily a passive approach to composting. Figure 8-1 is a photograph of the entrance to the Compost Facility. The finished compost is distributed for free to the public to self-load and self-haul.

Figure 8-1: City Compost Facility



The majority of material handled at the Compost Facility is generated during the fall months from the City's seasonal leaf collection program. The City allows residents to rake leaves into piles at the curb and the City then collects the material using a City-owned vacuum truck. The material is hauled to the

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Compost Facility and placed into windrows without any grinding. There are a number of challenges with the current collection program for both the residents and the City staff. The primary issue is the loose piles of leaves which often block sidewalks and roadways, blow throughout the neighborhood before they are collected and must be re-raked, and there is no concise schedule for collection.

Location and Accessibility. The Compost Facility is located approximately five miles northwest of the city center and is accessible from navigable roadways. The hours of operation provide maximum convenience as the facility is never closed.

Capacity. This report did not include a formal capacity study, primarily because the quantities of material are not tracked. Generally, the current location is adequate for processing material currently collected using the current composting method. There are opportunities to increase the capacity of the site through technology. Grinding the material will decrease its size and allow it to breakdown more quickly. Increasing the frequency of turning the material will introduce oxygen and contribute to the material composting more quickly. The City indicated that each windrow takes one year to process into compost, while it could be as quickly as 24 weeks. It would require additional staffing and equipment resources to implement changes to increase the processing time. If the City increases the amount of material handled at the current location, it may be necessary with the limited footprint of the current location.

8.2 Tree Limb Drop Off Program Overview

The City provides a free drop off service for tree and brush material, located at 1702 North Schifferdecker Avenue. The drop off facility is open to residents (no commercial) on the third Saturday of the month between March and November. There are no load limits, however, this service is for tree and brush only and no leaves or grass clippings are accepted. The events are staffed to provide quality control of acceptable material and limit participation to residents only. The facility is often accessed by City staff throughout the week and the gates are frequently left open; this presents the opportunity for illegal dumping of unacceptable materials, which occurs occasionally. The lack of staffing oversight also leads to potential dumping by the commercial sector which is not allowed.

The material is collected and stored overtime until there is enough material to process. The City contracts with a company to bring grinding equipment and grind the material into mulch. The facility has an asphalt pad that allows for the necessary grinding equipment to operate. The mulch is primarily utilized by City projects by the Parks and Recreation Department and Public Works Department. A significant amount of the mulch is used as a bulking agent for the biosolids. When there is excess mulch, it is transported to the Compost Facility and distributed to residents for free.

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Location and Accessibility. The Tree Limb Drop Off location is about three and a half miles northwest of the city center on navigable roads. The driveway from the road to the drop off is rough and may be intimidating for some drivers or challenging for smaller vehicles. The facility has limited signage and lacks information such as hours of operation, acceptable materials, and opportunities for education on end use of mulch. The hours are limiting.

Capacity. The capacity of the facility is limited to the amount of material that can be stored on the asphalt pad. As material increases over time, the contractor will need to perform grinding or hauling more frequently to adequately manage the material.

8.3 Participation and Diversion

The quantities of material processed at the Compost Facility and the Tree Limb Drop Off site have not historically been tracked. Participation is also unknown due to the Composting Facility being unstaffed and the lack of tracking at the tree limb drop off events. Quantities for 2021 were estimated using the measurements of the collection piles and converting the cubic yards to tons with a multiplier appropriate for the material characteristics. Section 3.2.1 of this report further describes the methodology and assumptions for calculating the quantities of materials collected by these programs. In 2021, the City collected 9,500 cubic yards of tree and brush material for an estimated 1,900 tons and 4,228 cubic yards of leaves and grass for an estimated 550 tons. Organic materials diverted through these two programs accounts for 9.4 percent of the total waste generated by residents of the City. It is recommended that the City implement a tracking system to capture the quantities and participation in these programs.

8.4 Stakeholder Engagement

The community survey included questions specific to each of the organics collection facilities. The overwhelming majority of respondents indicated that they were either not aware that the City had either a Compost Facility or a Tree Limb Drop Off or had never used the facilities. Figure 8-2 and Figure 8-3 display the survey responses to the frequency of visiting each of the facilities.

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Figure 8-2: Survey Response – Frequency of Visiting the Compost Facility

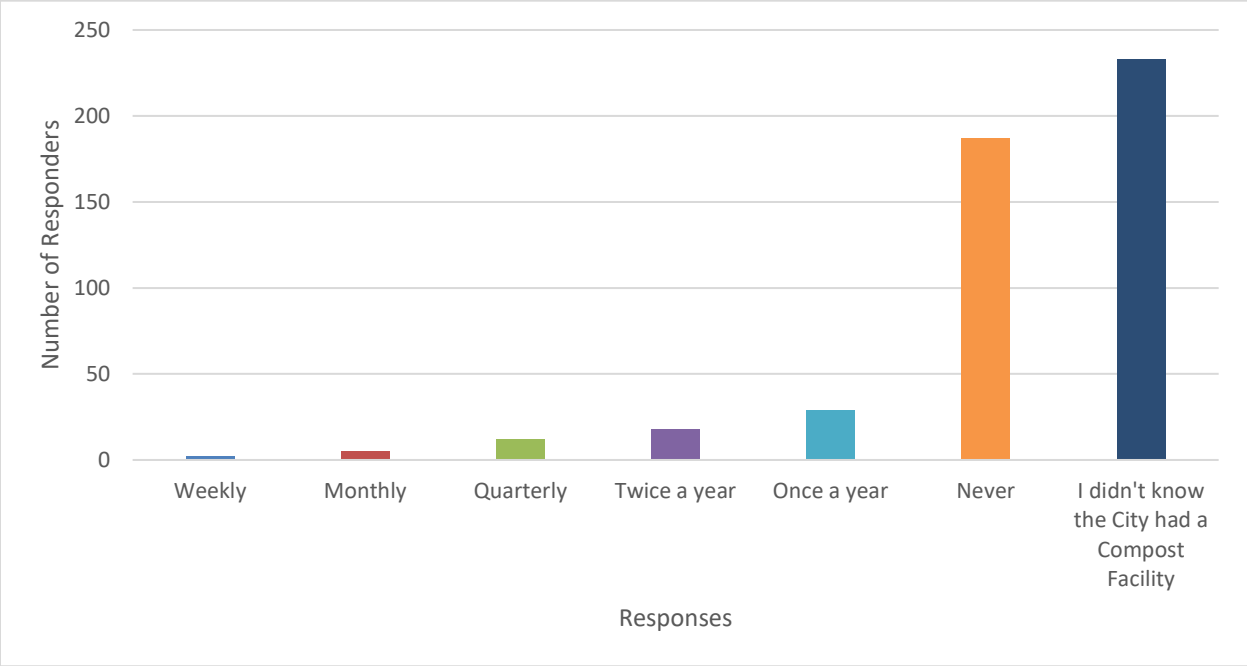
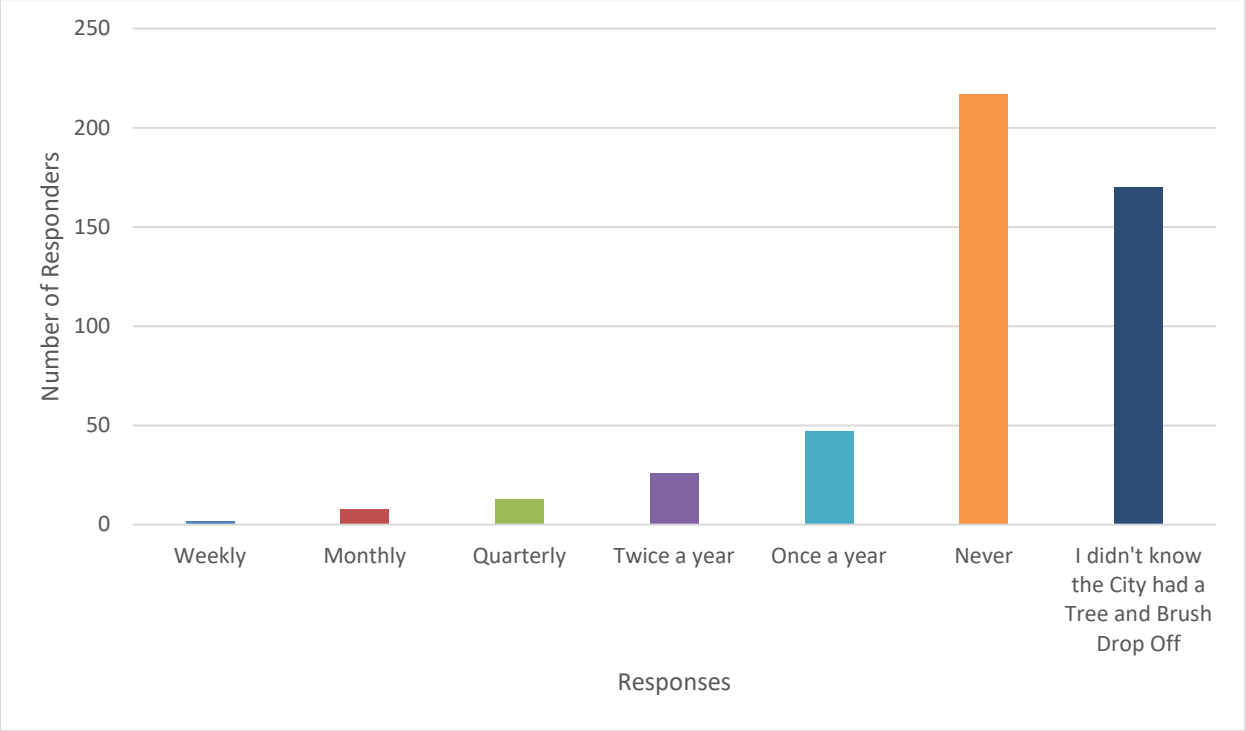


Figure 8-3: Survey Response – Frequency of Visiting the Tree Limb Drop Off



8.5 Key Findings and Recommendations

The City's organic diversion programs provide value to the community as an opportunity to manage yard trimmings and tree limbs. Both the Compost Facility and the Tree Limb Drop Off have opportunities for improvement. The seasonal fall yard trimmings collection program generates a significant amount of material as well as issues for the residents and City staff. The following recommendations include programmatic and systematic opportunities to increase diversion and customer satisfaction.

1. **Track quantities.** Implement a tracking system to capture the quantities and participation in these programs. Use a standard methodology to track and convert units to a volume or weight on annual basis.
2. **Require leaves to be bagged.** Continue to provide the seasonal collection of fall leaves but require residents to bag leaves and vegetation in paper or Kraft bags. This will improve the aesthetics and walkability of the community as well as reduce the blowing of leaf litter.
3. **Develop a collection schedule.** Develop a collection schedule for the community and advertise the potential dates for given communities to expect pick up of materials. While volumes and staffing may be unpredictable, by providing a schedule, residents can plan to set out material for shorter periods, reducing the impact on the sidewalks and leaf blown potential.
4. **Promote the programs.** Increase the community awareness around the availability of the Compost Facility and Tree Limb Drop Off through education and outreach. Specific recommendations for successful education and outreach are outlined in Section 4.0.
5. **Actively engage in composting**. Increase the processing time for composting yard trimmings through active composing including turning, testing soil temperatures and moisture to generate finished product every four to six months. Actively managing compost will allow for handling additional material and potential for sale of compost products.
6. **Contract for yard trimmings disposal.** Require as part of future solid waste contracts that yard trimmings be brought to the facility for processing.
7. **Consider collocating the Compost Facility and Tree Limb Drop Off.** While the Compost Facility has excellent accessibility, the Tree Limb Drop Off has limited accessibility. By collocating these tow material streams, the community would gain the convenience of dropping off multiple materials at one location. Additional discussion on this recommendation is considered in Section 9.0.

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9.0 FACILITY LOCATION EVALUATION

The City provides valuable solid waste programming and services at three City-owned and operated facilities. Programmatic evaluations have been provided in Sections 6.0 Recycling Center and HHW Drop-off, 7.0 Compost Facility, and 8.0 Tree Limb Drop-off. This section evaluates the location and service offerings at each facility for collocating the three services and provides recommendations.

9.1 Goals & Priorities

The City is considering co-locating all three City services at one central location. The purpose of the evaluation is to analyze the benefits, efficiencies, cost-savings, and challenges with co-locating the three City services. The City's goal is to improve customer convenience, expand services, address site-specific challenges, and reduce operational costs.

9.2 Recycling Center and HHW Drop Off Evaluation

As described in Section 7.0, the Recycling Center and HHW Drop Off is a popular City service and is well utilized and appreciated. The location is convenient for residents, however, there are numerous challenges facing the current location. While relocating a popular City service may have drawbacks initially, relocating to a larger facility may provide opportunities to expand service offerings, improve working conditions, and create efficiencies. Table 9-1 identifies and compares the benefits and considerations of the current location to potentially relocating to a new facility.

Table 9-1: Recycling Center and HHW Drop Off Evaluation Matrix

	Current Location	Relocating
Benefits	• Convenient location for the public • Well known and utilized program	• Convenience of dropping off multiple materials in one location • Opportunity to improve facilities, i.e. staff office, signage, storage of materials (HHW) • Opportunities to expand services • Opportunities to collect and store more materials for potential revenue generation from direct sale of recyclables • Improve pedestrian and vehicle traffic patterns • Provide more optimal working conditions for staff • Mitigate flooding potential through engineering and design

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Considerations	• Recuring flooding of site and poor stormwater management • Staff facilities (shed) is exposed to the weather • No restrooms onsite • Current location is at capacity • Limited parking for customers • Vehicle and pedestrian traffic crisscross causing safety concerns • Noise concerns related to proximity to residential neighborhood	• Capital cost associated with relocating (staff office area, roadways/parking, product storage, fencing, etc.) • Education and outreach to the public of new location • Convenience of new location for the public

9.3 Compost Facility Evaluation

As described in Section 8.0, the Compost Facility supports the City's fall leaf collection program and provides a value to the community. The Compost Facility has convenient hours and is always open, however, the drop off service offered to the community is underutilized and not well known. The facility is also at capacity and unstaffed, limiting the level of service offered. Relocating to a larger facility with on-site staffing, would provide opportunities to improve the level of service, generate revenue, create efficiencies, and receive additional yard trimmings from residents year-round. Table 9-2 identifies and compares the benefits and considerations of the current location to potentially relocating to a new facility.

Table 9-2: Compost Facility Evaluation Matrix

	Current Location	Relocating
Benefits	• Open hours 24/7 • Stormwater runoff management through existing WWTP holding pond • Compost is picked up for beneficial reuse by residents	• Convenience of dropping off multiple materials in one location • Staffing oversight; reduced illegal dumping • Increase capacity for processing additional material • Potential revenue for City to charge private business to drop off (landscaping companies) • Potential to sell compost • Expand residential curbside collection of yard waste
Considerations	• Unstaffed, concerns with illegal dumping • Limited space, at capacity • Street crew manages the operation; brings equipment to site (turning windrows with scarab 6 mo)	• Capital cost associated with relocating (pad construction, stormwater management, roadways, etc.) • Ongoing costs for hauling compost to WWTP for use in biosolids • Equipment location, use, maintenance, and/or transporting between facilities

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9.4 Tree Limb Drop Off Evaluation

As described in Section 8.0, the Tree Limb Drop Off facility provides an opportunity for residents to appropriately manage their tree and brush material, adding value to the community. The Tree Limb Drop Off has very limited hours of operation due to the need for staffing oversite at an isolated location. While residents who utilize the program are satisfied with the service, it is an underutilized and relatively unknown service to the community. Relocating to a facility with on-site staffing would provide opportunities to increase the level of service, generate revenue, and create efficiencies. Table 9-3 identifies and compares the benefits and considerations of the current location to potentially relocating to a new facility.

Table 9-3: Tree Limb Drop Off Evaluation Matrix

	Current Location	Relocating
Benefits	• Paved	• Convenience of dropping off multiple materials in one location • Increased accessibility and hours of operation • Staffing oversight; reduced illegal dumping • Increase capacity for processing additional material • Potential revenue for City to charge private business to drop off (landscaping companies)
Considerations	• Limited hours open to public • Unstaffed, concerns with illegal dumping • Limited space, at capacity • Rough terrain for public vehicles	• Capital cost associated with relocating (pad construction, roadways, etc.) • Mulch is mixed with biosolids as bulking agent – hauling distance difference from current site

9.5 Key Findings and Recommendations

This evaluation supports the recommendation to co-locate the three City services at one location. There are significantly more benefits than drawbacks. There are efficiencies gained through utilizing existing staff from the Recycling Center to oversee additional services at a co-located facility. On-site staff oversite would allow the City to generate revenue from additional services. The community would benefit from the convenience of dropping off multiple materials at one location and increased accessibility to services. The following are opportunities for improving the facility and programs specific to a new co-located facility:

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1. **Improve working conditions for staff.** Provide workstations, a breakroom, restroom, and meeting space adequately sized for the number of staff onsite, including the technicians and program manager.
2. **Improve pedestrian and vehicle traffic patterns.** Reduce pedestrian and vehicle crossover through traffic design.
3. **Improve safety of glass handling.** Include a bunker designed for storing glass to improve safety and quality. Design the bunker to be large enough to handle glass from a regional area to support surrounding communities with glass recycling.
4. **Bale and store recyclables onsite.** Brokering recyclables may present an opportunity to generated revenue.
5. **Generate revenue.** Charge commercial landscapers to drop off yard trimming and brush material to generate a revenue.

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10.0 CENTRALIZED FACILITY CONCEPT DESIGN

This section sets forth a concept design (Concept Design) to develop an existing City-owned property into a centralized solid waste facility. The City owns a decommissioned Wastewater Treatment Plant (WWTP) Facility in the northern extents of the City along Lone Elm Road (Site) where limited existing infrastructure is available. The necessary improvements to the Site for the City to operate a centralized solid waste facility are anticipated to include repurposing the existing building into office space, storage, and minimal recyclable material processing, developing areas of the Site to accommodate public drop-off areas for recyclables, household hazardous waste, and organic materials as well as the City-operated tree & brush operation. The proposed conceptual Site design components described in this section have been analyzed at a conceptual level and are therefore not a final engineered design or intended for construction. A detailed engineering design for the Site is necessary should the City choose to proceed with permitting and construction.

An opinion of probable construction costs and anticipated change in operation and maintenance costs associated with this conceptual plan is also provided in this section to assist the City in their decision on the feasibility of developing this Site for future operations.

10.1 Site Location Evaluation

The Site parcel proposed by the City for a centralized solid waste facility is located at the northwest corner of the intersection of North Lone Elm Road and West Soccer Field Road in northwest Joplin, Missouri. The parcel is approximately 21.7 acres along Turkey Creek and was previously a wastewater treatment plant. A map depicting the parcel boundary from the Joplin Local GIS online mapping tool is provided in Figure 10-1[8].

[8] Joplin Local GIS & Survey Section webpage accessed October 31, 2022. http://www.joplinmo.org/905/GIS-Survey-Section

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Figure 10-1: Lone Elm Site Parcel



A basic desktop evaluation of this Site was conducted using publicly-available data to review a few key location siting constraints such as zoning, flood hazards, wetlands, and topography. A summary of the Site location findings is outlined below:

- **Zoning.** The parcel is zoned R-1 for residential. This zoning designation will need to be confirmed by the City Planning Department and potentially rezoned to operate a solid waste facility.
- **Flood hazards.** According to the Federal Emergency Management Agency (FEMA) Flood Maps, the entire Site is within a special flood hazard area. The 100-year base flood zone encompasses the entire Site and over half of the Site is within the regulatory floodway. Developing in the floodway is not recommended as it would require considerable engineering evaluations and approvals to even determine if any development would be allowed at this location along Turkey Creek. Although not ideal, development within the 100-year flood zone is feasible, assuming certain additional development criteria and permitting requirements can be met.

- **Wetlands.** There are no wetlands indicated on the Site according to the U.S. Fish and Wildlife National Wetlands Inventory.
- **Topography.** The topography was identified from the U.S. Geological Survey and informed the concept design. Detailed topography at a greater level of accuracy will need to be obtained with a survey of the Site prior to development to determine detailed grading and drainage.
- **Proximity to Residential.** The Site is bordered by undeveloped land to the north, east, and west. There is sparsely developed residential properties to the south and a pocket of more densely populated residential properties to the southeast. Potential considerations that may impact neighboring properties include increased vehicle and truck traffic, noise from operations, and odors associated with compost operations.

A more thorough investigation of the Site characteristics will be required for permitting and design if the City pursues the development of this Site, including but not limited to, environmental impacts, threatened and endangered species, cultural resources, soil infiltration conditions, geologic and hydrologic conditions, and base flood elevations.

10.2 Permitting Considerations

Although not a comprehensive list, permitting requirements for developments within the City of Joplin may include the following:

- **Floodplain Development Permit.** A floodplain development permit must be obtained from the Department of Public Works for development within Special Flood Hazard Areas designated on the Flood Insurance Rate Maps for Joplin, Missouri.
- **Grading Permit.** A grading permit must be obtained before any land is graded for non-agricultural purposes. This permit includes an application and associated fee, a sediment and erosion control plan, and bonding requirements.
- **Stormwater Permit.** An application for a National Pollution Discharge Elimination System (NPDES) stormwater discharge permit must be submitted to the Missouri Department of Natural Resources when the area of land disturbance is one (1) acre or more.
- **404 Permit**. Grading activities that impact streams or wetlands may require a permit under Section 404 of the Clean Water Act be submitted to the U.S. Army Corps of Engineers (Corps of Engineers). It is the obligation of the property owner or operator to contact the Corps of Engineers to determine whether a permit is required whenever working in these areas. A copy of the Corps of Engineers written determination, where applicable, shall be provided prior to issuance of the grading permit by the City.

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10.3 Site Layout Assumptions and Components

The Site is approximately 22 acres and is limited for development by the floodway extents of the adjacent creeks. The components for this consolidated Site include relocation areas for the Recycling Center, tree and limb drop off, and a public drop off and pick up area for yard waste and compost. Active composting is not proposed to take place at this Site because there is not adequate space to manage the material outside of the floodway.

Key design considerations used to develop the conceptual site layout included access control, traffic flow, operational efficiencies and limitations, and stormwater management. Existing infrastructure and the floodway limitations also provided considerable restrictions to the development of the conceptual site layout. Figure 10-2 on the following page illustrates the conceptual site layout for the centralized solid waste facility as well as the floodway extents posing limited potential use of the parcel.

A more detailed layout of the relocated City drop off services centralized around the existing building and excluding the western extents of the brush storage area is shown in Figure 10-3. The traffic enters from Lone Elm Road and follows the traffic patterns displayed by the red arrows. Cars follow the recycling drop off lane and drop off their recyclables in the cubic yard boxes, which are located inside the garage bay, and can then exit using the bypass lane. Parking is available for residents who need to unload scrap metal, white goods, or used oil. Brush drop off is located on the west side of the recycling facility where vehicles can stop to unload their brush. Yard waste drop off and finished compost pick up are located next to each other near the exit to keep organics traffic from congesting recyclables traffic. Vehicles can pass those who are parked by the yard waste drop off and compost pick up locations, exiting back onto Lone Elm Road.

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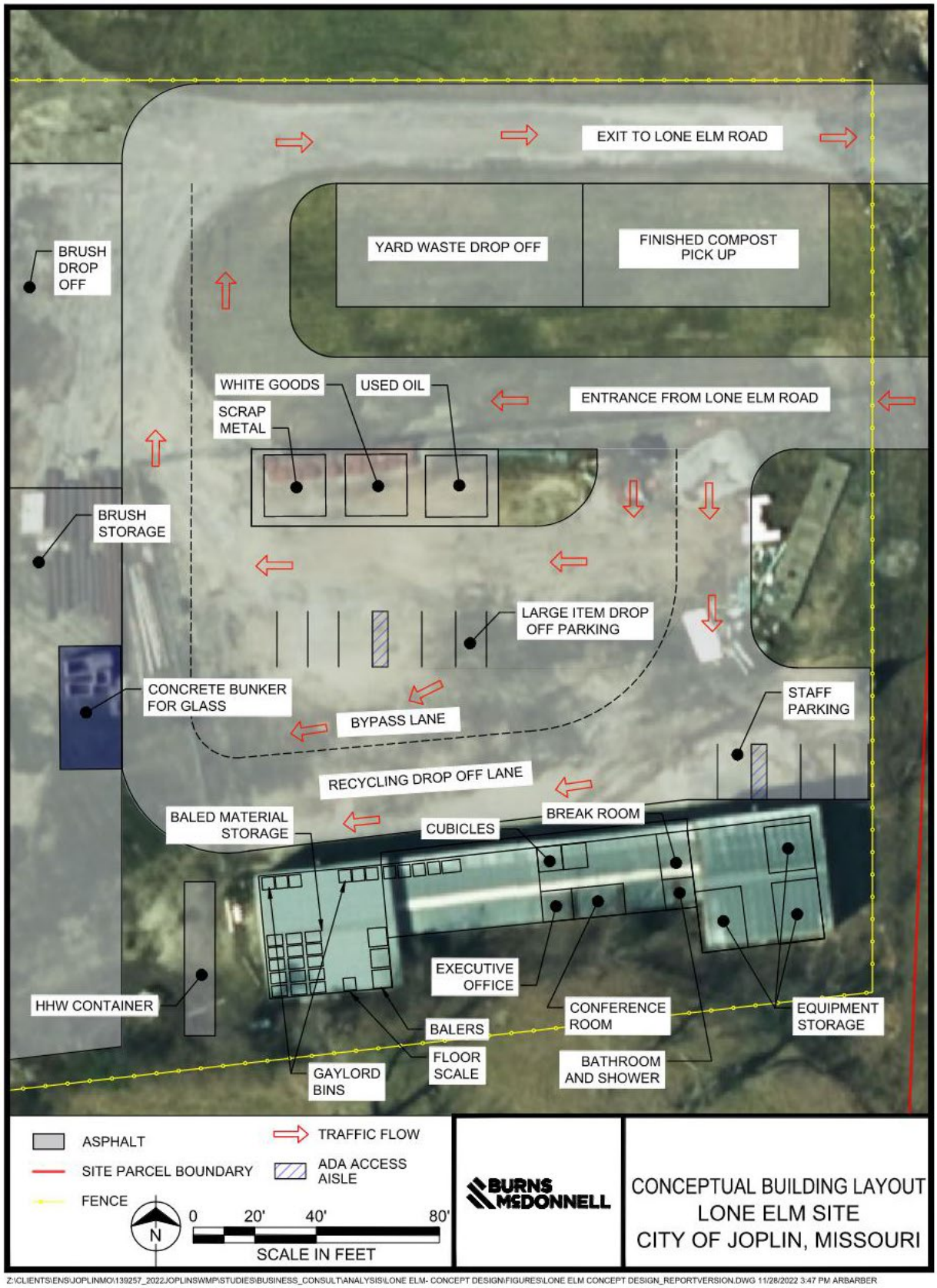
Figure 10-2: Lone Elm Conceptual Site Layout



Figure 10-3: Lone Elm Recycling Center Concept Design



10.3.1 Recycling Center and HHW Operations

The Concept Design for the Recycling Center and HHW operations assumes that the City will implement the recommendations supported in the Plan including the transition to baling material rather than collection in roll-off containers (for most of the materials received) and the transition to a glass bunker system for the management of glass. The collection of materials will be in either IBC totes or palletized cubic yard boxes under the protection of the existing garage bay of the building. The collection in smaller containers densifies the distance that customers must travel to sort their material and theoretically shortens their time on site. A floor scale would be needed within this bay to weigh the material baled. As discussed in Section 10.3.5 below, the traffic approach is a drive-through design to limit the need for parking and reversing. The single traffic lane is modeled after other regional recycling communities including Neosho, Carthage, and Nevada, Missouri.

A paved drop off area for white goods, scrap metal, and used oil is also proposed north of the existing building at a location convenient for operational staff to easily bring the material into the building for protected storage as needed and for the public to easily access for drop off without clustering in front of the building. This material can easily be loaded for off-site transportation from this centralized location as well. The collection of HHW materials will remain the same with storage in the current container, located to the west of the building.

10.3.2 Building Operations

The proposed improvements to the existing building for an office area includes one executive office, two cubical workspaces, a breakroom area, meeting area, bathroom, and locker room/shower. The modifications to the office building include flooring, drop ceilings, HVAC, insulation, fire suppression, lighting, and security, and compliance with Americans with Disabilities Act (ADA) access requirements.

The proposed use for the garage to the east includes the storage of City equipment including a tractor, pull behind turner, golf cart, forklift, portable ramp for tractor trailer and a front loader. The proposed use for the garage to the west is to house the baling operations including the collection containers, three downstroke balers, and storage of baled materials. The proposed use for the open truck bays in the center of the building includes the storage of collected electronic waste, white goods, glass, and other materials.

10.3.3 Organics Management

The conceptual layout includes a paved customer drop off area for organic materials including yard trimmings, tree limbs, and the pickup of compost. The yard trimmings collected at the Site are anticipated to be periodically hauled to the existing compost operation at the Turkey Creek WWTP. The Site is not

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large enough to handle the relocation of the composting operation; however, the Site can offer convenient drop off service for residential customers. The tree limb drop off operation is assumed to be relocated to this Site as well. The tree limb storage area is presented as an asphalt pad due to the use of heavy equipment. It is sized to store one year's worth of material along with six months of woodchips. Spatial calculations for both the composting operation and the tree limb operation have been developed and are provided in Appendix C.

10.3.4 Access Control

A new fence is proposed to surround the recycling and organics drop off area to provide site security and consolidation. It will provide controlled access via separate entrance and exit gates along Lone Elm Road that can be locked to prevent unwanted access to assets at the Site. A gate on the west side of the fence would also be included to provide access for staff to move brush to the storage area outside the fence to the west. There are currently some existing extents of fence at the Site that are damaged and would need to be removed prior to installation of the new perimeter fence.

10.3.5 Traffic Flow Considerations

Public safety is the top priority for the proposed traffic flow at the Site. All traffic would enter the site from a designated entrance along Lone Elm Road. Upon entering the facility, general traffic can turn left to the recycling drop off lane. There is a bypass lane for cars to easily exit after dropping off their recyclables. Cars are also able to park and unload scrap metal, white goods, and used oil. They can then pull forward to the recycling drop off lane or use the bypass lane to continue towards the exit. The exit back on to Lone Elm Road is also designated for a single direction of traffic to avoid potential conflicts with vehicles trying to enter and exit at the same time.

At the entrance, cars can also bypass the recycling area all together and go straight to the brush drop off, yard waste drop off, and finished compost pickup areas. Staff members enter and exit the site the same way the general public does, but the staff parking is out of the way to the east adjacent to the building for easy access. Commercial trucks picking up baled recyclables or glass should be timed to avoid peak business hours, but space is available for the public to use the bypass lane to avoid these trucks and still drop off their materials.

10.3.6 Stormwater Management

Stormwater management requirements (as outlined in Section 13.3 of the City of Joplin Stormwater Management Criteria manual) for all development within the City of Joplin include the following:

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a) Stormwater runoff from any new development for which the total impervious area exceeds ten percent (10 percent) of the total land area of the development, must be directed through an extended wet or dry detention basin, or other properly designed BMP, prior to discharge from the site.
b) Runoff from fueling areas and other areas having a high concentration of pollutants will be required to be directed to a sand filter or other properly designed BMP which provides filtration as well as settling.
c) The required volume for capture and treatment shall be designed as the water quality capture volume (WQCV), and shall be determined as set forth in Section 13.4.1 of the City of Joplin Stormwater Management Criteria manual.
d) Detention storage must be provided to limit the peak flow rate from the fifty percent (50 percent) AP (2-year) storm to pre-project values.

These stormwater management requirements will be the basis for detailed design of the Site development, should this location be selected. Although not detailed on the conceptual site layout, the preliminary stormwater management concept assumed for the development of probable construction costs for this Site includes perimeter vegetative filter strips and drainage swales along the edge of the proposed pavement extents. A minimum 30-foot wide buffer was included between the edge of the proposed pavement extents and the floodway boundary to accommodate these stormwater management features.

One important consideration related to impervious area is that if the Site pavement is limited to only the area within the fence shown on the concept layout (surrounding the immediate Recycling Center/public service area and excluding most of the brush storage area to the west), the total impervious area would be less than 10 percent of the total land area of the development, thus eliminating the stormwater storage requirement as outlined in bullet item “a” above.

10.4 Opinion of Probable Construction Cost

A planning level opinion of probable construction costs (OPCC) was developed for the development of co-located City services. The estimated costs are based on concept design assumptions and are based on Burns & McDonnell’s experience, qualifications, and judgement as professionals. Costs are inclusive of anticipated engineering, indirect costs, and a contingency appropriate to the level of concept-level design currently completed. Cost estimates are provided at current 2022 values and are not to be used for construction contracting, without further permitting and design efforts to refine. Since Burns & McDonnell has no control over weather, cost and availability of labor, cost and availability of material and equipment, cost of fuel or other utilities, labor productivity, construction contractor’s procedures and

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methods, unavoidable delays, construction contractor's methods of determining prices, economic conditions, government regulations and laws (including the interpretation thereof), competitive bidding or market conditions, and other factors affecting such estimates or projections, Burns & McDonnell does not guarantee that actual rates, costs, quantities, etc., will not vary significantly from estimates and projections enclosed. Table 10-1 below summarizes the OPCC for the Lone Elm Concept Design. A detailed breakdown of categories and expenses is provided in Appendix D.

Table 10-1: OPCC for Lone Elm Concept Design

Description	Total
Civil	$1,524,500
Electrical	$190,000
Building	$347,400
Total Direct Costs	**$2,061,900**
Total Indirect Costs	**$1,111,600**
Total Project Costs	**$3,173,500**

10.4.1 Operating Expenses and Revenue

The new Site will have different operation expenses from the current operations of the three services. These differences include a change in utility expenses, operational and maintenance costs incurred from the baler equipment and scale, and revenue from the sale of recyclable materials. The three City services (Recycling Center and HHW, Compost Facility, and Tree Limb Drop Off) are currently operating with limited infrastructure. There are no permanent structures at any of the facilities and the utilities are limited to electricity, phone (presumably cell service), and sanitation. The utility operating expenses related to the infrastructure at the proposed Lone Elm site will include electricity, gas, water, network, phone, and sanitation. The estimated annual operating expenses for the anticipated utilities at the Site is approximately $28,800. This is an operational difference of $25,800 annually from the current utility expenses. The estimated utilities were based on utility data from the City's fire stations with comparable size and function (office plus garage space), as well as data from the Solid Waste program budget. A contingency of 50 percent has been added to adjust for the unknowns such as building efficiency and unknown/variable utility costs.

The recommendation to add three balers will require the ongoing supply of wire strapping. The estimated annual cost of baling wire is $4,600, and the estimated maintenance costs are $2,000, based on discussions with equipment and supply vendors, and the City of Neosho, Missouri Recycling Center operations, which processes a comparable amount of materials annually. The revenue from the sale of

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recyclables is anticipated to greatly increase, however, the calculation of the revenue from the sale of recyclables was not part of the scope for this evaluation. A contingency of 50 percent has been added to adjust for the unknowns and a more thorough study on the financial impacts of the transition to baling recycling material would be recommended.

The current Solid Waste and Recycling staffing levels are assumed to be carried over to the new co-located facility. Staff would be responsible for the oversite of customer service and processing materials. The design of the customer drop off system is intended to streamline the drop off activities to a consolidated area, reducing time required for customers to be onsite, and improve staff efficiencies in supporting customers with material sorting. These efficiencies for staff would be offset by the additional responsibilities with baling the material. Public Works staff would continue to be responsible for the management of the organic materials. If the City were to implement a more proactive management of the compost facility, additional equipment and staffing should be considered.

A summary of anticipated operational costs in addition to the current operational expenses is summarized in Table 10-1.

Table 10-2: Operational Expenses

Operational Expense	Cost - Annual
Utilities (Electric, Gas, Water, Sewer, Phone, Network, Sanitation)	$25,800
Baling Supplies	$4,600
Baler Maintenance	$2,000
Total	**$32,400**

10.5 Summary of Site Evaluation and Recommended Next Steps

A co-located facility would provide community benefit from the convenience of dropping off multiple materials at one location and increased accessibility to services. The Site being in the floodway and floodplain present permitting restraints that will limit the availability of area for processing organics onsite, however, there is adequate area to provide for the collection of yard waste and distribution of compost. If the City decides to develop the proposed Site, additional permitting, design, and construction activities would be recommended including, but not limited to, the following:

- Develop a detailed implementation schedule to include permitting, design, and construction.

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- Initiate discussions with state regulatory entities highlighting the desire for development, applicability of site general concept design, and schedule of proposed development efforts.
- Perform a subsurface geotechnical investigation. This will provide additional information regarding depth to groundwater (if shallow) and the underlayment material at the site to design the proposed pavement sections.
- Perform a sensitive species study to evaluate impact that development at the site would have on potential sensitive species to satisfy requirements of the Endangered Species Act of 1973 if sensitive species are discovered.
- Perform floodplain modeling to demonstrate that the proposed development would not adversely affect the base flood elevations of the surrounding area.

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11.0 IMPLEMENTATION PLAN

An Implementation Plan is provided in Appendix E where the key findings and recommendations included throughout each of the Sections of this Plan are summarized. The Implementation Plan describes the specific activities associated with implementing each of the strategies and details the timeline for carrying out the activity, responsible parties, and priority.

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APPENDIX A – SOLID WASTE MASTER PLAN COMMUNITY FLIER

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SOLID WASTE MASTER PLAN
Project Fact Sheet

The City of Joplin has developed a Solid Waste Master Plan with the purpose of establishing priorities to achieve diversion goals, improve customer satisfaction with solid waste services, and plan for necessary infrastructure for the next 20 years.

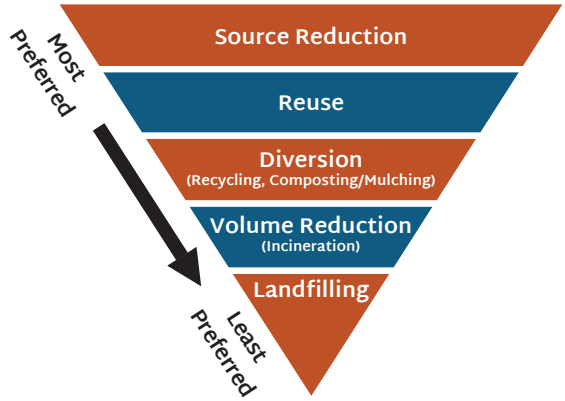
The Plan addresses the following services provided by the City:

- Curbside residential collection contract for trash, recycling, and yard waste
- Recycling Center and Household Hazardous Waste Drop-Off
- Composting Facility
- Tree & Brush Drop-Off
- The City subsidized disposal at the WCA Joplin Transfer Station

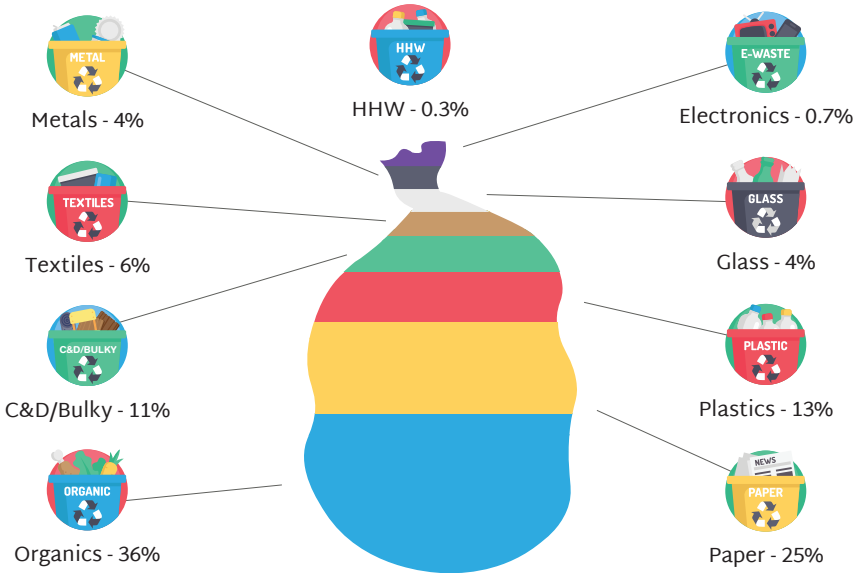
GOALS

- To develop affordable methods consistent with the waste management hierarchy and to achieve as much reduction, reuse and diversion from disposal as feasible.
- To collaborate on curbside residential services that prioritize recycling, yard waste and bulky item pick-up for Joplin residents.

U.S. EPA Waste Management Hierarchy



Residential Waste Composition*



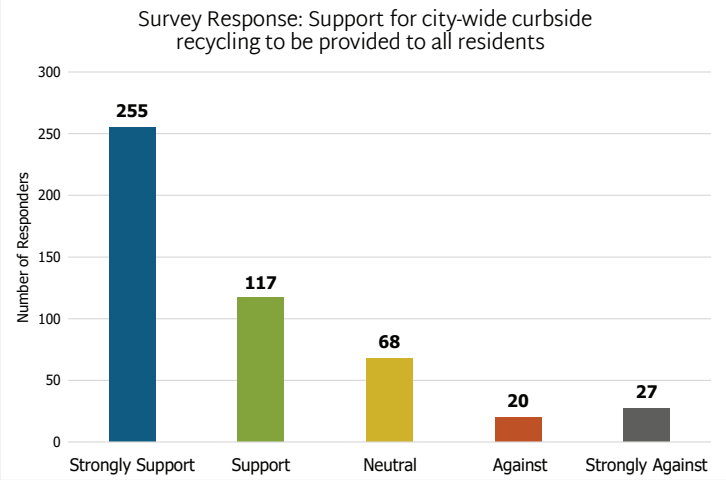
WHAT'S IN YOUR TRASH?

A waste characterization was conducted to see what Joplin's residents throw away. The results indicate how much paper, plastic, metal, organics, and other types and quantities of materials that are currently being disposed in landfills, and therefore the potential for increased recycling.

*MO Department of Natural Resources 2017

To learn more about the City's Solid Waste Master Plan and the work being done to develop it, please visit: joplinmo.org/293/Recycling-Solid-Waste-Management

RESIDENTIAL CURBSIDE RECYCLING



The Plan recommends providing curbside recycling for all customers in the City contract.

Future Benefits:

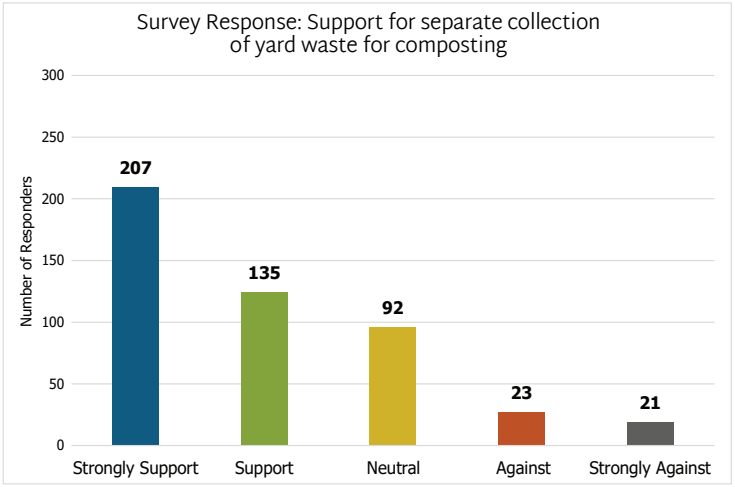
- Increased recycling convenience for all residents
- Reduced cost of service compared to subscription-based
- Realign trash and recycling collection to the same day
- Increased overall waste diversion

RESIDENTIAL YARD WASTE

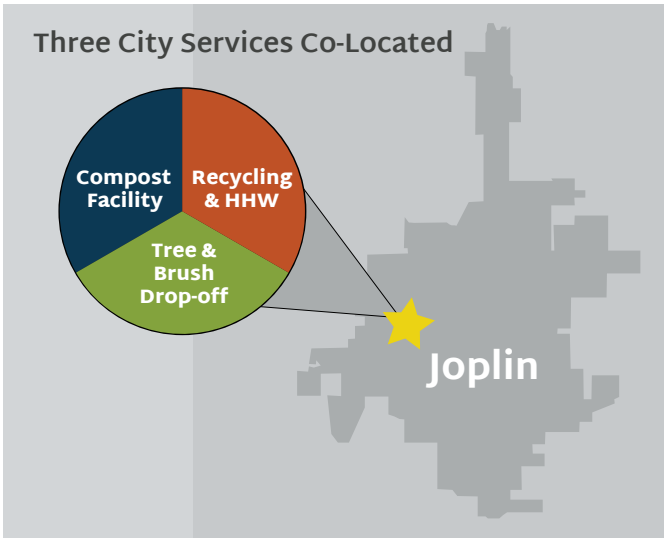
The Plan recommends prohibiting yard waste from landfill disposal.

Future Benefits:

- Reduced yard waste to landfill keeps facility open longer
- Increased possibilities for grant funding
- Improved sidewalk walkability and street access
- Composted yard waste could be available for City and residential use
- Increased overall waste diversion



CO-LOCATING THREE CITY SERVICES



The Plan recommends co-locating the Compost Facility, Tree & Brush Drop-Off, and Recycling & HHW Center

Future Benefits:

- Increase the number of services in one location and decrease the number of trips for you
- Increase the efficiency of staff resources and convenience for Joplin residents
- The City has identified a location that is City-owned and includes existing infrastructure

APPENDIX B – COMMUNITY SURVEY RESULTS

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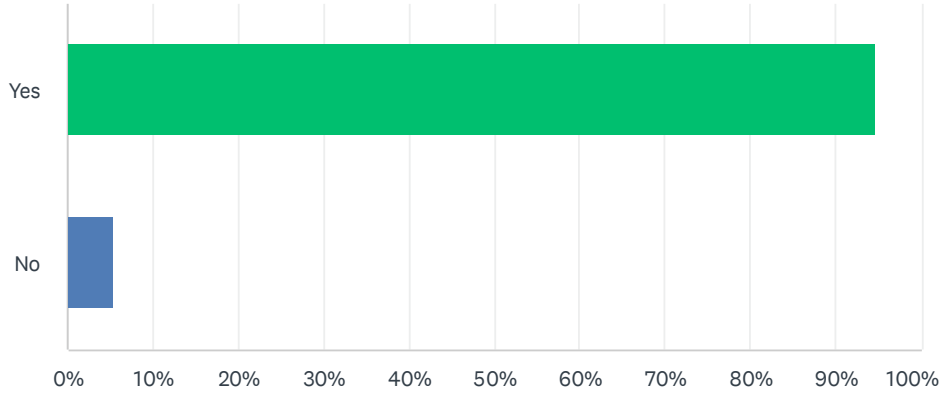
Q1 Are you a resident of the City of Joplin?

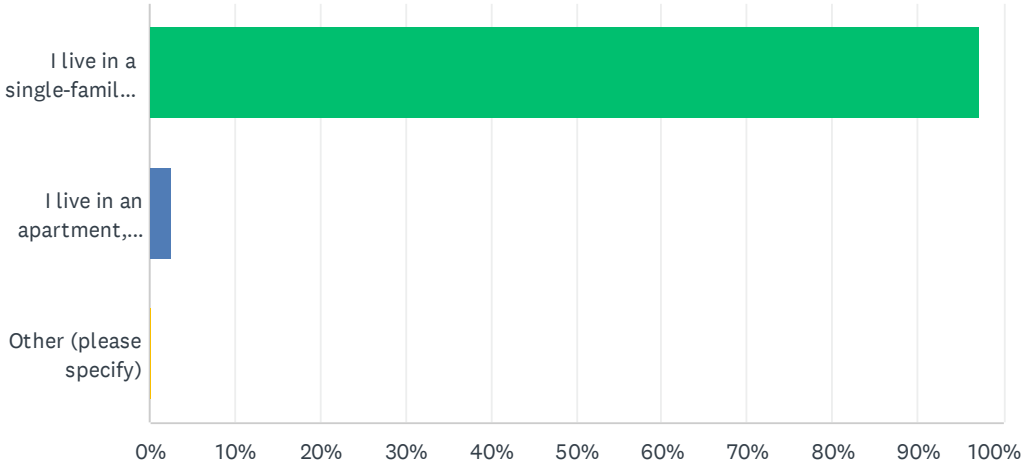
Answered: 544 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	94.67%	515
No	5.33%	29
TOTAL		544

Q2 What type of housing describes where you live?

Answered: 545 Skipped: 1

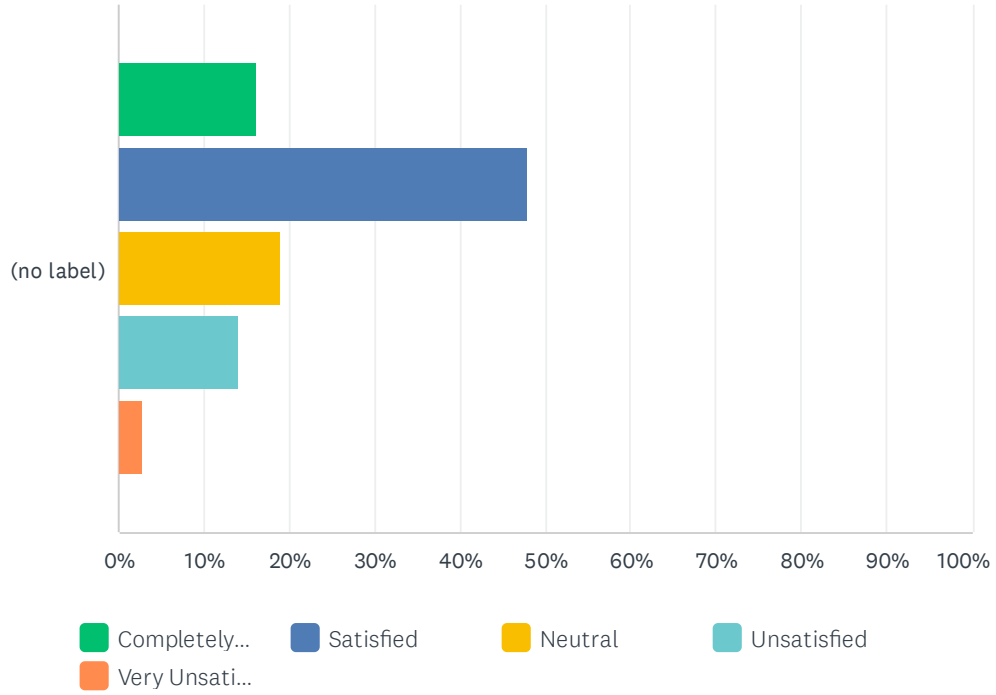


ANSWER CHOICES	RESPONSES	
I live in a single-family home.	97.25%	530
I live in an apartment, multiplex, or mobile home complex	2.57%	14
Other (please specify)	0.18%	1
TOTAL		545

#	OTHER (PLEASE SPECIFY)	DATE
1	live outside city but am there frequently	4/4/2022 10:49 AM

Q3 The City contracts for residential curbside trash and recycling services. How satisfied are you with your household's OVERALL trash, recycling, and yard waste collection service?

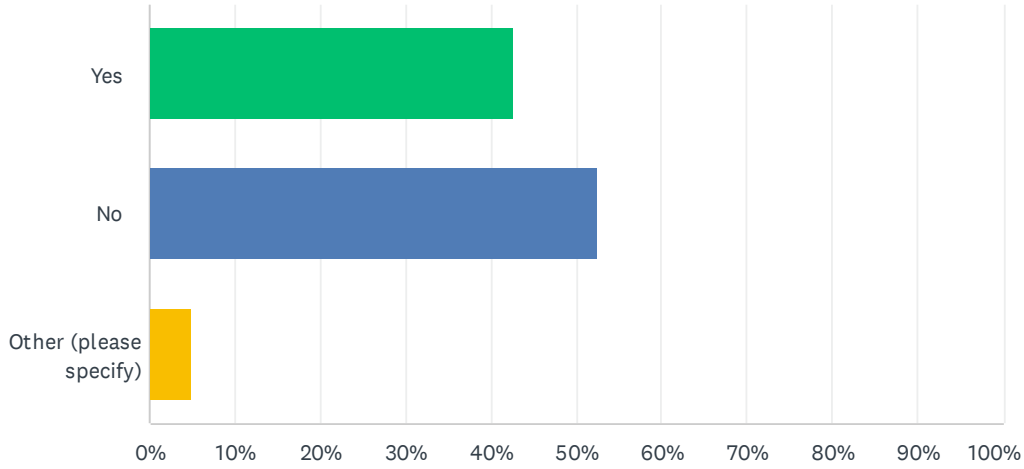
Answered: 483 Skipped: 63



	COMPLETELY SATISFIED	SATISFIED	NEUTRAL	UNSATISFIED	VERY UNSATISFIED	TOTAL	WEIGHTED AVERAGE
(no label)	16.15% 78	48.03% 232	19.05% 92	14.08% 68	2.69% 13	483	2.39

Q4 Curbside recycling is available to residents for an additional $4.59/month. Are you currently subscribed to the curbside recycling collection?

Answered: 488 Skipped: 58



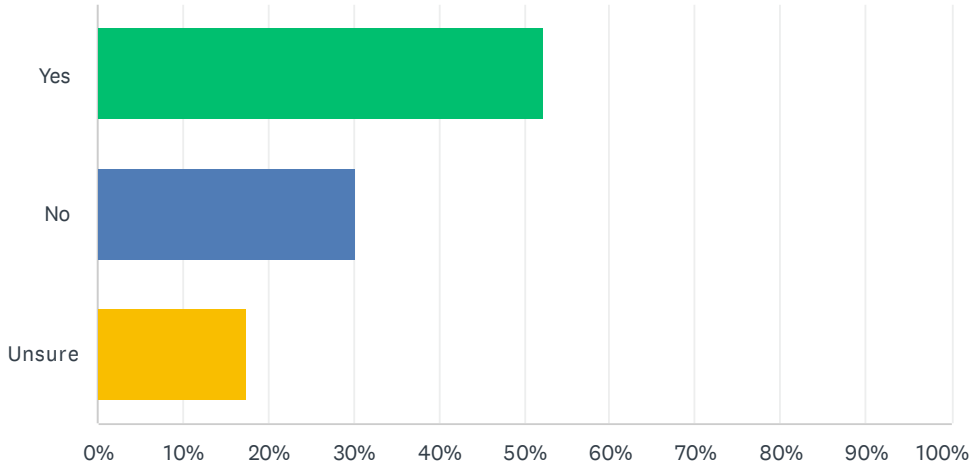
ANSWER CHOICES	RESPONSES	
Yes	42.62%	208
No	52.46%	256
Other (please specify)	4.92%	24
TOTAL		488

#	OTHER (PLEASE SPECIFY)	DATE
1	M	4/23/2022 4:54 AM
2	I was told that I was paying for it regardless of if I use it or not	4/22/2022 8:10 PM
3	I was...and stopped b/c they seldom picked it up when they should	4/17/2022 6:57 AM
4	already too much for sewage & trash	4/16/2022 9:19 PM
5	I don't, but I take all my recycle to the recycling center	4/16/2022 8:03 AM
6	City won't give me recycling services	4/16/2022 6:56 AM
7	Was subscribed but it was too expensive.	4/15/2022 9:56 PM
8	Plan to in near future, glad it is an available option	4/15/2022 9:56 PM
9	They cancelled us when we requested a new bin to replace the stolen one	4/15/2022 9:50 PM
10	Not available in Loma Linda. We are anxious to have this service. We recycle.	4/8/2022 9:34 AM
11	We use the city's recycling center.	4/8/2022 6:44 AM
12	Wasn't aware this was an option	4/7/2022 8:13 PM
13	No but I would if it did not cost money.	4/7/2022 3:33 PM

14	No but I use the recycling center	4/7/2022 12:27 PM
15	I take my recyclables to the Joplin site.	4/7/2022 11:14 AM
16	It is not available where I live.	4/7/2022 9:31 AM
17	What all do they recycle?	4/6/2022 8:28 PM
18	I am outside of City limits so this is not offered that I am aware of	4/6/2022 11:26 AM
19	I did for a few months but couldn't get it picked up as scheduled. It took over an hour on the phone to cancel and I wouldn't go back because of that. It was a nightmare. I would like to recycle again but not with them!	4/6/2022 8:35 AM
20	Not a City resident, but wish I had curbside recycling	4/5/2022 4:46 PM
21	No I am not. This service should be free.	4/2/2022 1:25 PM
22	Outside city limits shoal creek	3/30/2022 5:16 PM
23	I am not a Joplin resident.	3/28/2022 7:30 AM
24	I would subscribe if it was an option in my town (CJ).	3/26/2022 10:42 AM

Q5 Do you feel like the $4.59/month fee for bi-monthly curbside recycling provides a valuable service?

Answered: 485 Skipped: 61



ANSWER CHOICES	RESPONSES	
Yes	52.16%	253
No	30.31%	147
Unsure	17.53%	85
TOTAL		485

#	UNSURE	DATE
1	Too expensive	4/24/2022 7:34 AM
2	M	4/23/2022 4:54 AM
3	Recycling should be free	4/22/2022 6:31 PM
4	I see videos where recycling really doesn't happen the way it's supposed to.	4/19/2022 5:11 PM
5	Not using	4/17/2022 7:51 AM
6	This current system needs improved	4/17/2022 6:57 AM
7	Should be weekly	4/16/2022 11:19 PM
8	Don’t use	4/16/2022 2:34 PM
9	Don’t use it	4/16/2022 1:40 PM
10	Ours is only one day a month and we always miss it because of the poor map chart provided	4/16/2022 12:31 PM
11	I haven’t tried it.	4/16/2022 11:30 AM
12	It should be standard for all citizens to have a recycling bin.	4/16/2022 11:18 AM
13	I want them on the same as trash pickup	4/16/2022 9:11 AM
14	I have watched the trash truck take my recycling too so not sure what I’m paying for	4/16/2022 8:10 AM

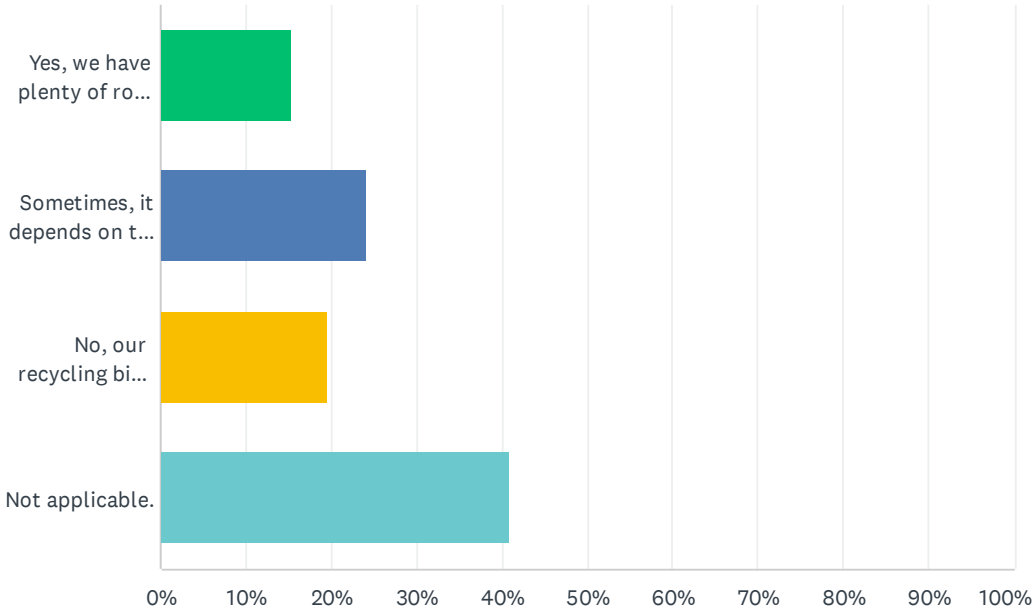
15	I bring in my own recycle. Every other week would not be often enough	4/16/2022 8:03 AM
16	It should be weekly	4/16/2022 6:59 AM
17	I don't have it.	4/16/2022 5:45 AM
18	I do not know enough about the service to comment.	4/16/2022 1:38 AM
19	Don't use it currently	4/15/2022 11:18 PM
20	Every other month? Twice a month?	4/15/2022 11:01 PM
21	Unsure	4/15/2022 10:59 PM
22	Seems it should not be an extra charge	4/15/2022 10:36 PM
23	Unsure	4/15/2022 10:10 PM
24	Have not used it yet	4/15/2022 9:56 PM
25	We don't use it, but we do take our stuff to the recycling center.	4/15/2022 9:50 PM
26	Don’t use	4/15/2022 9:03 PM
27	n/a	4/13/2022 10:55 AM
28	n/a	4/13/2022 10:46 AM
29	I thought we got that weekly	4/10/2022 1:14 AM
30	Should not be charged to do something beneficial!	4/8/2022 6:09 PM
31	I feel that it is high for not excepting all items that are recyclable	4/8/2022 5:51 PM
32	I have been paying for it but I do not receive recycling service	4/8/2022 2:02 PM
33	I don’t know anything about the recycling orogram	4/8/2022 7:07 AM
34	Don’t want to pay	4/8/2022 6:52 AM
35	It's more cost effective to go to the recycling center. I believe the overall cost should increase marginally and trash, recycling and green barrels should be provided with every service address.	4/8/2022 6:44 AM
36	weekly was preferable	4/7/2022 9:11 PM
37	Haven't used it to have input	4/7/2022 8:13 PM
38	Don’t use	4/7/2022 5:38 PM
39	Not sure what the extra $5 is for each month, but recycling is extremely important and is just something we as a community should be doing automatically.	4/7/2022 3:33 PM
40	It should be included in our service for trash.	4/7/2022 3:25 PM
41	It needs to be weekly again.	4/7/2022 1:37 PM
42	I take my recycling to the recycling center to avoid the fee.	4/7/2022 1:03 PM
43	Over TWO YEARS with No Recycle Pick Up is a huge scam, we have paid our bill each moth for curbside recycling!	4/7/2022 12:45 PM
44	Won’t take glass	4/7/2022 11:52 AM
45	I take my own things toi be recycled	4/7/2022 11:37 AM
46	It currently does not include glass items.	4/7/2022 11:14 AM
47	The last I checked they did not take glass. We opted out on that alone.	4/7/2022 10:56 AM
48	It needs to be available to everyone especially those who are low-income.	4/7/2022 9:02 AM
49	Don’t have much	4/7/2022 8:47 AM
50	How large is the bin? Do you have to separate the media? Is that price for all recyclables or do	4/6/2022 10:15 PM

	you pay that fee for each type?	
51	What all do they recycle?	4/6/2022 8:28 PM
52	Not convinced recycling actually occurs	4/6/2022 7:50 PM
53	Do not pay for recycling at this time	4/6/2022 6:32 PM
54	Recycle myself	4/6/2022 5:27 PM
55	Thinking about droping th service. On use every 2 months	4/6/2022 3:41 PM
56	Prefer going to recycling center, go at least twice a month	4/6/2022 9:10 AM
57	I can not afford another 5.00 for recycling cost.	4/3/2022 12:51 AM
58	I am fine with the current charge, but I don't want to pay more.	4/2/2022 6:43 PM
59	I feel our household is in the minority utilizing curbside recycling. Not sure it’s worth it for the trash company.	4/2/2022 3:20 PM
60	Unsure	4/2/2022 1:30 PM
61	I don't know what people pay in pother markets, but I imagine if the price goes up much, many more Joplin residents will opt out	4/2/2022 8:06 AM
62	Expensive- especially if you forget a week (since it’s every other week) and only get it picked up up once that month!	4/1/2022 4:13 PM
63	recycling should be free	4/1/2022 7:18 AM
64	I pay enough for trash, this should be included to encourage more folks to recycle. I just take mine into the center on A Street.	3/31/2022 5:25 PM
65	Weekly I’d participate. We do it ourselves.	3/31/2022 5:07 PM
66	Expense adds up	3/31/2022 10:27 AM
67	If it was every week and the same day as trash collection the fee would be appropriate.	3/31/2022 10:27 AM
68	Would love weekly recycling pickup	3/31/2022 9:24 AM
69	I do not have this service	3/31/2022 7:43 AM
70	Not familiar	3/31/2022 3:45 AM
71	Cant pay more!	3/30/2022 9:49 PM
72	Doesn’t apply	3/30/2022 5:16 PM
73	Would prefer a set price that includes both trash and recycling.	3/30/2022 2:02 PM
74	There shouldn't be a fee to recycle it should already be included in waste management services	3/30/2022 1:05 PM
75	Once a month would be ok for me	3/30/2022 12:20 PM
76	I don't use it	3/30/2022 11:49 AM
77	I think there should be more education about reducing single-use plastic consumption.	3/30/2022 10:43 AM
78	My recycling is frequently missed pickup at one point going 2 months without pickup despite multiple calls.	3/30/2022 10:42 AM
79	The city I lived in before provided recycling containers to its residents at no cost.	3/30/2022 10:17 AM
80	The fee may be an appropriate one. Is probably less expensive than making a trip to the recycling center. I do not usually go there but about once every 6 weeks.	3/28/2022 12:25 PM
81	Unknown	3/28/2022 8:14 AM
82	We are only getting 1/2 services now for the same price.	3/28/2022 5:32 AM
83	Hard to know that the materials are actually being recycled. Also very limited in what can be collected.	3/27/2022 10:57 AM

84	I don’t use the service	3/26/2022 12:37 PM
85	Not used it	3/26/2022 10:51 AM

Q6 Is bi-monthly recycling collection frequent enough to meet the recycling needs of your household?

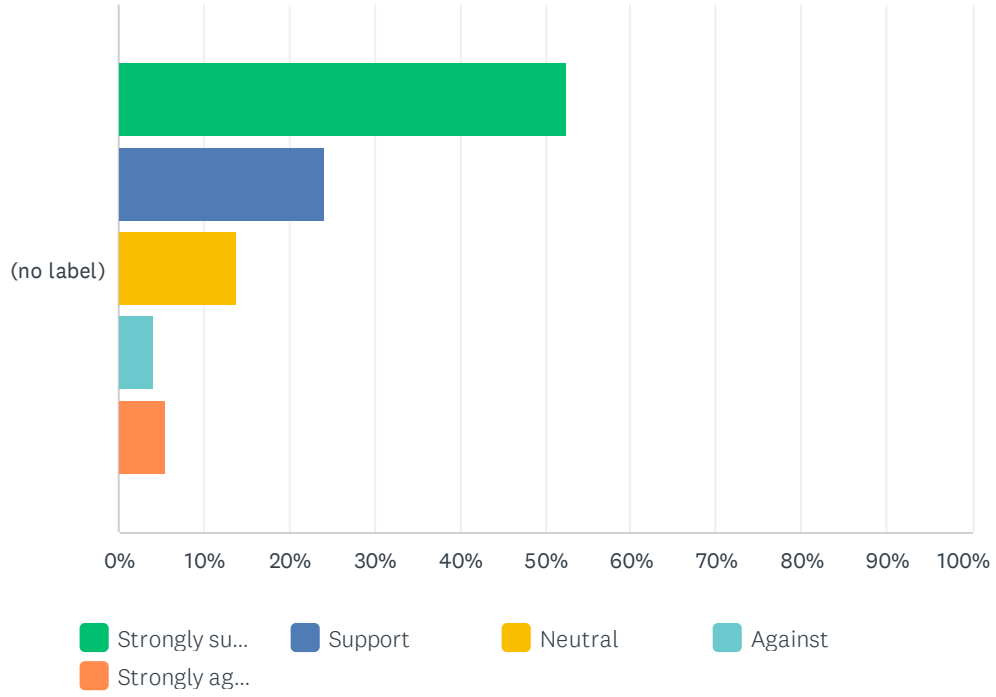
Answered: 484 Skipped: 62



ANSWER CHOICES	RESPONSES	
Yes, we have plenty of room in our recycling bin for two weeks of material.	15.29%	74
Sometimes, it depends on the week.	24.17%	117
No, our recycling bin is often overflowing and needs to be collected more frequently.	19.63%	95
Not applicable.	40.91%	198
TOTAL		484

Q7 Recycling materials from your home reduces waste that ends up in landfills, prevents pollution, saves resources, and creates jobs. How likely are you to support the City contracting for curbside recycling to be provided to all residents?

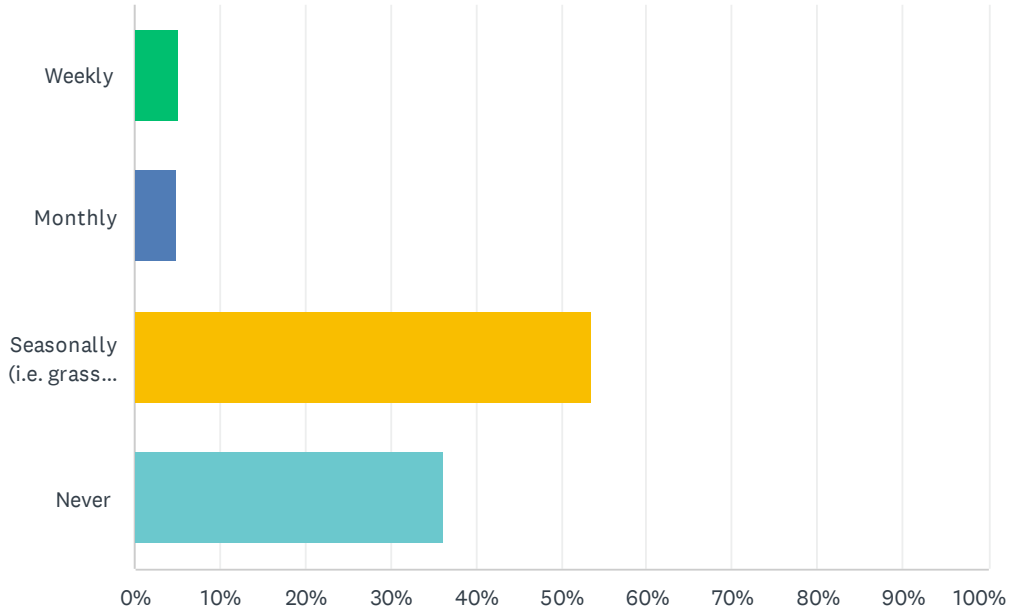
Answered: 487 Skipped: 59



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	AGAINST	STRONGLY AGAINST	TOTAL	WEIGHTED AVERAGE
(no label)	52.36% 255	24.02% 117	13.96% 68	4.11% 20	5.54% 27	487	1.86

Q8 How frequently do you set out yard waste (grass clippings, leaves, garden waste, branches) for disposal throughout the entire year?

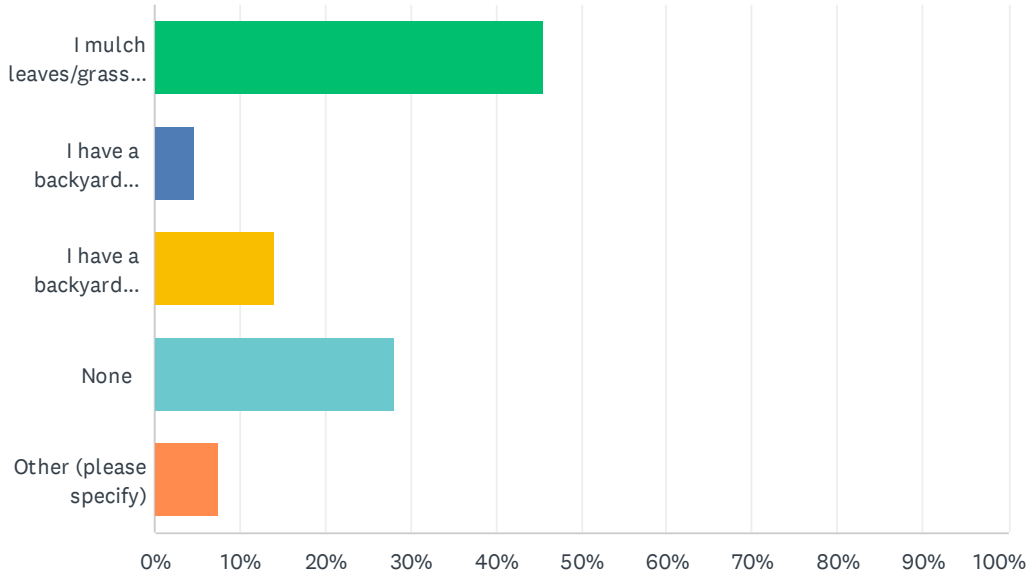
Answered: 479 Skipped: 67



ANSWER CHOICES	RESPONSES	
Weekly	5.22%	25
Monthly	5.01%	24
Seasonally (i.e. grass clippings in the summer; leaves in the fall)	53.44%	256
Never	36.33%	174
TOTAL		479

Q9 Do you engage in any of the following waste reduction activities regarding yard waste?

Answered: 478 Skipped: 68



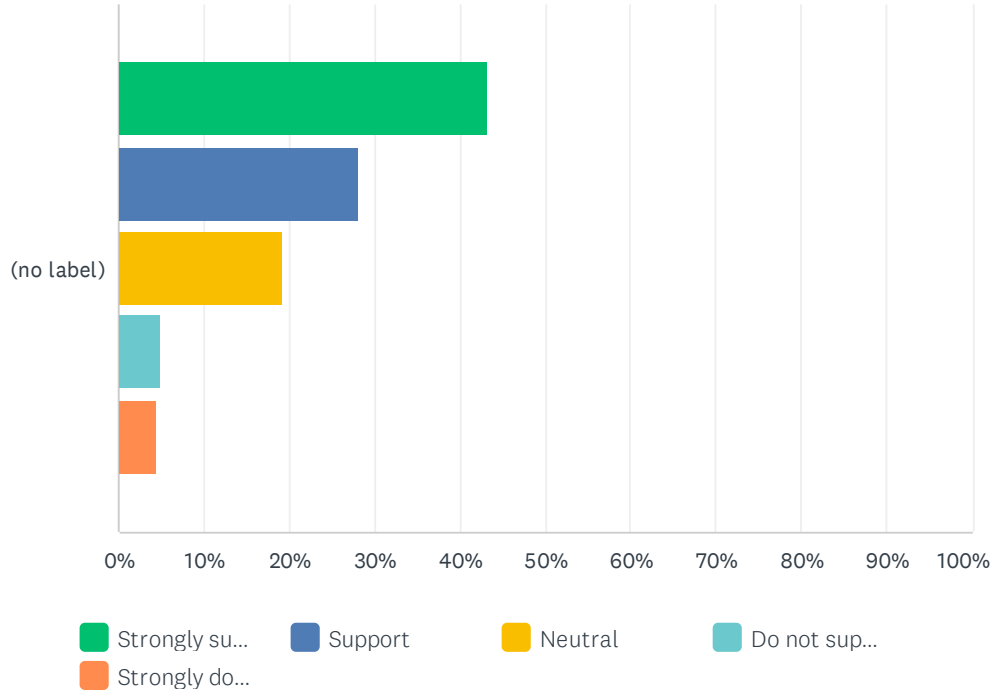
ANSWER CHOICES	RESPONSES	
I mulch leaves/grass clippings with a mulching mower	45.61%	218
I have a backyard compost bin for leaves/grass clippings	4.60%	22
I have a backyard compost bin for leaves/grass clippings AND food scraps	14.02%	67
None	28.24%	135
Other (please specify)	7.53%	36
TOTAL		478

#	OTHER (PLEASE SPECIFY)	DATE
1	i own a woodchipper/shredder for leaves and small branches and i compost leaves, grass clippings, food scraps, and other compostible yard waste.	4/20/2022 1:10 PM
2	Much with mulching mower AND we have a backyard compost bin for some leaves/grass and food scraps	4/18/2022 11:57 AM
3	We mulch grass and fireplace burn limbs	4/17/2022 7:01 AM
4	Burn pile	4/17/2022 1:54 AM
5	Burning	4/16/2022 12:24 PM
6	Brush pile at our out of town land	4/16/2022 9:22 AM
7	None	4/15/2022 11:01 PM
8	Put most in a fire pit. The rest I mulch up.	4/15/2022 10:01 PM
9	Plan to mulch/compost in the future	4/15/2022 9:57 PM

10	We tried the compost bin for leaves, grass & food scraps one year. We got a letter from the city that we were not allowed to have food waste outside. We got the "bin" from the city, it was like rounded fencing, and had egg shells in it. Everything we put in it was recommended by the city in the pamphlet that came with the fencing.	4/15/2022 9:55 PM
11	Would love to get into it!	4/15/2022 9:33 PM
12	I	4/15/2022 9:24 PM
13	occasionally take larger limbs to city compost facility	4/13/2022 10:53 AM
14	My subdivision has a law against composting/bins. The city should overrule this.People should be able to compost and mulch in their yard for the health of the land.	4/11/2022 7:40 AM
15	I haul my leaves to the Joplin Leave drop off area and when available I take limbs to the limb drop off area	4/8/2022 6:23 PM
16	All of the above.	4/8/2022 6:46 AM
17	We live in the city of Joplin but just outside of city limits we burn some of these things instead	4/7/2022 8:15 PM
18	Put leaves and yard waste down our hillside	4/7/2022 3:10 PM
19	All above.	4/7/2022 12:48 PM
20	Compost bin for kitchen wastes	4/7/2022 12:46 PM
21	I mulch leaves when there aren’t a ton of them	4/7/2022 11:54 AM
22	I have a patio fire pit for small branches	4/7/2022 11:08 AM
23	We burn small piles in our backyard fire pit.	4/7/2022 9:15 AM
24	1 & 3	4/6/2022 7:57 PM
25	Take to city drop off spot	4/6/2022 5:31 PM
26	I don't know how to use the yard waste collection I guess, I just throw it in the trash	4/6/2022 9:32 AM
27	My yard is so small that it isn't necessary to mulch or compost	4/6/2022 8:39 AM
28	Allow city to pick up leaves once a year	4/2/2022 12:57 PM
29	Compost bin for food scraps	3/31/2022 1:55 PM
30	Transport to city site for brush/limbs.	3/30/2022 10:19 PM
31	Annual city leaf pick up	3/30/2022 2:02 PM
32	I would be awesome if little burn bins with lids would be provided. Help keep skeeters away and little weenie roasts or s’mores would be fun.	3/30/2022 11:31 AM
33	I place leaves and some small branched in my back yard.	3/30/2022 11:30 AM
34	I burn yard waste	3/30/2022 10:15 AM
35	all of the above	3/27/2022 10:59 AM
36	I put clippings in the trash	3/26/2022 12:39 PM

Q10 Missouri has banned yard waste in landfills since 1992. However, yard waste collected from Joplin residents goes to a landfill in Kansas were there are no restrictions. The current system allows residents to throw away yard waste in the trash which can impact our rates. Joplin also misses out on potential grant funding dollars. Separate collection of yard waste would be financially beneficial to the region as well as environmentally beneficial.Do you support the separate collection of yard waste for composting?

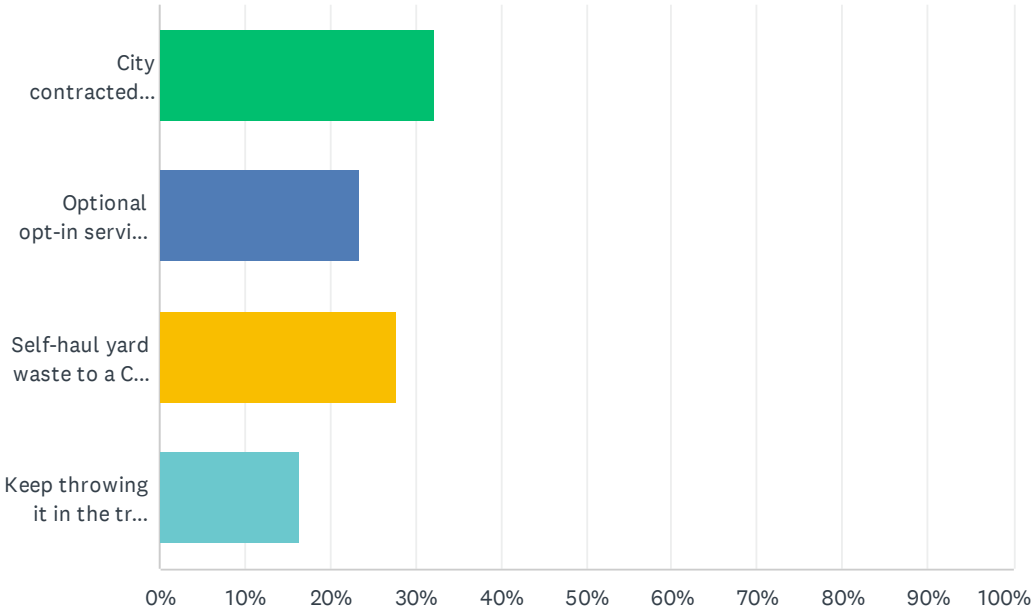
Answered: 478 Skipped: 68



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	43.31% 207	28.24% 135	19.25% 92	4.81% 23	4.39% 21	478	1.99

Q11 What level of service options do you support to receive separate collection of yard waste and divert material from the landfill for composting?

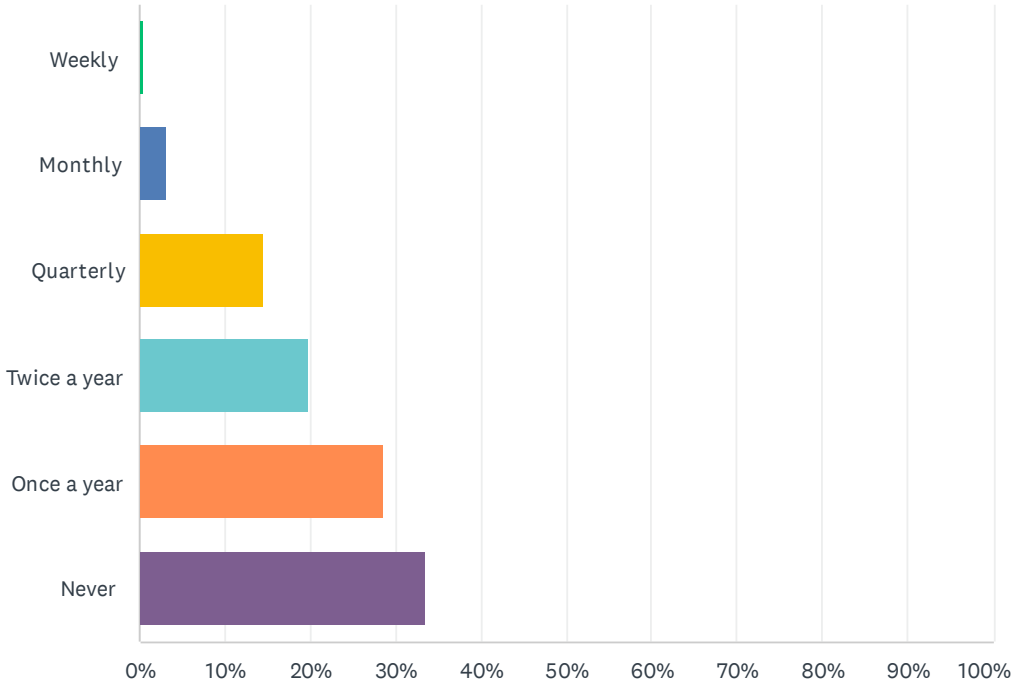
Answered: 468 Skipped: 78



ANSWER CHOICES	RESPONSES	
City contracted service for separate weekly yard waste collection ($3-5/month)	32.26%	151
Optional opt-in service directly from a hauler (price varies)	23.50%	110
Self-haul yard waste to a City facility for free	27.78%	130
Keep throwing it in the trash for landfill disposal	16.45%	77
TOTAL		468

Q12 How frequently do you set out bulky items (i.e. furniture, appliances, tree limbs, carpet, lumber) with your residential curbside trash?

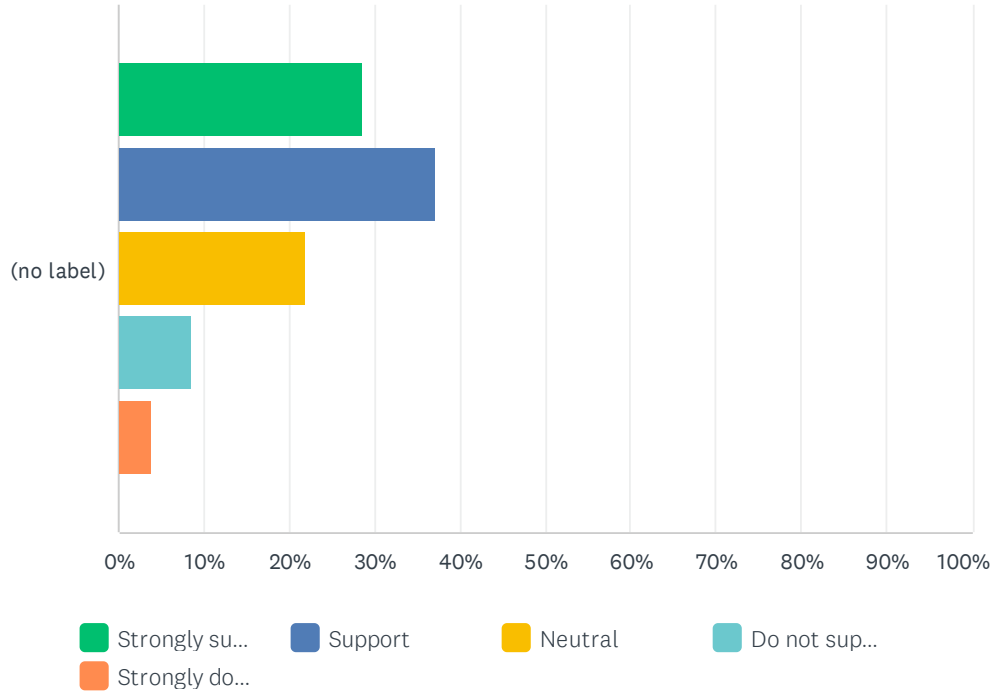
Answered: 480 Skipped: 66



ANSWER CHOICES	RESPONSES	
Weekly	0.42%	2
Monthly	3.13%	15
Quarterly	14.58%	70
Twice a year	19.79%	95
Once a year	28.54%	137
Never	33.54%	161
TOTAL		480

Q13 Would you support a less frequent collection of bulky items than weekly to keep service and collection costs low in future contracts?

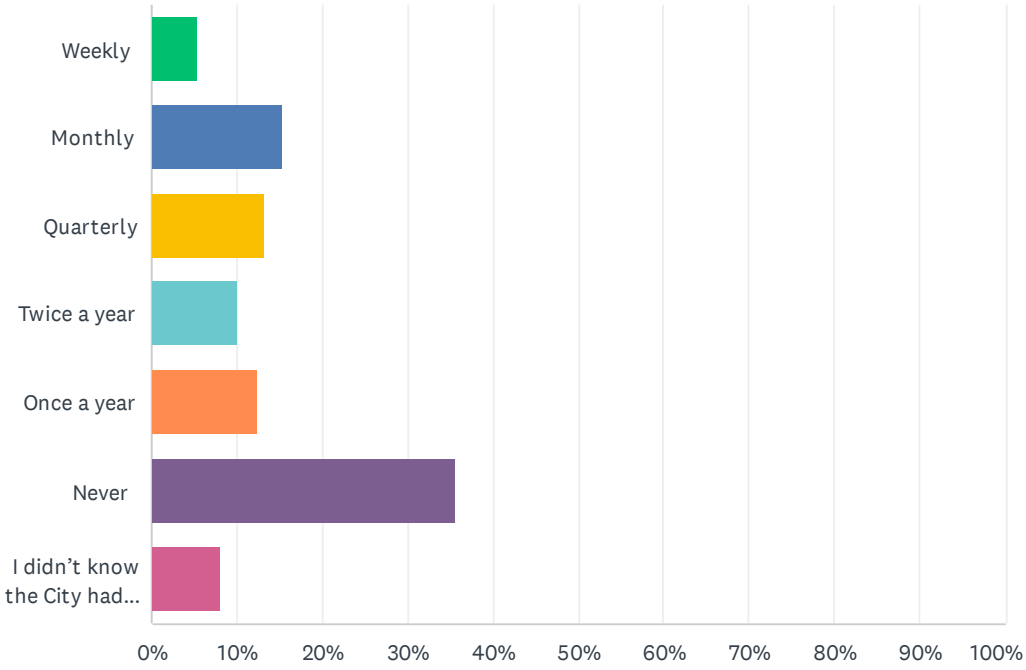
Answered: 478 Skipped: 68



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	DO NOT SUPPORT	STRONGLY DO NOT SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	28.66% 137	37.03% 177	21.97% 105	8.58% 41	3.77% 18	478	2.22

Q14 How often do you visit the City's Recycling Center and Household Hazardous Waste Drop Off (located at 1310 West A Street)?

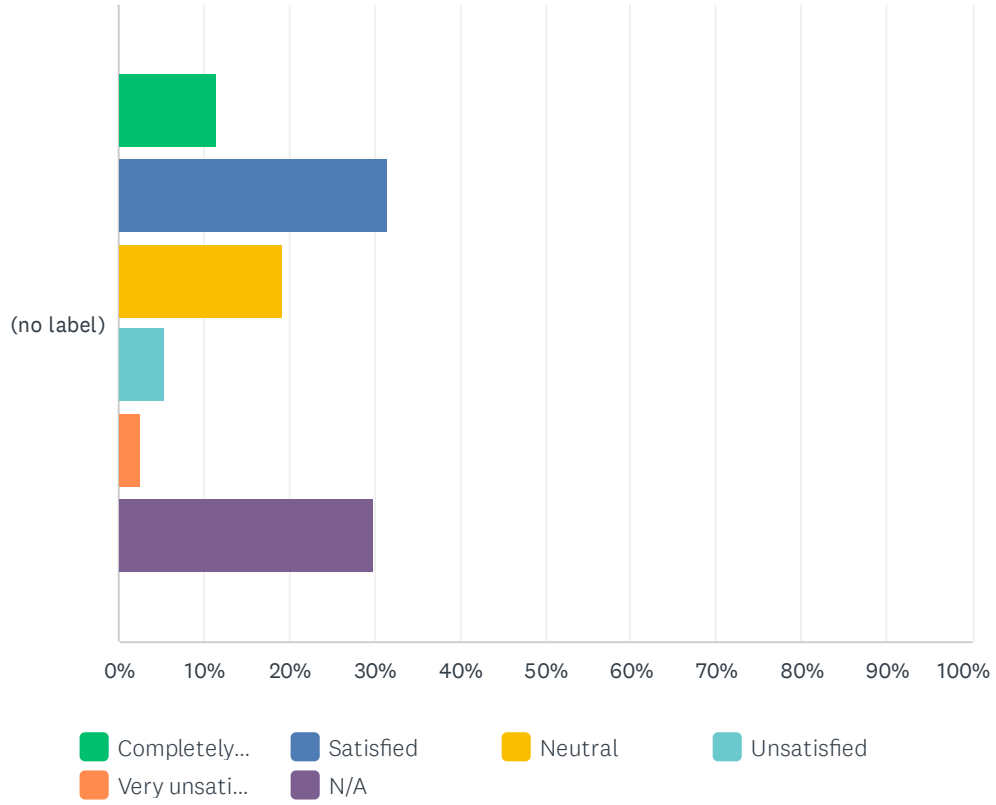
Answered: 485 Skipped: 61



ANSWER CHOICES	RESPONSES	
Weekly	5.36%	26
Monthly	15.26%	74
Quarterly	13.20%	64
Twice a year	10.10%	49
Once a year	12.37%	60
Never	35.67%	173
I didn't know the City had a Recycling Center	8.04%	39
TOTAL		485

Q15 How satisfied are you with the City's Recycling Center and Household Hazardous Waste Drop Off?

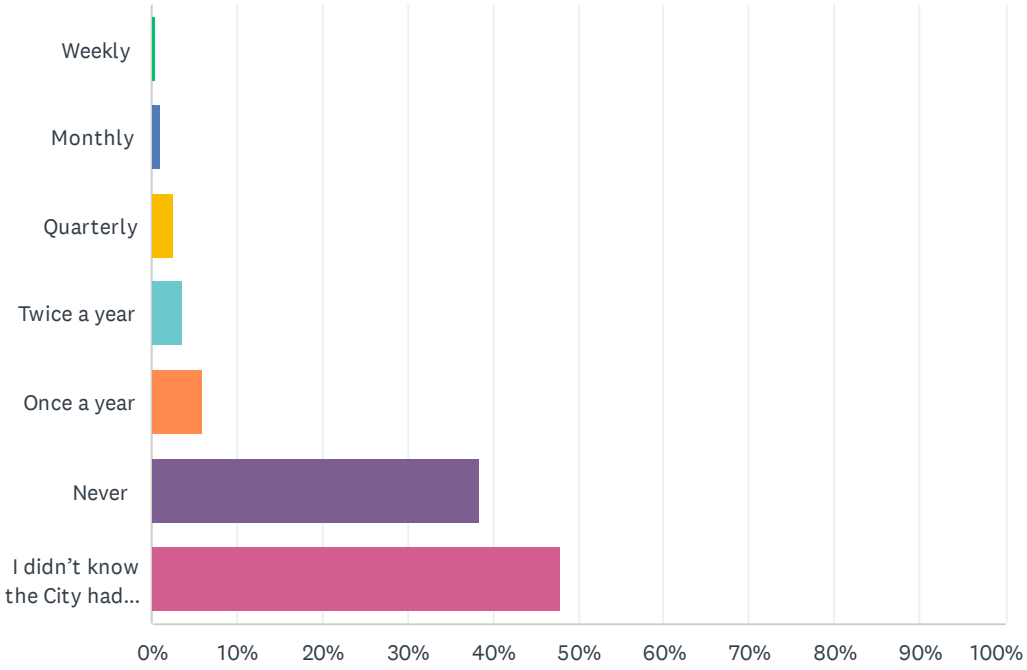
Answered: 482 Skipped: 64



	COMPLETELY SATISFIED	SATISFIED	NEUTRAL	UNSATISFIED	VERY UNSATISFIED	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	11.41% 55	31.54% 152	19.29% 93	5.39% 26	2.49% 12	29.88% 144	482	2.37

Q16 How often do you visit the City’s Compost Facility (located at 3457 West Eddy Lane)?

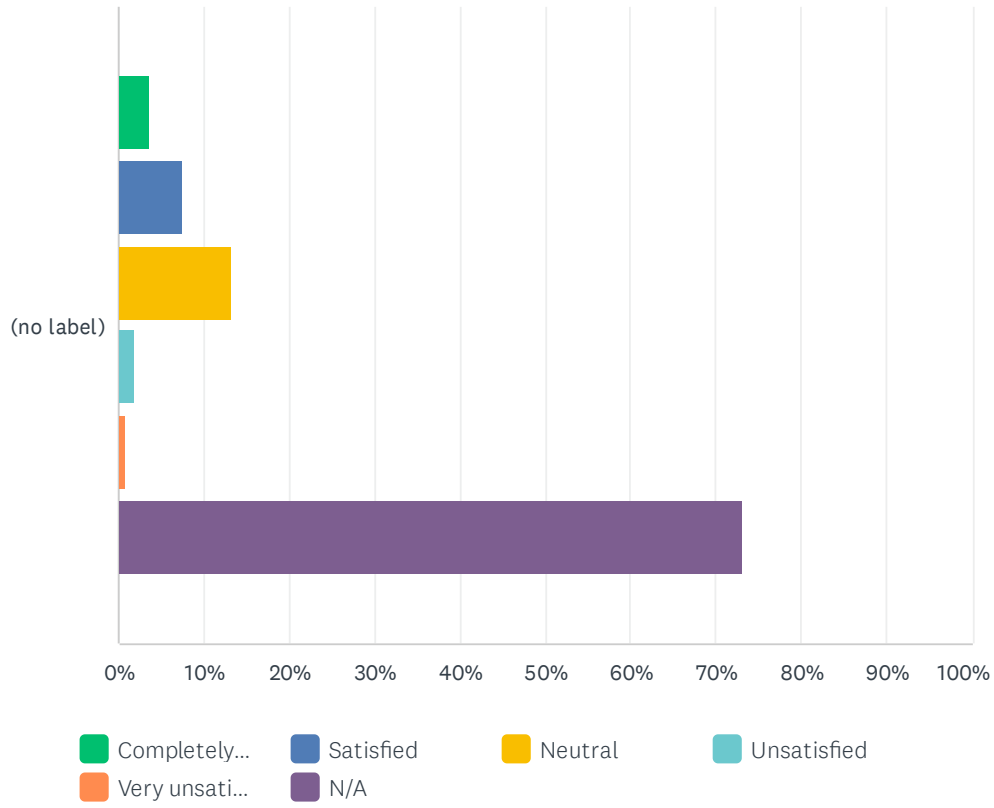
Answered: 486 Skipped: 60



ANSWER CHOICES	RESPONSES	
Weekly	0.41%	2
Monthly	1.03%	5
Quarterly	2.47%	12
Twice a year	3.70%	18
Once a year	5.97%	29
Never	38.48%	187
I didn’t know the City had a Compost Facility	47.94%	233
TOTAL		486

Q17 How satisfied are you with the City’s Compost Facility?

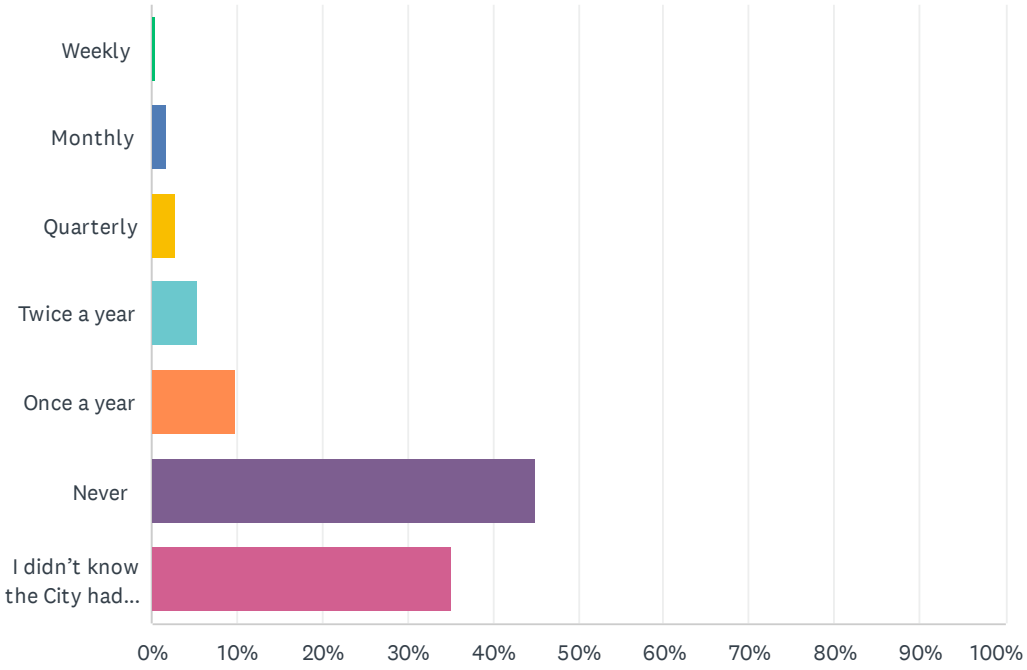
Answered: 480 Skipped: 66



	COMPLETELY SATISFIED	SATISFIED	NEUTRAL	UNSATISFIED	VERY UNSATISFIED	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	3.54% 17	7.50% 36	13.13% 63	1.88% 9	0.83% 4	73.13% 351	480	2.59

Q18 How often do you visit the City's Tree and Brush Drop Off (located at 1702 N Schifferdecker Ave)?

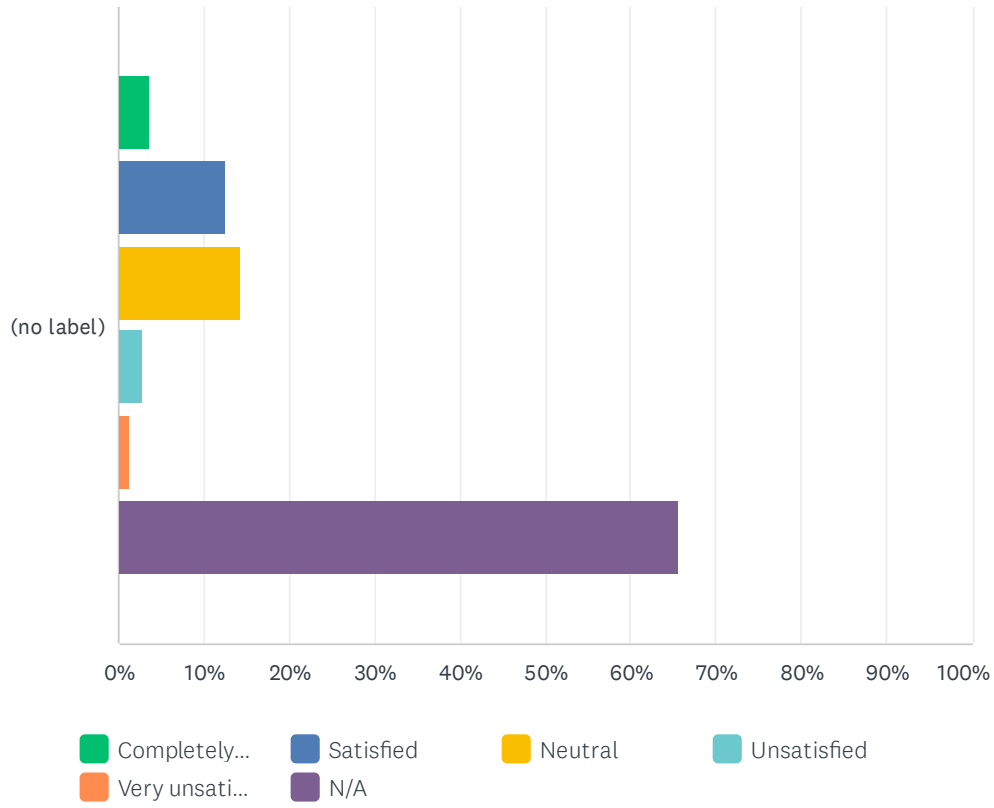
Answered: 483 Skipped: 63



ANSWER CHOICES	RESPONSES	
Weekly	0.41%	2
Monthly	1.66%	8
Quarterly	2.69%	13
Twice a year	5.38%	26
Once a year	9.73%	47
Never	44.93%	217
I didn't know the City had a Tree and Brush Drop Off	35.20%	170
TOTAL		483

Q19 How satisfied are you with the City’s Tree and Brush Drop Off?

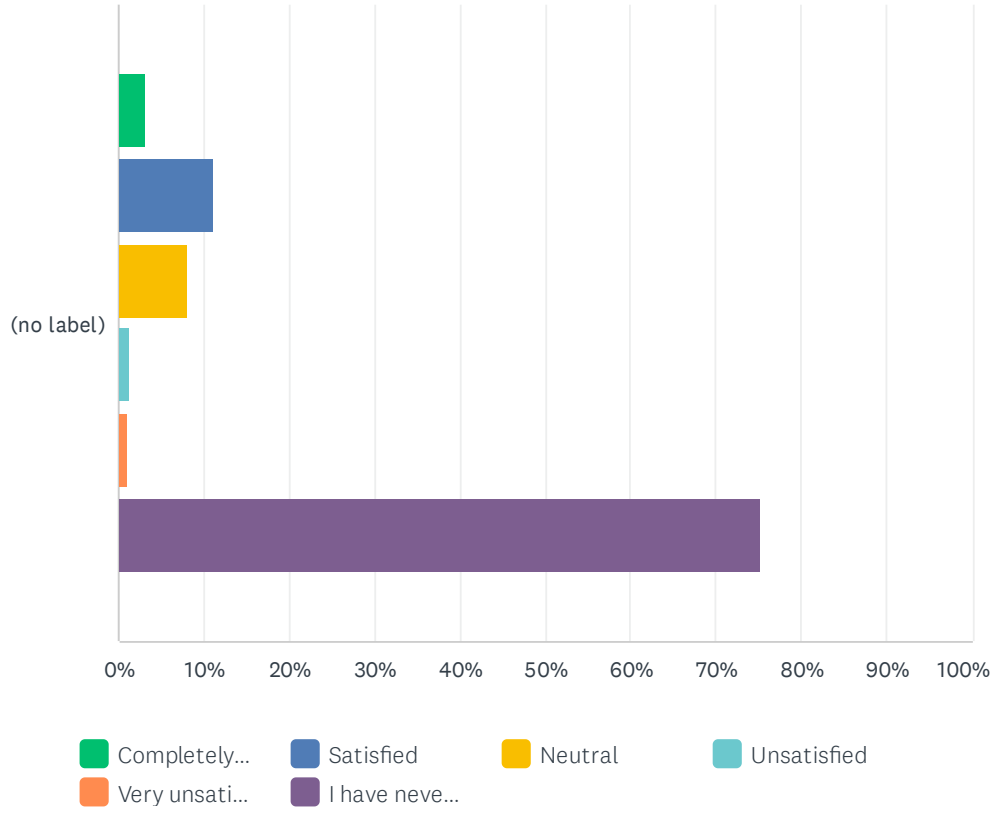
Answered: 483 Skipped: 63



	COMPLETELY SATISFIED	SATISFIED	NEUTRAL	UNSATISFIED	VERY UNSATISFIED	N/A	TOTAL	WEIGHTED AVERAGE
(no label)	3.52% 17	12.63% 61	14.29% 69	2.69% 13	1.24% 6	65.63% 317	483	2.58

Q20 The City discounts disposal costs for residents by 50 percent to dispose of material at the WCA Joplin Transfer Station (located at 3700 W 7th Street). How satisfied are you with this service?

Answered: 487 Skipped: 59



	COMPLETELY SATISFIED	SATISFIED	NEUTRAL	UNSATISFIED	VERY UNSATISFIED	I HAVE NEVER DROPPED ANYTHING OFF AT THE WCA JOPLIN TRANSFER STATION	TOTAL	WEIGHTED AVERAGE
(no label)	3.29% 16	11.09% 54	8.01% 39	1.23% 6	1.03% 5	75.36% 367	487	2.42

Q21 Please share any comments about your experience with the Recycling Center/HHW, Compost Facility, Tree & Brush drop off, and/or subsidized drop off at the WCA Joplin Transfer Station or any suggestions for improvement.

Answered: 152 Skipped: 394

#	RESPONSES	DATE
1	If yard waste can't go in my normal trash I need curbside pickup from the city because I don't have a truck. I hate the leaf pickup system. Following the Scheduling once an actual schedule is found is frustrating. I'm thinking of dropping my recycling service and just using the recycling center. I wish curbside recycling pick up allowed more things like plastic bags.	4/22/2022 11:43 PM
2	N/A	4/22/2022 10:37 PM
3	I do not support any new fees. Especially for services that I was told was included. Also, pay your workers more than minimum wage to do landscaping and other menial tasks that need to be done	4/22/2022 8:13 PM
4	Do not change to WCA. Republic is just fine.	4/22/2022 6:33 PM
5	i recently tried to use the tree & brush drop off. this was in march of 2022. the facility was not open as it was supposed to be. a young man at the recycling center took the time and trouble to drive the drop off and open it for me. i attempted to notify the main office of his gesture but never got a call back from anyone at extension 1501. i also attempted to obtain a paper copy of this survey at city hall, but no one there ha a clue what i was talking about. a lady at the CVB tried to help me by calling another to get the form sent to me, and i was assured that a copy would be sent to me. eight days later, i still have not received the survey in the mail. therefore, i resorted to using the library to fill out the survey(i do not own a computer.) i feel the people in city hall, especially those in positions of responsibility, should more responsive to their constituents. after all, we, as a group, pay their salaries.	4/20/2022 1:23 PM
6	I wish we had a way to recycle Styrofoam.	4/19/2022 4:56 PM
7	Perhaps you could consider starting neighborhood cleanup activities that would involve picking up yard waste in a dedicated dumpster that could then be taken to the transfer station and sorted for mulching/composting/etc.	4/18/2022 11:04 AM
8	I didn’t know about 90% of those services…	4/17/2022 1:55 AM
9	Accessibility is terrible, location and hours are inconvenient. Recycle center is disorganized, cluttered, papers waste is not properly handled.	4/16/2022 11:23 PM
10	For our family, it would be better to have recycling picked up weekly and trash bi-weekly.	4/16/2022 10:20 PM
11	Do not have a way to transport yard & big waste	4/16/2022 9:24 PM
12	I would like to see more dates available for tree and limb drop off disposal.	4/16/2022 4:04 PM
13	I support adding various pickup options but keep them voluntary.	4/16/2022 2:47 PM
14	Recycling is a joke—in that they miss us frequently and because the bill through the city they can’t refund us for missed service. So, there is no recourse for the company for providing poor service. I would support a big trash day once a year where you set out your bulk items. I would support a quarterly or twice a year yard waste option for curbside pick-up.	4/16/2022 11:26 AM
15	We are old. We are on oxygen. We cannot rake leaves and this is rental property. Nothing to haul off but we do give furniture etc to the DAV. We keep things clean inc our yard	4/16/2022 10:14 AM
16	They charge me contractors price even when I show my address, it’s happening everyday to my friends.. she just finds an excuse to over charge…	4/16/2022 10:01 AM

17	The recycle center is not user-friendly and the last time I was there, which was years ago, the lady was as hopefully she could be. I stopped recycling because of my experience so I was glad when the city started offering curbside recycling	4/16/2022 8:47 AM
18	How can I learn more about the city's services? Is there a flyer detailing each step on how to be involved in brush disposal and the recycling center? Can you post this on Facebook at minimum?	4/16/2022 8:39 AM
19	I got a nail in my tire dropping off tree limbs, so I am hesitant to go back there myself. I pay someone to take limbs for me. I will start utilizing the composting place (love that!) And am at the recycling center about 2x a week. Would love if the recycling center was able to take plastic bags - I take those to Walmart for recycling. I am very pro-recycling and appreciate that the city has offered this survey :)	4/16/2022 8:18 AM
20	We don't use the recycling center due to the curbside. However LOVE the compost facility and tree/brush drop off. better advertisement of times would be good.	4/16/2022 7:59 AM
21	I have small limbs that fall during storms. I don't want to load the in the car. Not enough to have an extra fee. My neighbors often a LOT of yard waste. Maybe a community bin for small yard waste? Or different sizes for different fees. It doesn't seem right to charge a fee if a person has small limbs maybe 3 weeks a year.	4/16/2022 7:54 AM
22	Please do more frequent pick ups of recycling!!	4/16/2022 7:07 AM
23	I think we need definitely need to have mandatory recycling as a part of our trash pick up. I can see having yard waste pick up as well, although there are many of us who would not use it due to how we manage our yards. However, our ultimate goal should be to limit what is going into landfills and we need to work together on it.	4/16/2022 6:31 AM
24	I'm not paying to recycle.	4/16/2022 6:25 AM
25	Tree & Brush drop off is a nice service.	4/16/2022 5:48 AM
26	Keep the services the same and add cost to those who want to add the services they want to utilize.	4/16/2022 5:03 AM
27	This should not cost and should be included in trash costs that are reasonable. Also, if these other services were available then the city should of let us know more in Ada mace to plan other than a notice 2 days before. Also, if the city would make it to where individuals could get leaves picked up timely then I would trust the city more. But the city fails on this as well. Which is why we put our leaves out in trash. Maybe consider a pickup service for yard waste separate and by address reporting so that it could be picked up timely when resident it ready.	4/16/2022 2:57 AM
28	The city should Do something to lower the cost of trash service not raise the price.	4/16/2022 1:54 AM
29	Please don't take away yard waste from the normal collection. It's such an advantage. Coming from Springfield where they didn't have this. I love that we have it in Joplin. Don't separate.	4/15/2022 11:04 PM
30	I work for the school district (school bus driver during school year, utility during summer) and frequent Snowball. Wouldn't this location be suitable for grass & leaves?	4/15/2022 10:56 PM
31	They should NOT be allowed to turn off our water!!!!	4/15/2022 10:39 PM
32	The limb drop off needs to be open more than once a month! We need green clippings and yard waste to be composed by the city. The recycling center needs to accept more plastic items!!!	4/15/2022 10:26 PM
33	I'm concerned about the city staffs un-natural fascination with recycling.	4/15/2022 10:22 PM
34	Na	4/15/2022 10:12 PM
35	I would support any of the above mentioned changes if you passed the savings on to us!	4/15/2022 10:04 PM
36	I wish there was curbside glass recycling as well	4/15/2022 10:00 PM
37	Glad they are available options, would love to see more curbside recycling/yard collecting for mulch. I think more awareness on these available options would be useful as well, a lot of people my age didn't know these existed or are too busy to use them. Collecting yard waste for composting/mulch, and either selling it back to people or providing as a free service would be great to see as well.	4/15/2022 10:00 PM

38	We would recycle, but cannot afford the extra cost & since I am disabled it makes it difficult to take myself sometimes.	4/15/2022 9:49 PM
39	Would love to see a city program that takes yard wastes and turns it into a compost. Just studied this in class at the college and it has many benefits. Example: creating jobs, creating a valuable service to the community, possibility of income from compost piles, and ecological benefits.	4/15/2022 9:36 PM
40	We always trim trees in November. Trimming should be done after a tree loses its leaves and we have found October to be too early or the weather is not cooperative. Our opinion is for you to look at Carthage for a model of how a recycling center along with trash drop, bulky items drop off, tree limbs, leaves and grass clippings works all out of one facility with an attendant always on site Monday through Saturday year round. In Joplin we have a very narrow window of opportunity to actually trim the trees and take limbs to the drop off location and get it accomplished by 2:00pm. In the past after finding out your facility was not open we had 4 truckloads of limbs and had to find a local contractor that had a brush pile and agreed to take our limbs. Scheduling tree limb maintenance along with your once a month availability is next to impossible. We have put limbs to the curb that have met the requirements and they were not picked up. Also, Joplin needs to sponsor more shredding events, we find ourselves having to go to neighboring communities that schedule them about the same time every year.	4/15/2022 6:38 PM
41	#15 -- Recycling Center is nice, but needs a better layout/larger footprint	4/13/2022 10:48 AM
42	Would be good to have a way to dispose of shredded paper since can no longer put in brown paper bags	4/11/2022 1:42 PM
43	I enjoy being able to take trash to the transfer station, but I would be very interested in lowering our trash rates any way possible	4/11/2022 9:14 AM
44	The city should make sure residents are not allowed to make neighborhood rules in HOS and communities that are bad for environment. Right now much of the city cannot compost in yard and are required to do yard related activities that are bad for the environment. You should check into no mow May and other conservation efforts to keep the city clean. Especially air quality restrictions to move Tamco the shingle factory outside of town. It is polluting a school next door and air quality of residents is such that our children can't play outside without lung damage in the evenings. City planning would be better focused making the neighborhoods air safe and after that residents able to compost their small amounts themselves.	4/11/2022 7:50 AM
45	I think Our trash service is excellent.	4/10/2022 8:35 PM
46	I love the ease of the recycling center but it needs to be cleaned up. Loose items often escape and create litter. I haven’t used the composting or tree/brush drop off because we don’t have a good way to get materials there (we don’t have a truck), so they aren’t practically accessible for us.	4/9/2022 8:21 AM
47	I have two comments: 1. Biologically the best time to do major tree trimming is in the winter but the limb and brush drop off is closed. I wish it were open through out the year and at least once or twice per week. 2. I wish the curbside recyling service would accept glass. I do try to take my glass to the Joplin Recyling Center.	4/8/2022 6:27 PM
48	We have lived in many different communities and Joplins recycling center is by far one of the best. Kudos. Would like to see one document that has all of the facilities and services listed, as we had no idea about the compost and yard waste.	4/8/2022 1:00 PM
49	Very satisfied with Recycling Center. Attendants are always very helpful.	4/8/2022 11:59 AM
50	I wish that styrofoam could be included in the Recycling Center. Another concern about the Recycling Center's document container to go to shredding, is that the opening is big enough that someone with nefarious intentions could reach in and remove things. I love that it's available but I don't feel 100% secure about dropping things there.	4/8/2022 9:42 AM
51	I don’t think the city has provided enough information on these available services. Recycling should be required.	4/8/2022 7:13 AM
52	The recycling center could be larger with a better flow for parking/drop-off, but it works. In my experience, an overall increase to a bill and then additional services provided is psychologically easier than asking people to "opt in" for additional services for added fees. This model does not typically lead to buy-in (I'm a former enviro specialist). Also, it is unlikely	4/8/2022 6:51 AM

	anyone will use the WCA transfer station when a few miles from there you can go to Galena/Republic transfer station for just over $13.	
53	There are some municipalities where recycling is free and trash service is charged per use, obviouslyat an increased rate. This model encourages residents to minimize use of the landfill and recycle as much as possible, which is much more environmentally conscious. I know this community would be outraged at that level of personal responsibility and environmental focus, at least until it is shown to be financially beneficial to them personally. Please consider moving toward this model for our future!	4/8/2022 5:59 AM
54	I've lived in Joplin for 7-8 years and never knew about the majority of these locations, especially not that they are open to the public. Communication and letting people know about these services, maybe on a yearly basis to grab new people to the area would be great. I can't tell you how many times over the years I've been here I could have used the services mentioned in this survey. I just never knew they existed. It would also be nice to actually be able to call and talk to the trash service providers themselves, instead of having a go-between with the city. More often than not, who I speak to on the phone can't tell me what the servicer could have.	4/7/2022 11:21 PM
55	We should have a place to put yard grass clippings and leaves and light brush to recycle correctly but please do not add to our charges. There used to be a bin at the police lot on 2nd street, could bring that back. I feel this survey is a ploy to increase charges on us using the grass clippings issue.	4/7/2022 9:01 PM
56	The recycling center hours are limiting- it would be nice to have more available hours to drop things off. Also, some centers offer plastic bag drop off and that’s something that would be beneficial to offer at ours too.	4/7/2022 8:44 PM
57	I think recycling should be mandatory for everyone and the cost should be shared by every household. Please keep encouraging recycling, it is an extremely easy and effective way to help our planet.	4/7/2022 7:16 PM
58	Right now the bi-monthly recycling program is a joke. Our bin is filled weekly and we're lucky if it's collected once a month. Recycling needs to be picked up EVERY week. They should have never cut the service in half without adjusting the price.	4/7/2022 5:41 PM
59	Tree brush drop off needs to be open more frequently	4/7/2022 5:16 PM
60	This winter there 3 no-pick -up snow days in row on Thursdays for curbside recycling.	4/7/2022 3:12 PM
61	I love the recycling center!! I've been going there for 15 years now. We need tetrapack recycling in our area.	4/7/2022 1:40 PM
62	I would like to recycle but have no place to put it until pick up. I’d be more inclined to do it if the cost was included without raising current rates	4/7/2022 1:28 PM
63	I appreciate the recycling center so much! It is organized, clean, and very user friendly. The people working there are very helpful and willing to assist me when I’m there.	4/7/2022 1:09 PM
64	The guys at the Recycling Center do a very good job!!! I just wish the curbside recycling took glass!!!	4/7/2022 1:03 PM
65	Please keep costs down. Do not add on anymore fees or costs to our current bill.	4/7/2022 12:51 PM
66	Seems so odd because... 1. Curbside Recycling has been billed but not provided for over two years. Come on! And so much trash falls out of the tops of garbage trucks. Good ideas but fail in actual operation.	4/7/2022 12:51 PM
67	Would like to see the limb drop-off open more than once per month	4/7/2022 12:48 PM
68	If separate yard waste collection is supposed to make it less expensive, why is there an additional charge?	4/7/2022 12:48 PM
69	I would like the brush/limb drop off to be open more. At least every other week.	4/7/2022 12:38 PM
70	Lines at the recycling center can back up and cause traffic issues. Also, a more centralized option might make people more apt to use these services.	4/7/2022 12:17 PM
71	use it regularly. I wish they could still take styrofoam.	4/7/2022 12:07 PM
72	Recycling center has odd hours	4/7/2022 11:55 AM

73	The Recycling Center is amazing and well managed.	4/7/2022 11:17 AM
74	The city has done a good job of making these facilities easy to use.	4/7/2022 11:12 AM
75	I wish the recycling center would go back to allowing books and other small items to be placed for others to take.	4/7/2022 9:37 AM
76	We love the recycling center and often make it a teaching lesson for my 6yo daughter.	4/7/2022 9:33 AM
77	We are mostly happy with our trash/recycling service, but a discount would be much appreciated during inclement weather-during winter our trash/recycling is picked up once a month.	4/7/2022 9:17 AM
78	This should be a service provided to all of Joplin regardless of income. Those who can't afford the service would recycle but do not have the expendable income. Taking care of the environment isn't really an option and needs to be treated with that attitude. Our air quality is terrible and we need to limit the pollution. We need to reduce our impact as much as possible including options for the recycling trucks we use (diesel vs. electric).	4/7/2022 9:07 AM
79	I had no idea any of these things existed. How about you send out an informational post card to residents so they're aware of the various services available. Be detailed.	4/6/2022 10:20 PM
80	I would like a way for glass to be part of curbside recycling. I can put everything in the bin but that one type of material.	4/6/2022 10:07 PM
81	You can do whatever you want really because we need our trash picked up and would pay whatever within reason.	4/6/2022 9:20 PM
82	I am apt to do more from my home than to take my waste anywhere else. Glass is the only thing that I make an effort to take somewhere. I wish that could be done from the home. However, I have heard from others that when it becomes complicated (cleaning it, separating it) they won't participate period, even if it were free.	4/6/2022 9:35 AM
83	Recycling center is a great resource, very useful.	4/6/2022 9:13 AM
84	City curb side should go to Service Recycling!	4/6/2022 8:58 AM
85	An additional location to drop off items would be preferred.	4/6/2022 8:57 AM
86	The line at the recycling center is always very long when I go. I try to go at different days and time throughout the week and it is always full. Having an expanded parking lot would be helpful. Also, several recycling options have been taken away at the recycle center. You can no longer drop off plastic bags or Styrofoam and no additional recycling options took their place.	4/6/2022 8:08 AM
87	Wish home recycling took glass items, this is why I cancelled my service. I was going to recycling center anyway	4/5/2022 11:00 PM
88	A pamphlet with all of these options spelled out in one place would be nice. Or perhaps something digital too	4/3/2022 6:02 PM
89	Use the recycling center regularly. Still need a place for styrofoam. Also, it would be nice if the recycling center folks could clean up the trash around the perimeter fence, etc. Hopefully it would set an example for others.	4/3/2022 2:38 PM
90	A day or semi-annual day for electronic recycling would be fantastic	4/3/2022 12:48 PM
91	I'd love a glass pickup option though I know it's probably not feasible.	4/3/2022 11:21 AM
92	We need to up our recycle game big time.	4/3/2022 7:14 AM
93	When I call the recycling center I always get a voice mail. They never answer the phone. Hard to get questions answered. Inconsistent hours	4/3/2022 6:48 AM
94	Wish could put glass in my recycling bin	4/3/2022 6:45 AM
95	I would support recycling more if it didn't cost extra. I still don't understand What the transfer station is for or the compost facility. I have alot of plastic trash but don't recycle bc I can't afford the extra for a bin. I'd be happy to drop it off somewhere like i do my cans if it is available somewhere.	4/3/2022 1:03 AM

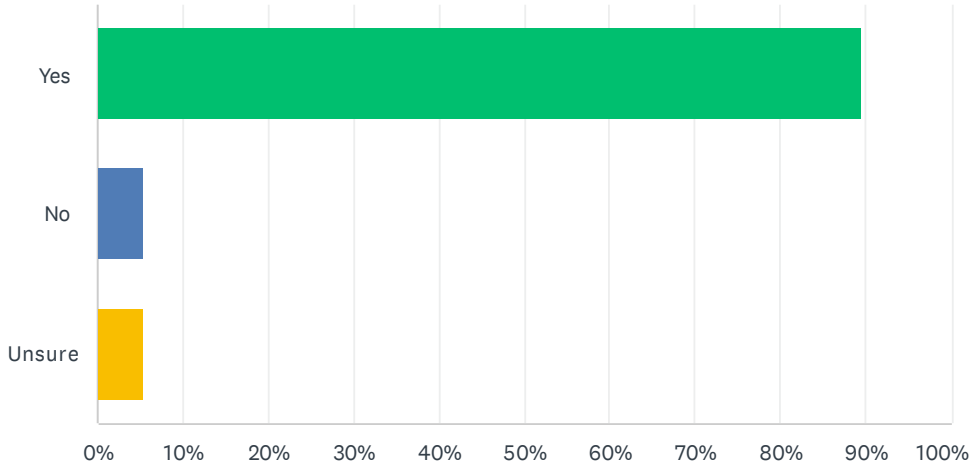
96	Tree limb and yard waste pick up is valuable. Simply because some residents do not have the availability to drop off said items	4/2/2022 8:19 PM
97	As a family we were going weekly to biweekly to the recycle center. It seemed very reasonably priced to just pay the additional five dollars to have the recycle service added to our bill. We are happy with the service thus far. It would be nice if Joplin offered a quarterly service for paper shredding along with bulky item/small appliance pick up.	4/2/2022 6:34 PM
98	I used to visit the compost facility. Not anymore because it is not composted well at all	4/2/2022 4:53 PM
99	I feel there should more things that the recycling center accepts	4/2/2022 3:19 PM
100	Who is really throwing out lawn clippings? Suggestion to help with lawn clippings. Stop enforcing regulations that forsee individuals to mow lawns. First off, not cutting lawns for 3-4 weeks at a time increases pollinator abundance by up to 80%. We need those Peaky flying insects to eat. Second, fine anyone caught throwing out lawn clippings, the nutrients in those clippings need to be available to the environment not locked in a land fill. The city should outright cover cost of curbside recycling. The city has a maxed out local tax rate, various bonds, and still I need to pay additional money to save this planet? Mind you I already pay twice for my water, seeing how the city can not afford to treat water I already paid for, so i need to pay for it again. Oh yeah, then i pay for trash service. Short and sweet stop wasting our tax money. Put it to use trying to lessen the cities environmental impact.	4/2/2022 1:34 PM
101	There are items that the Recycling Center used to accept (e.g. styrofoam) that they no longer accept, so they end up in the landfill. I'll like to see more types of things accepted for recycling (either curbside or at the center).	4/2/2022 1:10 PM
102	Recycle center is poorly managed	4/2/2022 1:03 PM
103	I didn't know they existed	4/2/2022 12:59 PM
104	hours are not the best time to come to the center and the center could be better managed to reduce time and labor costs.	4/2/2022 12:58 PM
105	Stop the panhandling. It's out of control!!	4/2/2022 12:50 PM
106	I garden on 2 1/2 lots; while I compost what I can, I have no way to take excess brush, weeds, etc. to the compost/brush stations and instead bag and send it to the land fill. If I could have 2-3 bins for compostable materials I would gladly pay monthly.	4/2/2022 12:41 PM
107	The recycling centre is portly managed. Piles of trash sitting out. Waste is not efficiently handled, sorted, and disposed of. Needs better over sight to lead the direction and encourage recycling. Currently it looks and is managed like an after thought.	4/2/2022 12:22 PM
108	Unaware of companies/ persons to haul off yard waste other than our trash.	4/2/2022 12:00 PM
109	I would like weekly recycling if possible, but obviously still cost effective. During the snow time, republic missed multiple weeks (the way the weather hit, it affected our day for trash and recycling), and we weren’t ever credited back on our bill since they didn’t run trucks or pay workers. I would also love to see a semi-annual bulk trash day for spring cleaning, etc- if it was held 2-4 times per year, it might save on weekly bulk trash.	4/1/2022 4:17 PM
110	I think $70 for trash and sewer is high enough.I put out very little. All my neighbors use my can because its in an alley. I don't think you guys should charge more for recycling because it should take the place of trash pickup. With recycling there shouldn't be a garbage bin so exclude the garbage can and replace with 3 bins. I use to do it in California so i know it works. A compost pile is great soil for plants and gardens. Please don't raise the prices!	3/31/2022 5:47 PM
111	Seriously! I and other people in Joplin should know about this stuff!?! A discount on disposal cost, tell us more.	3/31/2022 5:30 PM
112	Weekly pick ups would help with the confusion I see very often from neighbors about when recycling is being collected.	3/31/2022 5:11 PM
113	N/A	3/31/2022 12:47 PM
114	We need WEEKLY pick up of recycling PLEASE!	3/31/2022 12:45 PM
115	Increase hours of operation @ the Recycling Center.	3/31/2022 7:48 AM
116	The more that can be picked up versus needing to be hauled to a center is better for the	3/31/2022 4:40 AM

	elderly. For example, it's too physically demanding for an elderly person to haul tree limbs or yard waste somewhere.	
117	I am disabled and cannot physically do any of this. I cannot afford to pay any more.	3/30/2022 9:51 PM
118	I would love to have recycling services, and curbside bulky item Pick up! Thanks	3/30/2022 7:37 PM
119	I see a lot of other cities have twice a week pick up for trash and recycling. Makes more sense to have more collections weekly then let it just pile up. Make everyone recycle. It just needs to be done. Our creeks and water don't need this crap in it.	3/30/2022 6:03 PM
120	I highly recommend keeping the limb drop off and the compost station.	3/30/2022 5:32 PM
121	Provide load out of the compost couple times a month. You have the equipment, just man it	3/30/2022 5:24 PM
122	The cost was prohibitive for me to throw my old house carpet and pad away at the transfer station. At the time We lived outside city limits although still in the 64801 zip code.	3/30/2022 3:38 PM
123	We need recycling pick up more often! Please!	3/30/2022 3:23 PM
124	I like the recycle center, but wish there were pickup services in Joplin	3/30/2022 3:12 PM
125	I enjoyed the old recycling center set-up, where you could bring things and leave them in a free section for others to take. It was a great way to dispose of nice items others could use. I visited it frequently, but noticed they ended that & I stopped going to the center. Please bring that back if they have not already!	3/30/2022 2:51 PM
126	Have more drop off sites for recycling	3/30/2022 2:14 PM
127	The city's recycling center is in disrepair and poorly run. I feel more comfortable leave my recyclables in a landfill where they will be handled correctly. Items are disorganized and the condition of the recycle center is very poor. In addition the hours are inconvenient. The brush and composting facility could use better management. The use of compost or mulch availability to residents could be better advertised. The locations of the Brush and leave site are inconvenient.	3/30/2022 2:08 PM
128	Would be nice to have food waste collected for compost as well. Would also like to be able to collect wood chips from the tree and brush drop off	3/30/2022 1:49 PM
129	Maybe get a trash service that provides better service. They leave trash everywhere that falls off the truck. They dump over trash cans. They drive past 3 or 3 times before dumping my trash can wasting gas and causing prices to go up. They dump smelly liquid from the truck that stains the street and smells horrible.	3/30/2022 12:01 PM
130	The city's recycling center is too small. I avoid going because I dread the possible wait time to get into the parking lot. We need a wider space, especially to accommodate future population growth.	3/30/2022 11:33 AM
131	I am very curious about the success of the cities curbside recycling. Are things being recycled or do residents do things that prevent the items from being recyclable?	3/30/2022 11:13 AM
132	We would love a more user friendly way to dispose of yard waste! We currently fill our trash bins when needed and would rather it go somewhere useful.	3/30/2022 10:44 AM
133	The tree and brush drop off site needs to be open more frequently and predictably. Nothing worse than loading your vehicle, driving 30 minutes only to find the gate locked. Then what? Take it back home? Illegally dump it which I won't do but many will? The compost facility is much better with their 24/7 unlocked gate. Also, a more southern location would help us that live on the SE side of town. By having better access to these types of facilities, I believe citizens will properly dispose of their lawn debris and keep their properties in better shape. Convenience is key. Without proper facilities and convenience, outdoor property maintenance lacks which is detrimental to the look and feel of the city.	3/30/2022 10:24 AM
134	We do not own vehicles that allow for the transport of waste material or lawn waste or large items. We are concerned that adding multiple pickups each week adds a lot of vehicle emissions, so would like to see energy conservation as a consideration in future planning. We should not rely on out of state laxity for our future waste plans. Partner with Extension to highlight how residents can use compost and mulch in their yards. Consider a give and take site for these things.	3/30/2022 9:50 AM

135	Recycling for all is a great thought, but I worry many people wouldn't care enough to sort out the stuff that can't go in the recycling bins (glass, grocery bags, etc), and then it's just a mess for the recycling service. I wish the recycling center would start taking grocery bags again. I love the free leaf compost the city provides, and the tree-drop area. They are a blessing. The only time the bi-weekly recycling goes awry is when the weather makes it skip a week, because then it's a month between services. So it if our cardboard goes in the trash.	3/30/2022 9:29 AM
136	Make it easier for us to actually help the environment. Weekly recycling pick-ups, better marketing/advertisement for ancillary services like composting and tree& bush drop off!	3/30/2022 9:19 AM
137	Never had any issues with trash or recycling in Joplin. I feel like it's a great value compared to what I use to pay in Oklahoma.	3/30/2022 9:12 AM
138	Allow for more items to be recycled from the curbside pickup(especially glass), go back to weekly recycle pickup, and please put recycle and trash on the same day.	3/30/2022 9:11 AM
139	Recycling should be included for all residents in the price of trash service. We moved here from out of state and our previous city included recycling and provided the separation bin	3/30/2022 9:10 AM
140	Recycling should be free of charge, most people I know don't do it because they have to pay for the service. Tax should be increased to allow free Recycling pickup.	3/29/2022 7:50 PM
141	I would appreciate more frequent recycling pickup. Mine is frequently overflowing, if I miss a pickup, that means I will have a months worth of recycling items.	3/28/2022 11:46 PM
142	I utilize the City of Joplin's Recycling Center quite often and am overall very pleased with it. I would love to see the return of plastic shopping bags and styrofoam to the list of items that can be recycled there.	3/28/2022 3:40 PM
143	I think the recycling center is very good for people like me who recycles, but don't have much, so I only go to Recycling center about every 6-8 weeks..	3/28/2022 12:29 PM
144	Recycling Center is Awesome. Thanks. Compost and Tree & Brush services are also top notch. The city of Joplin should provide curbside recycling services at ZERO fee. Get out of the 80's, have separate trucks pick the recycling vs paying to sort elsewhere. A minimum of business acumen should be able to justify the same.	3/28/2022 10:13 AM
145	The method of trash collection by Republic is terrible. They litter neighborhoods significantly. There are so many polycarts that are significantly damaged and missing lids that are never monitored and replaced by the trash company. You have to call Republic and be put on hold for up to 20 minutes to request a replacement and then are usually given incorrect information. When you do receive a new polycart it is only slightly better than the one you are replacing. It should be a requirement of their contract to evaluate and regularly replace damaged carts.	3/28/2022 8:34 AM
146	I appreciate it as curb side doesn't accept glass or everything.	3/27/2022 8:51 PM
147	Would like to see the recycling center go back to collecting styrofoam and plastic bags, so we could dispose of them properly.	3/27/2022 6:31 PM
148	The city mulched the limbs and was giving away the mulch, to residential users, then, without notice or warning, gave it all away to a commercial project! It should have been available to residents for a fixed and advertised period and not had the rig pulled out from under residents in a surprise move. The facility should be open for drop offs more frequently and for more convenient hours.	3/27/2022 11:04 AM
149	There should be an option for less frequent trash pickup service. My blue dumpster is never full in one week's time, yet I have to pay for the same weekly pickup frequency.	3/27/2022 9:34 AM
150	The two of us would love a monthly pick up of trash instead of weekly, at a very reduced rate. Maybe the lids of the trashcan could be a different color for that service.	3/26/2022 11:51 AM
151	I don't feel like this is an issue in the community!! However police and fire turnover rates are higher than ever!! How about focusing on that... The trash in this town is from the homeless community that is uncontrolled... Why don't we employ the correct amount of officers to deal with that issue if your wasting people's time asking about trash!	3/26/2022 10:56 AM
152	As an CJ resident, we use the recycling center weekly. It's a convenient service and we're thankful we are able to use it. We really have no complaints other than the restrictions on what plastics will be accepted is frustrating (types, necked-only, no bags, etc).	3/26/2022 10:48 AM

Q22 Do you feel you have a personal responsibility to help make a difference on environmental issues like minimizing waste, conservation, water use, and energy use?

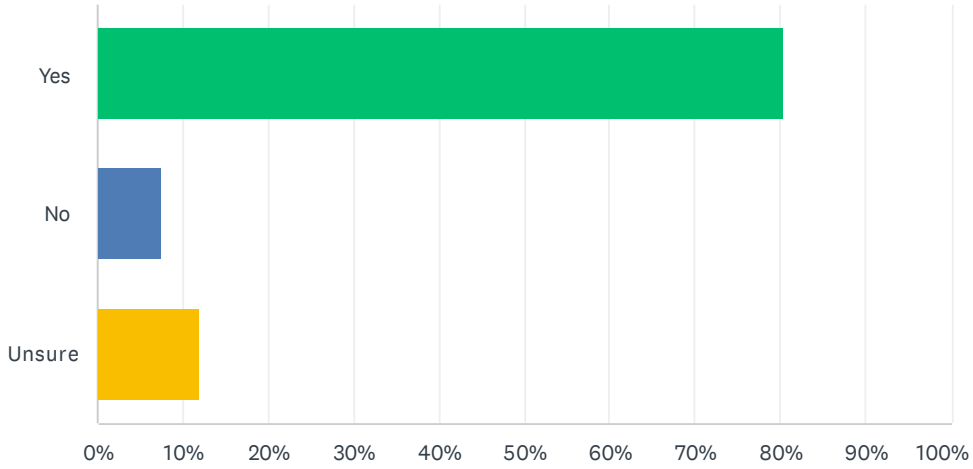
Answered: 476 Skipped: 70



ANSWER CHOICES	RESPONSES	
Yes	89.50%	426
No	5.25%	25
Unsure	5.25%	25
TOTAL		476

Q23 Do you support the City of Joplin setting goals to reduce waste, minimize consumption, conserve water use, and diversify renewable energy use?

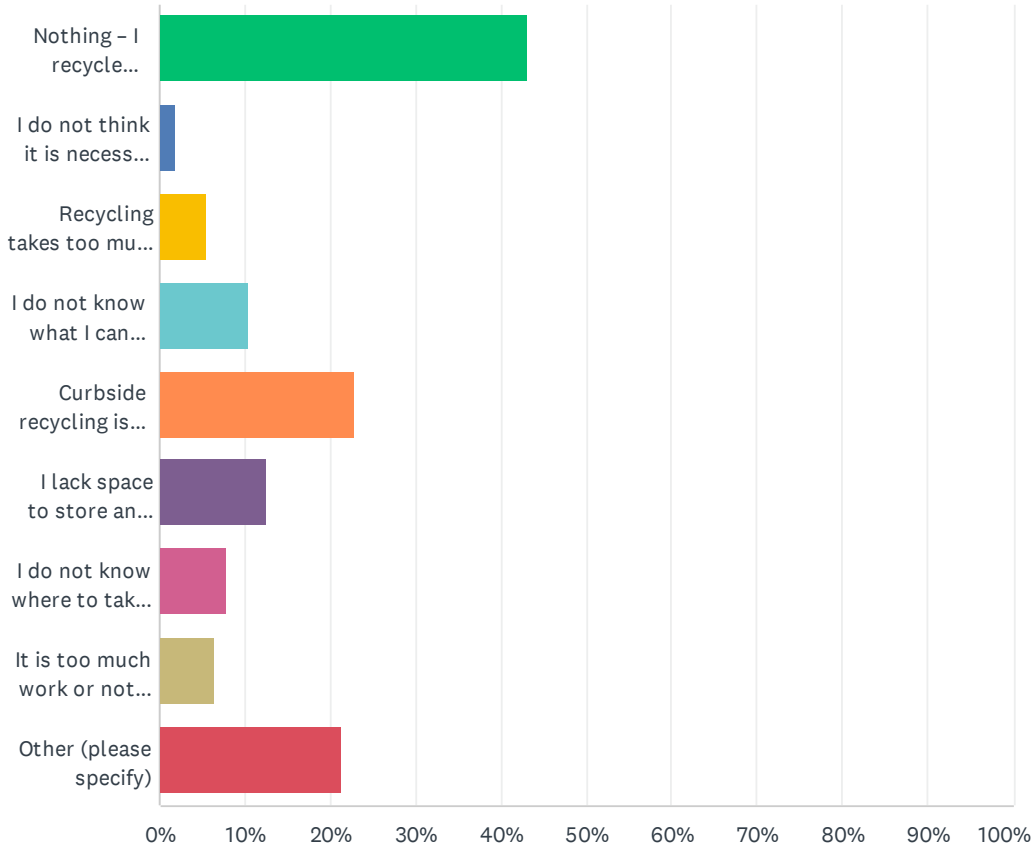
Answered: 476 Skipped: 70



ANSWER CHOICES	RESPONSES	
Yes	80.46%	383
No	7.56%	36
Unsure	11.97%	57
TOTAL		476

Q24 What prevents you from recycling or recycling more than you currently do?

Answered: 469 Skipped: 77



ANSWER CHOICES	RESPONSES	
Nothing – I recycle everything possible	43.07%	202
I do not think it is necessary to recycle	1.92%	9
Recycling takes too much time	5.54%	26
I do not know what I can recycle	10.45%	49
Curbside recycling is too expensive	22.81%	107
I lack space to store an additional container	12.58%	59
I do not know where to take materials	7.89%	37
It is too much work or not physically able	6.40%	30
Other (please specify)	21.32%	100
Total Respondents: 469		

#	OTHER (PLEASE SPECIFY)	DATE

1	You should not limit anything for other people.	4/22/2022 8:14 PM
2	accept more items for recycling at the recycling center.	4/20/2022 1:25 PM
3	We recycle	4/18/2022 10:21 PM
4	I recycle everything possible, except when I'd use so much water that cleaning single use plastic doesn't seem worth it: like peanut butter containers	4/18/2022 11:59 AM
5	I lack space in my home for separate collection containers…I want to be more educated about recycling	4/17/2022 7:08 AM
6	Unaware of services/options to recycle	4/17/2022 1:57 AM
7	Inconvenience	4/16/2022 11:24 PM
8	Disability prevents the tasks required and limits income	4/16/2022 4:40 PM
9	single, i dont generate that much waste 51.00 is plenty	4/16/2022 2:49 PM
10	We quit because the pick up service changed	4/16/2022 12:35 PM
11	Not frequent enough pickup, forget which week it is. Items accepted via curbside recycling is too limited.	4/16/2022 11:23 AM
12	I take it to recycling	4/16/2022 10:03 AM
13	I don't have time to go to the center, so I don't recycle glass	4/16/2022 7:57 AM
14	I’m not paying	4/16/2022 6:26 AM
15	I've never considered it.	4/16/2022 5:49 AM
16	I try to buy less & repurpose. Prefer to see more trash companies incinerate the trash vs burying it	4/15/2022 11:37 PM
17	I have curbside recycling. It is frustrating that we don't have a place to recycle glass so it ends up in in landfill.	4/15/2022 10:27 PM
18	Nothing prevents this. It is available, it has always been available.	4/15/2022 10:25 PM
19	I try to recycle as much as I can. Sometimes when I am out & have a can or bottle of soda (rare), if the place only has trash & not a place to recycle I will just throw it away.	4/15/2022 10:05 PM
20	I hate that my recycling day is different from trash day and I have not been able to get my recycling picked up since they changed.	4/15/2022 9:50 PM
21	dont live in the area	4/15/2022 9:18 PM
22	I should do more to help	4/13/2022 10:52 AM
23	I recycle aluminum cans only because I am reimbursed for them	4/11/2022 10:34 AM
24	There is no light bulb recycling.	4/11/2022 7:52 AM
25	For people that live in the dense residential areas of Joplin, like myself, we don’t have a truck to haul things so curbside is much more beneficial for that group.	4/9/2022 8:15 AM
26	lack of time to take glass to the recycling center	4/8/2022 5:55 PM
27	I pay for the service but I do not have a recycling bin and no one has ever come by to pick anything up. I have been paying for it since 2020 and no one at the office can help me with my issue so I am paying for nothing currently.	4/8/2022 2:07 PM
28	While the recycling center is awesome, it is tedious to store glass and other items at home to be taken to the recycling center. Perhaps we could look at a special collection bin that could be used curbside and collected monthlyfor these rarer recycled materials.	4/8/2022 6:03 AM
29	I recycle everything I can. I wish I could recycle more items. It still bewilders me that I can't recycle glass.	4/7/2022 11:24 PM
30	you cut hours at the recycling center during covid and blocked us from using it a lot, I used to do that every 2 days, now you have much reduced hours and services, that is not good.	4/7/2022 9:04 PM

31	Even though I have a Joplin address since it's considered outside of city limits we are not included in multiple services	4/7/2022 8:19 PM
32	The schedule for them is a bit confusing.	4/7/2022 6:37 PM
33	Your program needs to be better organized.	4/7/2022 5:42 PM
34	Need glass recycling	4/7/2022 5:03 PM
35	My recycling isn't getting picked up like it should be	4/7/2022 4:49 PM
36	Curbside needs to pickup glass containers.	4/7/2022 3:13 PM
37	I recycle curbside but don't make a separate trip for glass	4/7/2022 3:06 PM
38	No place to keep until pick up day	4/7/2022 1:28 PM
39	Older single person not enough to warrant cost and seperate bin etc	4/7/2022 12:24 PM
40	I feel recycling is great but don’t feel we should be charged for it because we are helping just by recycling	4/7/2022 12:01 PM
41	Recycling center location/ hours are inconvenient. No curbside recycling has been made available to us even after multiple attempts to start participating in the program.	4/7/2022 11:52 AM
42	I curb recyle but not physical able to haul tree limbs to the designated areas. Grass is mulched and leaves are vacuum off the property.	4/7/2022 10:00 AM
43	Curbside pickup doesn't accept things like glass	4/7/2022 9:45 AM
44	I take all paper and cardboard to local containers. We don’t have much else.	4/7/2022 8:54 AM
45	Very expensive for a single retiree on a fixed income. With the increase in sewer rates, making recycling mandatory with mandatory costs is unreasonable.	4/7/2022 8:30 AM
46	Lack of information on recycling	4/6/2022 10:27 PM
47	When curbside stopped accepting plastics and metals	4/6/2022 8:13 PM
48	don't like paying someone else to make money off my trash.	4/6/2022 6:13 PM
49	We really have nothing to recycle	4/6/2022 3:21 PM
50	not in city limits for curbside	4/6/2022 11:31 AM
51	I do curbside. However anything that isn't in it such as yardwaste and glass can't be done from my home and requires me to dirty my car to recycle it.	4/6/2022 9:39 AM
52	The bi-weekly pick up forces me to throw recyclables away a couple of times each month.	4/6/2022 8:58 AM
53	I've already stated that. I want to recycle but I wouldn't get involved with the current program due to the headache it caused trying to cancel.	4/6/2022 8:45 AM
54	Curbside does not pick up enough (ie glass)	4/5/2022 11:01 PM
55	not available where I live	4/5/2022 4:55 PM
56	I have very little trash or recyle materials.	4/5/2022 4:54 PM
57	Lack of places to take other materials	4/3/2022 2:41 PM
58	Try to use less already	4/3/2022 12:49 PM
59	The only thing we don't recycle regularly is glass because it's burdensome to haul off. We also just let our yard waste pile up for a year before discarding.	4/3/2022 11:22 AM
60	My apartment doesn’t have (or not required) to have recycling or compost.	4/3/2022 7:17 AM
61	If I recycled I would like to be able to put it out on the same day I put out the trash	4/3/2022 6:51 AM
62	My address doesn't qualify for service. Have to take in. Which is a pain.	4/2/2022 7:22 PM
63	I never recieved papers with my recycle container other than I was told not to put glass in it. They should taper some sort bbn of flyer when delivered so folks know exactly which plastics	4/2/2022 6:40 PM

	are and are not acceptable.	
64	I do and do not recycle sometimes I do, sometimes I just throw everything away.	4/2/2022 5:28 PM
65	I am one person, I strive to not use disposable items as much as possible	4/2/2022 4:56 PM
66	Glass recycling cannot go in the recycling bin and there's no separate container for glass pickup	4/2/2022 2:36 PM
67	Disorganized	4/2/2022 1:46 PM
68	Not having weekly pickup encourages pests. Can not just store, and set out a buffet for them.	4/2/2022 1:37 PM
69	There are not local dropoff or pickup options for all types of recyclables.	4/2/2022 1:13 PM
70	there is no market for recyclables at this time--pretending to recycle is an expensive charade	4/2/2022 12:43 PM
71	Make it required and one price. Each house gets a revalue bin and trash bin. We would engaged at that time. But the recycle centre is poorly managed and opt in services are inconvenient.	4/2/2022 12:26 PM
72	Recycle center only has certain days/hours open	4/2/2022 12:02 PM
73	Tracking the weeks gets confusing	4/2/2022 12:25 AM
74	I don't want to pay more	3/31/2022 5:48 PM
75	Glass - We need to be able to recycle glass in the bins.	3/31/2022 10:35 AM
76	Senior widow	3/31/2022 10:31 AM
77	Would love glass recycling added!	3/31/2022 9:28 AM
78	I requested recycling services, and never received a canister for it.	3/30/2022 7:38 PM
79	Frequency of pickup and limited items that they accept to recycle	3/30/2022 5:34 PM
80	I didn’t know curb side recycling was an option	3/30/2022 4:16 PM
81	Once our bin is full, we often put recyclables in the normal trash.	3/30/2022 3:24 PM
82	Significant hassle taking all recyclables to the center, would be much happier with curbside solutions, large dumpsters etc	3/30/2022 3:18 PM
83	I reduce & reuse. I certainly don't trust the city of Joplin to have anyone's best anything in mind.	3/30/2022 2:53 PM
84	Running out of space in my recycle can because of bi-weekly pick ups	3/30/2022 2:27 PM
85	Not signed up for curbside	3/30/2022 2:16 PM
86	Inconvenient	3/30/2022 2:12 PM
87	I don't have an outdoor recycle bin	3/30/2022 1:14 PM
88	Republic would not return my calls when I requested a cart	3/30/2022 12:39 PM
89	I would like to recycle glass items but I do not know where to go.	3/30/2022 12:22 PM
90	No glass option for curbside and limited plastics that can be recycled curbside	3/30/2022 11:51 AM
91	I can't recycle glass from the curbside pickup so I take to the center. The space needs to be much larger for more traffic flow.	3/30/2022 11:35 AM
92	Too much red tape on what can and cannot be accepted by Joplin facility. Have to drive to Lamar to recycle some plastics.	3/30/2022 10:24 AM
93	Other family members won’t pay an additional charge. If it were all in one charge we would recycle	3/30/2022 9:53 AM
94	I'm not in the habit of recycling everything yet.	3/30/2022 9:43 AM
95	Some recyclable materials aren’t recycled through the curbside pickup	3/30/2022 9:12 AM
96	The hours at the recycling center do not always make it available to me as I work nights.	3/28/2022 11:47 PM

97	Provide the service. Hence, use taxes properly.	3/28/2022 10:16 AM
98	The curbside recycling schedule is very inconvenient.	3/28/2022 8:35 AM
99	i do a lot of personal reduction and reuse, the most important of the three R's.	3/27/2022 11:15 AM
100	I’m dealing with a disabled family member and still working - I’m 72!	3/26/2022 12:46 PM

Q25 Please provide any comments you have regarding trash, recycling, yard waste, bulky items, energy, or City services and facilities.

Answered: 161 Skipped: 385

#	RESPONSES	DATE
1	N/A	4/22/2022 10:39 PM
2	Trash should resume twice weekly and run by the city	4/22/2022 8:28 PM
3	Crappy service.	4/22/2022 8:14 PM
4	Please consider returning to weekly recycle collection!	4/22/2022 7:15 PM
5	see previous comments	4/20/2022 1:25 PM
6	I am all for being environmentally friendly but do not believe it is the city governments place to mandate conservation. For example, low flow water devices being required would be an overstep.	4/19/2022 4:58 PM
7	It would be nice to have glass recycle pickup provided by the city	4/19/2022 7:14 AM
8	If someone wants yard waste removal then let them pay for it.	4/18/2022 10:21 PM
9	I'd love to see food waste be a part of these conversations.	4/18/2022 11:59 AM
10	I think of older people and impoverished people trying to take if waste properly...the cost and physically managing it if they're weak. It's a tough job to keep our city clean and looking nice. Everyone has a different situation. Our neighborhood is older, we help each other . It is very nice to be able to get rid of a broken lawn chair etc. I appreciate the city working on this and I know you need the $$	4/17/2022 7:08 AM
11	Bulky pickup needs to be annually. Piles of trash in the street create public health issues	4/16/2022 11:24 PM
12	too expensive in today's world with everything going up in cost	4/16/2022 9:25 PM
13	It took two months to pick up a mattress so why does it say that bulky pickup is weekly?!	4/16/2022 4:40 PM
14	It would be nice to be able to recycle plastic bags such as Walmart bags	4/16/2022 4:06 PM
15	Yard waste should not be so far away!	4/16/2022 2:41 PM
16	Our recycling bin frequently gets missed for pickup. It was an issue when it was a weekly service, but now that it’s biweekly, it’s an even bigger issue. Consistency would be welcomed, as we are paying additionally for the service, with half the frequency… skipping a pickup is unacceptable.	4/16/2022 11:42 AM
17	The City's sewer charge is ridiculous now. Adding more charges will get people to move where its less expensive	4/16/2022 10:16 AM
18	None	4/16/2022 10:03 AM
19	I have a hard time remembering to put out recycling on a different day from my trash. When I put out branches they sit for weeks without being picked up. I have to contact the trash company every time even though they say I don't need to I have to every single time! The hours of the transfer station are too short and my ID should be sufficient instead of finding and printing a bill Most of our bills are automatically withdraw and we don't get a paper copy to reduce waste.	4/16/2022 9:19 AM
20	Our trash service here has much to be desired. I have called multiple times trying to get a hold of them because they break our trash cans. My husband has repaired ours I don’t know how many times. I can never get anybody to answer or call me back. When you guys went to every other week recycling that was a bunch of crap. My recycle bin overflows constantly. I have more recycling than trash and so now a lot of my recycling Hass to go in the trash bin because	4/16/2022 8:49 AM

	I have nowhere to put it. Also I see trash blowing out of trucks constantly. Joplin has become a very dirty city if you look around while you drive	
21	I would benefit from more information.	4/16/2022 8:40 AM
22	Wrote on last page	4/16/2022 8:19 AM
23	I'm not sure of the diversify renewable energy. The city seems to do nothing to fight the cost of the electric company continually raising rates.	4/16/2022 8:01 AM
24	I live alone, often only put trash and recycling out once a month yet I have to pay the same as if I had 2 bins of trash and recycling every week. I think trash charges by volume would be more fair. I pay $65.00 monthly to the City and so does a large family.	4/16/2022 7:57 AM
25	Recycling, composting and trash services should be a no-brainer and need to be ridiculously easy for citizens. I grew up in upstate NY where we always recycled everything. The systems were in place and there was awareness everywhere. Recycling bins were everywhere as accessible as regular trash. Culture shock moving to the south.	4/16/2022 7:08 AM
26	I think Joplin should lead the way in helping citizens be more earth-friendly and recycle, compost, and dispose of trash in the best way possible.	4/16/2022 6:35 AM
27	none	4/16/2022 5:49 AM
28	It would be nice to be able to dispose of bulky items that are larger than requirements of trash service	4/16/2022 5:33 AM
29	If you want people to party then make it free and don’t raise trash to cover the costs. Also, the recycling center hours suck for individuals that work. Make better hours for everyone to access the service. Also lots do not have transportation to haul this material and this should be easier.	4/16/2022 3:01 AM
30	I can't afford all the increases for utilities and services now.	4/16/2022 1:55 AM
31	I can afford more costs.	4/16/2022 12:55 AM
32	I would like the option for weekly recycling. I would also like to see commercial recycling program. I work at a school And we throw away so much paper!	4/15/2022 11:58 PM
33	I'm frustrated the monthly they forget me and I have to call in, in 2021 and 2022, I've had to call them 17 times for a missed pick up	4/15/2022 11:03 PM
34	I would like to have recycling at my house but live along so don’t have enough to pay the fee so I go to the recycle center	4/15/2022 10:49 PM
35	We shouldn’t have to call for bulky items. You should NOT be allowed to turn off water!!!!	4/15/2022 10:40 PM
36	Start collecting all plastic. Ban plastic bags!	4/15/2022 10:28 PM
37	The city strangely fascinated with my trash?	4/15/2022 10:25 PM
38	Na	4/15/2022 10:14 PM
39	Lift the fees for burning, or do not require a burn permit on certain days when weather is favorable for burning.	4/15/2022 10:07 PM
40	Once a year we have a big bash for Independence day, at a friend's house that lives just outside city limits. We set up trash bins & recycle bins. My spouse & I go to great lengths to bring the recycle items to the recycle station. We also bring the recycle from their house about once a quarter, especially after Christmas. We try to recycle as much as we can & encourage our friends & family to also. I have even got my mom on board for recycling, over the past couple of years. She is getting older though & doesn't always have a chance to go to the recycle station. My mom I on a fixed income (ssi) and wouldn't always be able to pay for curbside pickup.	4/15/2022 10:05 PM
41	If we get rid of bulky items we will have mattresses in ditches. The recycling center and brush drop off don't have working people friendly hours.	4/15/2022 9:50 PM
42	a possible solution would be to have a location where everything is shredded to bits, and allow the mulch to be taken for yard projects within the city and outlaying areas. might take away	4/15/2022 9:18 PM

	sales from home improvement stores that sell mulch/bark/etc. but with this it's a reusable product.	
43	Add glass to curbside pickup.	4/15/2022 9:14 PM
44	Would recycle more if the process in Joplin was more convenient. Refer to my comment about Carthage.	4/15/2022 6:44 PM
45	I wish it were easier to recycle glass	4/13/2022 10:54 AM
46	Having a centralized site as shown by the final display would aid in all positive aspects	4/13/2022 10:48 AM
47	Paying additional for bi-monthly recycling to reduce landfill waste but paying the same trash fee when my contribution to landfill is greatly reduced, I could have my trash collected once a month and a third of that is trash I pick up around the neighborhood (alleyway, sidewalks and streets).	4/11/2022 12:49 PM
48	I am open to changing what we do, with the main focus being a price reduction	4/11/2022 10:34 AM
49	Please work on air quality we are considering moving because the shingle factory puts out so much toxic air near our home and school. It should be moved out of town and surrounded by trees to mitigate the damage to children in the area.	4/11/2022 7:52 AM
50	You don’t recycle enough items; you’re very limited.	4/11/2022 7:15 AM
51	Requirements to bag trash placed in bins might help the amount of loose trash blowing around our streets and neighborhoods.	4/9/2022 8:23 AM
52	Glass is a major item I want to recycle and take the the recycle center as I can’t put it in the bin. Expanding the options of plastics they take to recycle would be good.	4/9/2022 8:15 AM
53	Joplin added a secure document disposal bin to the recycling center a couple of years ago. I appreciate that!	4/8/2022 6:29 PM
54	Help people when they tell you they are paying for a service they are not receiving.	4/8/2022 2:07 PM
55	I do not support renewable energy. However, as to recycling I believe many people don't use the recycling center because it's inconvenient for them. Suggestion: put large recycling bins for newspapers, cardboard, alum cans, plastics in many locations around the city. Could this be worked into the curbside recycling system?	4/8/2022 12:02 PM
56	Recycle recycle recy!	4/8/2022 9:52 AM
57	Requirement is the only way to ensure it happens.	4/8/2022 7:14 AM
58	I used to do curbside recycling until it became an extra fee.	4/8/2022 6:56 AM
59	You can also set a bulk trash schedule that allows for this type of waste once a quarter. Although, I do enjoy the benefit of knowing that our large items will be picked up and believe that it helps keep Joplin cleaner than if you did not offer this. Also, I'd like to applaud the waste worker who do pickup; they do a great job. Please see my comments in the other field about provided 3 bins with an overall increased bill for every residence: trash, blue for recycling, green for yard waste. This will give you the highest level of buy-in.	4/8/2022 6:54 AM
60	Trash is the past. We need to look toward the future.	4/8/2022 6:03 AM
61	I have asked by e-mail, calls and online form to get replacements for damaged containers, to no avail. And my daughter has not received a recycling container, even though both of us have asked. Republic's customer service is severely lacking!	4/8/2022 2:01 AM
62	Please mail out info on each of these locations so people actually know about them and can properly utilize them!	4/7/2022 11:24 PM
63	I don’t generate much trash,only setting out both recycling and garbage once or twice a month. I’d like to see a big reduction in the fee for single person households. Also I think recycling should be free for everyone.	4/7/2022 10:42 PM
64	I want to recycle and do so but you make it hard to do that, now you are trying to just raise rates.	4/7/2022 9:04 PM
65	I hadn’t thought about the yard waste aspect but offering alternatives to sending it to landfills in another state sounds like a good idea	4/7/2022 8:50 PM

66	All Joplin residents should be able to use waste disposal services/recycle please	4/7/2022 8:19 PM
67	I want recycling to go back to the weekly schedule. I think my bill went down $.50. I would rather pay the extra and have weekly pickup.	4/7/2022 7:46 PM
68	Our schools should all be recycling. They are not.	4/7/2022 7:17 PM
69	Get your sh*t together please, so more people can utilize recycling.	4/7/2022 5:42 PM
70	Have to throw half my recycling in trash. Every other week is not enough and the last 2 months has only been picked up once a month	4/7/2022 4:49 PM
71	It would be worth it to pay for recycling curbside for me if I could put yard waste in it too.	4/7/2022 3:41 PM
72	Maybe a reduced cost to seniors and lower income citizens.	4/7/2022 3:33 PM
73	I love the opportunity to have curbside recycling. I think if every citizen had it they would recycle more	4/7/2022 1:41 PM
74	n/a	4/7/2022 1:13 PM
75	Wish glass could be done w/ curbside	4/7/2022 1:04 PM
76	Still mad about paying for two years for curbside recycling but not a peep about the fact there was/is No Real Curbside Recycling in Joplin.	4/7/2022 12:54 PM
77	Excellent service	4/7/2022 12:24 PM
78	Our power grid and monopoly on electrical service is a bigger issue than any listed here. Fiber internet at an affordable rate (without data caps) to the home throughout the city would also be welcomed. Solar incentives from the city might also encourage people to remove themselves from Liberty's grid if they continue to raise rates.	4/7/2022 12:22 PM
79	As I said we should not be charged separately for each service disposal is disposal and the more the people do they are helping the city, as with recycling and composting.	4/7/2022 12:01 PM
80	City recycling center is great, and staff is very very helpful.	4/7/2022 10:52 AM
81	I think curbside recycling should be free, included in the trash bill.	4/7/2022 10:40 AM
82	We would like to get curbside recycling in Redings Mill. We have a Joplin address.	4/7/2022 9:35 AM
83	We've found it is difficult to communicate with our trash/recycling service. Any messages we give to the office staff don't go through to the collectors.	4/7/2022 9:19 AM
84	We've had numerous issues with trash and recyclables not being picked up for multiple weeks in a row due to weather. Weather interruptions are not a valid excuse. I expect republic services to make other arrangements rather than canceling entire weeks worth of pickup. We are being billed for services not rendered.	4/7/2022 9:10 AM
85	I pay for WEEKLY trash service. Multiple times ths year and last, due to inclement weather, my trash was not picked up for TWO WEEKS! I did not receive a refund. Why? I paid for a service when the service was not provided. For the city to even consider mandatory recycling and mandatory costs is unconscionable. If the city makes it mandatory, then the city needs to figure out how to refund citizens money when service is not rendered for any reason.	4/7/2022 8:30 AM
86	Residents should be charged more for trash service if they require extra trash bins. I typically have one bag of trash per week yet some residents have 3-4 carts totally full and overflowing.	4/7/2022 8:08 AM
87	I have used the tree/limb dropoff once and glad its an option along with the bulky items available for pickup but have only needed it a few times. The incentive to recycle should be in our favor and not the hauler but not sure how that needs to be handle, ie deposit on goods and redeemed when recycled.	4/7/2022 5:33 AM
88	I LOVE we have curbside recycling “now!!” I used to have to take all of it to A st. My garage would fill up so bad I almost gave up by the time you implemented curbside! Thank you , thank you, thank you for giving us curbside!!! I still go to A st. for glass but it doesn’t pile up as fast.	4/6/2022 10:44 PM
89	Does it cost money to bring any items to the city’s various facilities?	4/6/2022 10:27 PM
90	If people were limited in how much trash they could put out for pickup more people would	4/6/2022 9:31 PM

	probably recycle.	
91	The map given for recycling pick up was so tiny it was useless.	4/6/2022 8:13 PM
92	Satisfied with current trash service company	4/6/2022 7:08 PM
93	don't like paying someone else to make money off my trash.	4/6/2022 6:13 PM
94	Landlords abusing bulk pickup every time tenant moved out.	4/6/2022 5:35 PM
95	I support anything that makes it more convenient and easier to do.	4/6/2022 5:00 PM
96	If it's simple and no added cost, many others would participate!	4/6/2022 9:39 AM
97	I would love it if the city's curbside service also picked up glass recycling!!	4/6/2022 9:30 AM
98	I think the City does an amazing job of trash collecting. Kudos to them!	4/6/2022 8:45 AM
99	I would be more tolerable if I knew it wasn't going to result in higher fees. Also do not support if fees start low to gain support just to be raised after approval.	4/6/2022 8:20 AM
100	Having the option to recycle glass at curb side would be very helpful. That is the only reason I go to the recycle center.	4/6/2022 8:10 AM
101	Please pick up for items for curbside recycling	4/5/2022 11:01 PM
102	I don't think a family of 1 should pay the same trash service as a family of 4 or l10. I put out my trash container once a month, but pay the same as the big households!	4/5/2022 4:54 PM
103	The only thing we don't recycle regularly is glass because it's burdensome to haul off. We also just let our yard waste pile up for a year before discarding.	4/3/2022 11:22 AM
104	Wish the city accepted glass. Also curious what actually happens to our recycling.	4/3/2022 8:50 AM
105	There isn’t city recycling receptacles downtown. I’m not sure of other areas.	4/3/2022 7:17 AM
106	Just fyi, I really like the company we have now for our regular trash. Our driver is very nice. 1 time I forgot to pull the can to the alley and he was nice enough to get it for Me. It was only about 8 feet but it was nice of him to get out of the truck to get it and turn it around so he could empty it.	4/3/2022 1:09 AM
107	N/A	4/2/2022 7:46 PM
108	I would sign up for all services if my address qualified. But 919 W Zora Joplin Mo 64801 doesn't. Even though my address is Joplin and I am literally a block from city limits.	4/2/2022 7:22 PM
109	Energy? Never knew of energy programs. Are these just to assist the city and it's financial responsibilities?.	4/2/2022 6:40 PM
110	Please maintain bike lanes and keep clean with street sweeper. They are often full of debris and cause flat tires.	4/2/2022 5:27 PM
111	I think Joplin has excellent services available for those who use it	4/2/2022 4:56 PM
112	If recycling stays biweekly we need the option of a second bin.	4/2/2022 2:36 PM
113	My comments here focus on the time at which collection happens. When I'm routinely woken up in the wee hours of the night by the collection process and they are given a pass to disturb the peaceful hours it makes me wonder why. Why are citizens held accountable for violating a law, and a business is allowed to violate said law?	4/2/2022 1:41 PM
114	Elimate waste water treatment fees, well my city of joplin bill as a whole. Why in god's name do we pay taxes, then still get a monthly bill from the city?	4/2/2022 1:37 PM
115	I believe recycling should be mandatory for all Joplin residents (or at least every household has a recycling cart) and it should be picked up weekly	4/2/2022 1:00 PM
116	Stop the panhandling!!!	4/2/2022 12:50 PM
117	Our service from Republic is excellent	4/2/2022 12:43 PM
118	The recycle center is very messy and un organized. Trash blowing around everywhere.	4/2/2022 12:41 PM

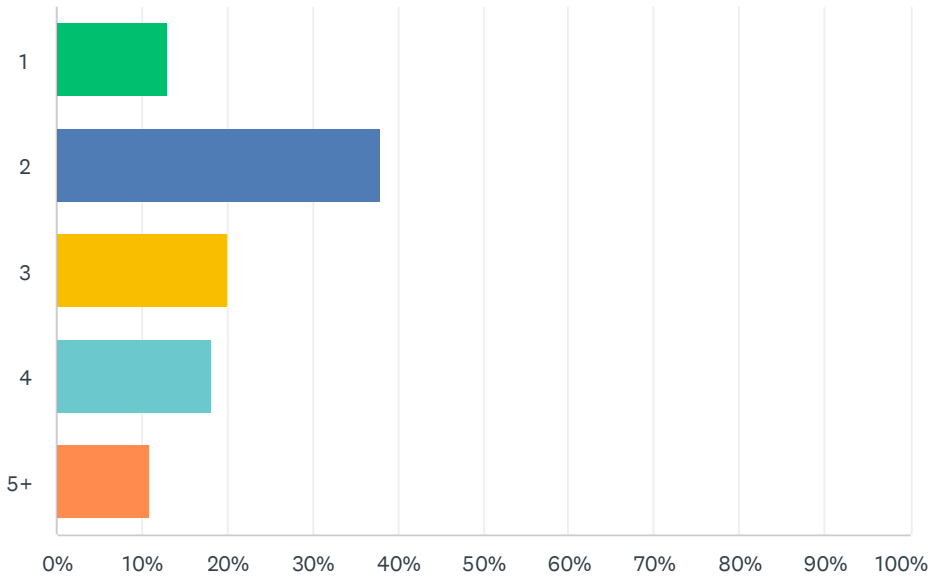
119	Free drop of pay per pick should be the way yard waste should be handled. The bulky item pick up service is abused by landlords. This should go away. Bulky items should by annually, or get a roll off, or haul to transfer station. Piles of junk/trash on the curbs hurts neighborhoods and is a health hazard.	4/2/2022 12:26 PM
120	Limited hours/days recycling center open. More days better times	4/2/2022 12:02 PM
121	I wish glass could be put in recycling container.	4/2/2022 8:50 AM
122	Recycling- maybe offer 2 bins for collection since it's only every other week? We fill ours up and then put in the trash.	4/1/2022 4:18 PM
123	We the common working people want this stuff but we can't give the city more. Please, just make budget cuts and help get our community working together for a sustainable future that doesn't bleed out banks, use taxes wisely, look for small businesses to help, just try to help us. We want to work with you.	3/31/2022 5:33 PM
124	They've been extremely helpful!	3/31/2022 5:13 PM
125	We need weekly pick up of recycling!	3/31/2022 12:46 PM
126	Glass should be allowed in the recycling bins. When glass is recycled it gets turned in to more glass. It can be recycled endlessly. Plastic is not recycled into new plastic bottles and plastic loses its integrity and needs to be turned into something different such as plastic lumber or carpet padding. Because of this, some people say that plastic isn't truly recycled; it's downcycled	3/31/2022 10:35 AM
127	It would be helpful to know what happens to the items I recycle. I am more likely to recycle if I know what I drop off is being handled responsibly.	3/30/2022 10:29 PM
128	It's hard to remember which weeks recycling is picked up.	3/30/2022 10:05 PM
129	I am careful with utility and water usage. Also, try to reduce my trash but I am doing all that I can.	3/30/2022 9:53 PM
130	Recycling for businesses should be reduced or a group service, or provided a greater option as they may provide the bulk of recycling items.	3/30/2022 9:36 PM
131	Please make recycling pickups weekly it would greatly help me from over filling my bin.	3/30/2022 7:37 PM
132	Bulky items need to be limited to so many times a year then start charging that household for more big items	3/30/2022 6:05 PM
133	The limb drop off and compost center is highly useful.	3/30/2022 5:34 PM
134	I'm still confused what offerings you have. Can limbs be placed anytime? Leaves in the trash? I'm confused	3/30/2022 5:26 PM
135	I understand that collecting recyclable products comes with a cost. But I barely have half of my trash can full weekly. So I don't want to pay for a recycling service even biweekly if it's not going to be full. From a single person household it's just not worth the cost. Due to a transplant my parents looked into recycling the enormous amount of water bottles(he cannot drink tap) but they found it cheaper to just take them to the city center that recycles.	3/30/2022 3:48 PM
136	I believe pick up services should be implemented and cheaper. I believe that this is very important and does not seem to be a priority for Joplin	3/30/2022 3:13 PM
137	Recycling services should be required along with trash and a combined fee for both. Bulkly items should be minimized to annual. Rentals properties should not be able to throw the household of trash, furniture ect to the curb. Landlords running a commercial Bussiness are unfairly benifiting compared to other commercial and industrial sites. Yard waste should be a per pull fee and take to city sites as needed by the citizen.	3/30/2022 2:12 PM
138	I moved here from Fayetteville, AR. A yard waste truck went around weekly. Same day as trash day. Leaves/lawn clippings were put into huge paper bags. I much preferred this method. My leaves get out of control. Trying to keep them in a nice pile and off the street within a broad time line is tricky. I manage and still do it. But would prefer to set out weekly tall paper bag fulls. Sticks/limbs needed to be broken down and bundled.	3/30/2022 2:09 PM
139	Leaf pickup is hard because I put them on the edge of the road. Not knowing when people are coming, my leaves have just blown down the street. Not sure how to fix this and not a huge	3/30/2022 2:01 PM

	complaint. I took leaves to the drop off myself this year.	
140	The City should require enclosures and/or screening of dumpsters. There is too much litter in town as noted by a recent citizen survey.	3/30/2022 12:39 PM
141	Wish we could put glass in recycling	3/30/2022 12:38 PM
142	Washing recycle items uses another precious natural recourse water. Some municipalities do not require washing of recycled items.	3/30/2022 12:32 PM
143	Biweekly recycle isn't sufficient. And when there are weeks that they have to miss due to weather, or they occasionally just don't show up, they don't pick up again until the next scheduled day, which then makes it once a month. I, and other customers I know, have spent multiple hours on the phone with the trash service since they went biweekly trying to get them to pick up when they skip. At the time they went biweekly they said we could request another container, which I have done twice and have yet to receive.	3/30/2022 12:10 PM
144	Make recycling free.	3/30/2022 12:02 PM
145	It would be really nice to have an option to have glass and other plastics not currently supported through the curbside recycling included in that service in the future.	3/30/2022 11:51 AM
146	We utilize curbside recycling, and would support the addition of a better yard waste system for those without trucks to haul to the compost facility. Maybe a pickup option? We raked our leaves to the curb this year and we're skipped over on leaf pickup. We have lots of yard waste yearly and always have trouble disposing of it. We like curbside recycling but have had issues with republic services, they skipped pickup for 2 months despite multiple calls for missed pickup. Otherwise no issues.	3/30/2022 10:47 AM
147	I like the idea of quarterly dates when large items can be put out for curbside recycling. Leaf pickup has been haphazard and delayed too long from notice to pickup. Use technology (texts, emails, social media) to better communicate with neighborhoods.	3/30/2022 9:53 AM
148	Green waste containers (both yard and food waste) would be fantastic. It could create compost that could be used by local consumers. Glass recycling needs to be easier. It should not be excluded from recycling curbside. I try to buy glass over plastic for health reasons and it is difficult to recycle glass here. Weekly recycling needs to be resumed or at the least on the same day as trash pick up. It is cumbersome and a hassle to remember what day/week to put a separate can out. I do not leave my cans in the alley other than pick up	3/30/2022 9:51 AM
149	When trash is not picked up due to weather conditions, we should receive a back the expense for that week that trash service was not performed.	3/29/2022 6:06 PM
150	Recycling Center, limb drop off and composting services are an excellent provided free benefit to Joplin residents. The City needs to provide the same on curbside recycling.	3/28/2022 10:16 AM
151	The recycling center has become an unkept mess in the last two years.	3/28/2022 8:35 AM
152	Waste water fee is way too high compared to other utilities. It is a ripoff of citizens. That is of far greater concern than trash fee.	3/27/2022 8:55 PM
153	We need more enforcement of unsecured trash as it blows around and looks trashy, commercial and residential. We need better battery recycling or better known.	3/27/2022 8:54 PM
154	Sewer bills are to high. Along with other bills, this is ridiculous. Double my water usage.	3/27/2022 7:24 PM
155	At times on trash service days, the container doesn't get emptied before it is lifted back down and trash is littered along the street for the residence to pick up.	3/27/2022 5:27 PM
156	Some of the questions on this survey should have allowed multiple selections and did not. The city should focus on efficiency, keeping costs down, and services available. The city should consider alternatives to contracting waste pickup such as an in house operation or allowing residents to contract with a provider of their own chooseing. I would like to see a full cost benefit analysis. The an option to drop off yard waste like we have now, with expanded hours, coupled with an option to contract removal with a hauler, would be better if it had a financial advantage to having the regular trash hauler doing it. Bluky item pickup could be one a month or so.	3/27/2022 11:15 AM
157	There should be more promotion and advertising done by the City of recycling options and benefits. Talk about it. Encourage it. Normalize it.	3/27/2022 9:36 AM

158	I'll get a Recycling Container for my house soon - I used to do it in California— it's the right thing to do!	3/26/2022 12:46 PM
159	We would love our trash to be picked up only monthly or by monthly at a reduced rate. The lids could be a different color for that service.	3/26/2022 11:53 AM
160	Should not be a priority of the city!! Maybe in the future but there are bigger problems...	3/26/2022 10:58 AM
161	The City needs to make an investment into alternative energy sources, reduced emission vehicles, etc. Be the example.	3/26/2022 10:50 AM

Q26 How many people reside in your household?

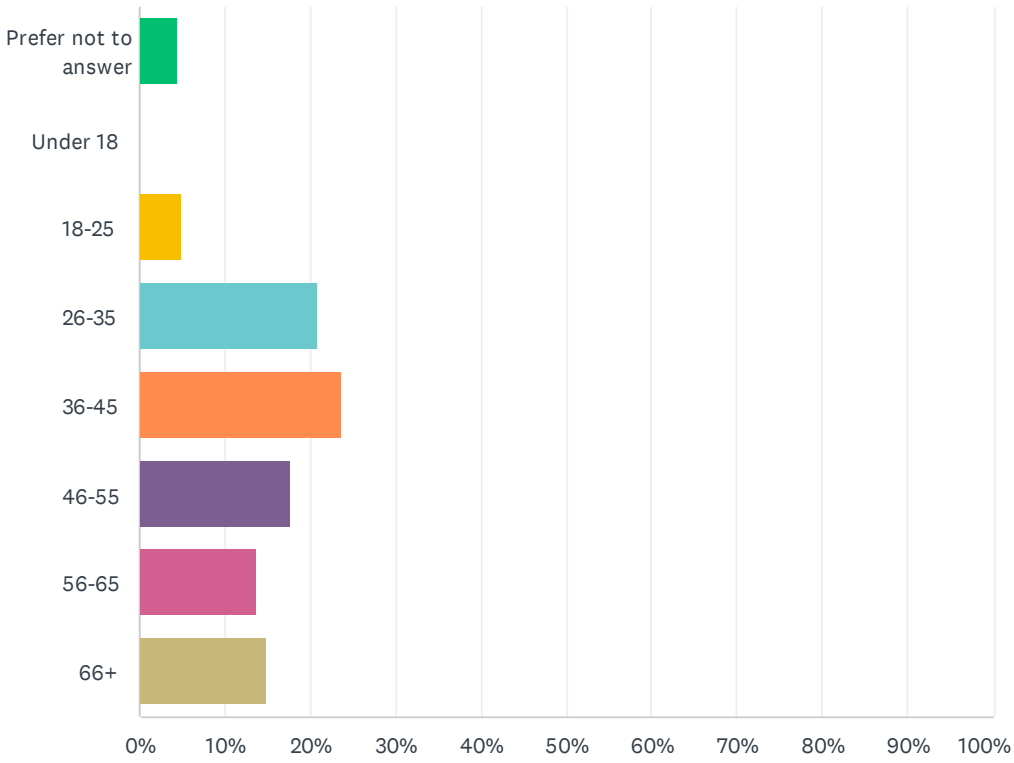
Answered: 475 Skipped: 71



ANSWER CHOICES	RESPONSES	
1	13.05%	62
2	37.89%	180
3	20.00%	95
4	18.11%	86
5+	10.95%	52
TOTAL		475

Q27 What is your age range?

Answered: 475 Skipped: 71



ANSWER CHOICES	RESPONSES	
Prefer not to answer	4.42%	21
Under 18	0.00%	0
18-25	4.84%	23
26-35	20.84%	99
36-45	23.58%	112
46-55	17.68%	84
56-65	13.68%	65
66+	14.95%	71
TOTAL		475

APPENDIX C – ORGANICS OPERATIONS CALCULATIONS

DRAFT

LONE ELM CONCEPT DESIGN
SPATIAL REQUIRMENT CALCULATIONS

Prepared By:	ARB	Date:	10/21/2022
Revised By:		Date:	
Approved By:		Date:	

WINDROW PILE

Operating Parameters

Active Composting Time	48	weeks
Active Composting Time	12	months

Volume of In-Process Materials On-Site

Leaves	362	tons/mo
Grass Clippings	362	tons/mo
Leaves	723,333	lbs/mo
Grass Clippings	723,333	lbs/mo
Leaves	342	yd^3/mo
Grass Clippings	342	yd^3/mo
Monthly Feedstock Prepared	684	yd^3/mo
Annual Feedstock Prepared	8203	yd^3/yr
Total Volume of In-Process Material	221481	ft^3

Active Composting - Windrows

Windrow Height	8	ft
Windrow Width	25	ft
Cross Sectional Area of Windrow	100	ft^2
Total Length of All Windrows	2215	ft
Individual Windrow Length	550	ft
Number of Windrows	5	
Total Width of Windrows	125	ft
Number of Work Alleys	5	
Width of Work Alley	20	ft
Total Width of Work Alleys	100	ft
Width of Perimeter	30	ft
Total Pad Width	255	ft
Total Pad Length	610	ft
Active Composting Footprint	155550	ft^2
Active Composting Footprint	3.57	acres

LONE ELM CONCEPT DESIGN
SPATIAL REQUIRMENT CALCULATIONS

Curing Area/ Finished Compost Area

Monthly Raw Feedstock Stored	684	cu. yd./month
Maximum Storage Duration	12	month
Storage Requirement Footprint	132889	cu. ft.
Feedstock Pile Height	12	ft
Feedstock Pile Width	182	ft
Cross Sectional Area of Pile	2187	ft^2
Storage Pile Length Total	182	ft
Individual Pile Length	182	ft
Number Piles	1	
Total Width of Piles	182	ft
Number of Work Alleys	0	
Width of Work Alley	20	ft
Total Width of Work Alleys	0	ft
Width of Perimeter	30	ft
Total Pad Width	212	ft
Total Pad Length	212	ft
Feed Stock Storage Footprint	45058	ft^2
Total Feedstock Processing and Storage Footprint	45058	ft^2
Total Feedstock Processing and Storage Footprint	1.03	acres

Brush Storage

Annual Brush Volume	8800	vd^3/vr
Maximum Storage Duration	12	month
Finished Brush Volume Required	237600	ft^3
Storage Pile Height	10	ft
Storage Pile Width	267	ft
Cross Sectional Area of Pile	2670	ft^2
Total Storage Pile Length	267	ft
Individual Storage Pile Length	267	ft
Number Piles	1	
Total Width of Piles	267	ft
Width Perimeter	30	ft
Total Pad Width	297	ft
Total Pad Length	297	ft
Storage Footprint	88199	ft^2
Brush Grinding Equipment Footprint	500	ft^2
Total Finished Compost Storage Footprint	88699	ft^2
Total Finished Compost Storage Footprint	2.04	acres

Woodchip Storage

Annual Woodchip Volume	9500	vd^3/vr
Maximum Storage Duration	6	month
Finished Woodchip Volume Required	237600	ft^3
Storage Pile Height	10	ft
Storage Pile Width	267	ft
Cross Sectional Area of Pile	2670	ft^2
Total Storage Pile Length	267	ft
Individual Storage Pile Length	267	ft
Number Piles	1	
Total Width of Piles	267	ft
Width Perimeter	30	ft
Total Pad Width	297	ft
Total Pad Length	297	ft
Storage Footprint	88199	ft^2
Total Finished Compost Storage Footprint	88199	ft^2
Total Finished Compost Storage Footprint	2.02	acres

Storm Water Control Structure

25-Year Design Storm Runoff Volume	185,150	ft^3
100-Year Design Storm Runoff Volume	0	ft^3
Stormwater Retention Pond Footprint	30,858	ft^2
Stormwater Retention Pond Footprint	0.7	acres

TOTAL COMPOST FOOTPRINT	9.37	acres
	6.64	acres without RCS

LONE ELM CONCEPT DESIGN
SPATIAL REQUIRMENT CALCULATIONS

Prepared By: ARB Date: 10/21/2022
Revised By: Date:
Approved By:

Input Data - Projected Feedstock

Assumption/Design Criteria	Value	Unit	Reference	
Leaves	4,340	tons/yr	Mix Calculator	
Grass Clippings	4,340	tons/yr	Mix Calculator	
Leaves Bulk Density	220	lbs/yd^3	NRAES	
Grass Clipping Bulk Density	650	lbs/yd^3	NRAES	
				Given:
Leaves	4102	yd^3/yr		8203 yd^3
Grass Clippings	4102	yd^3/yr		
Post Composting Volume Reduction Factor	0.6	yd^3/yd^3	NRAES	
				Given:
Curing - Maximum Storage Duration	12	month	2008 Report	8203 yd^3
Curing- Volume Required	132889	ft^3		
Curing- Pile Height	12	ft		221481 ft^3
Curing- Pile Width	182	ft	Google Earth	
Curing- Pile Length	182	ft	Google Earth	
Curing- Width of Work Alleys	0	ft	Google Earth	
Curing- Width of Perimeter	30	ft	Google Earth	
Finished Compost - Maximum Storage Duration	12	month	2008 Report	
Finished Compost- Volume Required	132889	ft^3		
Finished Compost - Screening Equipment Footprint	0	ft^2	Google Earth	
Finished Compost - Storage Pile Height	12	ft	NRAES	
Finished Compost - Storage Pile Width	182	ft	NRAES	
Finished Compost - Storage Pile Length	182	ft		
Finished Compost - Width of Perimeter	30	ft	Google Earth	
				Given:
Brush Storage- Maximum Storage Duration	12	month		8800 yd^3
Brush Storage- Volume Required	237600	ft^3		237600 ft^3
Brush Storage- Grinding Equipment Footproint	500	ft^2		
Brush Storage- Storage Pile Height	10	ft		
Brush Storage- Storage Pile Width	267	ft		
Brush Storage- Storage Pile Length	267	ft		
Brush Storage- Width of Perimeter	30	ft	Google Earth	
				Given:
Woodchip Storage- Maximum Storage Duration	6	month		9500 yd^3
Woodchip Storage-Volume Required	128250	ft^3		256500 ft^3
Woodchip Storage- Storage Pile Height	12	ft^2		
Woodchip Storage- Storage Pile Width	257	ft		
Woodchip Storage- Storage Pile Length	125	ft		
Woodchip Storage- Width of Perimeter	30	ft	Google Earth	

LONE ELM CONCEPT DESIGN
SPATIAL REQUIRMENT CALCULATIONS

Prepared By: _____ Date: _____
Checked By: _____ Date: _____
Approved By: _____ _____

Input Data - Windrows

Assumption/Design Criteria	Value	Unit	Reference
Active Composting Time	52	weeks	2008 Report
Active Composting - Windrow Height	8	ft	2008 Report
Active Composting - Windrow Width	25	ft	2008 Report
Active Composting - Windrow Length	550	ft	Google Earth
Active Composting - Width of Work Alleys	20	ft	Google Earth
Active Composting - Width of Perimeter	30	ft	Google Earth

Assuming half of woodchips present at 1 time

APPENDIX D – OPINION OF PROBABLE CONSTRUCTION COSTS FOR LONE ELM CONCEPT DESIGN

DRAFT

Opinion of Probable Construction Cost – Lone Elm Concept Design

Item	Description	Total	
CIVIL			
1.01	Earthwork	$	15,000
1.02	Asphalt Pad	$	1,277,800
1.03	Concrete Bunker Pad	$	14,800
1.04	Concrete Bunker Walls	$	8,400
1.05	Vegetative Filter Strip	$	13,800
1.06	Drainage Swales	$	55,200
1.07	Reseeding grass area	$	4,100
1.08	Chain-Link Fence	$	54,900
1.09	Chain-Link Gates	$	54,000
1.10	Pavement Marking	$	25,000
1.11	Signage	$	1,500
ELECTRICAL			
2.01	Light Poles	$	10,000
2.02	Utility Pole with power for equipment plug in	$	15,000
2.03	Heat utility in one garage	$	20,000
2.04	Upgrade electrical service to building	$	145,000
BUILDING			
3.01	Bare warehouse to office space updates	$	140,000
3.02	Re-paint exterior of building	$	16,500
3.03	Floor scale	$	7,500
3.04	Recycling Downstroke Balers	$	75,000
3.05	AMA estimated repairs	$	108,400
	TOTAL DIRECT COST	**$**	**2,061,900**
	CONSTRUCTION MANAGEMENT & INDIRECTS (12%)	$	247,428
	ENGINEERING SERVICES (9%)	$	185,571
	CONTINGENCY (20%)	$	498,980
	CONTRACTOR FEE (6%)	$	179,633
	TOTAL PROJECT COST	**$**	**3,173,512**

APPENDIX E – IMPLEMENTATION PLAN

DRAFT

	ID	Recommendation	Priority	Timeframe	Key Action Items and Notes	Responsible Party
Education and Outreach	4.1	Update city solid waste webpages	High	0-3 months	Review and refresh all the content on the website and update broken links. Additional information should be provided about the Compost Facility, fall leaf collection program, Tree and Brush Drop-off, and source reduction options such as backyard composting.	Recycling Coordinator City PIO
	4.2	Leverage existing resources and partnerships	High	Ongoing	Utilize communication methods already developed such as the website, social media, community events, and local newspaper. Work with service contractor to distribute consistent messaging.	Recycling Coordinator City PIO
	4.3	Commit resources	High	Ongoing	The City should allocate resources and staff time to support the communication and outreach efforts.	Recycling Coordinator City PIO
	4.4	Utilize clear, simple, consistent messaging	High	Ongoing		Recycling Coordinator City PIO
Residential Curbside Services	5.1	Include recycling in the City contract for all customers	High	Next procurement cycle (2025)	Include recycling as part of the base refuse collection service. All customers should be provided with a 65-gallon recycling container for weekly collection or a 96-gallon container for every-other-week.	Public Works Procurement Consultant
	5.2	Seek a variety of options in the procurement of services	High	Next procurement cycle (2025)	Request during the next bid process that vendors provide cost for a variety of service options, including weekly and biweekly collection, various frequencies of bulky item collection, subscription yard waste.	Public Works Procurement Consultant
	5.3	Implement Modified Pay-As-You-Throw	Med	1-2 years	Develop a policy to charge customers for additional trash carts beyond the standard single cart allocated per residence.	Public Works Legal Consultant
	5.4	Limit bulky item quantity and reduce collection frequency	Med	1-2 years	Develop a policy to limit the number of bulky items for curbside pick-up to a specific quantity (e.g., 3 items per month) to improve collection efficiencies and prevent abuse of the program. Restrict curbside bulky item collection to a less frequent schedule, such as monthly or quarterly instead of weekly.	Public Works Legal Consultant
	5.5	Continue to provide bulky item drop off options	Med	Ongoing	Continue to provide a discounted drop off at a local transfer station for bulky items.	Public Works
	5.6	Prohibit comingling of yard trimmings with refuse and provide a	Med	1-2 years	Develop regulations to prohibit comingling of yard trimmings with standard household trash for collection. Work with the waste contractor to provide residential customers with an optional separate yard trimmings	Public Works Legal Consultant

	ID	Recommendation	Priority	Timeframe	Key Action Items and Notes	Responsible Party
		subscription yard trimmings collection service			collection in paper/Kraft bags for composting.	
	5.7	Continue the City leaf program, modify to require bagged material	High	Ongoing	Continue to provide its current seasonal curbside leaves collection service with the new provision requiring material be bagged in paper/Kraft bags.	Public Works
	5.8	Consider long-term potential for food scraps diversion	Low	5+ years	Consider food scraps diversion, depending on development of markets, local processing options, and residential demand.	Recycling Coordinator
Transfer Station Contract	6.1	Continue to provide discounted disposal at a local transfer station	High	Ongoing		Public Works
	6.2	Promote awareness of the transfer station program	High	Ongoing	Utilize the various methods described in Section 4.0, Education and Outreach	Recycling Coordinator City PIO
City Contra	6.3	Lead by example	High	6 months	Utilize the current vendor contract to implement a comprehensive recycling program at all City occupied buildings.	Recycling Coordinator
Recycling Center and HHW	7.1	Provide safety training for full time staff	High	1 year	Staff should receive a minimum of 8-hours training annually on the safe handling of HHW material. It is common for service vendors, such as Tradebe, to provide this type of training as part of a contract. Funding for training may also be requested as part of the District M grants.	Recycling Coordinator Hazardous Waste Contractor
	7.2	Review vendor contracts	Med	6 months–1 year	Conduct a comprehensive review of each of the vendors and contracts, where applicable, to ensure that the material is being appropriately handled and that the best price and service is obtained.	Recycling Coordinator
	7.3	Update all signage	Med	1 year	Update and formalize all signage to include the City's branding. Consider utilizing professional services to develop a comprehensive site plan for signage.	Recycling Coordinator City PIO
	7.4	Identify funding for a permanent glass collection solution	Med	1 year	Grant funds may be available through District M and other resources.	Public Works Recycling Coordinator

	ID	Recommendation	Priority	Timeframe	Key Action Items and Notes	Responsible Party
	7.5	Reduce flooding	Med	1 year	Evaluate engineering controls that could be implemented to reduce flooding.	Public Works Consultant
	7.6	Collocate City services	Med	1-2 years	Consider co-locating services with the City's Composting Facility and Tree Limb Drop Off. Refer to Section 9.0	Public Works
Compost Facility and Tree Limb Drop Off	8.1	Track quantities	High	Immediately	Implement a tracking system to capture the quantities and participation in these programs. Use a standard methodology to track and convert units to a volume or weight on annual basis.	Public Works Recycling Coordinator
	8.2	Require curbside leaves to be bagged	High	1 year	Continue to provide the seasonal collection of fall leaves but require residents to bag leaves and vegetation in paper or Kraft bags.	Public Works City PIO
	8.3	Develop collection schedule	Med	3 months	Develop a collection schedule for the community and advertise the potential dates for given communities to expect pick up of materials.	Public Works City PIO
	8.4	Promote the programs	High	Ongoing	Increase the community awareness around the availability of the Compost Facility and Tree Limb Drop Off through education and outreach. Specific recommendations are outlined in Section 4.0	Recycling Coordinator City PIO
	8.5	Collocate City services	High	1 year	Consider co-locating the City's Composting Facility and Tree Limb Drop Off. Refer to Section 9.0	Public Works
Collocated City Services	9.1	Improve safety of glass handling	Med	1 year	Include a bunker designed for storing glass to improve safety and quality. Design the bunker to be large enough to handle glass from a regional area to support surrounding communities with glass recycling.	Design Consultant
	9.2	Conduct a financial evaluation for baling and storing recyclables onsite	Med	6 months	Brokering recyclables may present an opportunity to generated revenue.	Consultant
	9.3	Actively engage in composting	Med	1 year	Increase the processing time for composting yard trimmings through active composing including turning, testing soil temperatures and moisture to generate finished product every four to six months	Public Works Recycling Center Staff
	9.4	Contract for yard trimmings disposal	Low	Next procurement cycle (2025)	Require as part of future solid waste contracts that yard trimmings be brought to the facility for processing.	Public Works Purchasing

	ID	Recommendation	Priority	Timeframe	Key Action Items and Notes	Responsible Party
	9.5	Generate revenue	Med	1-2 years	Charge commercial landscapers to drop off yard trimming and brush material to generate a revenue.	Public Works

BURNS McDONNELL

CREATE AMAZING.

DRAFT

Burns & McDonnell World Headquarters
9400 Ward Parkway
Kansas City, MO 64114
O 816-333-9400
F 816-333-3690
www.burnsmcd.com

PUBLIC HEARING PROCEDURES

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

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

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

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

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

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

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

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

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

Thank you for your consideration and understanding.

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
RS 2022-019 – Special Use Permit

MEETING DATE:
December 5, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

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

FUNDING SOURCE:
These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 056-22: Special Use Permit – 2120 E. 24th St. – A request for Special Use Permit (1st Request) for a Concert House permitting special use – Jeffrey Morrow

BACKGROUND:
The applicant is requesting a Special Use Permit for the first time with this application for the operation of Residential Concert House. The Concert House operates for approximately two hours for any scheduled event and never after 10 p.m. Coda Concert House has no employees and is volunteer operated. Attendance requires prior registration due to space limitations. Suggested donations are not retained by Coda Concert House but collected for the performer. There are no alcoholic beverages sold on the premises.

PLANNING & ZONING COMMISSION TESTIMONY:
Jeffrey Morrow, the applicant for the special use permit and owner of the Concert House answered questions and provided information regarding the operation of the house. Mr. Morrow stated that the shows are always over by 10pm and that you would never know there was one happening. Mr. Morrow explained how concert houses are common in surrounding cities and that they have been operating theirs since 2013. Commissioners inquired about attendance numbers, times of the shows, etc. The Commissioners voted to recommend denial.

PUBLIC COMMENT;
Seven citizens including neighbors got up to speak in support of the Concert House. These members included Greg Blue, who lives next door with his two daughters said you cannot hear anything. Patricia Shank said she has lived in Joplin since 1949 and continues to enjoy attending the concert house. Wendy and Stephen Milliman and Mary Prigmore spoke in opposition to the

concert house. Wendy said that the show does not end at 10pm, the shuttle cars drive too fast, that she thinks 80-100 people attend the shows, and that she does not like that people can bring their own alcohol. Mary Prigmore said she would move if she had to live next to the Concert House and that she likes to go to concerts but that the neighborhood is not the place.

RECOMMENDATIONS:
Planning & Zoning Commission recommends denial for Case 056-22 (5 in Favor, 0 Opposed)

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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Special Use Permit

CASE 056-22 A request for a Special Use Permit (1st Request) for the operation of a Residential Concert House.

LOCATION 2120 E. 24th St. Joplin, MO 64804

APPLICANT Jeffery S. Morrow

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1 Single-family	Single-family Residential	Approximately 0.3 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single-family Residential	Single-family Residential I	Single-family Residential	Single-family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E. 24th St.	Local	50′
S. Delaware Ave.	Local	60′

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC

HAZARD?

No.

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

FLOOD PLAIN N/A

STAFF ANALYSIS

IS DEEMED NECESSARY FOR THE PUBLIC CONVENIENCE AT THAT LOCATION.

The application is located in the appropriate zoning district to apply for this special use.

IS SO DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED THAT THE PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED.

The proposed use will be required to follow the conditions set forth for Concert House Use Standards and the City of Joplin Municipal Ordinances.

IS FOUND TO BE GENERALLY COMPATIBLE WITH THE NEIGHBORHOOD IN WHICH IT IS PROPOSED.

Residential Concert House is a permittable special use in the R-1 Single Family district a subject to the applicable use standards listed as conditions for this permit.

WILL COMPLY WITH THE HEIGHT AND AREA REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED UNLESS SPECIFICALLY GRANTED.

No alterations of the single family home that change the residential character are permitted.

OFF-STREET PARKING AND LOADING AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE ZONING REGULATIONS AND SUCH AREAS WILL BE SCREENED FROM ADJOINING RESIDENTIAL USES AND LOCATED SO AS TO PROTECT SUCH RESIDENTIAL USE FROM ANY INJUIOUS EFFECT.

The applicant has operated a residential concert house prior to the inclusion of a Concert House Special Use in the Joplin Development Code. The application states that using off street parking has been and will continue to be required to attend. Attendees have utilized the parking lot of Joplin Prosthetic's while attending, approximately 1,000 ft walking distance to the venue.

ADEQUATE UTILITY, DRAINAGE, AND OTHER SUCH NECESSARY FACILITIES HAVE BEEN OR WILL BE PROVIDED.

Utilities are presently in place. Drainage is handled via curb and gutter running parallel to the street. No alterations to the site are planned that would increase impervious area or stormwater runoff.

DISCUSSION

The applicant is requesting a Special Use Permit for the first time with this application for the operation of Residential Concert House. The Concert House operates for approximately two hours for any scheduled event and never after 10 p.m. Coda Concert House has no employees and is volunteer operated. Attendance requires prior registration due to space limitations. Suggested donations or reservation charges are not retained by Coda Concert House but collected for the performer.

The applicant is applying for a permanent special use permit.

CONDITIONS

1. This Special Use Permit is issued to Jeffery S. Morrow for the operation of Concert House use at 2120 E 24th Street.
2. The permit shall be valid for 2 years upon approval, being eligible for renewal in December 2024.
3. Days of operation will be restricted to no more than an average of two per month a calendar year, and four per month.
4. Shall provide adequate parking through agreements with proprietors of large, nearby, off-street parking areas.
5. No alteration of the exterior of the principal residential structure or land shall be made which changes the residential character of the structure or land.
6. Compliance with all provisions of the Fire/Safety codes as required by the Joplin Fire Marshal.
7. Shall be invitation-only and not advertise the location of the concert house.
8. Operation shall be in compliance with the City of Joplin Noise Ordinance.
9. No food or beverages shall be served by the Concert House.
10. Must comply with all other provisions of the Zoning Code and Municipal Code of the City of Joplin.
11. Hours of operation will be restricted to no later than 10 p.m.
12. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
13. Any other conditions set by the City Council of the City of Joplin.

ENCLOSURES

- Applicant Materials
- Map

AUG 17 PM 1:18

Special Use Permit Application

22-0114

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

Office Use Only
Case No.: 056-22
Filing Fee: $550.00
Received: 8-17-22
Date Advertised: 10-27-22
Date Notice Sent: 10-28-22
Public Hearing Date: 11-14-22

Applicant: JEFFREY S. MORROW Phone No.: 417-572-1208

Address: 2120 E. 24TH ST JOPLIN, MO 64804 Email: bluez0072@yahoo.com

Owner: JEFFREY S. MORROW Phone No.: 417-572-1208

Address: 2120 E. 24TH ST. JOPLIN, MO 64804 Email: bluez0072@yahoo.com

Location of Property: 2120 E. 24TH ST. JOPLIN, MO 64804

Present Use of Property: RESIDENTIAL

Proposed Use of Property: NO CHANGE

Current Zoning: R1 Acreage: 1/3 ACRE

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	SINGLE FAMILY	
South		
East		
West		

Character of the Neighborhood: RESIDENTIAL

Instructions:
The following checklist is to be completed **by the applicant**. Please indicate whether the following standards are met, in the applicant's opinion. A separate sheet explaining how each standard is met **must** be included with the application.

Yes	No	
☒	☐	Is deemed necessary for the public convenience at that location.
☒	☐	Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.
☒	☐	Is found to be generally compatible with the neighborhood in which it is proposed.
☒	☐	Will comply with the height and area regulations of the district in which it is located unless specifically granted.
☒	☐	Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations and such areas will be screened from adjoining residential uses and located so as to protect such residential use from injurious effect.
☒	☐	Adequate utility, drainage, and other such necessary facilities have been or will be provided.
☒	☐	Should this Special Use Permit be valid only for a specific time period?

If yes, what length of time? REQUEST PERMANENT

Operational Information:
The Special Use Permit that will be issued will have set of conditions that will require information regarding the following (additional conditions may be imposed by the Commission and Council):

Hours of Operation: ≈ 2+ HOURS ALWAYS OVER WELL BEFORE 10 PM

Days of Operation: 0-2

Number of Off-street Parking Spaces: 37 SPACES AT JOPLIN PROSTHETICS

Signs (Generally signs are limited to one sign not larger than one (1) foot by two (2) feet set no more than six (6) feet off the ground and at least ten (10) feet inside the property line): N/A NO EXTERNAL SIGNAGE

Number of Employees and/or Assistants: ALL VOLUNTEER, NO EMPLOYEES

Nature of Business: HOUSE CONCERT

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

Yes	No	
☒	☐	Completed and signed application.
☒	☐	Legal description of the property from a deed or certified survey. Must be legible.
☒	☐	Additional sheet explaining how the above criteria are met.
☒	☐	One copy of the necessary descriptive material related to the intensity and extent of the proposed use, including any traffic conditions that may result; any danger from fire hazards; how the proposed use may affect the character of the surrounding properties; and how the proposed use will benefit the City of Joplin.
☒	☐	One copy of a site plan of the property showing location of off-street parking and any required screening, location of the structure(s) or proposed structure(s), access to the site from public right-of-way, and any other information requested by staff, the Planning & Zoning Commission, or City Council.

Violation of any condition as part of an approved Special Use Permit will cause a complaint to be filed with the Municipal Court and the Permit to be suspended immediately requiring reapplication.

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

Signature: _____ **Date:** 8/17/2022

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6/3/2003 3:44:40 PM

03-13891

BOOK: 1791

PAGE: 1000-1001

STATE OF MISSOURI
COUNTY OF JASPER
RECORDER'S CERTIFICATION

Donna Grove

RECORDER OF DEEDS

Warranty Deed

THIS DEED, Made and entered into this 30TH day of MAY, 2003, by and between

Robert S. Boyd and Delphine N. Boyd, husband and wife

*hereinafter referred to as **GRANTOR,** whether one or more, and*

Jeffrey S. Morrow

*hereinafter referred to as **GRANTEE,** whether one or more.*
(Grantee's mailing address is 2120 E. 24th St. Joplin MO. 64804 *)*

*WITNESSETH, that Grantor, for and in consideration of the sum of One Dollar and other valuable considerations paid by Grantee, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee the following described Real Estate, situated in the County of **JASPER** and State of Missouri, to wit:*

All of the North 150 feet of Lot Numbered Twenty-six (26) Except the East 60 feet and Except the West 15 feet in SOUTHMORLAND ACRES ADDITION in the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof.

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges and appurtenances to the same belonging, unto Grantee forever, Grantor covenanting that it, and the heirs, executors, administrators and assigns of such, shall and will WARRANT AND DEFEND the title to the premises unto Grantee, and to the heirs and assigns of such forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the current calendar year, and thereafter, and special taxes becoming a lien after the date of this deed, and restrictions, easements and building set back lines of record if any, and zoning laws.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed the day and year first above written.

Robert S. Boyd by Robert H. Long Jr. his Attorney in fact
ROBERT S. BOYD BY ROBERT H. LONG, JR. HIS ATTORNEY IN FACT

Delphine N. Boyd by Robert H. Long Jr. her Attorney in fact.
DELPHINE N. BOYD BY ROBERT H. LONG, JR. HER ATTORNEY IN FACT

ABBEY-J

STATE OF MISSOURI)
)ss.
COUNTY OF JASPER)

On this 30TH day of MAY in the year 2003, before me, the undersigned, a Notary Public in and for said state, personally appeared ROBERT H. LONG, JR., attorney in fact for DELPHINE N. BOYD known to me to be the person who executed the foregoing instrument on behalf of said principal, and acknowledged to me that HE executed the same for the purposes therein stated and that the principal is alive and the Power of Attorney dated NOVEMBER 4, 2002 has not been revoked nor amended.

NOTARY PUBLIC: JAYMA L. LASSITER
My Term exires: 9-30-2005

JAYMA L. LASSITER
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI, JASPER COUNTY
My Commission Expires 9-30-2005

STATE OF MISSOURI)
)ss.
COUNTY OF JASPER)

On this 30TH day of MAY in the year 2003, before me, the undersigned, a Notary Public in and for said state, personally appeared ROBERT H. LONG, JR., attorney in fact for ROBERT S. BOYD known to me to be the person who executed the foregoing instrument on behalf of said principal, and acknowledged to me that HE executed the same for the purposes therein stated and that the principal is alive and the Power of Attorney dated NOVEMBER 4, 2002 has not been revoked nor amended.

NOTARY PUBLIC: JAYMA L. LASSITER
My Term exires: 9-30-2005

JAYMA L. LASSITER
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI, JASPER COUNTY
My Commission Expires 9-30-2005

16.25
9.75
26.00

ABBEY

Off-Street Parking

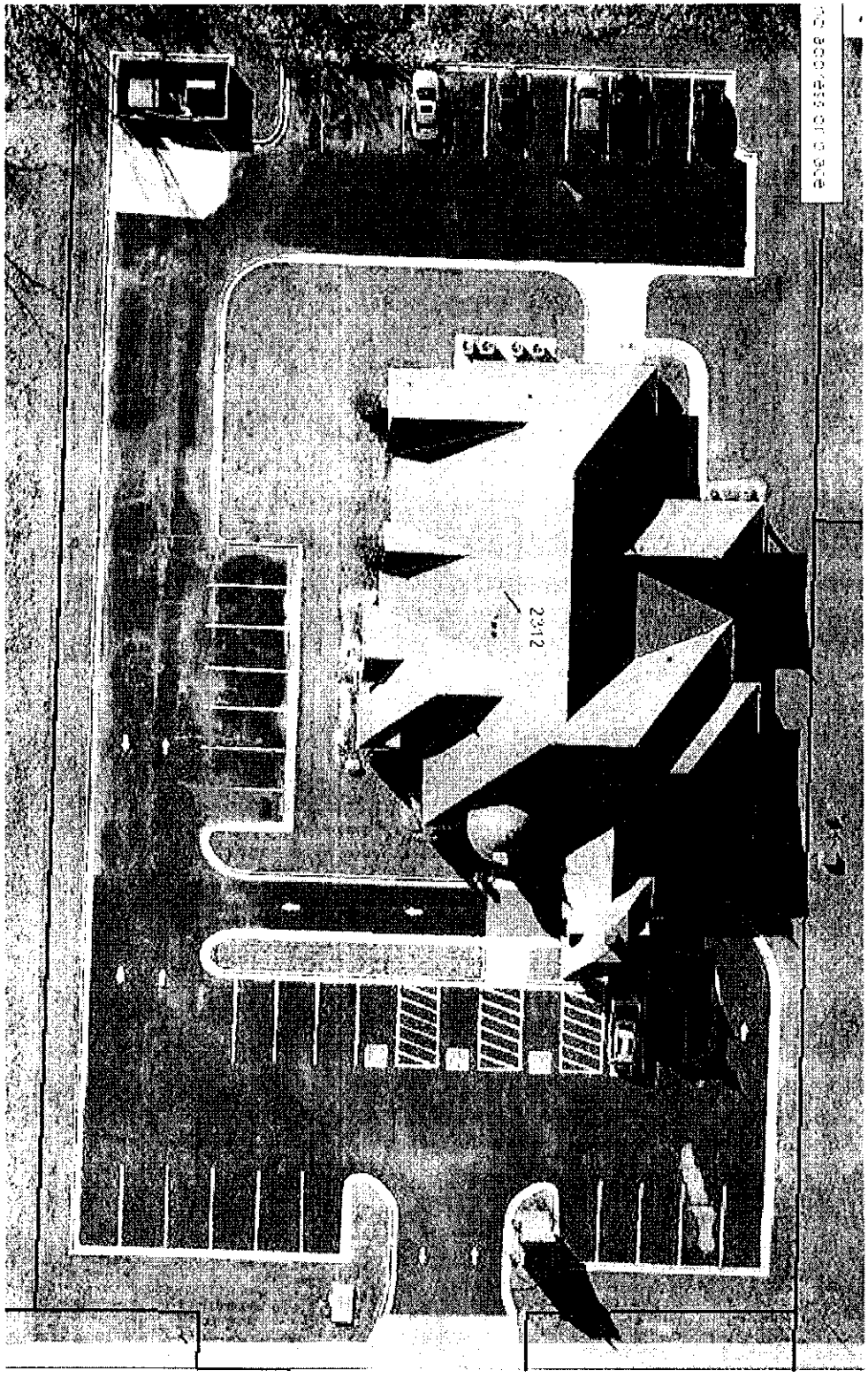
Since thet beginning, we have always required that our guests use our off-street parking in order to attend a Coda show. Not because we were asked to do so, but because we are good neighbors.

Joplin Prosthetics provides more than ample parking for 37 vehicles in their well-lit parking lot on a commerical street one block away. It should also be noted that many of our volunteers and attendees live in the immediate neighborhood and walk from their own homes.

Benefit to the City

For nearly a decade, our volunteers have worked hard to support arts in our community. House concerts are not unusual. There are similar shows held regularly in every city in America. One of our mentors, Olive Street Presents in Pittsburg, Kansas, has been hosting shows consistently since 2010. What is unusual is the level of world-renowned talent that we've been fortunate enough to host. Legends like 91 year old folk singer Ramblin' Jack Elliot, Grammy nominee Jontavious Willis, Native American band Indigenous, virtuoso violinist Elana James & Hot Club of Cowtown, Jazz guitarist Charlie Hunter. Our efforts afford Joplin the unique opportunity to see artists that NEVER play ANYWHERE like this in any other town in America.

Connect2Culture regularly highlights our efforts. The Chamber of Commerce included video of a Coda performance by English singer-songwriter Jack Broadbent in a recent promotional video.



Off-street parking - 37 Spaces
Joplin Prosthetics & Orthotics
2312 Connecticut Avenue
Joplin, MO 64804
Contact: Tim Martin
Certified Orthotist
417-659-8488

Special Use Permit Request

Residential Concert House
2120 East 24th Street
Case 056-22
Submitted by: Jeff Morrow

What is a house concert?

House concerts are not rare. A simple Google search will yield a long list of ongoing series in nearly every city in America. Hosts regularly offer up a space in their living rooms for artists to perform. House concerts are a labor of love with 100% of ALL proceeds going directly to the musicians.

Examples of just a few of the many House Concert Series In Our Region

Olive Street Presents (hosting house concerts for 12 yrs in Pittsburg, KS)
website: olivestreetpresents.org
facebook: olivestreetmusic

Tulsa Time House Concerts (hosting for 7 years in Tulsa, OK)
facebook: tulsatimehouseconcerts

Lamplight Sessions (Springfield, MO)
facebook: Lamplight Sessions Springfield



The Rock House
(hosting for 20 yrs in Reeds Spring, MO)
facebook: keepthemusiclive
website: rockhousecenterforthearts.org



Wood House Concerts
(hosting for 17 yrs in Clayton, MO)
website: woodhouseconcerts.com



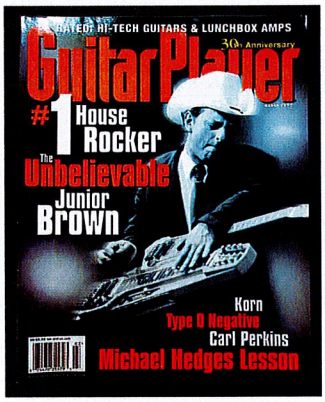
Home Sweet Home Festival
(2022 was 3rd Annual - Bentonville, AR)
40 Shows held over 2 days in 12 living rooms in Downtown Bentonville
website: citysessions.org/homesweethome

There are literally thousands of series easily found around the country
College Hill House Concerts in Wichita, Howard's House Concerts in Kansas City, Kelly House Concerts in St. Louis. The list goes on & on.

MAJOR Names

play Joplin because of our volunteers!

Diverse, culturally significant, historical shows that would not otherwise happen in Joplin. With the location of our home directly off 2 major highways, and a reputation for treating artists well, we've been been fortunate enough to attract major performers from around the world. Artists that **NEVER** play house concerts!



Junior Brown

3x Grammy Nomineee

Texas country music legend with multiple songs on the billboard charts, TV appearances on Austin City Limits, David Letterman, etc.



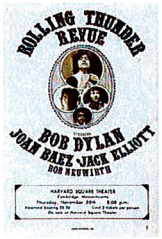
Reverend Horton Heat

The godfather of modern Rockabilly



Ray Wylie Hubbard

Americana Singer-Songwriter





Ramblin' Jack Elliott

2x Grammy Award Winner

91 year old Woody Guthrie protégé. Heavily influenced Bob Dylan, & tourned as part of Dylan's Rolling Thunder Revue!



Sue Foley

2022 Blues Music Award Winner for "Best Album" & "Performer of the Year"

Award winning Canadian blues guitarist & singer. She's released 15 albums since her 1992 debut, Young Girl Blues.



Doyle Bramhall II

Singer / Songwriter / Guitarist

In addition to co-producing & playing guitar on Eric Clapton's last few releases, Bramhall joined Clapton on his 50th anniversary tour as an opening act and backing musician. In the last decade, he's played lead guitar on releases by Elton John, John Legend, Boz Scaggs, & Sheryl Crow.



Dustbowl Revival

Americana Roots Orchestra

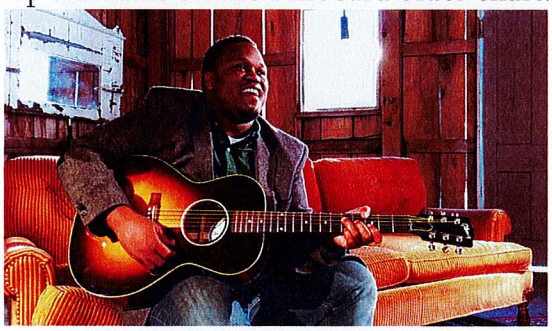
Connect2Culture included their 2017 appearance at Coda in their "Best in Joplin Arts" awards for year.



Indigenous

Native American Rock Band

South Dakota based group that's toured extensively with Bonnie Raitt, Jackson Browne, Santana, & Dave Matthews. Three top 5 albums on the Billboard blues chart.



Jontavious Willis

2020 Grammy Nominee

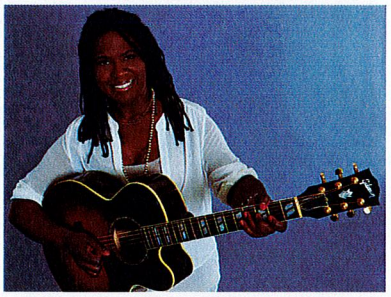
Just 26 years old, Jontavious Willis is an American country blues singer, guitarist, songwriter, and multi-instrumentalist. Willis played Ryman Auditorium to over 2,000 people the night after Coda!



The Quebe Sisters

American swing revival band

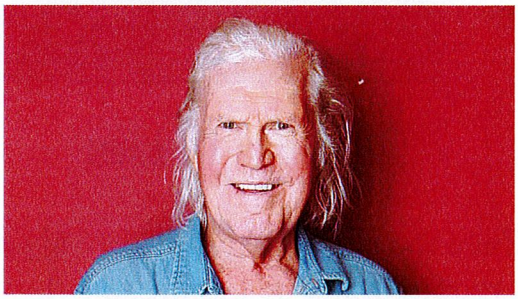
Based in Dallas, Texas, they perform a mix of progressive, jazz-influenced western swing. The sisters have toured & recorded with Willie Nelson, Merle Haggard, & George Strait.



Ruthie Foster

4x Grammy Nominee

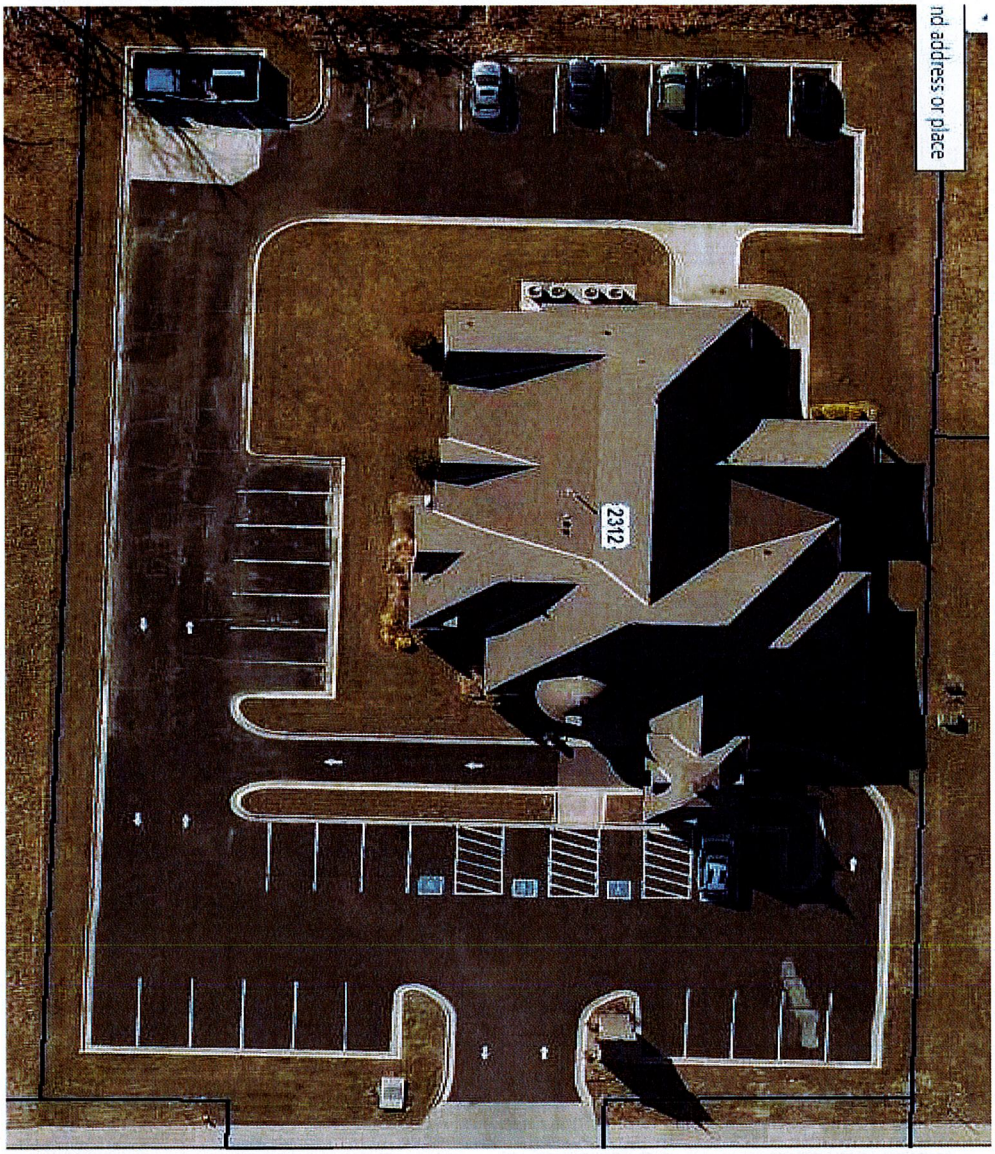
Described by Rolling Stone as "pure magic to watch and hear,", Ruthie's last 3 albums have all been nominated for a Grammy for "Blues Album of the Year"



Billy Joe Shaver

Outlaw Country Legend

Elvis Presley & Kris Kristofferson both recorded his songs, Waylon Jennings recorded an ENTIRE ablum of Shaver originals in 1973, "Honky Tonk Heroes". In a 60+ year career that included multiple appearances on the Grand Ole Opry, Austin City Limits, on David Letterman with Willie Nelson... one of his last shows was to a loving crowd at Coda.



Off-Street Parking

Since the beginning, we have always required that neighbors not close enough to walk from their homes, use one of our parking lots in order to attend our house concerts. Originally our guests parked at Rosedale Pool. When it closed, another supporter, Tim Martin, offered up his lot at Joplin Prosthetics.

One Block Away
Commercial Lot

37 Spaces
Joplin Prosthetics & Orthotics
2312 Connecticut Avenue
Contact: Tim Martin
(Certified Orthotist)
417-659-8488

House Concerts are a part of the fabric of communities all across the country... a simple google search will find article after article:

House concerts are a big thing in Tampa Bay. Here's why.

Hiring a band to perform in a living room is an intimate way to entertain.



Kerry Kriseman knew how it worked.

She and her husband, St. Petersburg Mayor Rick Kriseman, had been invited to house concerts for years, but the timing never worked with their busy schedules. Then in 2018, a friend in Small Isle hosted a private show by Chaney Lavelle, a folk-singing sister duo from Atlanta. So impressed were the Krisemans that the mayor invited them to City Hall the next day. And then the Krisemans started talking about hosting a house concert of their own.

House concerts gain popularity in Middle Tennessee homes



Burlington Free Press

ENTERTAINMENT

Vermont house concerts make music intimate

Brent Hallenbeck Free Press Staff Writer



How many concerts have you been to where you take your shoes off at the door? If your answer is "zero," you've probably never been to a house concert.

House concerts have been around forever — front-porch jam sessions and the "kitchen punks" common in Vermont in the first half of the 20th century are informal variations of the theme. Nowadays, though, house concerts are one part casual music-filled gathering and one part professional performance involving tickets, touring musicians and even the occasional pared-down light show.

"I love them immensely," Vermont native and musician Gregory Douglass wrote in an email Friday from his new home in Los Angeles. Douglass estimates he has

The Gazette

House concerts in Colorado Springs full of magical moments



Live music doesn't need to mean overpriced tickets and assembled seats in big-name venues where you need binoculars to make out the band.

Popular

Courier Post

South Jersey | Sports | Varsity | Living | Dining | Obituaries | eNewspaper | Legals

LIFE

How to throw a house concert

JOHN SCANLON For the Courier-Post

Published 9:03 a.m. ET Feb. 26, 2015

View Comments

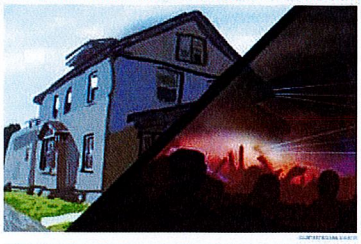
There are about 25 photos adorning the walls of Dave Khanlian's living room — all framed and autographed.

Steve Katz is on the wall. He helped start Blood, Sweat & Tears, the jazz-rock band whose second album, "Blood, Sweat & Tears," claimed the Grammy as 1970's album of the year.

Barely two months ago, Katz played to a full house — not 18,000 people at the Wells Fargo Center in Philly, but more like 50 people in Khanlian's Moorestown living room.

Campus Times

The house concert: an undying part of music culture



HOUSTON CHRONICLE

Pearland couple's cozy house concerts popular with fans, musicians

John DeLapp, CORRESPONDENT

June 09, 2021 | Updated: June 09, 2021 11:52 a.m.

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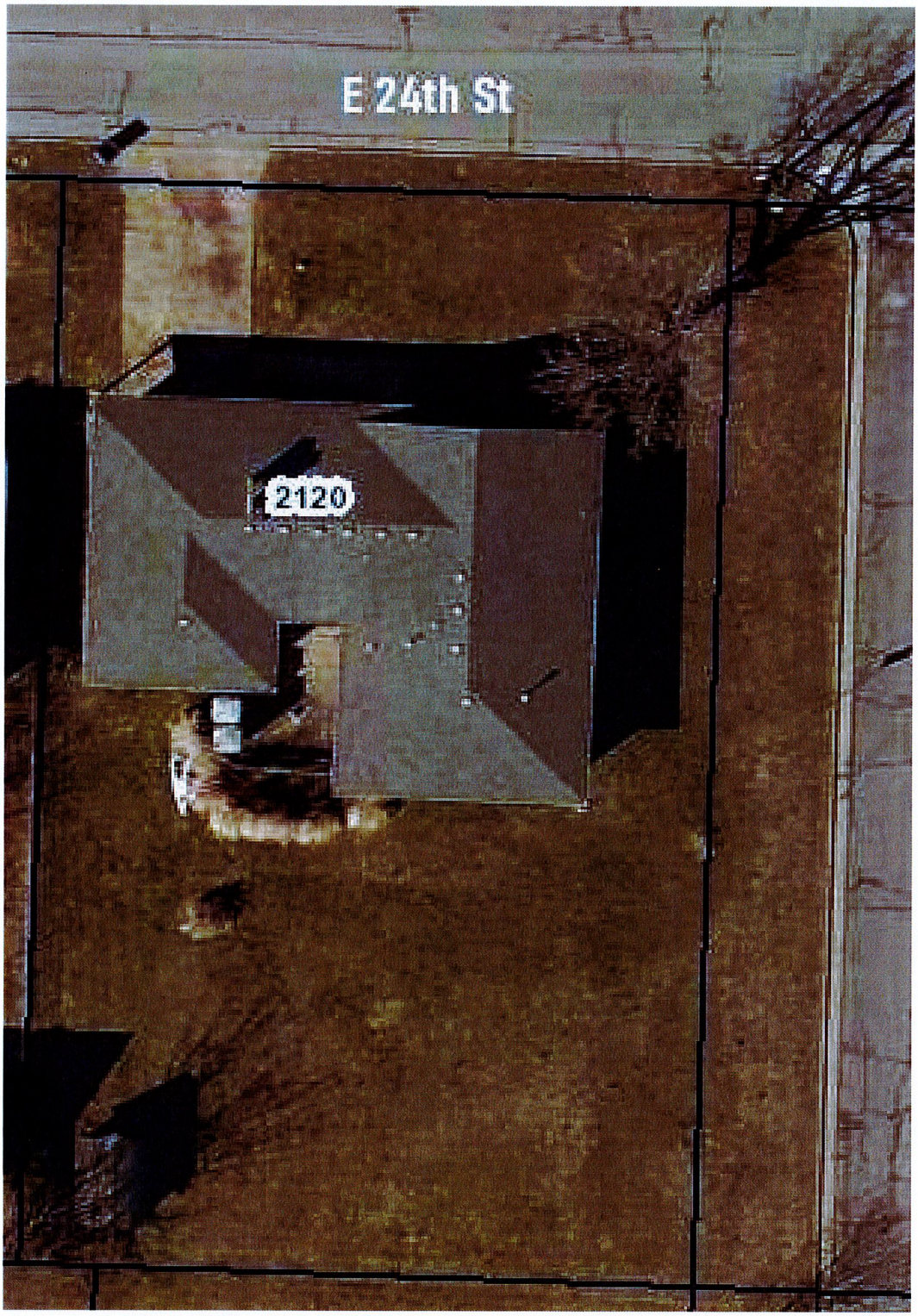
E 24th St
2120

Case 056-22: Special Use Permit

2120 E. 24th St. -A request for a special use permit (1st request) for the operation of a residential concert house-Jeffery S. Morrow

Mr. Jeffery Morrow, 2120 E. 24th Street, Joplin, Missouri. Mr. Morrow stated at your request we are present today to apply for a special use permit to continue house concerts in our neighborhood. Specifically, in my living room located at 2120 E. 24th Street just as we have for the past nine years. Mr. Morrow stated he is a lifelong resident of Joplin and has owned his home for 19 years. He owned his home a full decade before the neighborhood ever hosted their first show. He stated to be clear he is not here today to ask for anything new or any changes. We do not plan to alter the structure in any way, nor do we have any plans for growth. With the support of these neighbors that you see here this afternoon and our community we have been hosting shows since 2013. We simply wish to continue to do so. Just in case you are not familiar with our shows or house concerts in general, I would like to emphasize two key points today: 1) House concerts are not unusual or rare. We did not invent the concept. One of our mentors, Olive Street Presents has been holding house concerts regularly in their living room since 2010 in Pittsburg, Kansas. In Bentonville, Arkansas, a city that every progressive community looks to as a model, they have the Home Sweet Homes Festival each year. Forty shows are held inside twelve residential homes in downtown Bentonville over the course of two days. And throughout the year in the same living rooms. In Springfield, Missouri, Addison and Katie Jones host the Lamplight session house concerts. In Tulsa, Oklahoma, Susan Cram hosts the Tulsa Time concerts. He stated he has provided additional supportive documents to show other house concerts in the region. He stated you can get on Google and literally find thousands of examples all around the country. 2) House concerts are not money-making endeavors. All proceeds go directly to the performing artists. In our case we simply push our couches to the side and offer up the space in our living room for artists to perform. Our house concerts draw a peaceful, music loving crowd who hang on every note and give the artists the respect they deserve. So, what makes our Coda shows worthy of your consideration today. Well, there are a couple of things that differentiate our shows; 1) the quality of the performance. Our musical offerings are diverse, inclusive, varied, we literally host artists that do not do anything like this anywhere else. Mr. Morrow proceeded to give examples of artistry. He stated they have had eight Grammy winners play in Joplin, Mo. because of the efforts of the volunteers that you see behind him. 2) our dedication to being good neighbors. We begin and end our shows early. Many of our supporters live in the neighborhood and walk to our shows. For all our other guests, Joplin Prosthetics and Orthotics provides off street parking in a well-lighted commercial lot a block away. Even on a concert night you would have no idea there is a concert going on inside if you drove by. That is the

beauty of it all. The very requirements that are in this permit application, the things I had to agree to are things that we have already done for years. Not because we have been asked to but because we are good neighbors. There has been a late breaking development in this process that Mr. Morrow felt he must address. In all the years that our neighborhood has hosted shows we have only had one person come to us with issues. One person. In the last 72 hours that neighbor has chosen to knock on doors offering up their own interpretation of what we do. They left behind a flyer full of misinformation. Mr. Morrow stated he did not believe it was intentional. He believes it speaks to the fact that they are one of the few in the neighborhood that has not been to a show. Just as an example, he had the flyer the neighbor walked around with. He stated he would not waste everyone's time going over the entirety of the flyer. But, just as an example they started out by telling the neighbors at the very top that Mr. Morrow was trying to rezone the neighborhood. Literally, the first thing they said. Then they implied that he did not live in his home. Their document reads, "shouldn't the location of the concerts be in the host's primary residence." Mr. Morrow reiterated and stated he wanted to be extremely clear that he had lived in his home for 19 years. He stated he had never lived anywhere else except Joplin, Missouri. A full decade before I ever did a show I lived in this home. He stated he has no other home. He stated he does have atypical work hours. He works in the service industry. He also stated he had parked his vehicle in the garage for the past couple of years because of the string of catalytic converter thefts in the neighborhood. It happened to his neighbor who lives directly next door to him, who will be here today speaking in favor of Coda because he is a supporter. Because of this Mr. Morrow would like to plead for your understanding. He referred to the letter that circulated in his neighborhood. Mr. Morrow stated he would like to plead for your understanding. He stated he is sure that everyone in this room would prefer that he put in for a permanent permit today so we can put this behind us and the City can focus on far more important matters. He stated he would put in for a two-year permit, he made that change with Mr. Bolander and Mr. Walters a few days ago. Because he wanted to make sure that anyone who just became aware of their shows by a knock on the door or the letter in the mail, they received in the last couple of weeks had the chance to get to know them. Mr. Morrow stated he did not want to silence anyone's voice. He stated he is the one who noticed the discrepancy on the letter sent by the City and he contacted Planning and Zoning to make them aware of the error. Mr. Morrow stated he is putting in for a two-year permit. He stated from what he had been told there were only two types of people in his neighborhood. There are people who have been to our shows and love what we do, and the rest of the people were not aware of what was going on because of how respectful we are. And to those people that are now aware he wanted them to be able to come back in two years and they will have a forum. Even to that one person, even the one who took around the letter to the neighborhood and all they have done he would like to continue to build a bridge to them in the next two years. He stated they would gladly accept that person

with open arms. We hope they will attend a show and see why so many people are here today in support and have worked so hard to build something up instead of tear something down. Finally, he stated if he could ask for all those in attendance who support Coda to stand. Mr. Morrow stated we do not stand before you this afternoon asking you to be progressive. He stated that house concerts are happening in homes across the country tonight, this week and every week. Mr. Morrow stated they are simply asking you to allow us to continue to make our neighborhoods and city a far more interesting place to visit and more importantly to live. Mr. Morrow thanked the Commission for their time and consideration.

Mr. Kimble asked for questions from the Commission.

Mr. Rosenberg proposed the question, what is your average attendance.

Mr. Morrow stated that was a difficult question to answer. He stated that if you came into his living room there are rows of seats in there, not people standing. He stated there a respectful few people in there, it is not an incredibly large gathering. He said it is not any more than you would have for a Chiefs game, Scentsy party or a poker tournament.

Mr. Rosenberg asked, would you say it is over 25.

Mr. Morrow responded yes, he would say it is over 25.

Mr. Rosenberg asked, would it be over 50.

Mr. Morrow stated there has probably been cases there have been over 50. He stated again, if you look at the outside of his home you may see one thing, if you came to a show, you would realize the main part of the house is a great room. What had been a living room and a family room it is one great room like in many houses. So, there is plenty of room to move around.

Mr. Rosenberg asked if the productions were in the evening or in the day or a combination.

Mr. Morrow stated to be clear on one thing just to state before we move on to answer that question fully. We have never gone past 10:00 p.m. ever. Just so you know that. He stated it is always their goal to start the show early. He has started shows as early as 2:00 p.m. A typical start time is 5:00 p.m. Mr. Morrow stated that is one of the ways they get the great artists because they can be back in their hotel rooms before 9:00-

10:00 p.m. That is earlier than they typically ever start shows at a theater. Never, would it ever be anything that goes beyond 10:00 p.m.

Mr. Rosenberg asked if there was a cost to attend the show.

Mr. Morrow stated that when someone attends a show there is a suggested donation. That money goes directly to the artists. He does not take any portion of it. In fact, if you come to a show, you will see and you will know that at his own expense, he will put the artist up at a hotel. He buys them food. He will go to McAllister's Deli and buy them food and bring it to back to them. But yes, there is a suggested donation amount, but it is really no different than when he went to Porch Fest three or four weeks ago and every artist as he walked up and down the street had a tip jar in front of them. It is not any different from that, we just suggest the amount. Some people give more than that and that is their right as well. It is just a suggested amount, and we certainly never take a credit card or anything like that. The amount goes directly to the artists.

Mr. Kimble asked if there were any other questions from the Commission.

Mr. Kimble asked if there was anyone in the audience who wished to speak in favor of Case 056-22.

Mr. Robert Booker, 2120 S. Brownell Ave., Joplin, Missouri. Mr. Booker stated he had lived there for approximately 50 years. He said at first, he did not even know there were concerts at the house. Actually, a friend invited him to the first one. He stated he is continuously amazed at the wide variety and talent of the artists that appear there. He said you never know what the next show might be. He said it is wonderful to be able to walk a couple of blocks for entertainment and arts like this in our town. He stated that ten years ago, five years ago he did not know this place as an artist venue existed. He said usually someone must invite you or you would never know what is going on. He thanked the Commission for their time.

Mr. Kimble asked if there was anyone in the audience who wished to speak in favor of Case 056-22.

Cheryl Reeser, 2310 E. 24th Street, Joplin, Missouri. Ms. Reeser stated she lived about 3.5 houses away from Mr. Morrow. She stated she was aware of this venue when it first started out but has not been there for a while. She stated she had gone through a personal trauma and through that personal trauma and Covid there was a lot of isolation. A lot of mental depression comes with that. Ms. Reeser stated in lieu of that Jeff and I reached out again because she noticed some cars and the band. She saw Jeff one day and asked if they were still doing concerts and Jeff said yes, come on up. Mr.

Morrow stated they were having a concert on Sunday evening. Ms. Reeser stated she headed to the concert. She stated one evening she tried to hear the concert without attending and she could not because there is not a noise issue because you cannot even sneak a peek at the band or listen. She stated that she wanted the Commission to know that through all of the mental issues and isolation that everyone has gone through to be around a group of non-judgmental people very accepting of everyone even people with different opinions. She stated that she has a wide genre of music, and she has been exposed to more genre of music and she has gotten out of her depression state to be more outgoing again. Ms. Reeser stated that when Jeff knew her years ago, she was outgoing and then she wasn't, so she is there again. Ms. Reeser thanked Mr. Morrow.

Mr. Kimble asked if there was anyone in the audience who wished to speak in favor of Case 056-22.

Patricia Shank, 1722 Delaware Ave., Joplin, Missouri. Ms. Shank stated she has been a resident of Joplin since 1949. She stated she was present because she loves music. Music has been a part of her life since she was born. But right now, she was speaking about Jeff's project. She stated she has been to several concerts there, they are very warm. You can look and see the artisans, the artisans can look out and see you, which when you go to a big concert the artists only see the first line of people. She stated it is not that way at the Coda House. You can talk and interact with them, and it is the most delightful evening. She stated she had been to several concerts so if you are 18 or 92 go to Coda House and you will enjoy the music.

Mr. Kimble asked if there was anyone in the audience who wished to speak in favor of Case 056-22.

Emily Frankoski, 505 Glenview Place, Joplin, Missouri. Ms. Frankoski stated she is the Executive Director of Connect 2 Culture, which is Joplin's community arts agency. Connect 2 Culture promotes and supports over 40 different non-profit and for-profit arts and cultural organizations or what she likes to call businesses in the Joplin area. We are also a performing arts presenter, and we just opened our new home at the Harry M. Cornell Arts and Entertainment Complex. She stated she was not present just representing Connect 2 Culture or their relationship with Coda House as a community arts agency, but she was also a patron of the Coda House and attended many shows. She said she believed that Coda played a vital role in our vibrant local arts community, and we are very fortunate to have a house concert venue in Joplin. Jeff and his team are beyond passionate about the live musicians they bring to Joplin. They work very hard volunteering their time to make something unique for our community. Jeff has sacrificed his home to make the perfect concert house. He is very respectful to his

neighborhood and the audience connects with these professional artists on such an intimate level. She stated that all the volunteers are very friendly and make you feel a part of their Coda Concert House home and family. It is a very family friendly environment, and you will often see young and old attending the performances. The Coda Concert House is all about the music it provides and Connect 2 Culture as well as myself on a personal level feel so fortunate that they have chosen Joplin. She said as you can see by all these testimonies today that it has vastly improved the quality of life in that neighborhood. Not only does it do that it generates spending in the Joplin economy. People go out to eat beforehand or even go out for ice cream after the performances. It helps Joplin immensely in that area as well. Ms. Frankoski thanked the Commission for their time.

Mr. Kimble asked if there was anyone in the audience who wished to speak in favor of Case 056-22.

Gil Stevens, 23 Pheasant Run, Joplin, Missouri. Mr. Stevens stated he and his wife have been attending concerts at Coda House for 8-9 years. He said it was a phenomenal venue. He stated for those of you who have not attended he recommended you try it once at least. It is great entertainment and music and he stated he hoped the Commission supported Code House.

Mr. Kimble asked if there was anyone in the audience who wished to speak in favor of Case 056-22.

Suzie Shank, 2630 Trenton, Joplin, Missouri. Ms. Shank stated she and her husband have been long time supporters of Coda House. In fact, she is a volunteer shuttle driver. She picks up people who park at 2400 Connecticut and bring them up to the house so there is not a lot of cars parked in the neighborhood. She likes to ask the people she picks up if they have been to the Coda House before and if they have not, she likes to ask them after the show how was their experience. She stated everyone is always excited, enthusiastic and ready to come back again. Lots of these people come from hundreds of miles away which is awesome for Joplin because they are spending their money at the Airbnb, hotels and eating in the restaurants. They are amazed at the top-quality music we get at Coda House. She stated they really appreciate Jeff and the Coda House. We realize we are becoming a destination in Joplin for live music.

Mr. Kimble asked if there was anyone in the audience who wished to speak in favor of Case 056-22.

Greg Blue, 2114 E. 24th, Joplin, Missouri. Mr. Blue stated he is a friend and neighbor to Jeff Morrow. One thing about the petition that was going around the neighborhood about possible disturbances, he stated he believed if anyone would have a complaint it would be him. Considering he lives right next door, has two young daughters and their bedrooms are on the end of the house next to Jeff's house. Never been an issue. He stated he is also a musician, so this is meaningful to him and meaningful to the patrons of Coda House. He stated he was definitely in favor of it continuing.

Mr. Kimble asked if there was anyone in the audience who wished to speak in favor of Case 056-22.

None.

Mr. Kimble stated seeing none, is there anyone in the audience who wished to speak in opposition of Case 056-22.

Wendy Milliman, 2323 Delaware Ave., Joplin, Missouri. Ms. Milliman stated she is a retired Joplin R-8 school employee. She and her husband have lived there for many years, 44 years. She said that does not give her any seniority. She stated she was the culprit with the list. She noticed that Jeff did not mention some of the items on the list that were true. Ms. Milliman stated the shuttle cars drive too fast. They are in a hurry to get everyone there. We have children on the streets riding bicycles. Some of the concerts get out early in the summer, 8:00-8:30 p.m., it is still daylight, and we have children playing in the neighborhood. This is our family residential neighborhood. It has always been a safe feeling neighborhood. It does not feel safe now during concerts and in the inside, they may not see what is going on outside. She stated she has had trouble. She had people "mouth" her. She guessed she could call it that. She has had people yell in front of her house. She has heard screaming and yelling coming from the Coda Concert House over the years. The music does stop at 10:00 and they have been very good about that matter but the after party continues. There is the loading of the equipment for the entertainers. There is loud talking. Ms. Milliman stated her front door, she lives on Delaware, her front door is practically looking at the Coda House front door. She stated this just doesn't fit. She said, what about the porta potties that have permanently been in the back yard. She said, what about the bring your own bottle. She stated that really really disturbed her. Some people they know but others are invited over the internet. C'mon bring us a donation and BYOB. There have been some very tipsy people come out of the concert after it is over. She stated it is not one block away from parking, but she believed it was a full three blocks for parking. She said she heard, she had not seen it, but she heard from her son and someone who works for the City that when these people leave, they are walking right down 24th street. There are no sidewalks they are just walking in people's yards and in the street.

She stated she was wondering that if a permit were allowed could they at least curtail the alcohol. She knows people behave differently, music and alcohol. She stated she loves music, and she drinks a glass of wine, but she usually goes to hear music at an actual music venue. She stated she has seen some great concerts at Downstream Casino. What I hear from the Coda House, it has been kind of quiet lately, but when they do have a loud one, there is nowhere in her house that she can go where she doesn't hear the bass or the drums except in her laundry room with both appliances running. That is not a very good place to spend the evening. Ms. Milliman stated she had a statement written but after Jeff made his statements she does not know where to start or where to end. Several of the neighbors are very concerned about their property values and that included an investment property owner who is also a realtor. He told Ms. Milliman to fight it and fight it hard. It does not fit. It is not an element we want in our neighborhood. The Coda House is heavily marketed online, Facebook, Connect 2 Culture and Joplin Globe. She stated they give them freebies. She stated she did not know. She saw on Facebook where they had a small party, Dr. Rosenberg, and they had 60 people. She estimated 80-100 people attending these events possibly more. She stated when there is an event the property owner chooses to host a concert in his house. Ms. Milliman stated she did not believe this was Mr. Morrow's primary residence. She does not think he sleeps there every night or most nights. The entertainers choose to perform, the attendees choose to attend but my neighbors and I do not get a choice. We must attend. People in the Joplin area have so many entertainment choices. The City just opened a brand new cultural center that we should be so proud of, she stated she is. She would like for her neighborhood to go back to residential homes, residential family homes not houses not concert houses. She stated she realized these concerts take place all over the country, they are a big deal and there are places fighting them just like she is. There are some home concerts that have two a year and serve coffee and refreshments. She would go for that if they wanted to do two a year and serve coffee and refreshments. She stated she could tolerate that. She stated she would rather live next to a perpetual rummage sale than the Coda Concert House. Ms. Milliman thanked the Commission.

Mr. Kimble asked if there was anyone in the audience who wished to speak in opposition of Case 056-22.

Mary Prigmore, 2202 E. 24th Street, Joplin, Missouri. Ms. Prigmore stated she only bought her home in May 2020 and did not move in until October. She had no idea there was a music venue next door. She stated she and her husband used to attend a lot of concerts, but this isn't the place. There is a lot of entertainment on 7th street where you can go one to another. She stated she honestly does not hear their music. That is not the issue. My issue is the traffic and my property value. She stated that frankly if this is passed and her neighborhood is not a quiet neighborly, friendly. She stated that she

had never met Jeff. She had never seen him outside where she could speak to him. She stated so at her age she would just sell the house and move. She owns other property where there would be peace and quiet and respect. Somewhere where there is not so much public exposure. It concerned her that this may draw more unwanted, more unfavorable mode of people into our little neighborhood. Yes, the traffic right now is very heavy because of the viaduct on Range Line. She stated that she felt like where her home is located is not a proper place for it, it should be in a better zoning area. Ms. Prigmore thanked the Commission for hearing both sides of the coin.

Mr. Kimble asked if there was anyone in the audience who wished to speak in opposition of Case 056-22.

David Pruitt, 2032 E. 24th Street, Joplin, Missouri. Mr. Pruitt stated so there is money exchanging hands, so it is a business, is there a business permit.

Mr. Bolander stated it is currently not classified as a business because it is donations. There is not a required payment for the event.

Mr. Pruitt stated he thought the IRS classifies it as a business even though it is a charity you still must claim taxes.

Mr. Bolander stated he could not answer that question he was not with the IRS.

Mr. Pruitt stated he had not had any problem with them. He was just present to find out information. He was neutral. He asked if there was a maximum capacity that they could have. Like the fire marshal or something like that.

Mr. Bolander stated we do have a condition that has to meet the requirements of the Fire Safety Code of the Joplin Fire Marshal. Mr. Bolander stated he did not know what those were, but the Fire Marshal has reviewed this request.

Mr. Kimble asked if there was anyone in the audience who wished to speak in opposition of Case 056-22.

Stephen Milliman, 2323 Delaware Ave., Joplin, Missouri. Mr. Milliman stated they are living next to a bar by their own admission. There are young children there, people under the age of 21. Are they requesting I.D.'s. They come out, they are drunk, they drive off, they yell they scream they holler. Mr. Milliman stated he had one question, do you want this next to you, would you want this in your neighborhood. Think about it. Be honest.

Mr. Kimble asked if there was anyone in the audience who wished to speak in opposition of Case 056-22.

None.

Ms. Phillips stated she had a question for Mr. Bolander. She stated she had read the old code several times and the master plan, but she does not remember seeing a concert house in the list of special use permits. Or maybe it was in there and she just did not realize what it was. I know it is in the new one.

Mr. Bolander stated, you are correct. Under the old code no departments had any provisions in their regulations to govern this type of use, so we just classified it like someone having a party at their home under the old code. The new code that was adopted at the request of some council members that we need to look into this so it does not get out of hand in the City. So we did adopt regulations that govern the operation of a concert house. That is why this is coming before you tonight. When we became aware of this over the past five years there was not anything in the code to govern it.

Ms. Phillips stated so since he had been operating since 2013, he was just flying under the radar so to speak.

Mr. Bolander stated yes. It was a permitted use because there was nothing in the code to govern it by the police, fire or zoning and planning.

Ms. Phillips stated I am sorry it was not a permitted use. It did not require a permit.

Mr. Bolander stated it did not require a permit.

Mr. Rosenberg stated he had a couple of questions for staff. He stated he never did get a straight answer on the fire code. Have we not spoken to the fire marshal.

Mr. Bolander stated the fire marshal was aware of this. He had looked into this matter, but Mr. Bolander stated he was not aware of what the allowance was if that was the question asked.

Mr. Rosenberg asked for the square footage of the house.

Mr. Morrow stated it was approximately 1800 square ft. The allowable capacity would far exceed anything he would ever do.

Mr. Rosenberg stated he had another question for the staff. He asked if there had been any complaints up to this point about noise or safety or anything else.

Mr. Bolander stated yes, they have received a complaint about the noise. We do have a message from the police department who has been there a couple of times but since it closes before 10:00 p.m. it does not violate any of our noise ordinances. Even in the police officers' email who did the inspection at the time due to the complaint, he stated he heard a little bass but nothing that was troublesome to him in his observation.

Mr. Kimble asked if there were any further questions from the Commission of Case 056-22.

MR. ROSENBERG MOVED THAT CASE 056-22 BE DENIED. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

Mr. Rosenberg stated he wanted to make one statement before this was ended. Mr. Rosenberg stated he sounded to him like this is a great venue in the wrong place. He stated he hated to say that. Ms. Frankoski, this sounds like a great place for your organization or to rent a small venue. But to put 50 people in an 1800 square foot house where there is alcohol served, where there is entertainment, let me finish, it just sounds like an awful lot to him. The other thing is he believed this lady to live in a nice home in a nice residential area and she is disturbed during the concerts. Mr. Rosenberg stated for that reason he voted against it although he believed it to be a fantastic idea.

Mr. Kimble asked that once the vote was cast was it permissible for Mr. Morrow to approach the Commission and speak again.

Mr. Bolander stated you closed the Public Hearing at the vote of this Commission. If you want to allow additional testimony which you already voted you can do that, but you must vote to allow additional testimony. Mr. Bolander stated then you must allow rebuttal if that is the case.

Ms. Phillips stated are you suggesting we get along with the rest of the business and then come back to it.

Mr. Bolander stated he was not suggesting anything. He stated if you want to allow additional testimony you must vote to allow it.

Mr. Kimble asked if there was a Motion to allow additional testimony on Case 056-22.

None.

Mr. Kimble asked if there was a Motion against allowing additional testimony on Case 056-22.

MR. ROSENBERG MOVED THAT CASE 056-22 NOT BE ALLOWED ADDITIONAL TESTIMONY. (NO VOTE OCCURRED)

Ms. Phillips asked for a third option.

Mr. Bolander stated, Mr. Chairman why don't you ask for a vote for all in favor of allowing additional testimony after the Public Hearing. If you have enough votes in favor, we can open it up. If not, we do not precede.

Mr. Kimble asked if there was a vote to hear additional testimony after this hearing has been closed.

Ms. Phillips stated she would make that motion with the understanding that the City Council meeting starts at 6:00 p.m. and we must be out of here.

MS. PHILLIPS MOVED THAT CASE 056-22 BE ALLOWED ADDITIONAL TESTIMONY. MR. ROSENBERG SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

Mr. Kimble stated seeing no other business we can now open the floor to any additional testimony on Case 056-22.

Mr. Jeff Morrow, 2120 E. 24th Street, Joplin, Missouri. Mr. Morrow stated he did not have any additional testimony. The decision had been made and he thanked the Commission for their time.

Ryan Flanigan, Joplin, Missouri. Mr. Flanigan asked about things that were established or grandfathered in. He asked if there was anything in this case that needs to be

brought to light regarding something that had been established for so long for the zoning to change in that matter.

Mr. Bolander stated that was a good question. In this case this was not adopted into the new code.

Patricia Shank, 1722 Delaware Ave., Joplin, Missouri. Ms. Shank stated she wanted to reinforce my sayings by telling you that the concerts that Jeff had at his home was not every week or every ten days. They were not routinely scheduled. The other thing she wanted to tell the Commission was this was a little jewel in the crown of Joplin. The artists who come in spend money here and that is a little bit of help in our City.

Jamie VanWay, 1234 Elm Rd., Carthage, Missouri. Ms. VanWay stated this had been a great healing force for her to go somewhere to listen to music. She stated she had gone alone several times. She does not like bar scenes, does not like drunk anything like that but she does believe in the healing of music. This place had been a healing to her soul for the past 5-6 years. She stated she had taken her son there where she would not take him to an establishment that served alcohol. She stated you can bring your own beverage. Jeff gives out free water. It is a blessing and a blessing to the community and towns all around.

Kelly Blotter, Webb City, Missouri. Mr. Blotter spoke on the opportunity to collect data on allegations to refute or support one side or the other.

Mr. Kimble asked Mr. Bolander about obtaining data.

Mr. Bolander stated he would contact Public Works and the Police Department because they are typically the departments that gather that data. As far as the noise there has not been a noise violation because everything is shut down before 10:00 p.m. That is a moot point.

Mr. Shank, Joplin, Missouri. Mr. Shank stated he wanted to point out the average age of people attending the concerts were not young kids. They were not going up and down the street screaming and yelling as proposed. He also wanted to note that Mr. Rosenberg stated alcohol was served. Mr. Shank stated Mr. Morrow does not serve alcohol. Mr. Morrow gives bottled water. People do bring their own alcohol, but alcohol was not served.

Mr. Kimble asked if there was anyone in the audience who wished to speak in opposition of Case 056-22.

There were none.

MS. PHILLIPS MOVED THAT CASE 056-22 BE CLOSED AT THIS TIME FOR ANY ADDITIONAL TESTIMONY. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

Case 056-22: Special Use Permit - 2120 E 24th Street



2120 E. 24th Street - A request for a special use permit (1st request) for the operation of a residential concert house - Jeffery S. Morrow

0 50 100 200 300 400 Feet

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RESOLUTION NO. 2022-019

A RESOLUTION granting a Special Use Permit (1st Request) for the operation of a Residential Concert House located at 2120 E 24th St in the City of Joplin, Jasper County, Missouri.

WHEREAS, a public hearing was held before the City Council on December 5, 2022, in compliance with said request.

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

That a Special Use Permit be granted to Jeffrey Morrow for the operation of a Concert House located in the City of Joplin, Missouri, on the following described real estate, to-wit:

All of the North 150 feet of Lot Numbered Twenty-six (26) Except the East 60 feet and Except the West 15 feet in SOUTHMORLAND ACRES ADDITION in the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof.

And the said Special Use Permit is hereby issued with the following conditions and made a part thereof:

1. This Special Use Permit is issued to Jeffery S. Morrow for the operation of Concert House use at 2120 E 24th Street.
2. The permit shall be valid for 2 years upon approval, being eligible for renewal in December 2024.
3. Days of operation will be restricted to no more than an average of two per month a calendar year, and four per month.
4. Shall provide adequate parking through agreements with proprietors of large, nearby, off-street parking areas.
5. No alteration of the exterior of the principal residential structure or land shall be made which changes the residential character of the structure or land.
6. Compliance with all provisions of the Fire/Safety codes as required by the Joplin Fire Marshal.
7. Shall be invitation-only and not advertise the location of the concert house.
8. Operation shall be in compliance with the City of Joplin Noise Ordinance.
9. No food or beverages shall be served by the Concert House.
10. Must comply with all other provisions of the Zoning Code and Municipal Code of the City of Joplin.
11. Hours of operation will be restricted to no later than 10 p.m.
12. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
13. Any other conditions set by the City Council of the City of Joplin.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2022, by a _____vote.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-290 – Zoning District Change

MEETING DATE:
December 5, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

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

FUNDING SOURCE:
These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 063-22: Rezoning – 6902 E 32nd St – A request to remove from District C-3 (Commercial) and include in District M-2 (Heavy Industrial) for future commercial development – Wayne Stephenson

BACKGROUND:
The change in zoning will not be detrimental to nearby property. Any development will be required to meet our standards with respect to adjacent zoning uses in regard to buffers, landscaping, and setbacks. Properties that are directly adjacent contain an existing industrial use, commercial use, vacant property, and residential property. Given the future industrial use west of the property according to the Future Land Use Map, as well as the arterial classification of 32nd St., this property is appropriate for heavy industrial, connecting to existing industrial districts to the East.

PLANNING & ZONING COMMISSION TESTIMONY:
Commissioner Kimble asked Mr. Bolander if this case needed to be tabled as there was no representation present for the applicant. Mr. Bolander confirmed this.

PUBLIC COMMENT;
Mr. Steve Hubler stated he was not in favor or against this, but he had three questions: 1) where the driveway was going to be, 2) is there going to be water to it and 3) is there going to be a sewer line to it. He stated he did not have a map. Mr. Hubler stated that the neighborhood had a lot of traffic. Mr. Bolander gave an update on what was being proposed. The applicant is wanting to develop a heavy truck storage area. There is no other kind of operation on site. The driveway will be accessed coming from that narrow portion off 32nd St. It will be required to have storm water management and the area must be dust proof. Mr. Hubler asked about trucks and drivers pulling in and staying the night. Mr. Bolander stated that if this is the case then the applicant is required to possess facilities to accommodate them.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2022-290.
Planning & Zoning Commission recommends taling for Case 063-22 (5 in Favor, 0 Opposed)

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

Z&P Meeting: November 14, 2022
City Council Meeting: December 5, 2022

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 063-22 A request to remove from District C-3 (Commercial) and include in District M-2 (Heavy Industrial) for future commercial development

LOCATION 6902 E 32nd St

APPLICANT Wayne Stephenson

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3	Residential	10 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	C-3	R-1	M-2
Land Use	Vacant/Residential	Vacant/Residential	Vacant	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future retail commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E. 32nd St.	Arterial	80′

UTILITIES

Utilities are accessible.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. This site is adjacent to other industrial zonings.

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

M-2 is the most suitable zoning for the proposed use (secure tractor trailer parking/storage), which is why it is being rezoned.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Any development will be required to meet our standards with respect to adjacent zoning uses in regard to buffers, landscaping, and setbacks. Properties that are directly adjacent contain an existing industrial use, commercial use, vacant property, and residential property.

DISCUSSION

This request to rezone to M-2 is along the E. 32nd St. Arterial. Furthermore, the rezoning connects future industrial property in the Future Land Use Map.

Given the future industrial use west of the property, as well as the arterial classification of 32nd St., this property is appropriate for heavy industrial, connecting to existing industrial districts to the East.

Staff recommends approval of Case 063-22.

ENCLOSURES

- Map of property
- Application

Rezoning Application

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

Office Use Only
Case No.: 003-22
Filing Fee: $550.00
Received: _____
Date Advertised: _____
Proj. No.: 22-0133
Public Hearing Date: 11-14-22

Applicant: Wayne Stephenson Phone No.: 417-825-5291
Address: 302 S. Sergeant Ave Email: Wayne@gbcivil.com
Owner: Elizabeth A. Meador Trust Phone No.: 417-840-3939
Address: 1729 W. Silver Oak Dr. Email: krgillogly@gmail.com
Location of Property: 6902 E. 32nd Street
Present Use of Property: Residential
Proposed Use of Property: Secure Tractor Trailer Parking / Storage
Current Zoning: C3 Requested Zoning: M2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant/Residential	C3/C3
South	Residential/Vacant	R1 / Newton County
East	Vacant	Newton County
West	Vacant	M2

Character of the Neighborhood: Near Joplin Industrial Park, Kenworth, Quick Trip - Various businesses requiring trailer parking

Relationship to Existing Zoning Pattern:

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

If yes, explain: Storage and Warehousing – Outdoor is only allowed in Industrial Districts

Conformance with Comprehensive Plan:

Yes	No	
◉	○	Consistent with Development Policies?
◉	○	Consistent with Future Land Use Map?

Traffic Conditions:

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

Street(s) with Access to Property: E. 32nd Street / State HWY FF

Classification of Street(s):

Arterial ☑ Collector ☐ Local ☐

Right-of-Way Width: 80'/100'

Subdivision Platting:

Yes	No	
◉	○	Is platting required?
◉	○	Are lots appropriately sized?
○	◉	Is street right-of-way appropriately sized?

◉ ○ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: Only the back half of the existing lot is being rezoned. an additional strip of land will be used for access and utility with an easement.

Unique Characteristic of Property and/or Additional Comment:

Existing Utilities (sewer) is not located on the site, or near. This limits the potential developments that could build on this site, making tractor trailer storage a good use for this lot.

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

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

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

Signature: _____ **Date:** 10-6-22

GB ENGINEERING
CIVIL ENGINEERING AND DESIGN

GB Engineering, LLC.
Civil Engineering & Design
302 S. Sergeant Ave.
Joplin, MO 64801
417-825-5291

Rezoning: Description of Project and Statement

October 6th, 2022

Project: City of Joplin
Rezoning Application from C3 to M2

Location : 6909 E. 32nd Street
Joplin, MO 64804

To Whom it May Concern,

GB Engineering, LLC (GBE) is representing a rezoning application regarding the re-plat of a current lot to create 2 separate parcels. The back half of the lot we are requesting to rezone from C3 to M2. The remaining lot, the front half along 32nd Street will remain C3 zoning. Industrial Zoning allows for the development of Outdoor Storage and Warehousing.

The proposed project is a secured, pay to park, tractor trailer parking and storage. An app will allow customers to access and use the parking lot. No additional traffic generation is anticipated above what is already using this section of the street; with similar type vehicles (Tractor Trailers) going to and from the Joplin Industrial Park. The proposed parking lot is approximately 2,000 feet from Interstate 49, so any additional trip generated will have little impact to the adjacent properties.

Similar parking trailer parking lots are constructed along this street, but they are located withing Newton County jurisdiction with less stringent development standards. The proposed parking lot will be secured, site lighting, and will be a non-dust generating surface.

An +/- 85' buffer is being proposed, undisturbed, vegetated and wooded, to maintain the current wetland / pond, and also provide a buffer from the adjacent residential property on the corner.

With the site proximity to both Interstates I-44 and I-49, the proposed development will complement the surrounding industrial developments and help nearby industries grow by providing additional storage for inventory. All things that will helping generate more jobs, growth, and tax revenue in our community.

Feel free to contact me with any questions.

Wayne Stephenson, P.E.
Principal
GB Engineering, LLC

MJ SURVEYING, LLC.

2224 South Main St. Joplin, MO 64804
Office 417-623-2525
www.MJSurveyingLLC.com

TRACT 1

ALL THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 27, RANGE 32, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE S89°24'57"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 1240.28 FEET;
THENCE S01°44'23"W A DISTANCE OF 662.09 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S01°44'23"W A DISTANCE OF 656.18 FEET TO A FOUND IRON PIN;
THENCE S89°24'29"E A DISTANCE OF 662.08 FEET TO A FOUND IRON PIN;
THENCE N02°01'25"E A DISTANCE OF 656.79 FEET;
THENCE N89°27'15"W A DISTANCE OF 665.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.0 ACRES MORE OR LESS.

.

INGRESS/EGRESS EASEMENT

AN EASEMENT FOR INGRESS AND EGRESS LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 27, RANGE 32, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE S89°24'57"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 1908.89 FEET;
THENCE S02°01'25"W A DISTANCE OF 40.02 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S02°01'25"W A DISTANCE OF 621.70 FEET;
THENCE N89°27'15"W A DISTANCE OF 50.02 FEET;
THENCE N02°01'25"E A DISTANCE OF 621.70 FEET;
THENCE S89°27'15"E A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING.

STATE OF _____)
) ss.
COUNTY OF _____)

OWNERSHIP AFFIDAVIT AND CONSENT

Comes now Elizabeth A. Meador Trust By: Kevin R. Gilloqly, Trustee (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as see attached _____ (legal description) more commonly known as 6902 E 32nd Street. I am unable to attend the Joplin Planning and Zoning meeting but would like my comments to be heard by the Commission. I hereby nominate and give consent for Wayne Stephenson to speak on my behalf and act as my Agent at the meeting in Case Number _____.

Date: 10/6/2022

Elizabeth A. Meador Trust
By: Kevin Gilloqly, Trustee
Signature of Owner

Kevin R. Gilloqly
Printed Name

In witness whereof I have hereunto subscribed my name and affixed my official seal this 6th day of October, 2022.

Jessica Antczak
Notary

My commission expires: 2/24/2026

JESSICA ANTCZAK
Notary Public, Notary Seal
State of Missouri
Christian County
Commission # 22780705
My Commission Expires 02-24-2026

Note: The local legislative body reserves the right to rezone property without the owner's consent for the purpose of promoting health, safety, morals, or the general welfare of the community. The Missouri Revised Statutes Chapter 89 (Zoning and Planning) authorizes this power to the legislative body.)

DESIGN NOTES:

PROPOSED LAYOUT WAS PERFORMED WITHOUT THE BENEFIT OF A DEFINED BOUNDARY OR TOPOGRAPHIC INFORMATION. BOUNDARY AND LAYOUT SHOWN ARE FOR ESTIMATION PURPOSES ONLY. FINAL PROPERTY BOUNDARIES SHALL BE PROVIDED BY MEANS OF OFFICIAL SUBDIVISION PLAT AND/OR REZONING PROCESS THRU THE CITY OF JOPLIN. THIS EXHIBIT IS NOT FOR CONSTRUCTION AND TO BE USED FOR ILLUSTRATION AND REZONING PURPOSES ONLY. REFER TO LEGAL BOUNDARY FOR LEGAL DESCRIPTION

CONCEPTUAL TRAILER PARKING DEVELOPMENT

6902 E 32ND STREET JOPLIN, NEWTON COUNTY, MO 64804



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NE
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SE
S
SW
W
NW

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

Professional Seal

PRELIMINARY NOT FOR CONSTRUCTION

WAYNE STEPHENSON, ENGINEER
MO # PE-2012018216
THIS SEAL IS FOR ENGINEERING DRAWI

Revisions

SPECIAL NOTICE:
In the event the client consents to, allows or approves of changes to any plans, spe or other construction documents, and they are not approved in writing by the design professional, the client recognizes that suc and the results thereof are not the respo the design professional. Therefore, the cl to release the design professional from al arising from the construction, use or rele changes. In addition, the client agrees to extent permitted by law, to indemnify and design professional harmless from any cl liability or cost (including reasonable attorn and costs of defense) arising from such

No part of this drawing may be reproduce photocopy or by any other means, or store processed, or transmitted in or by any co other systems without the prior written pe document author.

CONCEPTUAL LAYOUT

6902 E 32ND STREET

Project Number:
Drawn By:
Reviewed By:
Date: 10-6-2

EXHIB

Case 063-22: Rezoning

6902 E. 32nd Street- A request to remove from District C-3 (Commercial) and include in District M-2 (Heavy Industrial) -Wayne Stephenson

Mr. Wayne Stephenson or a representative from his firm was not present at the meeting.

Steve Hubler, 6705 E. 20th Street, Joplin, Missouri. Mr. Hubler stated he was not in favor or against this, but he did need some information. He stated he had three questions: 1) where was the driveway going to be, 2) is there going to be water to it and 3) is there going to be a sewer line to it. He stated he did not have a map. Mr. Hubler stated he did not know if anyone had been out on E. 32nd lately, but it was a booming area. We have a lot of traffic.

Mr. Bolander stated he could give an update on what was being proposed. The applicant looked at putting in a heavy truck storage area. So, basically that property would be for the storage of trailers or tractor trailers. That is it. There is no other kind of operation on site. The driveway will be accessed coming from that narrow portion off 32nd St. It will be required to have storm water management and the area must be dust proof.

Mr. Hubler stated it was his understanding that trucks would be pulling in and spending the night.

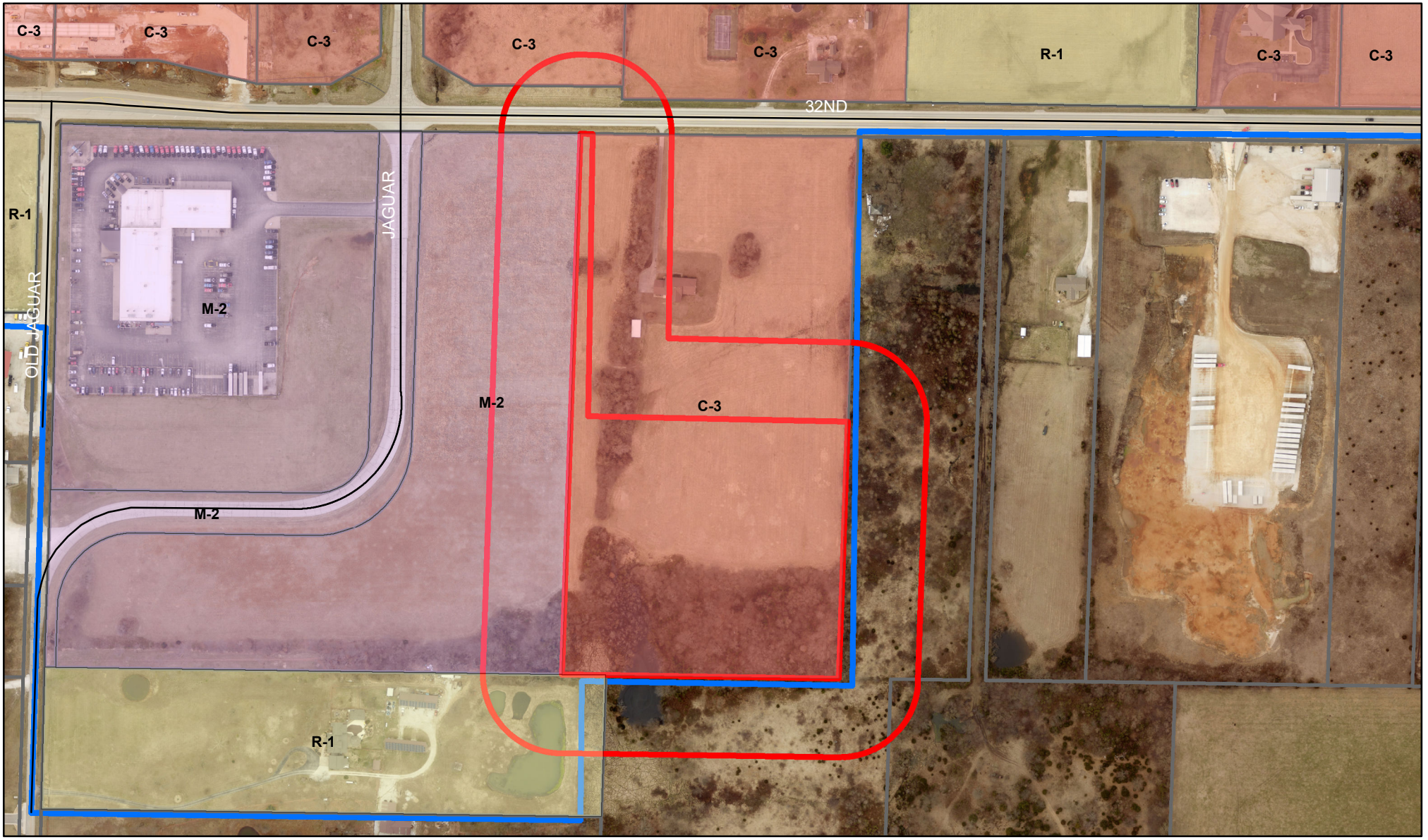
Mr. Bolander stated if that was the case then there must be facilities to accommodate them.

Mr. Kimble stated since there was not representation present then the matter must be tabled until he appeared at the next meeting.

Mr. Bolander stated that is correct.

MS. PHILLIPS MOVED THAT CASE 063-22 BE TABLED UNTIL THE NEXT MEETING. MR. ROSENBERG SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

Case 063-22: Rezoning - 6902 E 32nd Street



6902 E 32nd Street - A request to remove from District C-3 (Commercial) and include in District M-2 (Heavy Industrial) for future development - Wayne Stephenson

Joplin City Limits

0 150 300 600 900 1,200 Feet

N

P & Z Case 063-22
Wayne Stephenson
(P & Z Recommended Tabling)

COUNCIL BILL NO. 2022-290 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District C-3 (Commercial) and including in District M-2 (Heavy Industrial) property as described below and located at 6902 E 32nd St, City of Joplin, Newton County, Missouri.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-274 is hereby amended by removing from District C-3 (Commercial) the following described property and including in District M-2 (Heavy Industrial).

ALL THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 27, RANGE 32, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE S 89°24'57" E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 1240.28 FEET; THENCE S 01°44'23" W A DISTANCE OF 662.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 01°44'23" W A DISTANCE OF 656.18 FEET TO A FOUND IRON PIN; THENCE S 89°24'29" E A DISTANCE OF 662.08 FEET TO A FOUND IRON PIN; THENCE N 02°01'25" E A DISTANCE OF 656.79 FEET; THENCE N 89°27'15" W A DISTANCE OF 665.34 FEET TO THE POINT OF BEGINNING. CONTAINING 10.0 ACRES MORE OF LESS, and generally located as the south half of parcel addressed as 6902 E. 32nd Street.

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

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-289 – Zoning District Change

MEETING DATE:
December 5, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

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

FUNDING SOURCE:
These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 064-22: Rezoning – 3024 E 9th St – A request to remove from District C-3 (Commercial) and include in District R-2 (Two-Family Residential) for future commercial development – Schuber Mitchel

BACKGROUND:
The change in zoning will not be detrimental to nearby property. R-2 is the best suited zoning for residential use. Zoning the property under R-2 will make this property consistent with the adjacent properties to the East and the South. The rezoning is consistent with the Comprehensive Plan. Given the current low density residential neighborhood, as well as the local classification of 9th St., this request to rezone to R-2 along the E. 9th St. Collector is appropriate for residential. Furthermore, the rezoning connects this property to the other R-2 properties.

PLANNING & ZONING COMMISSION TESTIMONY:
Terry Mitchell stated Schuber Mitchell purchased property located at 3024 E. 9th Street, Joplin, Missouri. They demolished the dilapidated house that was there and built back a single-family home. They went to sell the property and it was noted that it was under C-3 zoning. Now they possess a house sitting right in the middle of a neighborhood on a C-3 lot that has residents on all four sides of it. He asked Mr. Bolander if it was part of the master plan. Mr. Mitchell stated they are just asking for R-2. Mr. Bolander stated Mr. Mitchell was asking for a re-zoning that is not unusual for this area. Mr. Bolander stated properties to the East and the North are zoned R-2. That allows single family homes and duplexes in some cases. Most are single family homes and that is what Mr. Mitchell has built as well. It is in compliance with our policies in our comprehensive plan and our future land use map.

PUBLIC COMMENT;
There were none.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2022-289.
Planning & Zoning Commission recommends approval for Case 064-22 (5 in Favor, 0 Opposed)

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

Z&P Meeting: November 14, 2022
City Council Meeting: December 5, 2022

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 064-22 A request to remove from District C-3 (Commercial) and include in District R-2 (Two-Family Residential) for single family residential use.

LOCATION 3024 E 9th Street

APPLICANT Schuber Mitchell

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3	Residential	Approximately 0.22 Acre

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-2	R-2	C-3
Land Use	Residential	Residential	Residential	Residential

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E. 9nd St.	Local	30′

UTILITIES

Utilities are in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. This site is adjacent to other R-1 and R-2 properties (primarily R2).

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

R-2 is the best suited zoning for residential purposes. The property is presently being used as single family residential. Zoning the property under R-2 will make this property consistent with the adjacent properties to the East and the South.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The adjacent property South and East are already zoned R-2. Rezoning this property will bring it into consistency.

DISCUSSION

Given the current low density residential neighborhood, as well as the local classification of 9th St., this request to rezone to R-2 along the E. 9th St. Collector is appropriate for residential. Furthermore, the rezoning connects this property to the other R-2 properties.

Staff recommends approval of Case 064-22.

ENCLOSURES

- Map of property
- Application

Rezoning Application

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

Office Use Only
Case No.: 064-22
Filing Fee: $550.00
Received: 10-12-22
Date Advertised:
Proj. No.: 22-0134
Public Hearing Date: 11-14-22

Applicant: Schuber Mitchell Phone No.: 4172915731
Address: 3331 N. Range Line Email: TMitchell@schubermitchell.com
Owner: Schuber Mitchell Phone No.: Same
Address: Email:
Location of Property: 3024 E 9th
Zoned C-3
Present Use of Property: Residential Single Family
Proposed Use of Property: Residential " "
Current Zoning: C-3 Requested Zoning: R-1

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Residential	R-1
South	"	R-1
East	"	R-1
West	"	C-3

Character of the Neighborhood: Residential Homes

Relationship to Existing Zoning Pattern:

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

If yes, explain: Lot HAd A house we Demo After purchasing And permited to Build A Single family Home. permit WAS Approved AND we Later found out It WAS zoned C-3

Conformance with Comprehensive Plan:

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

Traffic Conditions:

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

Street(s) with Access to Property: _____

_____

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☐

Right-of-Way Width: _____

Subdivision Platting:

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

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

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

_____

_____

_____

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

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

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

Signature: _____ **Date:** 10/12/2022

Walters, Thomas

From: Terry Mitchell <tmitchell@schubermitchell.com>
Sent: Thursday, October 13, 2022 3:34 PM
To: Walters, Thomas
Subject: Re: Rezoning Application Clarification 3024 E 9th

This email originated outside our network. If it is unsolicited or unexpected, please delete. If expected, use caution when opening any links or attachments.

Yes R-2 would be fine

Get Outlook for iOS

From: Walters, Thomas <TWalters@Joplinmo.Org>
Sent: Thursday, October 13, 2022 2:13:58 PM
To: Terry Mitchell <tmitchell@schubermitchell.com>
Subject: Rezoning Application Clarification 3024 E 9th

You don't often get email from twalters@joplinmo.org. Learn why this is important

CAUTION: External email. Do not click links or open attachments unless you are confident the content is safe.

Terry,

The adjacent residential properties are zoned R-2. Would you be amenable to changing the requested district to R-2 instead of R-1?

It will have no impact on the use, or staff recommendation for the requested district is appropriate, however, thinking long term it could be beneficial to have consistent zoning with the adjacent properties.

It is up to you. Please let me know by replying to this email so I can add it to the case file to explain the change from the application, if that is what you decide.

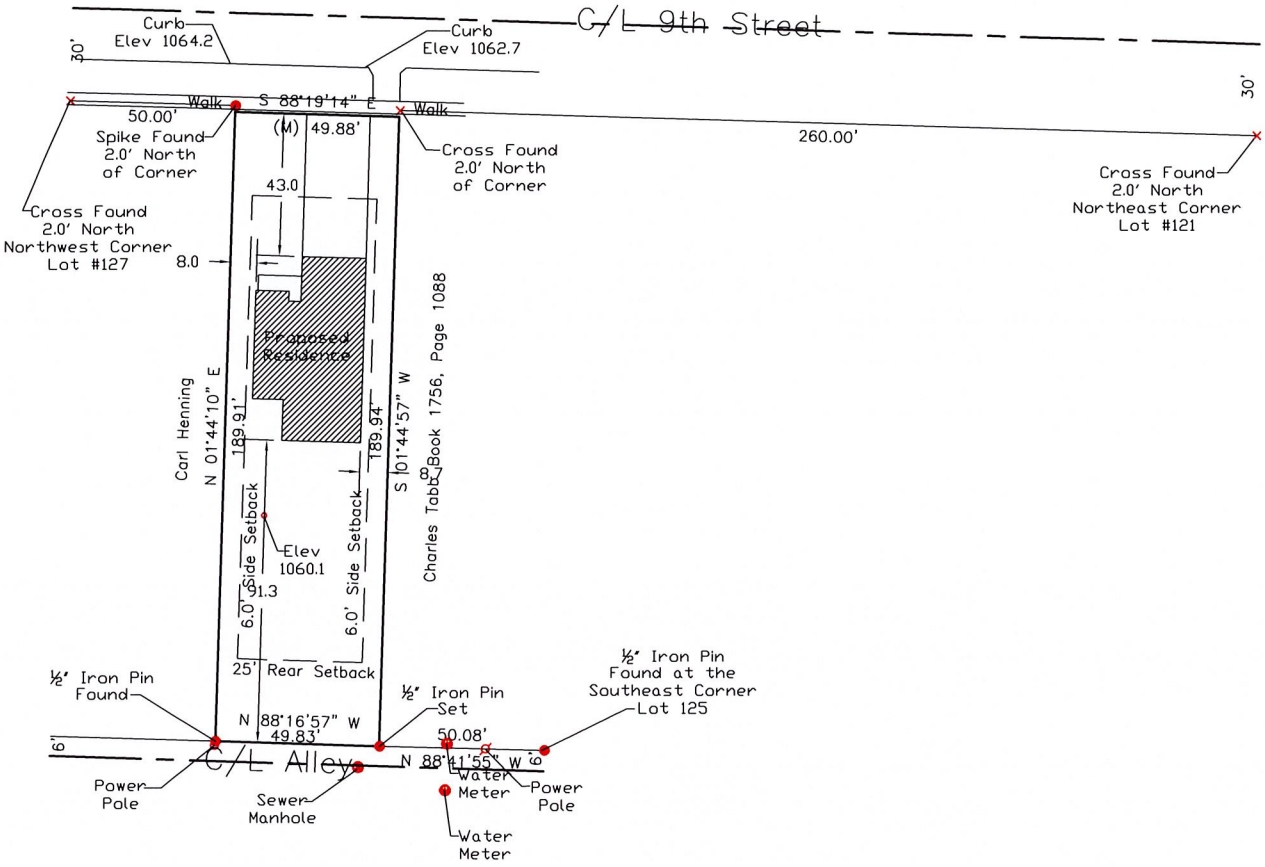
Thank you,

Thomas Walters
Planner
602 S Main St
Joplin, MO 64801
phone: 417-624-0820 Ext. 1539
email: TWalters@Joplinmo.Org
web: JoplinMo.org

0 40 80 120

SCALE: One inch equals 40 feet.

BASIS OF BEARINGS: The South line of 9th Street taken as S 88°19'14" E as per Missouri West NAD83 per MoDot GPS Network.
CLASS OF PROPERTY:(c) Urban
SOUCE DEED: Schuber Mitchell Homes Book 2618, Page 443



PROPERTY DESCRIPTION:
All of Lot Number One-hundred & Twenty-six (126) in Hatten's Subdivison, bieng a part of the Northwest Quarter (NW¼) of Section 7, Township 27, Range 32, in the City of Joplin, Jasper County, Missouri, being subect to all easements, right-of-ways, and reservations of record.

Stewart & Neece Land Surveying Company
Since 1972 Joplin, Mo.

SURVEYOR'S CERTIFICATE:
I Rodney C. Neece a Registered Land Surveyor of Joplin, Jasper County, Missouri, Do hereby certify that the field notes and attached plat are true and accurate description of the work performed and measurements taken; survey made in accordance with the Missouri Standards for Property Boundary Surveys of the Department of Agriculture, Division of Weights & Measures and Consumer Protection, and is not a warranty of title either expressed or implied, This declaration is made to the original owner and/or purchaser of the survey as of the date indicated in the title block, It is not transferable to additional institutions or subsequent owners and may not be used in connection with a survey "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees, furthermore, this survey is not valid without the original signature and embossed seal.

STATE OF MISSOURI
RODNEY C. NEECE
PLS-002691
PROFESSIONAL LAND SURVEYOR

STEWART AND NEECE LAND SURVEYING, INC.
1201 East 15th Street, Joplin, Missouri 64804
Phone: 417-624-0311 Fax: 417-624-0365

SURVEY FOR: Schuber Mitchell Homes		
DRAWN: Allgood	DATE: 12-8-21	ADDRESS: 3024 East 9th Joplin, Mo.
APPROVED: RCN/JB	S/T/R: 7-27-32	
SCALE: 1"=40'	File Name: L126H	CERT OF AUTHORITY: LSC-2019012803

Case 064-22: Rezoning

3024 E. 9th Street-A request to remove from District C-3 (Commercial) and include in District R-2 (Two Family Residential)-Schuber Mitchell.

Terry Mitchell, 3331 N. Range Line, Joplin, Missouri. Mr. Mitchell stated they purchased property located at 3024 E. 9th Street, Joplin, Missouri. They demolished the dilapidated house that was there and built back a single-family home. They went to sell the property and it was noted that it was under C-3 zoning. Now we have a house sitting right in the middle of a neighborhood on a C-3 lot that has residents on all four sides of it. He asked Mr. Bolander if it was part of the master plan. Mr. Mitchell stated they are just asking for R-2. It is R-1 that was built there right now but to accommodate selling this house.

Mr. Bolander stated Mr. Mitchell was asking for a re-zoning that is not unusual for this area. If you look to the east of this property and actually to the north as well the properties around are zoned R-2 single family residential. That allows single family homes and duplexes in some cases. Most are single family homes and that is what Mr. Mitchell has built as well. It is in compliance with our policies in our comprehensive plan and our future land use map.

Mr. Kimble asked for any questions from the Commission on Case 064-22.

There were none.

Mr. Kimble asked if there was anyone in the audience who wished to speak in favor of Case 064-22.

There were none.

Mr. Kimble asked if there was anyone in the audience who wished to speak in opposition of Case 064-22.

There were none.

MR. ROSENBERG MOVED THAT CASE 064-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

Case 064-22: Rezoning - 3024 E 9th Street



3024 E 9th Street - A request to remove from District C-3 (Commercial) and include in District R-2 (Two Family Residential) for development - Schuber Mitchell

0 50 100 200 300 400 Feet

N

P & Z Case 064-22
Schuber Mitchell
(P & Z Recommended Approval)

COUNCIL BILL NO. 2022-289 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District C-3 (Commercial) and including in District R-2 (Two Family Residential) property as described below and located at 3024 E 9th St, City of Joplin, Jasper County, Missouri.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-274 is hereby amended by removing from District C-3 (Commercial) the following described property and including in District R-2 (Two Family Residential).

All of Lot Number One-hundred & Twenty-six (126) in Hatten's subdivision, being a part of the Northwest Quarter (NW1/4) of Section 7, Township 27, Range 32, in the City of Joplin, Jasper County, Missouri, being subject to all easements, right-of-ways, and reservations of record, and generally described as 3024 E 9th Street.

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

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2022-291 – Utility Easement Vacation

MEETING DATE:
December 5, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

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

FUNDING SOURCE:
These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 066-22: Utility Easement Vacation – W 32nd and McClelland – A request to A request to vacate approximately .08 acres of a platted utility easement – Crossland Realty Group

BACKGROUND:
Before the applicant is able to develop the vacant lot, they are requesting the easement be vacated in order to fit a building on the lot. The utilities would be rerouted to two new easements: one running North to South to the West of the originally platted easement and one running North to South on the Eastern side of the originally platted easement.

PLANNING & ZONING COMMISSION TESTIMONY:
Joshua, Civil Engineer with Anderson Engineering, represented the applicant. He was present to answer questions. He stated they were requesting to vacate this easement because this easement conflicts with proposed buildings. He said you can see also provided there are drainage easement exhibits, #1, #2, #3 that they are putting in place to accommodate existing storm and proposed storm. He stated they have all the utilities signed off as well as City staff. Ms. Maddi Crossland was representing the developer and stated that she could answer questions as well. Mr. McCullogh inquired about whether it was located in Jasper or Newton County. He also asked if Mr. Bolander had signed off on the project. Mr. Bolander stated that the utility easement was in Newton County and that he did sign off on the project.

PUBLIC COMMENT;
There were none.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2022-291.
Planning & Zoning Commission recommends approval for Case 066-22 (5 in Favor, 0 Opposed)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 066-22 A request to vacate approximately .08 acres of a platted utility easement.

APPLICANT Crossland Realty Group

REPRESENTATIVE Anderson Engineering

LOCATION W 32nd & McClelland

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Utility Easement	Approximately .08 Acres

REASON FOR VACATION

In order to develop the vacant lot, the applicant is requesting the easement be vacated in order to fit a building on the lot. The utilities would be rerouted to two new easements: one running North to South to the West of the originally platted easement and one running North to South on the Eastern side of the originally platted easement.

UTILITIES CURRENTLY LOCATED IN THE RIGHT-OF-WAY?

Utilities are not currently in the easement. The land was never developed.

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

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

DISCUSSION

This vacation is sought to develop the empty lot. A proposed building would encroach on the existing easement, so a new easement will be recorded that makes room for the rerouting of utilities as well as the footprint of the proposed building.

Staff recommends approval of Case 066-22.

ENCLOSURES

- Application
- Map

Vacation of Streets or Easements Application

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

Office Use Only
Case No.: ~~058-22~~ 006-22
Filing Fee: $550.00
Received:
Date Advertised:
Proj. No.: ~~22~~ - 0131
Public Hearing Date:

Applicant: Anderson Engineering Phone No.: 417.782.7399

Address: 811 East 3rd Street Email: cshort@ae-inc.com

Owner: Crossland Realty Group Phone No.: 620.429.1414

Address: 833 S. East Ave P.O. Box 45 Columbus Kansas 66725 Email: nhumble@crossland.com

Location of Street or Easement: McClelland Terrace & W 32nd Street

Type of Vacation: Street ☐ Easement ☑ Alley ☐ Plat ☐

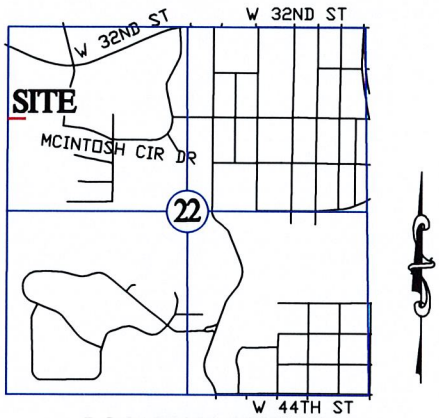
Instructions: Please indicate below the extent to which the following standards are met, in the applicant's opinion.

Yes	No	
◉	○	Private rights will not be injured or endangered by the vacation.
◉	○	The vacation will not cause the public to suffer a loss or inconvenience.
◉	○	In justice to the applicant(s) the vacation should be granted.

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

Yes	No	
◉	○	Legal description of the street, alley, or utility easement to be vacated from a deed of record or certified survey. Digital copies are acceptable. Must be legible.
◉	○	Survey or such other drawing acceptable to the Director of Planning,

POINT OF COMMENCEMENT
FOUND ALUMINUM MONUMENT
NORTHWEST CORNER
SECTION 22, T-27-N, R-33-W
CORNER DOCUMENT #600-44610



LOCATION SKETCH

SECTION 22
T 27 N, R 33 W
SCALE: N.T.S.

GRAPHIC SCALE

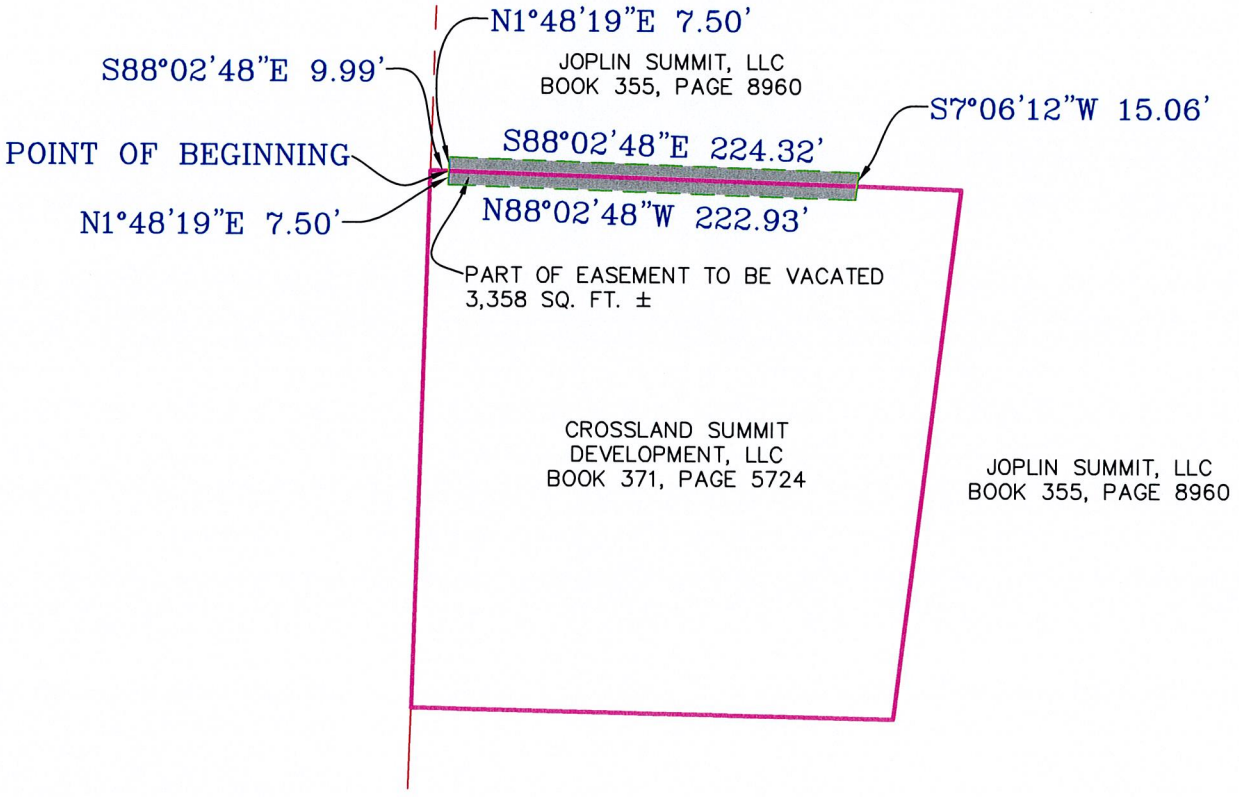
100 0 50 100

(IN FEET)
1 inch = 100 ft.

GRID

PARTIAL EASEMENT VACATION DESCRIPTION

PART OF A UTILITY EASEMENT DESCRIBED IN BOOK 356 AT PAGE 13 IN THE RECORDER OF DEEDS OFFICE IN NEWTON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 01°49'00" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO A FOUND 1/2" IRON PIN, A DISTANCE OF 299.85 FEET, SAID IRON PIN BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID WEST LINE SOUTH 01°48'19" WEST 723.44 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88°02'48" EAST, 9.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°48'19" EAST, 7.50 FEET; THENCE SOUTH 88°02'48" EAST, 224.32 FEET; THENCE SOUTH 07°06'12" WEST, 15.06 FEET; THENCE NORTH 88°02'48" WEST, 222.93 FEET; THENCE NORTH 01°48'19" WEST, 7.50 FEET TO THE POINT OF BEGINNING. CONTAINING 3,358 SQUARE FEET, MORE OR LESS.



DRAWING NUMBER: JOP-100-6742

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS SURVEYORS LABORATORIES DRILLING GIS
811 E. 3RD STREET JOPLIN, MO 64801 PHONE (417) 782-7399

JOPLIN SUMMIT, LLC
PARTIAL EASEMENT VACATION SKETCH
SUMMIT PLACE
JOPLIN, NEWTON COUNTY, MISSOURI

DRAWN BY: TSR
DATE: 09/06/22
JOB NUMBER: 22J020077

Development, & Neighborhood Services depicting the street, alley or public reservation sought to be vacated and the properties and property ownerships surrounding said street, alley, or public reservation.

◉ ○ Affidavit(s) from each owner of land adjoining said area that is proposed to be vacated, who are not listed as an applicant, indicating their consent to the vacation.

◉ ○ Completed Utility Comments forms from the following utility companies indicating their consent to vacate the easement. The following companies must be contacted, and their consent received, before the Public Hearing can take place.

Utility	Contact	Email	Phone
AT&T	Jon Fisk	jf4583@att.com	417-529-0840
MoAm Water*	Derec Bass	derec.bass@amwater.com	
MoAm Water*	Trenton Mccarty	trenton.mccarty@amwater.com	
MoAm Water*	Bob Kirby	bob.kirby@amwater.com	
Liberty Utilities (Power)	Jeff Lebeda	jeff.lebeda@libertyutilities.com	417-625-6159
Republic Services (Trash)			(800) 431-1507
Cable One/Sparklight	Keri Bledsoe	keri.bledsoe@sparklight.biz	
Spire Energy (Gas)**	Ken Stegall	ken.stegall@spireenergy.com	
Spire Energy (Gas)**	Mandy Butkovich	mandy.butkovich@spireenergy.com	816-472-3767
City Sanitary Sewer	Chris Parker	cparker@joplinmo.org	417-624-0820 x1584
City Stormwater	Steven Martinez	smartine@joplinmo.org	417-624-0820 x1531

*Must contact ALL contacts at MoAm Water.
**Must contact BOTH contacts at Spire Energy.

Signature: _____ **Date:** 10/7/22

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 866-22
Applicant: _____
Phone: _____
Email: _____

Be it known that Crossland Realty Group, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of the utility easement as shown on the attached sketch

Located at: McClelland Terrace, W 32nd Street

For the following purpose: To relocate any existing structures within the easement to allow for new development.

For Utility Use:

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

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

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

Jerry Herron — Authorized Representative — 10/6/2022 — Date

Republic Services — Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 066-22
Applicant: _____
Phone: _____
Email: _____

Be it known that Crossland Realty Group, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of the utility easement as shown on the attached sketch - NORTH PROPERTY LINE OF PARCEL 055022000000006002

Located at: McClelland Terrace, W 32nd Street

For the following purpose: To relocate any existing structures within the easement to allow for new development.

For Utility Use:

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

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

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

Jon Fisk
Authorized Representative

09/30/22
Date

AT&T
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 066-22
Applicant: _____
Phone: _____
Email: _____

Be it known that Crossland Realty Group, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of the utility easement as shown on the attached sketch

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   □ Yes (proceed to #2) ☒ No (form complete)

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   ☒ has no objection
   □ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   □ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   - □ Retain utility easement and protect facilities
   - □ Relocate facilities
   - □ Other: _____

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

_____ 10/6/22
Authorized Representative — Date

Spear Klight
Name of Utility

MISSOURI
AMERICAN WATER

September 9, 2022

Carly Short
Anderson Engineering Inc.
2045 W. Woodland St.
Springfield, MO 65807

RE: Easement Vacation: **Joplin Summit Development**

Dear Mrs. Short:

Per your request, enclosed is the signed easement vacation for easement for **Joplin Summit Development**. Please have this release document recorded and **forward me a copy of the recorded document** with the appropriate recording information on it after the Recorder's Office returns the document to you.

Should you have any questions, please contact me at (314) 996-2324.

Sincerely,

Terrance Green
Engineering Specialist
Right of Way & Developer Services

Missouri-American Water Company
727 Craig Road
St. Louis, MO 63141
USA

T +1 314 996 2324
F +1 314 569 3972
E terrance.green@amwater.com
I www.amwater.com

DEED OF RELEASE OF A PORTION OF EASEMENT INTERESTS

This instrument made this 7th day of September, 2022.

WHEREAS, on the 2nd day of January, 2007, Joplin Summit, LLC., a corporation of the of the County of Cherokee, State of Kansas, granted to Missouri-American Water Company, formerly known as St. Louis County Water Company, a Missouri corporation, its successors and assigns, an easement(s) 10' wide, as recorded in Deed Book 356, Page(s) 13, of the Newton County, Missouri Records, (herein after "**Existing Grant**"); and,

WHEREAS, the Missouri-American Water Company has been requested to grant a release of a portion of said **Existing Grant** described above; and,

WHEREAS, the Missouri-American Water Company is willing to grant such release of a portion of said **Existing Grant** described above;

NOW THEREFORE, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid to the Missouri-American Water Company by Anderson Engineering, Inc., a Missouri Corporation the receipt of which is hereby acknowledged, the Missouri-American Water Company by this instrument, does hereby remise and release that portion of the **Existing Grant**, specifically as shown hachured //// on the attached drawing marked Exhibit "A".

Missouri-American Water Company expressly retains all other easement rights of which it may have an interest, with respect to the **Existing Grant** along with all prior and subsequent easement rights to which Missouri-American Water Company has an interest, except for the portion of the **Existing Grant** released.

IN WITNESS WHEREOF, the Missouri-American Water Company has caused these presents to be signed by its Construction Manager this 7th day of September, 2022.

MISSOURI-AMERICAN WATER COMPANY

BY _____
David Pruitt, Construction Manager

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 7th day of SEPTEMBER, 2022, before me appeared **David Pruitt**, to me personally known, who being by me duly sworn did say that he is the Construction Manager of Missouri-American Water Company, a corporation of the State of Missouri, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and said Construction Manager acknowledged said instrument to be the free act and deed of said corporation.

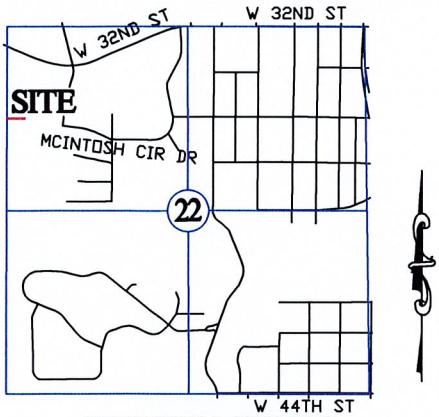
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in St. Louis County, Missouri, the day and year last above written.

My commission expires: 12-9-2024

_____
Notary Public

TERRANCE GREEN
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 12389210
My Commission Expires Dec 9, 2024

POINT OF COMMENCEMENT
FOUND ALUMINUM MONUMENT
NORTHWEST CORNER
SECTION 22, T-27-N, R-33-W
CORNER DOCUMENT #600-44610



LOCATION SKETCH

SECTION 22
T 27 N, R 33 W
SCALE: N.T.S.

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

GRID

PARTIAL EASEMENT VACATION DESCRIPTION

PART OF A UTILITY EASEMENT DESCRIBED IN BOOK 356 AT PAGE 13 IN THE RECORDER OF DEEDS OFFICE IN NEWTON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 01°49'00" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO A FOUND 1/2" IRON PIN, A DISTANCE OF 299.85 FEET, SAID IRON PIN BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID WEST LINE SOUTH 01°48'19" WEST 723.44 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88°02'48" EAST, 9.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°48'19" EAST, 7.50 FEET; THENCE SOUTH 88°02'48" EAST, 224.32 FEET; THENCE SOUTH 07°06'12" WEST, 15.06 FEET; THENCE NORTH 88°02'48" WEST, 222.93 FEET; THENCE NORTH 01°48'19" WEST, 7.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 3,358 SQUARE FEET, MORE OR LESS.

DRAWING NUMBER: JOP-100-6742

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS SURVEYORS LABORATORIES DRILLING GIS
811 E. 3RD STREET JOPLIN, MO 64801 PHONE (417) 782-7399

JOPLIN SUMMIT, LLC
PARTIAL EASEMENT VACATION SKETCH
SUMMIT PLACE
JOPLIN, NEWTON COUNTY, MISSOURI

DRAWN BY: TSR
DATE: 09/06/22
JOB NUMBER: 22J020077

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 066-22
Applicant: _____
Phone: _____
Email: _____

Be it known that Crossland Realty Group, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* a portion of the utility easement as shown on the attached sketch

Located at: McClelland Terrace, W 32nd Street

For the following purpose: To relocate any existing structures within the easement to allow for new development.

For Utility Use:

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

2. Our utility:
   ☐ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   ☑ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   ☐ Retain utility easement and protect facilities
   ☑ Relocate facilities
   ☐ Other: Provide new easement for relocated Storm Sewer

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

Steven Martinez
Authorized Representative

10/7/22
Date

Stormsewer
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: 006-22
Applicant: _____
Phone: _____
Email: _____

Be it known that Crossland Realty Group ***, being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:*** a portion of the utility easement as shown on the attached sketch

Located at: McClelland Terrace, W 32nd Street

For the following purpose: To relocate any existing structures within the easement to allow for new development.

For Utility Use:

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

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

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

AMS
Alex Sammet (Sep 28, 2022 10:50 MDT)

Authorized Representative

09/28/2022
Date

Spire
Name of Utility

Spire Missouri Inc.
700 Market St.
St. Louis, MO 63101

9/28/2022

Crossland Realty Group

Re: Requet to vacate a portion of the utility easement described in Book 356 at page 13 in the recorder of deeds office in Newton County, Missouri.

Vacation: a portion of the utility easement described in Book 356 at page 13 in the recorder of deeds office in Newton County, Missouri, as shown on the attached exhibit "PARTIAL EASEMENT VACATION SKETCH".

Crossland Realty Group,

In response to your letter dated September 7th, 2022 relative to the above referenced request to vacate a portion of the utility easement shown on exhibit "PARTIAL EASEMENT VACATION SKETCH" as described in Book 356 at page 13 in the recorder of deeds office in Newton County, Missouri.

Please be advised that Spire Missouri Inc. ("Spire") has no facilities located within the area which is requested to be vacated.

Sincerely,

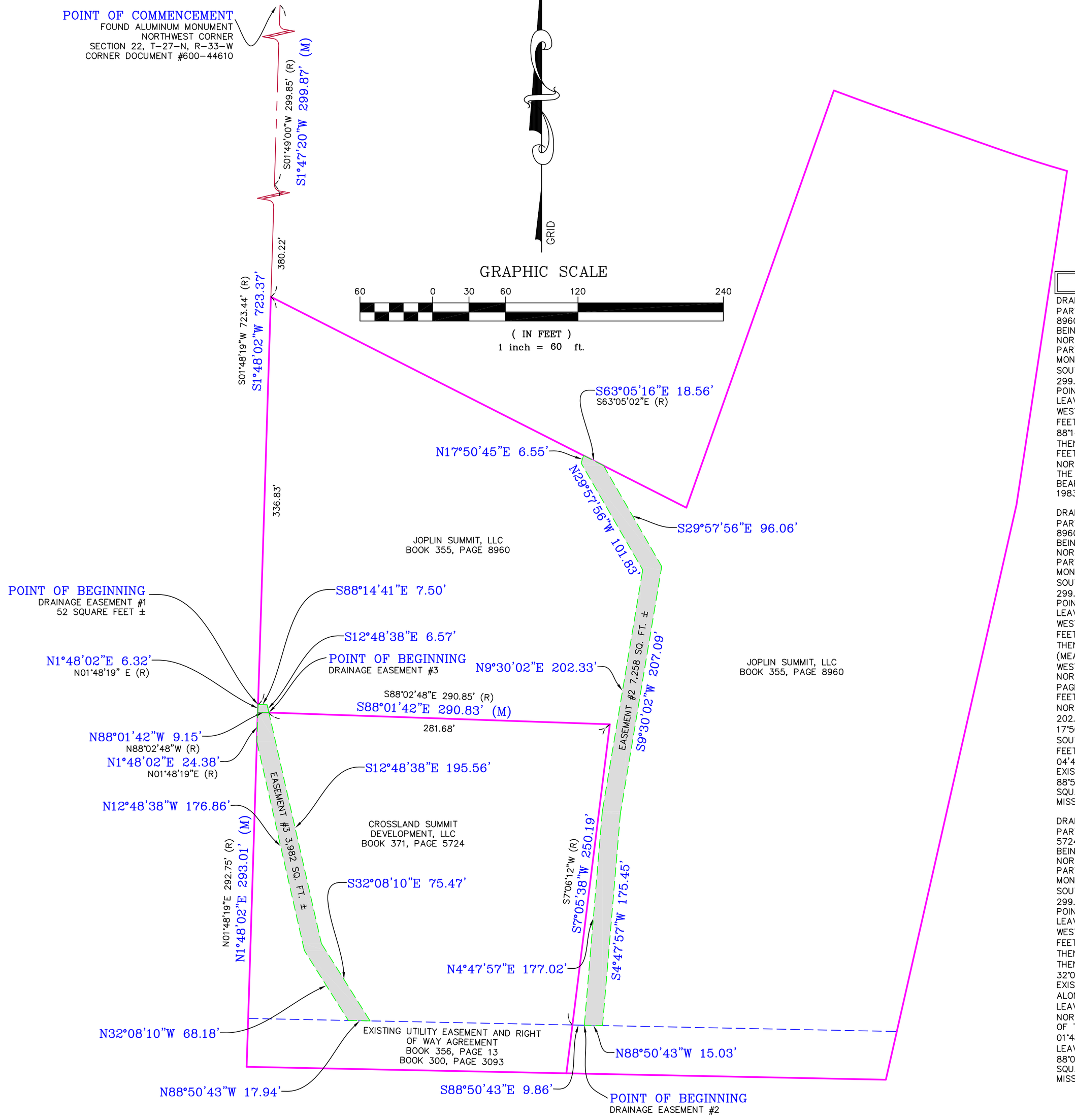
Alex Sammet (Sep 28, 2022 10:50 MDT)

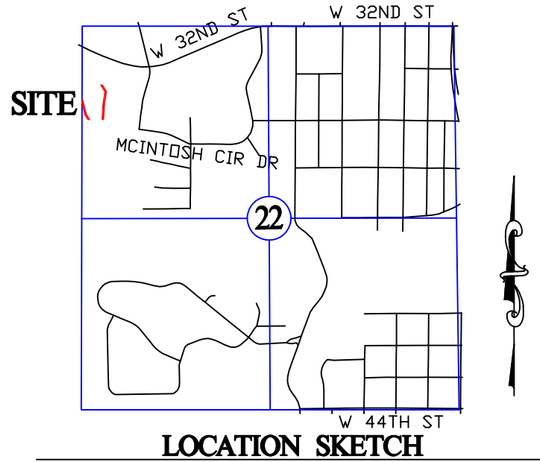
Alex Sammet
Right of Way Area Manager, Missouri
Spire Missouri Inc.

TJF:MRS
cc:cshort@ae-inc.com

Engineering Dept. Approval: JMA
JMA

System Planning Approval: PAC
PAC





LOCATION SKETCH

SECTION 22
T 27 N, R 33 W
SCALE: 1"=2000'

DRAINAGE EASEMENT DESCRIPTIONS

DRAINAGE EASEMENT NO. 1
PART OF THE GRANTOR'S TRACT OF LAND DESCRIBED IN BOOK 355 AT PAGE 8960 IN THE RECORDER OF DEEDS OFFICE IN NEWTON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST, NEWTON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 01°49'00" WEST, 299.85 FEET (MEASURED SOUTH 01°47'20" WEST, 299.87 FEET) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID WEST LINE SOUTH 01°48'19" WEST (MEASURED SOUTH 01°48'02" WEST, 717.05 FEET) TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE SOUTH 88°14'41" EAST, 7.50 FEET; THENCE SOUTH 12°48'38" EAST, 6.57 FEET; THENCE NORTH 88°02'48" WEST (MEASURED NORTH 88°01'42" WEST, 9.15 FEET TO A POINT ON AFORESAID WEST LINE; THENCE ALONG SAID WEST LINE NORTH 01°48'19" EAST (MEASURED NORTH 01°48'02" EAST, 6.32 FEET) TO THE POINT OF BEGINNING. CONTAINING 52 SQUARE FEET, MORE OR LESS. BEARINGS BASED IN GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

DRAINAGE EASEMENT NO. 2
PART OF THE GRANTOR'S TRACT OF LAND DESCRIBED IN BOOK 355 AT PAGE 8960 IN THE RECORDER OF DEEDS OFFICE IN NEWTON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST, NEWTON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 01°49'00" WEST, 299.85 FEET (MEASURED SOUTH 01°47'20" WEST, 299.87 FEET) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID WEST LINE SOUTH 01°48'19" WEST (MEASURED SOUTH 01°48'02" WEST, 717.05 FEET); THENCE LEAVING SAID WEST LINE SOUTH 88°14'41" EAST, 7.50 FEET; THENCE SOUTH 12°48'38" EAST, 6.57 FEET; THENCE SOUTH 88°02'48" WEST (MEASURED SOUTH 88°01'42" EAST, 281.68 FEET; THENCE SOUTH 07°06'12" WEST (MEASURED SOUTH 07°05'38" WEST, 250.19 FEET) TO A POINT ON THE NORTH LINE OF AN EXISTING UTILITY EASEMENT RECORDED IN BOOK 356 AT PAGE 13; THENCE ALONG SAID NORTH LINE SOUTH 88°50'43" EAST, 9.89 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE NORTH 04°47'57" EAST, 177.02 FEET; THENCE NORTH 09°30'02" EAST, 202.33 FEET; THENCE NORTH 29°57'56" WEST, 101.83 FEET; THENCE NORTH 17°50'45" EAST, 6.55 FEET; THENCE SOUTH 63°05'02" EAST (MEASURED SOUTH 63°05'16" EAST, 18.56 FEET); THENCE SOUTH 29°57'56" EAST, 96.06 FEET; THENCE SOUTH 09°30'02" WEST, 207.09 FEET; THENCE SOUTH 04°47'57" WEST, 175.45 FEET TO A POINT ON AFORESAID NORTH LINE OF AN EXISTING UTILITY EASEMENT; THENCE ALONG SAID NORTH LINE NORTH 88°50'43" WEST, 15.03 FEET TO THE POINT OF BEGINNING. CONTAINING 7,258 SQUARE FEET, MORE OR LESS. BEARINGS BASED IN GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

DRAINAGE EASEMENT NO. 3
PART OF THE GRANTOR'S TRACT OF LAND DESCRIBED IN BOOK 371 AT PAGE 5724 IN THE RECORDER OF DEEDS OFFICE IN NEWTON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST, NEWTON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 01°49'00" WEST, 299.85 FEET (MEASURED SOUTH 01°47'20" WEST, 299.87 FEET) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID WEST LINE SOUTH 01°48'19" WEST (MEASURED SOUTH 01°48'02" WEST, 717.05 FEET); THENCE LEAVING SAID WEST LINE SOUTH 88°14'41" EAST, 7.50 FEET; THENCE SOUTH 12°48'38" EAST, 6.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 12°48'38" EAST, 195.56 FEET; THENCE SOUTH 32°08'10" EAST, 75.47 FEET TO A POINT ON THE NORTH LINE OF AN EXISTING UTILITY EASEMENT RECORDED IN BOOK 356 AT PAGE 13; THENCE ALONG SAID NORTH LINE NORTH 88°50'43" WEST, 17.94 FEET; THENCE LEAVING SAID NORTH LINE NORTH 32°08'10" WEST, 68.18 FEET; THENCE NORTH 12°48'38" WEST 176.86 FEET TO A POINT ON AFORESAID WEST LINE OF THE NORTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 01°48'19" EAST (MEASURED NORTH 01°48'02" EAST, 24.38 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88°02'48" EAST (MEASURED SOUTH 88°01'42" EAST 9.15 FEET TO THE POINT OF BEGINNING. CONTAINING 3,982 SQUARE FEET, MORE OR LESS. BEARINGS BASED IN GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS SURVEYORS LABORATORIES DRILLING GIS
811 E. 3RD STREET JOPLIN, MISSOURI 64801 PHONE (417) 782-7399

DRAWING INFO.

FIELD BY:	TSR
DRAWN BY:	RWW
CHECK BY:	
DATE:	10/27/22
FIELD BOOK:	
JOB NUMBER:	22JO10085

REVISIONS

NO.	DESCRIPTION	BY	DATE

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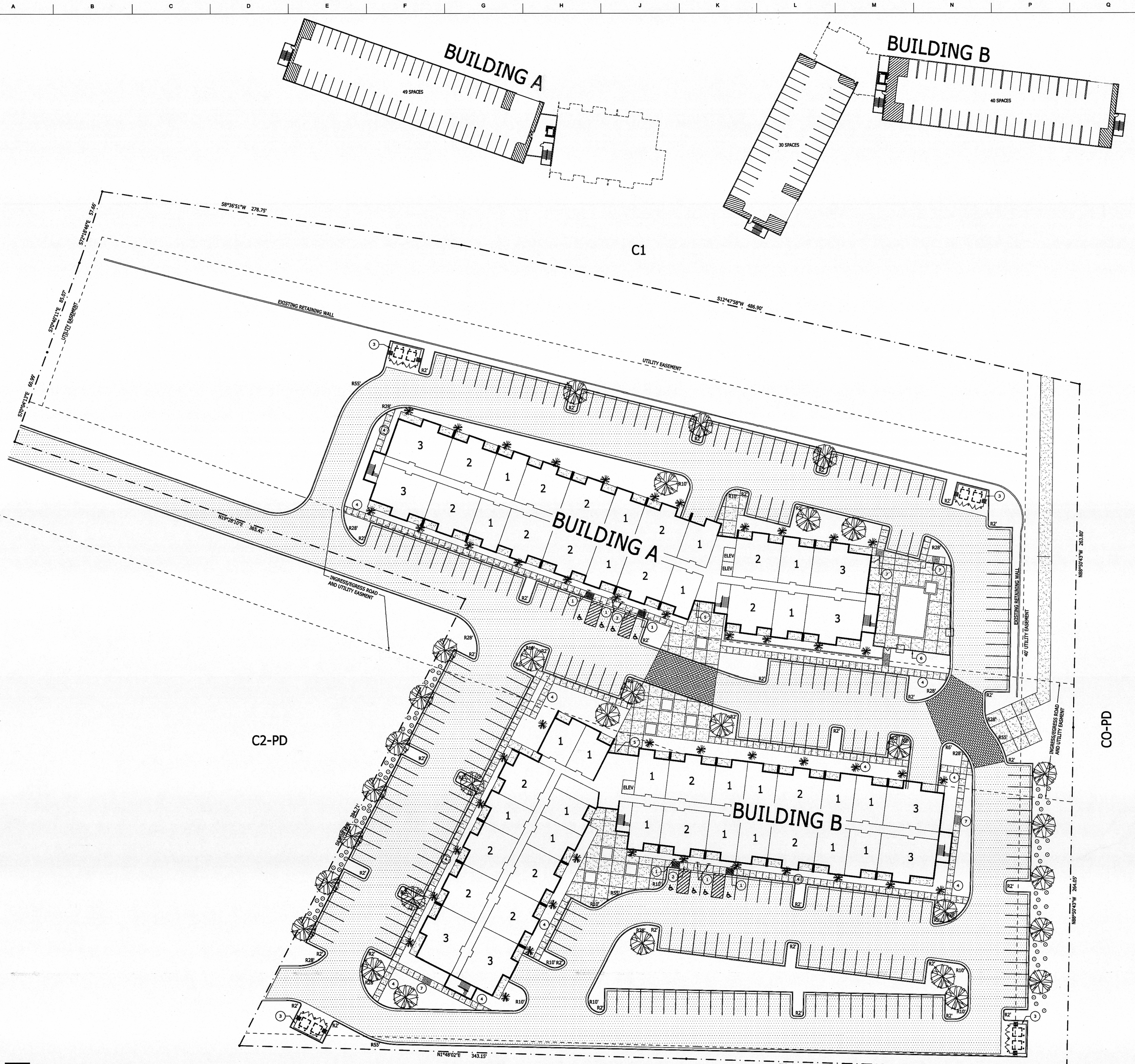
JOPLIN SUMMIT MULTIFAMILY DEVELOPMENT

DRAINAGE EASEMENT SKETCH

SUMMIT PLACE
JOPLIN, NEWTON COUNTY, MISSOURI

DRAWING NO.
JOP-100-6805

SHEET NUMBER
1
OF 1



1A / C1.1 SITE PLAN LAYOUT
scale: 1" = 30'-0"

ZONING DATA

ZONING _____ C2 - PD

SIZE OF PROPERTY _____ 373,713 S.F. OR 8.58 ACRES

MINIMUM OPEN SPACE _____ 20%

OPEN SPACE PROVIDED _____ 153,578 / 373,713 = 41%

MAX BUILDING HEIGHT _____ 100' MAX; 8 STORIES

YARD REQUIREMENTS _____ 15' FRONT
0' SIDE
15' REAR
25' CORNER

UNIT / PARKING TABULATION

UNIT MIX		PARKING REQUIREMENTS	
1 BEDROOM UNITS	110	1.5 SPACES PER UNIT	300 SPACES
2 BEDROOM UNITS	90	.5 PER EACH 3 BEDROOM UNIT	19 SPACES
3 BEDROOM UNITS	38	1 SPACE PER EACH 10 UNITS	24 SPACES
TOTAL	238 UNITS		

TOTAL PARKING SPACES REQUIRED _____ 343 SPACES

TOTAL PARKING SPACES PROVIDED _____ 371 SPACES

NOTE: GARAGES ARE INCLUDED IN THE PARKING SPACES PROVIDED AND SHOWN IN PLANS ABOVE THE SITE PLAN

SITE LEGEND

DECIDUOUS CANOPY TREE: 1.5" MIN. CALIPER, MIN. MATURE HEIGHT OF 30'. SPECIES SHALL BE RED MAPLE OR APPROVED EQUAL.

DECIDUOUS UNDERSTORY TREE: 1" MIN. CALIPER, MATURE HEIGHT LESS THAN 30'. SPECIES SHALL BE EASTERN REDBUD OR APPROVED EQUAL.

EVERGREEN TREE: MIN. 6' HIGH WITH MIN. MATURE HEIGHT OF 20'. SPECIES SHALL BE BLUE SPRUCE OR APPROVED EQUAL.

DECIDUOUS SHRUB: 18" HIGH, MATURE HEIGHT > 3'. SPECIES SHALL BE BURNING BUSH OR APPROVED EQUAL.

ASPHALT PAVING OVER GRAVEL BASE OVER PREPARED COMPACTED FILL PER CIVIL DRAWINGS

CONCRETE SIDEWALK OR PAVEMENT PER CIVIL. SIDEWALKS TO HAVE CONTROL JOINTS @ 5'-0" O.C. MAX. AND EXPANSION JOINTS @ 25'-0" O.C. MAX.

BRICK PATTERN PAVERS OVER COMPACTED BASE PER CIVIL DRAWINGS.

ALL UNHATCHED AREAS INDICATES LIVING GROUND COVER (GRASS SEED & STRAW)

GENERAL LANDSCAPING NOTES

STREETSCAPE AND FRONTAGE LANDSCAPING: THE AREA BETWEEN THE FRONT OF THE BUILDING LINE AND THE STREET, INCLUDING ANY PLANTINGS REQUIRED IN THE ROW, USED TO CREATE A RELATIONSHIP BETWEEN THE SITE AND THE PUBLIC REALM. 1 LARGE TREE PER 40' OF LOT FRONTAGE; 2 LARGE TREES PER 40' IF BUILDINGS SETBACK MORE THAN 50'. THIS PROJECT WILL HAVE NO STREETSCAPE AND FRONTAGE LANDSCAPING

FOUNDATION LANDSCAPING: AREAS ALONG THE BUILDING FRONTAGE (WITHIN THE FIRST 10'-30') USED TO PROVIDE ACCENTS AND SOFTEN LARGER EXPANSES OF BUILDINGS. 1 ORNAMENTAL TREE PER 40' OF BUILDING FRONTAGE FOR BUILDINGS SETBACK MORE THAN 20'. 2 ORNAMENTAL TREES PER 40' IF BUILDINGS SETBACK MORE THAN 50'. EVERGREENS MAY BE SUBSTITUTED FOR ORNAMENTAL TREES AT A RATE OF 1 FOR 1 FOR UP TO 50% OF THE REQUIREMENT. 1 SHRUB FOR 5' OF BUILDING FRONTAGES.

PARKING LANDSCAPING: AREAS ON THE PERIMETER, OR INTERIOR OF PARKING WHERE LANDSCAPING IS *USED TO SOFTEN THE APPEARANCE, MITIGATE HEAT GAIN AND INFILTRATE STORMWATER.* 1 LARGE TREE PER 40' OF PARKING PERIMETER; AND 1 LARGE TREE PER 20 PARKING SPACES IN INTERNAL ISLAND. ORNAMENTAL TREES MAY BE SUBSTITUTED FOR LARGE TREES AT A RATE OF 2 FOR 1 FOR UP TO 50% OF THE INTERNAL ISLANDS. EVERGREENS MAY BE SUBSTITUTED FOR LARGE TREES AT A RATE OF 2 FOR 1 UP TO 50% OF THE PERIMETER REQUIREMENT THAT DOES NOT FACE A FRONT LINE FENCE. 5 SHRUBS FOR 25' OF PERIMETER.

NO BUFFERS REQUIRED ON THIS PROJECT.

ALL LANDSCAPING SHOWN ON SITE PLAN INDICATES MINIMUM REQUIREMENTS PER CITY OF JOPLIN LANDSCAPING ORDINANCE. CONTRACTOR SHALL PROVIDE IN THEIR BID A DETAILED LANDSCAPE PLAN INDICATING SPECIFIC PLANTINGS AND TREES TO REVIEW FINAL SELECTIONS WITH OWNER. ALL SUBSTITUTION SHALL BE APPROVED BY OWNER/ARCHITECT.

NO TREE SHALL BE PLANTED CLOSER THAN THREE (3) FEET TO ANY CURB OR SIDEWALK.

NO TREE SHALL BE PLACED WITHIN 15' OF ANY STREET LIGHT, STORMWATER INLET, OR MANHOLE.

NO TREE OR OTHER LANDSCAPING MATERIAL SHALL BE PLACED WITHIN THE SITE DISTANCE TRIANGLE EXCEEDING OVER 30" IN HEIGHT

FOR PROJECTS WHERE MORE THAN FIFTY (50) TREES WILL BE INSTALLED, A VARIETY OF TREE SPECIES MUST BE UTILIZED SO THAT ONE SPECIES DOES NOT PROVIDE MORE THEN TWENTY PERCENT (20%) OF THE LARGE DECIDUOUS TREES, MORE THEN TWENTY PERCENT (20%) OF THE ORNAMENTAL TREES, OR MORE THAN TWENTY PERCENT (20%) OF THE EVERGREEN TREES.

CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF PLANT MATERIAL.

ALL TREE SAUCERS AND SHRUB PLANTINGS ARE TO BE MULCHED WITH A MINIMUM OF 2" DEEP OF SHREDDED CYPRESS MULCH.

ALL PROPOSED PLANTINGS SHALL BE EXCAVATED TO A DEPTH TO ALLOW THE PLANTING OF A 2.5" BB TREE. ALL ROCK, TRACES OF SOIL STABILIZATION MATERIAL, ROCK SUB-BASE, AND COMPACTED SOIL SHOULD BE REMOVED TO CREATE A PLANT PIT.

THE PLANTING SOIL MIXTURE FOR ALL TREES, SHRUBS, AND GROUNDCOVER IS TO BE TOPSOIL.

THE FINISHED GRADE AT ALL SIDEWALKS & CURBS OR ANY PAVED SURFACE NEXT TO A MULCHED BED IS TO BE 2" BELOW THE TOP OF THE CURB OR PAVEMENT.

VERIFY ALL EASEMENT LOCATIONS AND REQUIREMENTS. CONSULT ARCHITECT FOR ANY CONFLICTS WITH EASMENTS OR UNDERGROUND UTILITIES PRIOR TO INSTALLING ANY PLANT MATERIALS.

KEYNOTES

1. PROVIDE ACCESSIBLE PARKING SIGNAGE (POLE MOUNTED) AT EACH ACCESSIBLE PARKING SPOT
2. PROVIDE ACCESSIBLE CURB RAMP
3. TRASH ENCLOSURE
4. 5 FOOT WIDE CONCRETE SIDEWALK.
5. CONTRACTOR SHALL PROVIDE A CITY OF JOPLIN FIRE DEPARTMENT APPROVED KNOX BOX BRAND KEY BOX ON THE EXTERIOR WALL.
6. POOL FENCE ENCLOSURE WITH TWO GATES.
7. EXTERIOR CONCRETE STAIRS.

hdesigngroup
architecture + design
5039 S National Avenue | Springfield, MO 65810 | 417.887.6595

OWNER
CROSSLAND SUMMIT DEVELOPMENT, LLC
833 SOUTH EAST AVENUE / P.O. BOX 45
COLUMBUS, KS 66725
620.429.1414

PROJECT TEAM
CIVIL ENGINEER
ANDERSON ENGINEERING
811 E. THIRD STREET
JOPLIN, MO 64801
417.782.7399

PROFESSIONAL SEAL
MATTHEW A. CAPEN, AIA
PROFESSIONAL TITLE: ARCHITECT
MO# A-2011006167

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

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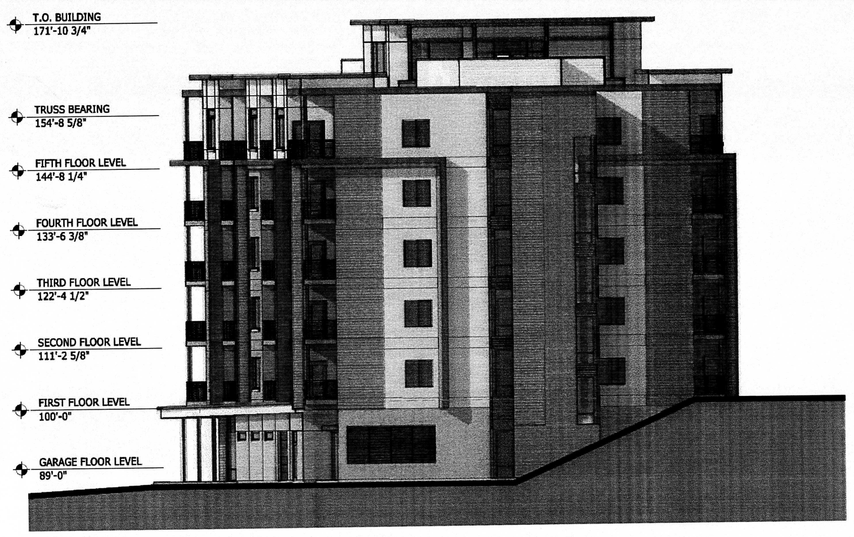
PROJECT TITLE
JOPLIN SUMMIT APARTMENTS

PROJECT ADDRESS:
JOPLIN, MISSOURI 64804

SITE PLAN LAYOUT

PROJECT NO.: 22-059
DRAWN BY: HDG
REVIEWED BY: MAC
DATE: 10.07.2022

SHEET
C1.1



1A / A4.1 BUILDING A - NORTH ELEVATION
Scale: 1/8" = 1'-0"



1A / A4.1 BUILDING A - SOUTH ELEVATION
Scale: 1/8" = 1'-0"



1A / A4.1 BUILDING A - WEST ELEVATION
Scale: 1/8" = 1'-0"



1A / A4.1 BUILDING A - EAST ELEVATION
Scale: 1/8" = 1'-0"

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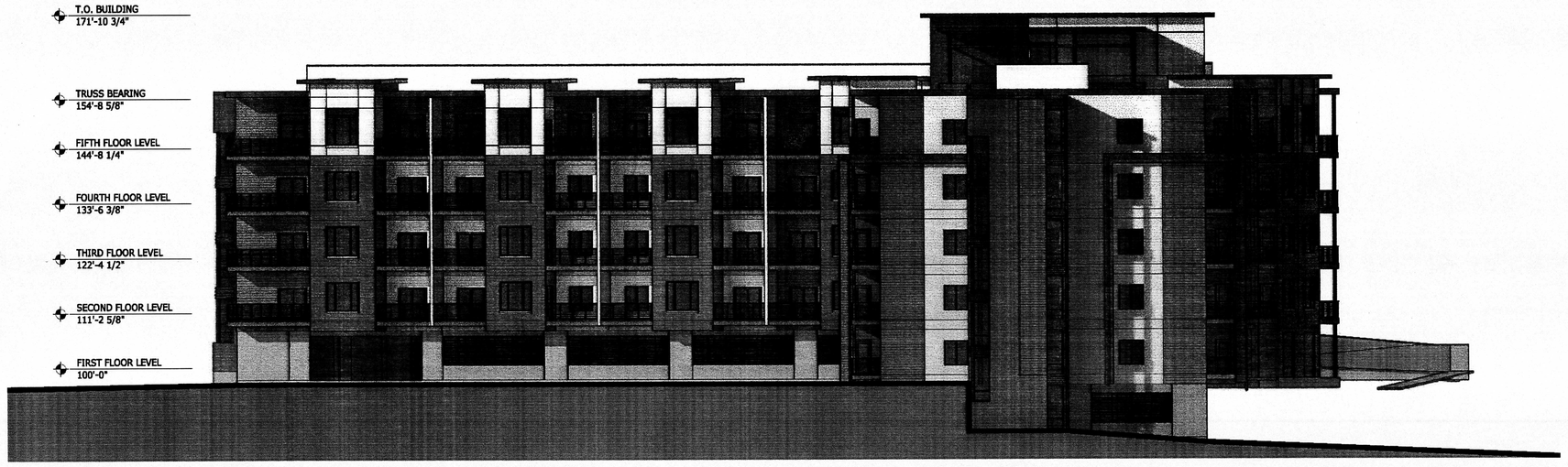
PROJECT TITLE
JOPLIN SUMMIT APARTMENTS

PROJECT ADDRESS:
JOPLIN, MISSOURI 64804

BUILDING A - EXTERIOR ELEVATIONS

PROJECT NO.: 22-059
DRAWN BY: HDG
REVIEWED BY: MAC
DATE: 10.07.2022

SHEET
A4.1



1A / A4.2 BUILDING B - SOUTH ELEVATION

Scale: 1/8" = 1'-0"



1A / A4.2 BUILDING B - NORTH ELEVATION

Scale: 1/8" = 1'-0"



1A / A4.2 BUILDING B - EAST ELEVATION

Scale: 1/8" = 1'-0"



1A / A4.2 BUILDING B - WEST ELEVATION

Scale: 1/8" = 1'-0"

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MATTHEW A. CAPEN, AIA
PROFESSIONAL TITLE: ARCHITECT
MO# A-2011006167

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PROJECT TITLE
JOPLIN SUMMIT APARTMENTS

PROJECT ADDRESS:
JOPLIN, MISSOURI 64804

BUILDING B - EXTERIOR ELEVATIONS

SHEET

PROJECT NO.: 22-059
DRAWN BY: HDG
REVIEWED BY: MAC
DATE: 10.07.2022

A4.2

Case 066-22: Utility Easement Vacation

W. 32nd St. & McClelland Terrace- A request to vacate a stormwater easement- Crossland Realty Group.

Joshua, Civil Engineer with Anderson Engineering, 114 Sunset Loop, Carl Junction, Missouri. He stated his Springfield team had done this one. He was present to answer any questions. He could provide a brief run down. They were requesting to vacate this easement because this easement conflicts with proposed buildings. He stated you can see in the site plan. He said you can see also provided there are drainage easement exhibits, #1, #2, #3 that they are putting in place to accommodate existing storm and proposed storm. They are basically requesting to vacate this easement. They have all the utilities signed off as well as City staff.

Mr. Kimble asked if there were any questions from the Commission of Case 066-22.

There were none.

Mr. Kimble asked if there was anyone in the audience who wished to speak in favor of Case 066-22.

There were none.

Mr. Kimble asked if there was anyone in the audience who wished to speak in opposition of Case 066-22.

Maddi Crossland, 833 S.E. Ave., Columbus, Kansas. Ms. Crossland stated she is representing the developer in the project, and she would be available to answer any questions proposed by the Commission.

Mr. Rosenberg asked Mr. Bolander if everyone had signed off on the project.

Mr. Bolander stated yes sir.

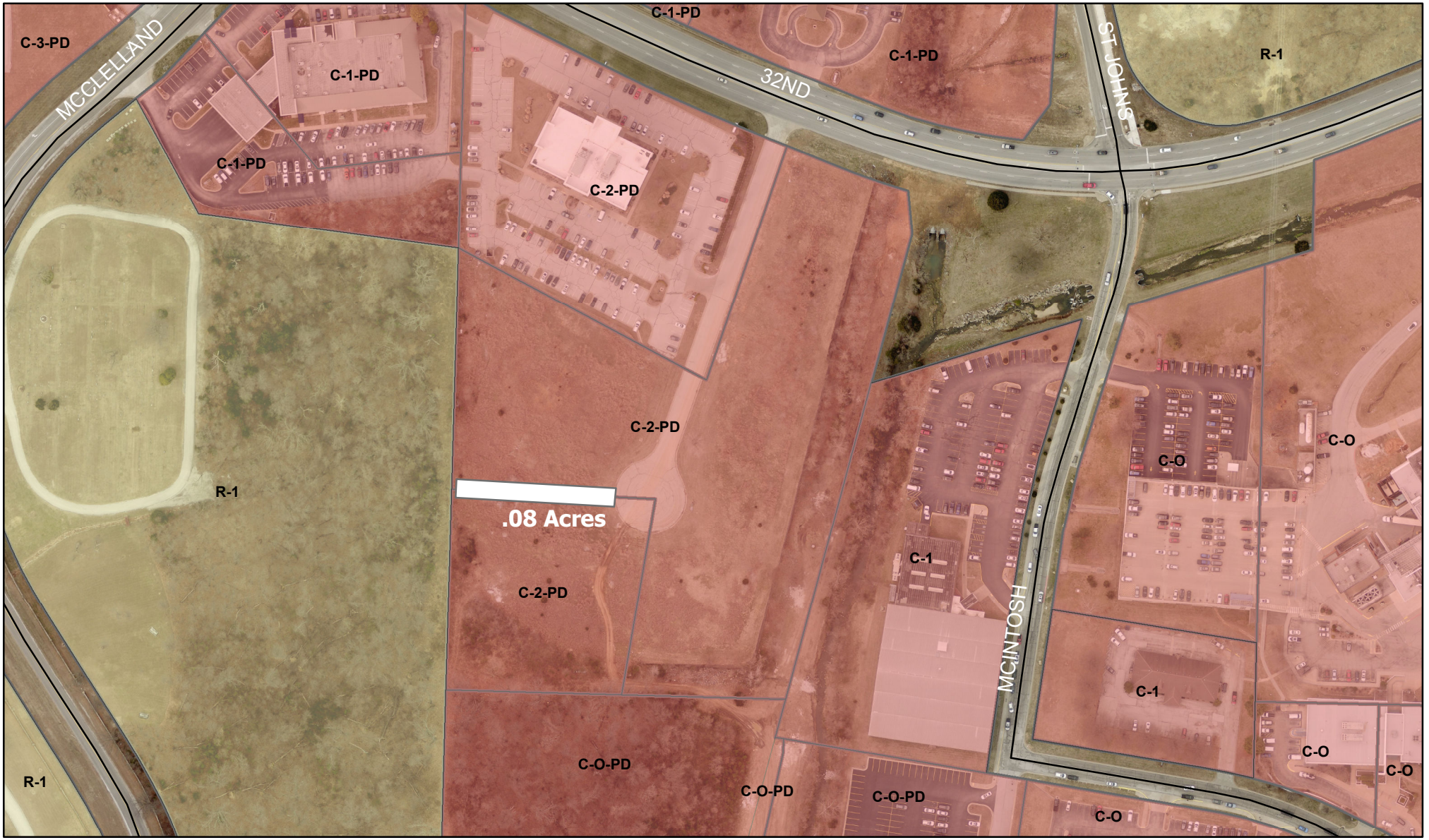
Mr. McCullough asked Mr. Bolander about it being in Newton County when it was actually in Jasper County.

Mr. Bolander stated it was advertised correctly. He stated in the zoning report it was in Newton County. It actually is in Newton County.

Mr. McCullough stated thank you.

MS. PHILLIPS MOVED THAT CASE 066-22 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. ROSENBERG SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

Case 066-22: Stormwater Easement Vacation - W 32nd & McClelland Terrace



W 32nd & McClelland Terrace - A request to vacate a stormwater easement - Crossland Realty Group

0 95 190 380 570 760 Feet

N

P & Z Case 066-22
Crossland Realty Group
(P & Z Recommended Approval)

COUNCIL BILL NO. 2022-291 ORDINANCE NO.

AN ORDINANCE providing the vacation of a utility easement lying on property described as McClelland Terrace and W 32nd St, City of Joplin, Jasper County, Missouri.

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

Section 1. That the vacation of a utility easement lying on property the Southeast Corner of S. Range Line Rd. and E. 32nd St. City of Joplin, Jasper County, Missouri described as follows is hereby vacated, conveyed, relinquished, and reverted to the owners of the abutting lots and land:

PART OF A UTILITY EASEMENT DESCRIBED IN BOOK 356 AT PAGE 13 IN THE RECORDER OF DEEDS OFFICE IN NEWTON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI, BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 01°49’00” WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO A FOUND 1/2” IRON PIN. A DISTANCE OF 299.85 FEET, SAID IRON PIN BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID WEST LINE SOUTH 01°48’19” WEST 723.44 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88°02’48” EAST, 224.32 FEET; THENCE SOUTH 07°06’12” WEST, 15.06 FEET; THENCE NORTH 88°02’48” WEST, 222.93 FEET; THENCE NORTH 01°48’19” WEST, 7.50 FEET TO THE POINT OF BEGINNING CONTAINING 3,358 SQUARE FEET, MORE OR LESS and located on a tract of land generally located at west 32nd street and McClelland Blvd.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

JOPLIN CITY COUNCIL
NOVEMBER 21, 2022
MEETING MINUTES

CALL TO ORDER

The November 21, 2022, regular meeting of the Joplin City Council was called to order at 6:00 p.m. by Mayor Doug Lawson.

INVOCATION was read by City Clerk Holly Nagy.

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

ROLL CALL

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

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

PRESENTATIONS

FINALIZATION OF CONSENT AGENDA

REPORTS AND COMMUNICATIONS

News from the Public Information Office

Just a reminder for those taking advantage of milder temps and have been raking their leaves – the City's Leaf Pick Up Program starts Monday, November 28, weather permitting. The City's two crews start in opposite outlying areas of the city and work their way toward the center of Joplin. To help residents know the general order of neighborhood locations, the City has created a map that indicates the order of neighborhoods the crews will be picking up leaves.

The Leaf Pick-Up map is posted on the City's website. This slide shows the first 3 sections for each crew. By using the map online, citizens can better prepare for their arrival to pick up their leaves. The program can take about a month or longer depending on the weather. Wet leaves cannot be vacuumed so moisture can delay the work a bit. We appreciate everyone's patience as we provide this popular service for our residents.

There are several fun activities for the holiday season that have been recently announced. Downtown Joplin Alliance is holding a Holiday Window Decorating Contest! This year's theme is MARCH OF THE TOYS and public voting runs from November 17 to December

16. We noticed a few businesses have already done their decorating – including our own City Hall. So, when out and about check out the downtown area storefronts.

To vote, look for the Holiday Window posters in the windows with the QR code. Winners will be announced on December 20.

Joplin Parks and Recreation's Holiday Tree Trail opens on Tuesday, November 29 with a fun family event from 6 p.m. to 8 p.m. at Mercy Park, 26th and Maiden Lane. We invite the community to come to see this year's decorated trees, enjoy the entertainment, the cookies, and the cocoa. Children can also visit Santa Claus at this event. The display of decorated Christmas trees at Mercy Park will be up through December 31 for all to enjoy from 7 a.m. to 11 p.m. daily. Don't' forget to vote for your favorite tree through Dec. 21.

Joplin's Christmas parade will be Tuesday, December 6. It starts at 6 p.m. beginning at 15th Street and goes to 3rd Street.

The City reminds everyone that there is no parking along Main Street after 3 p.m. on that day. This provides safety for spectators and participants and allows everyone to have a great view. ADA parking will be allowed at the 8th & Main Street parking lot.

For citizens interested in keeping up with Joplin's shopping, entertainment and dining options, there's a new resource that's easy to use. It's the Choose Joplin app! Residents can just download the app to their smartphone for a full listing of these places. Now's the time to add this too – it will serve as a great resource for residents who might be having friends and family visiting Joplin for the holidays. Divided into categories of Eat, Shop, Play and Live/Work, answers and ideas are just a few taps away. The app was developed by the Joplin Area Chamber of Commerce, our partner in Economic Development. So if on the go this holiday season, the Choose Joplin app puts everything you need in the palm of your hand.

And in closing, we want to wish everyone a Happy Thanksgiving and remind them that the City is closed for the holiday as well as Friday. This closure includes our public transportation service and the recycling center. City Hall will reopen on Monday, November 28, and the Recycling Center will be open on that Monday as well to help our citizens who may have accumulated more items than usual during the holiday.

With this holiday, residential trash service does get altered. Service will not run on Thursday, so customers will have their trash picked up on Friday, and Friday service is moved to Saturday this week.

CITIZEN REQUESTS AND PETITIONS

Brian Evans spoke regarding the Park Rangers Program and fiscal responsibility.

PUBLIC HEARINGS

Public Hearing Procedures were read by City Clerk Holly Nagy

PUBLIC HEARING FOR COUNCIL BILL NO. 2022-288

Mayor Lawson opened the Public Hearing.

Brad DeGraff spoke in favor of this item.

No one spoke in opposition to this item.

The Public Hearing was closed.

CONSENT AGENDA

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

Minutes of the November 7, 2022, City Council Meeting

COUNCIL BILL NO. 2022-285- AN ORDINANCE providing the vacation of a utility easement lying on property described as 3209 S Range Line Rd., City of Joplin, Jasper County, Missouri. The Council Bill was declared adopted and entitled **Ordinance No. 2022-174.**

COUNCIL BILL NO. 2022-286 - AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2(Heavy Industrial) and including in District C-3 (Commercial) property as described below and located at 2323 S. Highview Ave., City of Joplin, Jasper County, Missouri. The Council Bill was declared adopted and entitled **Ordinance No. 2022-175.**

RESOLUTIONS

ORDINANCES – EMERGENCY

COUNCIL BILL NO. 2022-151

Mr. Cortez introduced Council Bill No. 2022-151 - AN ORDINANCE approving an amendment (Change Order No. 2) to the construction agreement with Rosetta Construction, Inc., in the amount of One Hundred Thirty-eight Thousand Five Hundred and 00/100 Dollars, ($138,500.00) for the Joplin Creek Interceptor Replacement project; and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and containing an emergency clause. Motion by Mr. Cortez, second by Dr. Farnham that Council Bill No. 2022-151 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, and Williams, 8. Nays: 0. Absent: Stinnett, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2022-176**.

COUNCIL BILL NO. 2022-155

Dr. Farnham introduced Council Bill No. 2022-155 - AN ORDINANCE authorizing the acceptance of a Missouri Highways and Transportation Commission Public Transit Operating Assistance Grant Agreement for state funds to be used for operating assistance for the Metro Area Public Transit System (MAPS); and containing an emergency clause. Motion by Dr. Farnham, second by Ms. Spencer that Council Bill No. 2022-155 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, and Williams, 8. Nays: 0. Absent: Stinnett, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2022-177.**

COUNCIL BILL NO. 2022-288

Mr. DeTar introduced Council Bill No. 2022-288 - AN ORDINANCE approving the Redevelopment Plans for properties known as the Moss-DeGraff Building located at 906 S. Main St. through 912 S. Main St.; by Brad DeGraff and Kate Moss-DeGraff in accordance with the Redevelopment Plans as approved by the Joplin Redevelopment Corporation, Inc; approving and authorizing the abatement of ad valorem real estate taxes on the improvements to properties located at 906 S. Main St. through 912 S. Main St., Joplin, Missouri; taxes on the improvements to the real property will be abated at the rate of one hundred percent (100%) for ten (10) years, commencing January 1, 2023 and fifty (50%) for the following fifteen (15) years, commencing January 1, 2033 ; authorizing the City Manager to execute all instruments approved herein and any other instruments necessary to effectuate the intent of the Council as described herein upon recommendation of the City Attorney; and containing an emergency clause. Motion by Mr. DeTar, second by Ms. Spencer that Council Bill No. 2022-288 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, and Williams, 8. Nays: 0. Absent: Stinnett, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2022-178**.

COUNCIL BILL NO. 2022-538

Mr. Copple introduced Council Bill No. 2022-538 - AN ORDINANCE adopting a revised step pay plan by reference the City Salary Administration Plan; establishing the annual salary of certain Classified and Unclassified positions for Fiscal Year 2022-2023; and, containing an emergency clause. Motion by Mr. Copple, second by Ms. Williams that Council Bill No. 2022-538 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, and Williams, 8. Nays: 0. Absent: Stinnett, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2022-179**.

COUNCIL BILL NO. 2022-539

Mr. Cortez introduced Council Bill No. 2022-539 - AN ORDINANCE approving the Real

Estate Contract by and between the City of Joplin, Missouri, a Municipal Corporation, and Powell Land Development, LLC., for the sale of three parcels located at 2300 Golf Link Road, totaling approximately 84,942 square feet of land; and authorizing the City Manager to execute the same by and on behalf of the City of Joplin; and containing an emergency clause. Motion by Mr. Cortez, second by Mr. Copple that Council Bill No. 2022-539 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, and Williams, 8. Nays: 0. Absent: Stinnett, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2022-180**.

ORDINANCES – FIRST READING

COUNCIL BILL NO. 2022-152

Mr. Shaw introduced Council Bill No. 2022-152 - AN ORDINANCE approving a purchase order for Nine Hundred Sixty-five Thousand and 00/100 Dollars ($965,000.00) with Ace Pipe Cleaning, Inc., for the 2022 Evaluation and Rehabilitation Toolbox for Wastewater Collection System Project; authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin. Motion by Mr. Shaw, second by Ms. Spencer that Council Bill No. 2022-152 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, and Williams, 8. Nays: 0. Absent: Stinnett, 1. The Bill was read as Council Bill No. 2022-152.

COUNCIL BILL NO. 2022-153

Mr. Shaw introduced Council Bill No. 2022-153 - AN ORDINANCE approving a work authorization with Allgeier, Martin and Associates, Inc. in the not to exceed amount of Ninety-Six Thousand Nine Hundred and 00/100 Dollars ($96,900.00) for the Wastewater Collection System Rehabilitation Toolbox Project; and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin. Motion by Mr. Shaw, second by Dr. Farnham that Council Bill No. 2022-153 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Spencer, and Williams, 8. Nays: 0. Absent: Stinnett, 1. The Bill was read as Council Bill No. 2022-153.

COUNCIL BILL NO. 2022-157

Mr. Cortez introduced Council Bill No. 2022-157 - AN ORDINANCE approving Amendment 1 to Work Authorization OLS-OC20-09 with Olsson in the not to exceed amount of Fifty-Eight Thousand Three Hundred and 00/100 dollars ($58,300.00) for professional engineering consulting services for intersection improvements at 4th and Murphy Blvd; and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin. Motion by Mr. Cortez, second by Mr. DeTar that Council Bill No. 2022-157 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, and Williams, 7. Nays: Spencer, 1. Absent: Stinnett, 1. The Bill was read as Council Bill No. 2022-157.

SECOND AND THIRD READING
UNFINISHED BUSINESS

NEW BUSINESS

Ms. Myrna Moser thanked Council for their service.

The meeting was adjourned at 7:36 p.m.

Respectfully,

Holly Nagy, City Clerk, MRCC

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
CB 2022-152 Approval of a Purchase Order for Work Order No. 23A with Ace Pipe Cleaning, Inc. for the 2022 Evaluation and Rehabilitation Toolbox for Wastewater Collection System Project

MEETING DATE
November 21, 2022

ORIGINATING DEPT
Public Works / Engineering

ATTACHMENTS
CB 2022-152 Ordinance; Schedule of Work Order Pay Items; Exhibit Map

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

SUMMARY
This Council Bill approves a Purchase Order with Ace Pipe Cleaning, Inc. for the 2022 Evaluation and Rehabilitation Toolbox for Wastewater Collection System Project in the amount of Nine Hundred Sixty-five Thousand and 00/100 Dollars ($965,000.00).

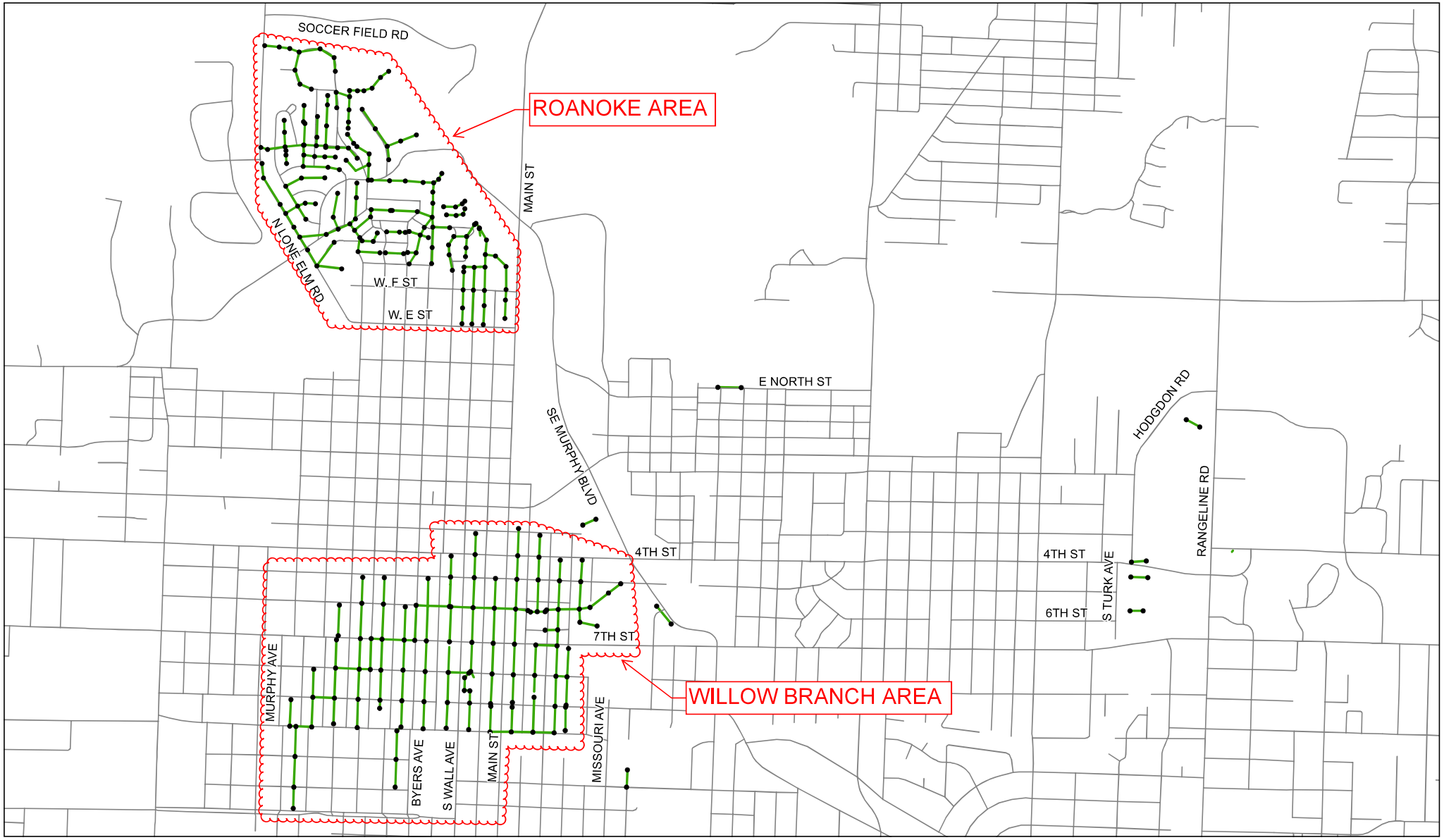
BACKGROUND
On May 16, 2022, Council Bill No. 2022-121 was passed, approving an agreement with Ace Pipe Cleaning, Inc., (Ace) and a P.O. for Work Order 2022A as part of the 2022 Evaluation and Rehabilitation Toolbox for Wastewater Collection System Project. The scope of work approved at that time included 7,000 LF of CCTV evaluation work along with limited rehabilitation work in the Willow Branch basin. Once work began, staff added the trenchless replacement (pipe bursting) of a failing sewer line under railroad tracks, which demonstrates the flexibility of the menu-like "Toolbox" contract the City employs to maintain its sanitary sewer collection system. This new PO directs Ace to clean and evaluate sewer mains, replace a deteriorated sewer main with a storm sewer pipe installed directly above it, and to reline sewer mains in various locations around town (refer to the Exhibit Map for general locations). The scope of work includes nine railroad crossing pipes, which were cleaned and evaluated after Council approved CB 2022-107 on March 21st of this year; 4,900 LF of concrete sewer mains within the Roanoke basin; as well as an additional 1,700 LF of sewer mains within the Willow Branch basin. All work under this contract will be funded by the City's Sanitary Sewer Rehab Fund No. 415-4542-540-8675.

FUNDING SOURCE
FY 2022-2023 budget of the Wastewater fund

RECOMMENDATION
Staff recommends adoption of this Council Bill on first reading.

2022 EVALUATION AND REHABILITATION TOOLBOX FOR WASTEWATER COLLECTION SYSTEM
CITY OF JOPLIN, MISSOURI
WORK ORDER 2023A
11/14/2022

ITEM NO.	NO. OF UNITS	UNIT	DESCRIPTION	UNIT PRICE	EXTENDED
1.00	1	LS	Mobilization for Sewer Line Cleaning and Inspection (Ea. WO)	$ 1,500.00	$ 1,500.00
1.02	120	LF	12" to 16" Dia. Light Cleaning	$ 1.12	$ 134.40
1.04	2,655	LF	24" to 27" Dia. Light Cleaning	$ 2.24	$ 5,947.20
1.05	316	LF	30" to 32" Dia. Light Cleaning	$ 3.36	$ 1,061.76
1.10	60	LF	12" to 16" Dia. Heavy Cleaning	$ 2.02	$ 121.20
1.12	800	LF	24" to 27" Dia. Heavy Cleaning	$ 13.44	$ 10,752.00
1.13	100	LF	30" to 32" Dia. Heavy Cleaning	$ 14.56	$ 1,456.00
1.18	120	LF	12" to 16" Dia. CCTV Inspection	$ 1.40	$ 168.00
1.20	2,655	LF	24" to 27" Dia. CCTV Inspection	$ 1.40	$ 3,717.00
1.21	316	LF	30" to 32" Dia. CCTV Inspection	$ 2.24	$ 707.84
1.25	1,765	LF	Pre-Cleaning CCTV Inspection	$ 1.00	$ 1,765.00
9.00	1	LS	Mobilization for MH to MH CIPP (Ea. WO)	$ 9,000.00	$ 9,000.00
9.01	6,627	LF	8" Dia. CIPP (6 mm Liner Thickness)	$ 31.57	$ 209,214.39
9.02	1,942	LF	8" Dia. CIPP (7.5 mm Liner Thickness)	$ 32.37	$ 62,862.54
9.15	350	LF	18" Dia. CIPP (10.5 mm Liner Thickness)	$ 107.00	$ 37,450.00
10.01	1	EA	8" Dia. CIPP Point Repair	$ 1,600.00	$ 1,600.00
14.00	1	LS	Mobilization for Trenchless LCR (Ea. WO)	$ 2,500.00	$ 2,500.00
14.01	33	EA	Trenchless LCR Setup Per Manhole to Manhole Segment	$ 500.00	$ 16,500.00
14.02	72	EA	Ambient Steam Cured LCR 8"-12" Main, 4" to 6" Lateral, 18" Long	$ 1,400.00	$ 100,800.00
21.00	1	LS	Mobilization for Open Cut Sewer Line Work 8" to 12" Diameter (Ea. WO)	$ 1,250.00	$ 1,250.00
21.03	7	EA	8" and 10" Dia. Point Repair, 6'-12' Deep Under Turf, Up to 10' Long	$ 2,550.00	$ 17,850.00
21.04	70	LF	8" and 10" Dia. Point Repair, Additional Footage (>10'), 6'-12' Deep Under Turf	$ 118.00	$ 8,260.00
21.09	2	EA	8" and 10" Dia. Point Repair, 6'-12' Deep Under Alleyway, Up to 10' Long	$ 3,500.00	$ 7,000.00
21.10	20	LF	8" and 10" Point Repair, Additional Footage (>10'), 6'-12' Deep Under Alleyway	$ 165.00	$ 3,300.00
21.11	1	EA	8" and 10" Dia. Point Repair, 12'-18' Deep Under Alleyway, Up to 10' Long	$ 4,200.00	$ 4,200.00
21.12	345	LF	8" and 10" Point Repair, Additional Footage (>10'), 12'-18' Deep Under Alleyway	$ 235.00	$ 81,075.00
21.15	7	EA	8" and 10" Dia. Point Repair, 6'-12' Deep Under Pavement, Up to 10' Long	$ 4,600.00	$ 32,200.00
21.16	70	LF	8" and 10" Dia. Point Repair, Additional Footage (>10'), 6'-12' Deep Under Pavement	$ 260.00	$ 18,200.00
21.17	1	EA	8" and 10" Dia. Point Repair, 12'-18' Deep Under Pavement, Up to 10' Long	$ 6,200.00	$ 6,200.00
21.18	60	LF	8" and 10" Dia. Point Repair, Additional Footage (>10'), 12'-18' Deep Under Pavement	$ 385.00	$ 23,100.00
22.37	1	EA	18" Dia. Point Repair, 6'-12' Deep Under Alleyway, Up to 10' Long	$ 2,900.00	$ 2,900.00
22.38	345	LF	18" Dia. Point Repair, Additional Footage (>10'), 6'-12' Deep Under Alleyway	$ 205.00	$ 70,725.00
22.43	1	EA	18" Dia. Point Repair, 6'-12' Deep Under Pavement, Up to 10' Long	$ 4,600.00	$ 4,600.00
22.44	60	LF	18" Dia. Point Repair, Additional Footage (>10'), 6'-12' Deep Under Pavement	$ 345.00	$ 20,700.00
23.02	10	EA	Open Cut Lateral Connection Repair 8" to 10" Dia. Main, 6'-12' Deep Under Turf	$ 2,850.00	$ 28,500.00
23.05	6	EA	Open Cut Lateral Connection Repair 8" to 10" Dia. Main, 6'-12' Deep Under Alleyway	$ 3,500.00	$ 21,000.00
23.08	10	EA	Open Cut Lateral Connection Repair 8" to 10" Dia. Main, 6'-12' Deep Under Pavement	$ 5,200.00	$ 52,000.00
23.10	6	EA	Open Cut Lateral Connection Repair 8" to 10" Dia. Main Completed During an Open Cut Point Repair or Simultaneous Open Cut Lateral Connection Repair	$ 715.00	$ 4,290.00
23.41	100	LF	4" Dia. Sewer Lateral, 0'-6' Deep Under Turf	$ 46.00	$ 4,600.00
23.42	100	LF	4" Dia. Sewer Lateral, 6'-12' Deep Under Turf	$ 51.00	$ 5,100.00
23.45	100	LF	4" Dia. Sewer Lateral, 6'-12' Deep Under Alleyway	$ 71.40	$ 7,140.00
23.46	80	LF	4" Dia. Sewer Lateral, 12'-18' Deep Under Alleyway	$ 102.00	$ 8,160.00
23.48	100	LF	4" Dia. Sewer Lateral, 6'-12' Deep Under Pavement	$ 127.50	$ 12,750.00
24.01	2	EA	8" Dia. Lamphole, Up to 6' Deep	$ 3,575.00	$ 7,150.00
24.03	3	EA	4' Dia. Manhole Under Turf, Up to 8' Deep	$ 4,600.00	$ 13,800.00
24.06	1	FT	4' Dia. Manhole Extra Depth, > 8' Deep	$ 205.00	$ 205.00
24.08	2	EA	5' Dia. Manhole Under Alleyway, Up to 8' Deep	$ 7,150.00	$ 14,300.00
25.13	274.735	CY	Disposal of Lead Contaminated Soil	$ 2.05	$ 563.21
29.00	2	EA	Local Street Closure	$ 775.00	$ 1,550.00
29.01	3	EA	Short Duration Traffic Control for Collector or Arterial	$ 840.00	$ 2,520.00
29.05	2	EA	Short Term Stationary Traffic Control for Collector or Arterial (Two Lane Closure)	$ 1,500.00	$ 3,000.00
30.00	1	%	Performance and Payment Bonds	$ 9,554.46	$ 9,554.46
			WO 2023A Construction Total		**$ 965,000.00**



PURCHASE ORDER EXHIBIT
FOR
WORK ORDER NO. 2023A

COUNCIL BILL NO. 2022-152 ORDINANCE NO

AN ORDINANCE approving a purchase order for Nine Hundred Sixty-five Thousand and 00/100 Dollars ($965,000.00) with Ace Pipe Cleaning, Inc., for the 2022 Evaluation and Rehabilitation Toolbox for Wastewater Collection System Project; authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin.

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

Section 1. That a purchase order to Ace Pipe Cleaning, Inc., in the amount of Nine Hundred Sixty-five Thousand and 00/100 Dollars ($965,000.00) for the 2022 Evaluation and Rehabilitation Toolbox for Wastewater Collection System Project, a true and accurate copy of said Purchase Order being attached hereto and incorporated as "Exhibit "A," be and the same is hereby approved.

Section 2. That the City Manager of the City of Joplin, Missouri or his designee, is hereby authorized and directed to execute said purchase order described in Section 1 of this Ordinance for and on behalf of the City of Joplin.

Section 3. That upon the final approval and acceptance of the contractor's work under said contract, in substantial conformance with the attached exhibits, in writing by the Director of Public Works and his certification to the effect to the Director of Finance, the contractor shall be paid the sum due there under from Sanitary Sewer Fund No. 415-4542-540-8675.

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

_____, 2022 by a _____ vote.

_____

ATTEST: Douglas W. Lawson, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

COUNCIL BILL 2022-152

I hereby certify that a sufficient amount is available in the Wastewater Fund to pay the amounts called for on the basis of the bids received by the City Engineer.

_____

Leslie Haase, Director of Finance

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2022-153 Work Authorization for the Wastewater Collection System Rehabilitation Toolbox Project

MEETING DATE
November 21, 2022

ORIGINATING DEPT
Public Works / Engineering

ATTACHMENTS
CB 2022-153 Ordinance; Work Authorization AMA-OC22-020

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

SUMMARY
This Council Bill approves a work authorization with Allgeier, Martin and Associates, Inc. (AMA), for the Wastewater Collection System Rehabilitation Toolbox Project in the not to exceed amount of Ninety-Six Thousand Nine Hundred and 00/100 Dollars ($96,900.00).

BACKGROUND
Since 2013, AMA has played a vital role in the success of the City's annual evaluation and rehabilitation program, which has improved the reliability of the sanitary sewer collection system. On May 16, 2022, Council approved the previous Work Authorization (WA) with AMA for supporting City staff in the planning and construction administration of Ace Pipe Cleaning's most recent work orders. AMA's tasks included assisting City staff with planning and managing collection system rehabilitation work, developing maps of the same, along with supplying information to City staff for periodic reports to the Missouri Department of Natural Resources regarding renewal of the sewer system and the removal of excessive inflow and infiltration (I&I) within the collection system. The work associated with AMA's previous WA and Ace's most recent work orders is essentially complete, leading City staff to seek to renew AMA's technical support as the City continues to renew its sanitary sewer system Under this new WA, AMA will provide the same types of technical services mentioned above, in support of renewing the City's sanitary sewer collection system. AMA was selected as the on-call engineering firm most qualified to provide these professional engineering services. The consultant's fees are within industry standards for design and construction administration services.

FUNDING SOURCE
These payments are included in the FY 2022-2023 budget of the Wastewater fund.

RECOMMENDATION
Staff recommends adoption 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. Chris Parker, P.E. Sanitary Sewer Engineer		Attention: Chris Erisman, P.E. First Vice President	
Department: Public Works		Phone: 417-680-7200	Fax:
Phone: 417-624-0820 x 584	Fax: 417-625-4738	Project: Rehab Toolbox Project Management WO 2023A	

WORK AUTHORIZATION NUMBER AMA-OC-022-020
TO AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES

City and Engineer agree to amend their Agreement for Professional Engineering Consulting Services to include a scope of work and fees for engineering services, by adding the following terms to their Agreement.

1. Services. The 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. The City 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 of 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. The 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 keep track of the amount of hours billable under this contract at all times; and any work in excess of 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. The 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-022-020 exceed the sum of Ninety-Six Thousand Nine Hundred and 00/100 Dollars ($96,900).

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 maintain adequate insurance coverage at all times 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, 2022, 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 Sixty-Five Thousand Nine Hundred Fifty-Two and no/100 Dollars ($3,065,952.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Fifty-Nine Thousand Eight Hundred Ninety-Three and no/100 Dollars ($459,893.00) 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 attorneys 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 Sixty-Five Thousand Nine Hundred Fifty-Two and no/100 Dollars ($3,065,952.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Fifty-Nine Thousand Eight Hundred Ninety-Three and no/100 Dollars ($459,893.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Errors and Omissions Insurance. The 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 of 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 any and 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. The 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

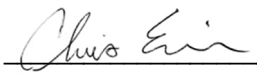
I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

Engineer: Allgeier, Martin and Associates, Inc.

By: 

Printed Name: Chris Erisman, P.E.

Title: _____

Date: 10/24/2022

CITY OF JOPLIN, MISSOURI

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

Date: _____

EXHIBIT A
OF WORK AUTHORIZATION NUMBER AMA-OC-22-020 TO AGREEMENT
FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES
(Between the City of Joplin, Missouri and Allgeier, Martin and Associates, Inc. for Engineering Services Associated with the WW Collection System Rehabilitation Toolbox WO 2023A)

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, design, bidding, construction phase and resident project representation services as hereinafter stated which include customary civil engineering services.

1.1.2 Coordinate the planning, design and construction of the sanitary sewer project with the OWNER.

1.1.3 In general, the Project consists of the following:

1.1.3.1 Miscellaneous Sanitary Sewer Collection System Rehabilitation and Replacement Projects within the City of Joplin in association with work completed as part of City of Joplin Wastewater Collection System Rehab Toolbox Work Order 2023A and other miscellaneous wastewater collection system Rehab Toolbox planning and management services as necessary.

1.1.3.1.1 Annual Collection System Rehabilitation Contract Management:

1.1.3.1.1.1 Plan, Develop and Manage Annual Collection System Rehabilitation Contract, specifically for Work Order 2023A but may include future Work Orders as remaining available fees in this contract allow, including the interpretation of plans, contract documents and specifications necessary to undertake said work and preparation of change orders to the contract as determined necessary.

1.1.3.1.1.2 ENGINEER shall assist the OWNER is project development for rehabilitation work to be completed through the annual rehabilitation contract.

1.1.3.1.1.2.1 Coordinate the strategy for the extent and location of proposed improvements with the assistant project manager for the ongoing City of Joplin I/I Program. The Joplin I/I Program is managed and was developed under a separate work authorization.

1.1.3.1.2 As requested, evaluate the condition of existing sewer lines within the wastewater collection system. Utilize existing CCTV data received from the current or previous annual collection system rehabilitation contracts or coordinate completion of needed CCTV inspections and to recommend improvements to the existing interceptor lines, if any.

1.1.3.1.3 Compiling data received from the annual collection system rehabilitation CCTV work, modifying the data to match current sanitary system naming conventions recently developed, and converting the data into a format that can be inserted into the City's GIS system.

1.1.3.1.4 Ongoing assistance with planning and development of future sanitary sewer collection system rehabilitation projects as part of the annual collection system rehabilitation contract (also commonly referred to as the rehabilitation "tool box") and/or the City of Joplin I&I Reduction Program completed by the sanitary sewer toolbox contractor or other sanitary sewer system improvements completed, in general, within the City of Joplin's wastewater collection system. Services required would be provided hourly, on an as-needed basis. If

more time is necessary for these services than the estimated maximum fee allows, then the contract shall be amended accordingly, as desired by the OWNER.

1.1.3.1.4.1 Coordinate proposed improvements with the recommendations of the system hydraulic model and other planned city replacement projects. Develop a method for selecting areas of improvements and document such for each planned improvement project area. Upon completion of work, a report shall be provided for each Toolbox Work Order as to the quantity of pipe, manholes, lateral connection repairs, smoke testing, etc. that was included in said scope of work for that particular Work Order.

1.1.3.1.5 Construction phase services for Work Order 2023A associated with the City of Joplin Inflow and Infiltration (I&I) Reduction program that will be completed by use of the sanitary sewer toolbox contractor.

1.1.3.1.6 GIS map updates to include work completed as part of the annual collection system rehabilitation contract and/or the City of Joplin I&I Reduction Program completed by the sanitary sewer toolbox contractor or other sanitary sewer system improvements completed, in general, within the City of Joplin's wastewater collection system, as requested by the OWNER. If more time is necessary for these services than the estimated maximum fee allows, then the contract shall be amended accordingly, as desired by the OWNER.

1.1.3.1.7 Provide the OWNER with maps and other data as needed for Regulatory Agency Reporting Support, as requested by the OWNER. If more time is necessary for these services than the estimated maximum fee allows, then the contract shall be amended accordingly, as desired by the OWNER.

1.1.3.1.8 Resident Construction Representation Phase services for the completion of the selected sanitary sewer collection system rehabilitation projects. Services required would be provided hourly, on an as-needed basis. If more time is necessary for these services than the estimated maximum fee allows, then the contract shall be amended accordingly, as desired by the OWNER.

1.1.3.1.9 ENGINEER shall perform professional engineering services related the ongoing maintenance and replacement of piping and/or other components of the wastewater collection system as hereinafter stated, which include customary civil engineering services.

1.1.3.1.9.1 In general, the Work consists of answering engineering related questions and outlining lines and/or other components of the City of Joplin wastewater collection system.

1.1.3.1.9.2 Identifying areas of the wastewater collection system in need of repair or replacement based upon previous CCTV inspections of those facilities or based upon the material make-up of those items.

1.1.3.1.9.3 Preparing maps or other descriptions of items in need of repair and coordinate said work with the annual wastewater collection system maintenance contractor.

1.2 Planning and Design Phases.

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

1.2.1 Meet with OWNER and OWNER's representatives to discuss recommendations, project expectations, alternate routes and costs for desired project scopes of work for the annual collection system rehabilitation contract.

1.2.2 Although not anticipated as part of this work, conduct topographic surveys to the extent necessary for design of the project facilities.

1.2.3 Prepare preliminary scope of work for a potential purchase order under the annual collection system rehabilitation contract for projects that are part of the City of Joplin I&I Reduction Program and are to be completed by the sanitary sewer toolbox contractor or other sanitary sewer system improvements completed, in general, within the City of Joplin's wastewater collection system and review same with OWNER.

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

1.2.5 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 to show the character and extent of the Project and provide detailed information to the Owner on the planned improvements necessary for incorporation into a purchase order to perform the work under the annual collection system rehabilitation contract.

1.2.6 Analyze system data involving collection system rehabilitation work and process said data into a format that is to be integrated into the City's current GIS database.

1.2.7 Analyze any smoke testing data from the annual rehabilitation contract and work with City Staff to develop a plan for addressing some of the recommendations for improvements contained within the subsequent report that was developed as part of that work. Provide such data to be implemented into the collection system Hydraulic model to assist in the evaluation of lines and development of rehabilitation projects within the system.

1.2.8 Provide data, as available and necessary, to utilize the hydraulic model in analyzing the service areas and to calculate flows for interceptor sewers in the given drainage basins, if requested. From said efforts, utilize the hydraulic model to evaluate the capacity of the existing interceptor lines in said basin(s) and develop a scope of work for future improvements necessary, if any. CCTV inspection data received through work completed as part of the annual collection system rehabilitation contract will be utilized in evaluating the condition of the existing interceptor sewer and developing any scope of work for improvements that are determined necessary.

1.3 Construction Phase

1.3.1 For projects developed and undertaken as part of a purchase order under the annual collection system rehabilitation contract, and as requested by the OWNER, issue 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.

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

1.3.3 Conduct site observation periodically, as requested by the OWNER, to determine if the Project is being completed substantially in accordance with the contract documents and if the Contractor is following the work as identified in the valid purchase order's scope of work.

1.3.4 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.

1.4 Resident Project Representation.

1.4.1 At the OWNER's discretion, ENGINEER may be requested to furnish a part-time resident project representative (RPR), assistants, and other field staff to assist ENGINEER in observing performance of the

work of the contractor. If the ENGINEER is asked to provide an RPR for the project, it is through the more extensive on-site observations of the work in progress and field checks of materials and equipment by the RPR and assistants, that ENGINEER shall endeavor to provide further protection for OWNER against defects and deficiencies in the work of contractor; but the furnishing of such services will not make ENGINEER responsible for or give ENGINEER control over construction means, methods, techniques, sequences or procedures or for safety precautions or programs, or responsibility for contractor's failure to perform the work in accordance with the contract documents.

1.4.1.1 If the OWNER requests that ENIGNEER provide a resident project representative, said RPR is ENGINEER's agent at the site, will act as directed by and under the supervision of ENGINEER, and will confer with ENGINEER regarding RPR's actions. RPR's dealings in matters pertaining to the on-site work shall in general be with ENGINEER and contractor, keeping OWNER advised as necessary. RPR's dealings with subcontractors shall only be through or with the full knowledge and approval of contractor. RPR shall generally communicate with OWNER with the knowledge of and under the direction of ENGINEER.

1.4.1.2 If the OWNER elects to exclude resident project representation from the scope of this contract, and instead provide that service with its own personnel, the OWNER’s RPR shall act as the OWNER’s agent at the site, and will confer with ENGINEER regarding RPR’s actions. RPR’s dealings in matters pertaining to the on-site work shall continue to be in general with the ENGINEER and contractor, keeping the OWNER advised. It is intended that the duties and responsibilities, as well as the limitations of authority, set forth in Sections 1.4.2 and 1.4.3 of this contract, are applicable regardless of which party provides the RPR.

1.4.2. Duties and Responsibilities of RPR.

1.4.2.1 Schedules: Review the progress schedule, schedule of shop drawing submittals, and schedule of values prepared by contractor and consult with ENGINEER concerning acceptability.

1.4.2.2 Conferences and Meetings: Attend meetings with contractor, such as preconstruction conferences, progress meetings, job conferences, and other project-related meetings.

1.4.2.3 Liaison:

a) Serve as ENGINEER's liaison with contractor, working principally through contractor's superintendent and assist in understanding the intent of the contract documents; and assist ENGINEER in serving as OWNER's liaison with contractor when contractor's operations affect OWNER's on-site operations.

b) Assist in obtaining from OWNER additional details or information required for proper execution of the work.

1.4.2.4 Shop Drawings and Samples:

a) Record date of receipt of shop drawings and samples.

b) Receive samples that are furnished at the site by contractor, and notify ENGINEER of availability of samples for examination.

c) Advise ENGINEER and contractor of the commencement of any work requiring a shop drawing or sample if the submittal has not been approved by ENGINEER.

1.4.2.5 Review of Work, Rejection of Defective Work, Inspections and Tests:

a) Conduct on-site observations of the work in progress to assist ENGINEER in determining if the work is in general proceeding in accordance with the contract documents.

b) Report to ENGINEER whenever RPR believes that any work is unsatisfactory, faulty, or

defective or does not conform to the contract documents, or has been damaged, or does not meet the requirements of any inspection, test, or approval required to be made; and advise ENGINEER of work that RPR believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection, or approval.

c) Verify that tests, equipment, and systems startups and operating and maintenance training are conducted in the presence of appropriate personnel and that contractor maintains adequate records thereof; and observe, record, and report to ENGINEER appropriate details relative to the test procedures and startups.

d) Accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the results of these inspections, and report to ENGINEER.

1.4.2.6 Interpretation of Contract Documents: Report to ENGINEER when clarifications and interpretations of the contract documents are needed and transmit to contractor clarifications and interpretations as issued by ENGINEER.

1.4.2.7 Modifications: Consider and evaluate contractor's suggestions for modifications in drawings or specifications and report with RPR's recommendations to ENGINEER. Transmit to contractor decisions as issued by ENGINEER.

1.4.2.8 Records:

a) Maintain orderly files for correspondence, reports of job conferences, shop drawings and samples, reproductions of original contract documents including all work directive changes, addenda, change orders, field orders, additional drawings issued subsequent to the execution of the contract, ENGINEER's clarifications and interpretations of the contract documents, progress reports, and other project related documents.

b) Keep a diary or log book, recording contractor hours on the job site, weather conditions, data relative to questions of work directive changes, change orders, or changed conditions, list of job site visitors, daily activities, decisions, observations in general and specific observations in more detail as in the case of observing test procedures; and send copies to ENGINEER.

c) Record names, addresses, and telephone numbers of all contractors, subcontractors, and major suppliers of materials and equipment.

1.4.2.9 Reports:

a) Furnish ENGINEER with periodic reports, as required, of progress of the work and of contractor's compliance with the progress schedule and schedule of shop drawings and sample submittals.

b) Consult with ENGINEER in advance of scheduled major tests, inspections, or start of important phases of the work.

c) Draft proposed change orders and work directive changes, obtaining backup material from contractor and recommend to ENGINEER change orders, work directive changes, and field orders.

d) Report immediately to ENGINEER and OWNER upon the occurrence of any accident.

1.4.2.10 Payment Requests: Review applications for payment with contractor for compliance with the established procedure for their submission, and forward with recommendations to ENGINEER, noting particularly the relationship of the payment requested to the schedule of values, work completed, and materials and equipment delivered at the site but not incorporated in the work.

1.4.2.11 Certificates, Maintenance, and Operation Manuals: During the course of the work, verify that certificates, maintenance, and operation manuals and other data required to be assembled and furnished by contractor are applicable to the items actually installed and in accordance with the contract documents, and have this material delivered to ENGINEER for review and forwarding to OWNER prior to final payment for the work.

1.4.2.12 Completion:

a) Before ENGINEER issues a certificate of substantial completion, submit to contractor a list of observed items requiring completion or correction.

b) Conduct final inspection in the company of ENGINEER, OWNER, and contractor, and prepare a final list of items to be completed or corrected.

c) Observe that all items on final list have been completed or corrected and make recommendations to ENGINEER concerning acceptance.

1.4.3 Limitations of Authority. Resident project representative:

1.4.3.1 Shall not authorize any deviation from the contract documents or substitution of materials or equipment, unless authorized by ENGINEER.

1.4.3.2 Shall not exceed limitations of ENGINEER's authority as set forth in the Agreement or the contract documents, however this clause shall not diminish the authority of the RPR, and in the event either party becomes aware of a possible conflict, the parties will meet and confer and resolve the problems reasonably.

1.4.3.3 Shall not undertake any of the responsibilities of contractor, subcontractors, or contractor's superintendent, however this clause shall not diminish the authority of the RPR, and in the event either party becomes aware of a possible conflict, the parties will meet and confer and resolve the problems reasonably.

1.4.3.4 Shall not advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences, or procedures of construction unless such advice or directions are specifically required by the contract documents however this clause shall not diminish the authority of the RPR and in the event either party becomes aware of a possible conflict, the parties will meet and confer and resolve the problems reasonably.

1.4.3.5 Shall not advise on, issue directions regarding, or assume control over safety precautions and programs in connection with the work.

1.4.3.6 Shall not accept shop drawing or sample submittals from anyone other than contractor.

1.4.3.7 Shall not authorize OWNER to occupy the project in whole or in part.

1.4.3.8 Shall not participate in specialized field or laboratory tests or inspections conducted by others except as specifically authorized by ENGINEER.

2. TERMS

2.1 The services of the Engineer shall begin as soon as a written Notice to Proceed (NTP) for each respective project is provided by the OWNER. The following shall be completed and submitted to the Owner as follows:

Task	**Duration**
Miscellaneous Sanitary Sewer Collection System Rehabilitation and Replacement Projects (Identified in Section 1.1.3.1)	Engineering Services anticipated through a period ending May 31, 2023.

Construction Services related to Ongoing "Toolbox" work anticipated through May 31, 2023.

2.2 Distribution of compensation between individual tasks indicated in Section 3 may be altered as necessary to be consistent with services actually rendered, but shall not exceed the total estimated compensation amount unless approved in writing by the OWNER.

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 2022, 2023, 2024"; with a total compensation ceiling of $96,900, as set forth in Work Authorization Number **AMA-OC-22-020** to the Agreement for Professional Engineering Consulting Services, Section 5.b. with the estimated maximum as follows:

Task	**Estimated Fee**
Standard Project Engineering Services	
Annual Collection System Rehabilitation Contract Management (Paragraphs 1.1.3.1.1, 1.1.3.1.2, 1.1.3.1.3 and 1.1.3.1.5)	$54,000
Future Rehabilitation Project Planning and Development (Paragraph 1.1.3.1.4)	$26,000
GIS System Data Updates for Work Completed Under Toolbox (Paragraph 1.1.3.1.6)	$5,900
Maps and Other Data for Regulatory Agency Reporting (Paragraph 1.1.3.1.7)	$5,000
Resident Project Representation, as requested (Paragraph 1.1.3.1.8)	$1,000
Annual WW Coll System Maintenance and Replacement Assistance (Paragraph 1.1.3.1.9)	$5,000
Total Estimated Maximum Fee – All Services	$96,900

4. SUMMARY OF ATTACHMENTS

Attachment Number 1 Rate Schedule

ATTACHMENT NUMBER ONE

ALLGEIER, MARTIN and ASSOCIATES, INC.
Consulting Engineers and Surveyors

ALLGEIER, MARTIN and ASSOCIATES, INC.
Consulting Engineers and Surveyors

RATE SCHEDULE
2022, 2023 and 2024

LABOR RATES

Classification	Hourly Billing Rate 01/01/2022 thru 12/31/2022	01/01/2023 thru 12/31/2023	01/01/2024 thru 12/31/2024
Principal/Engineer VI	$270	$279	$289
Principal/Engineer V	$240	$248	$257
Principal/Engineer IV	$217	$225	$233
Principal/Engineer III	$200	$207	$215
Project Manager/Engineer II	$178	$184	$190
Project Manager/Engineer I	$162	$167	$173
Technician III/GIS Specialist	$147	$152	$157
Technician III	$124	$129	$133
Technician II	$111	$115	$119
Technician I	$105	$109	$112
Two-Man GPS Survey Crew	$206	$213	$220
One-Man GPS Survey Crew	$162	$167	$173
Three-Man Survey Crew	$224	$232	$240
Two-Man Survey Crew	$178	$184	$190
Registered Land Surveyor II	$190	$196	$203
Registered Land Surveyor I	$167	$173	$179
Survey Crew Member	$85	$88	$91
Right of Way Specialist	$130	$134	$139
Project Representative III	$124	$129	$133
Project Representative II	$111	$115	$119
Project Representative I	$103	$106	$110
Secretary/Assistant	$85	$88	$91
Print Specialist	$85	$88	$91

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	$0.62 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

COUNCIL BILL NO. 2022-153 ORDINANCE NO

AN ORDINANCE approving a work authorization with Allgeier, Martin and Associates, Inc. in the not to exceed amount of Ninety-Six Thousand Nine Hundred and 00/100 Dollars ($96,900.00) for the Wastewater Collection System Rehabilitation Toolbox Project; and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin.

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

Section 1. That the said work authorization by and between the City of Joplin and Allgeier, Martin and Associates, Inc. in the not to exceed amount of Ninety-Six Thousand Nine Hundred and 00/100 Dollars ($96,900.00), a true and accurate copy of said work authorization being attached hereto; 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 work authorization, or work authorization in substantially similar form, by and on behalf of the City of Joplin.

Section 3. That upon the final approval and acceptance of the contractor's work under said contract, in substantial conformance with the attached work authorization, in writing by the Director of Public Works and his certification to the effect to the Director of Finance, the contractor shall be paid from Sanitary Sewer Fund No. 415-4542-540-8675.

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

_____, 2022 by a _____ vote.

_____

ATTEST: Douglas W. Lawson, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

COUNCIL BILL 2022-153

I hereby certify that a sufficient amount is available in the Wastewater Fund to pay the amounts called for on the basis of the Work Authorization received by the City Engineer.

_____

Leslie Haase, Director of Finance

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill No. 2022- 367, Building Regulations

MEETING DATE
December 5, 2022

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 with B & D Yardbuilders to remove the structures, and any remaining debris including foundation and footings located at 820 E Broadway St.

BACKGROUND
The above listed address was "tagged" as a dangerous building on April 6, 2022. The structures were determined to be dangerous under sub sections of the Dangerous Building Code (Section 26-612, Joplin City Code). On November 4, 2022, an advertisement for bids was published in the Joplin Globe with bids being received on November 18, 2022, for the removal of structures and any reaming debris including footings and foundations. At that time bids were received as follows.

USA Demolition	$6,000.00
B & D Yardbuilders	$3,187.17
Big Johns	$5,980.00

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 2021-22 budget of the Revolving Fund.

RECOMMENDATION
City Staff recommends that the demolition removal contract be awarded to B& D Yardbuilders for $3,187.17 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. 2022- 367, Photograph of Property, Bid Tabulation









CLOSING DATE:	18-Nov-22	DEPT:	Public Works
STARTING TIME	10:00 AM		
CLOSING TIME:	10:20 AM	BID OPENED BY:	Jeff Oliver, Kim Newhouse
Demolition		LOCATION:	820 E Broadway St.

COMPANY	BIDS
B & D Yardbuilders	$3,187.17
BJHE	$5,980.00
USA Demolition	$6,000.00

COUNCIL BILL NO. 2022-367 ORDINANCE NO.

AN ORDINANCE approving the contract by and between the City of Joplin and B & D Yardbuilders for the demolition of the structure(s) and clearing of a lot located at 820 E Broadway St. in the City of Joplin, Missouri, for Three Thousand One Hundred Eighty Seven dollars & Seventeen cents ($3,187.17); 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 B & D Yardbuilders in the amount of Three Thousand One Hundred Eighty Seven dollars and Seventeen cents & ($3,187.17) is hereby approved for the demolition of the structure(s) and clearing of lot area located at 820 E Broadway St.

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 820 E Broadway St. and legally described as: ALL OF LOT NUMBERED FOUR (4) IN BLOCK THREE(3) IN THE TOWN OF JOPLIN CITY, JASPER COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEROF.

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_____, 2022, by a vote of _____.

Douglas W. Lawson, Mayor

ATTEST:

Holly Nagy, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill No. 2022- 368, Building Regulations

MEETING DATE
December 5, 2022

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 with B & D Yardbuilders to remove the structures, and any remaining debris including foundation and footings located at 1406 S Moffet Ave.

BACKGROUND
The above listed address was "tagged" as a dangerous building on November 2, 2021. The structures were determined to be dangerous under sub sections of the Dangerous Building Code (Section 26-612, Joplin City Code). On October 28, 2022, an advertisement for bids was published in the Joplin Globe with bids being received on November 11, 2022, for the removal of structures and any reaming debris including footings and foundations. At that time bids were received as follows.

USA Demolition	$3,575.00
B & D Yardbuilders	$2,800.17
Big Johns	$6,898.00
Nelson Enterprises	$4,249.00

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 2021-22 budget of the Revolving Fund.

RECOMMENDATION
City Staff recommends that the demolition removal contract be awarded to B& D Yardbuilders for $2,800.17 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. 2022- 368, Photograph of Property, Bid Tabulation



CLOSING DATE: 11-Nov-22 DEPT: Planning & Community Development

STARTING TIME 10:00 AM

CLOSING TIME: 10:20 AM BID OPENED BY: Jeff Oliver/Kim Newhouse

Demolition of all structures LOCATION: 1406 S. Moffet Ave.

COMPANY	BIDS
B & D Yardbuilders	$2,800.17
Big John's Heavy Equipment	$6,989.00
Nelson's Enterprises	$4,249.00
USA Demolition	$3,575.00

COUNCIL BILL NO. 2022-368 ORDINANCE NO.

AN ORDINANCE approving the contract by and between the City of Joplin and B & D Yardbuilders for the demolition of the structure(s) and clearing of a lot located at 1406 S. Moffet Ave. in the City of Joplin, Missouri, for Two Thousand Eight Hundred dollars & Seventeen cents ($2,800.17); 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 B & D Yardbuilders in the amount of Two Thousand Eight Hundred dollars and Seventeen cents & ($2,800.17) is hereby approved for the demolition of the structure(s) and clearing of lot area located at 1406 S. Moffet 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 1406 S. Moffet Ave. and legally described as: ALL OF THE NORTH 33.33 FEET OF LOT NUMBERED EIGHTY-THREE (83) AND ALL THE SOUTH 0.5 FEET OF LOT NUMBERED EIGHTY-FOUR (84) IN SOUTH JOPLINLAND COMPANY'S, FIRST ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEROF.

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_____, 2022, by a vote of _____.

Douglas W. Lawson, Mayor

ATTEST:

Holly Nagy, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2022-157 Amendment 1 to Work Authorization OLS-OC20-09 with Olsson.

MEETING DATE
November 21, 2022

ORIGINATING DEPARTMENT
Public Works - Engineering

ATTACHMENTS
Council Bill 2022-157, Amendment 1

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 Manager or his designee to approve Amendment 1 to Work Authorization OLS-OC20-09 with Olsson in the not to exceed amount of Fifty-Eight Thousand Three Hundred and 00/100 dollars ($58,300.00) for professional engineering consulting services for the design of intersection improvements at 4th and Murphy Blvd.

BACKGROUND
The Capital Improvement Sales Tax was approved by voters in 2004. One of the items listed on the projects to be funded by the tax was signal improvements. In September 2020, City Council approved a work authorization with Olsson for engineering services for the design of improvements at 4th and Murphy Blvd. In following with the "Improve Community Appearance" directive of the Action Plans, beautification efforts are to be added to this project.

Amendment 1 to Work Authorization OLS-OC20-09 is for the addition of beautification elements to the 4th and Murphy Blvd Project. In addition to the beautification aspects, the amendment includes design for a small parking/trailhead area on the southeast corner of the intersection and design for a trail extension through the box culvert under 4th Street. City staff has reviewed the fees submitted by Olsson for the engineering services and found them to be within industry standards.

FUNDING SOURCE
Transportation Sales Tax – Use Tax

RECOMMENDATION
Staff recommends approval of this Council Bill No. 2022-157, Amendment 1 to Work Authorization OLS- OC20-09 with Olsson in the not to exceed amount of Fifty-Eight Thousand Three Hundred and 00/100 dollars ($58,300.00) on first reading.

AMENDMENT #1

Date: 10/17/2022

This AMENDMENT ("Amendment") shall amend and become a part of the Letter Agreement for Professional Services dated September 8, 2020 between City of Joplin, Missouri ("Client") and Olsson, Inc. ("Olsson") providing for professional services for the following Project (the "Agreement"):

PROJECT DESCRIPTION AND LOCATION

Project is located at: Intersection of 4th Street and Murphy Boulevard

Project Description: Signalized Intersection Improvements
4th Street and Murphy Boulevard
Beautification Elements (Signage Design, trail extension)

SCOPE OF SERVICES

Client and Olsson hereby agree that Olsson's Scope of Services under the Agreement is amended by adding the services specifically described below for the additional compensation set forth below:

DESIGN SERVICES

Phase 100 – Surveying Services

Task 103 – Additional Topographic Survey Data **$5,500**

Olsson shall perform additional topographic survey on the NW, NE & SE corners of 4th St. & Murphy Blvd. to connect to previous job N17-0642 (as shown on the attached location map). Control points from the previous job will also be found and used for this site. The topographic survey data will be collected on approximately a 50 foot grid along with high and low spots, break lines and line connectivity will be used to contour the site. Contours will be shown on a (1) foot contour interval with spot elevations shown if needed for clarity. All physical improvements including buildings, driveways, sidewalks, fencing and visible utilities, as well as underground utilities as located by Missouri One-Call system will be shown.

Topographic Survey shall be tied vertically to the NAVD 1988 Vertical Datum and horizontally to the Missouri State Plane Coordinate System– Zone West-US Survey foot.

Only a in house AutoCad drawing will be provided.

• Utility location and mapping is for horizontal location of above ground and underground

utilities only. Utility depths will not be obtained or indicated on the topographic survey. Survey of utilities will be based on tracing and marking by One Call and / or a private utility locater. By signing this contract, the client understands and acknowledges that utility mapping is not exact, and it is possible that not all utility lines will be located. Olsson is not responsible for miss-marked or unmarked utilities.

TOTAL FEE = $5,5500

Phase 700 – Construction Administration Service

Task 703 – Landscaping Administration **$3,800**

Olsson shall provide the following construction administration services. All information shall be submitted to Olsson through Client, as required:

Bidding and construction assistance:
- Respond to Client's Contractor's questions
- Provide clarification to construction documents, as required
- Review signage shop drawings and submittals from Client's Contractor
- Review and submit required requests for information (RFIs), architectural supplemental instructions (ASIs), and Project change orders (PCOs)

Olsson shall observe construction for signage construction documents, as listed in this Agreement. Olsson shall visit Project site to review construction and attend construction progress meetings, as required. Olsson shall complete a final site observation to create punch lists for signage construction documents listed in this Agreement. Olsson shall coordinate punch list requirements with Client's Contractor, prior to Project substantial completion.

Meetings
Olsson shall attend Project meetings with Client, Owner, Client's Project team, City, and/or other meetings. The following meetings are anticipated to be conducted in Joplin, Missouri:
- One (1) construction administration Project site visit and meeting
- One (1) punch list project site visit for signage review

Deliverables: Meeting notes and memorandums, as required

TOTAL FEE = $3,800

Phase 800 – Conceptual Design Phase

Task 801 – Concept Plans **$8,000**

Olsson will prepare concept design plans and elevations for Client review and approval. Concept design plans will include preliminary site plan locations, sizes, shapes, elevations, and materials options. Concept design plans will include development of

concept options for overall Landreth Park signage as well as trail connection, parking/ trail head options, and general beautification as identified on exhibit. A. Olsson will submit one (1) concept design package to the client for review and comment. Olsson will update opinion of probably cost and quantities.

Meetings
Olsson shall attend Project meetings with Client's Project team. The following meetings are anticipated:

- One (1) virtual kick-off meeting with the client to review scope
- One (1) virtual concept design review meeting

Deliverables: Up to three (3) concept designs, meeting notes and memorandums, as required.

TOTAL FEE = $8,000

Phase 900 – Preliminary Design Phase

Task 901 – Preliminary Plans $11,500

Olsson will prepare design development plans for Client based on approved conceptual design plans, including preliminary site plan locations, sizes, shapes, elevations, and materials options. Olsson will submit plans for Client review and comments. Design will include primary signage design and lighting options, proposed parking layout, retaining wall materials, preliminary design grading, and associated softscape. Design development plans will be considered as 50% completion construction documents. Olsson will submit one (1) plan set to the client for review and comment. Plans will be incorporated into the existing plan set and additional sheets will be added as needed. Olsson will update opinion of probably cost and quantities.

Meetings
Olsson shall attend Project meetings with Client's Project team. The following meetings are anticipated:

- One (1) virtual design development presentation meeting
- One (1) in person review meeting and site visit

Task 902 – Hydraulic Analysis $5,000

Olsson will review existing FEMA floodplain mapping, and existing FEMA model. Olsson assumes FEMA will provide the HEC-RAS model as part of the engineering data request. Olsson will perform preliminary analysis for existing floodplain and no-rise conditions.

Deliverables: Design development plans, storm memo, meeting notes and memorandums, as required

TOTAL FEE = $16,500

Phase 1000 – Final Design Phase

Task 1001 – Final Design $12,500

Olsson will prepare construction documents, based on Client approved design development plans. Olsson will incorporate Client comments into construction documents. Construction documents will include elevation, section, details, and layout plans for requested removal of existing trees, primary park signage, trail head, trail extension, retaining wall materials, and additional landscaping. Construction documents for the park signage shall be submitted to signage contractors for pricing, shop drawing development, and permitting. Final plans will be incorporated into the overall project plan. Olsson will update opinion of probably cost and quantities.

Signage electrical, lighting, communication service, and structural engineering of sign and footing and retaining wall are not included within this Scope of Services.

Meetings
Olsson shall attend Project meetings with Client's Project team. The following meetings are anticipated:

- One (1) Site visit for location review and resolution review
- Two (2) virtual conference call review meetings

Work Products: Construction document plans and details; and meeting notes and memorandums, as required.

Task 1002 – Hydraulic Analysis $7,000

Olsson will review existing FEMA floodplain mapping, and existing FEMA model. Olsson assumes FEMA will provide the HEC-RAS model as part of the engineering data request. Olsson will perform final analysis and modeling for no-rise certificate. The Engineer shall prepare and submit on behalf of the Client the following permits, agreements, certifications and forms:

- SWPPP – NPDES Permit
- No-Rise Certificate
- Army Corps of Engineers Preconstruction Notice

Task 1003 – Underpass Lighting Design $5,000

Olsson will develop underpass lighting. Olsson will produce plan sheet for underpass lighting and conduit service, produce details for lighting fixtures, conduit, control cabinet and drop service details. Olsson will update opinion of probably cost and quantities. Olsson will prepare construction document specifications.

TOTAL FEE = $24,500

Assumptions and Exclusions

We have made assumptions in the preparation of this scope of services. These assumptions and subsequent explanations are as follows:

- Plans will be completed for one bid package. Splitting the plans into multiple plan sets would require a contract amendment.
- Olsson assumes existing box culvert is adequate for pedestrian use and no modifications will be made to the box.
- All permit and mitigation fees will be paid by the Client
- Assumes a 404 Permit will not be required, the nation-wide permit will be sufficient.
- Client shall provide design guidelines, City Fonts, and Parks Department Logos
- Upon Client's request, Olsson shall provide the following services under a separate Agreement:
    - Building tenant exterior and interior signage design
    - Secondary, Tertiary, Directory, building mounted signage design
    - Tenant criteria handbook

Exclusions include, but not limited to the following:

- Building exterior and interior signage design
- Design of any culvert modifications
- Electrical design providing power to signage locations
- Structural design of sign or footing
- Contract development for contractor
- Sign permitting services fees
- Electrical engineering design
- Geotechnical study
- Three-dimensional modeling and illustrative graphics
- Value engineering revisions
- Payment of submittal fees and expenses for governmental reviews
- Elevation certifications
- As-built surveys and preparation of record drawings, except were specifically stated otherwise.
- Any services not specifically detailed in the scope.

Unless otherwise agreed, Olsson expects to perform its services covered by this Amendment as follows:

Anticipated Start Date: November 15, 2022
Anticipated Completion Date: April 15, 2023

Olsson will endeavor to start its services on the Anticipated Start Date and to complete its services on the Anticipated Completion Date. However, the Anticipated Start Date, the Anticipated Completion Date, and any milestone dates are approximate only, and Olsson reserves the right to adjust its schedule and any or all of those dates at its sole discretion, for any reason, including, but not limited to, delays caused by Client or delays caused by third parties.

SUMMARY OF FEES		
Phase 100	Survey Services	$5,500.00
Phase 700	Construction Administration	$3,800.00
Phase 800	Conceptual Design	$8,000.00
Phase 900	Preliminary Design	$16,500.00
Phase 1000	Final Design	$24,500.00
GRAND TOTAL FEE		$58,300.00

Attachments
Exhibit A: Initial Signage Idea
Exhibit B: Additional Survey Limits

Exhibit A
Proposal Idea Only

Limits of Design

Limits of Design

Trail Connection Through Box Culvert

Limits of Design

Limits of Design

Murphy Blvd.

E 4th Street

4th STREET

GRADING LIMITS

PROPOSED R/W

60' EXISTING ROW

BLACKSHIRT INVESTMENTS
BOOK 2604 , PAGE 0014
–NO TAKING–

PARCEL 2
KANSAS CITY SOUTHERN RAILWAY CO
–NO TAKING–

PARCEL 1
LANDCO, INC
STING = .57 ACRES (24829.2 sq. ft.)
W ACQUISITION = 175 SQ. FT.
MP. CONST. ESMT. = 598 SQ. FT.
MAINING = 0.57 ACRES

25' UTILITY EASEMENT

BOOK 1581 , PAGE 0387
–NO TAKING–

CITY OF JOPLIN
BOOK 1968 , PAGE 2159
–NO TAKING–

CITY OF JOPLIN
BOOK 2217 , PAGE 0811
–NO TAKING–

BLACKSHIRT INVEST
BOOK 2040 , PAGE
–NO TAKING–

Lowa Ave

Water Ave

Becton Ave

115+00 116+00 117+00 118+00 119+00 120+00 121+00 123+00 124+00

204+00 205+00 206+00 207+00 208+00

Legend

1. Existing Trees to Be Removed
2. Hardscape Paving
3. Flowering Backdrop Trees
4. Existing Trees
5. New Trail Connection
6. Box Culvert Trail
7. New Parking Lot / Trail Head
8. Existing Curb Cut Removed
9. New Retaining Wall (If Needed)
10. Additional Street Trees

CITY OF JOPLIN, MO - LANDRETH PARK SIGNAGE IDEA

Joplin, Missouri

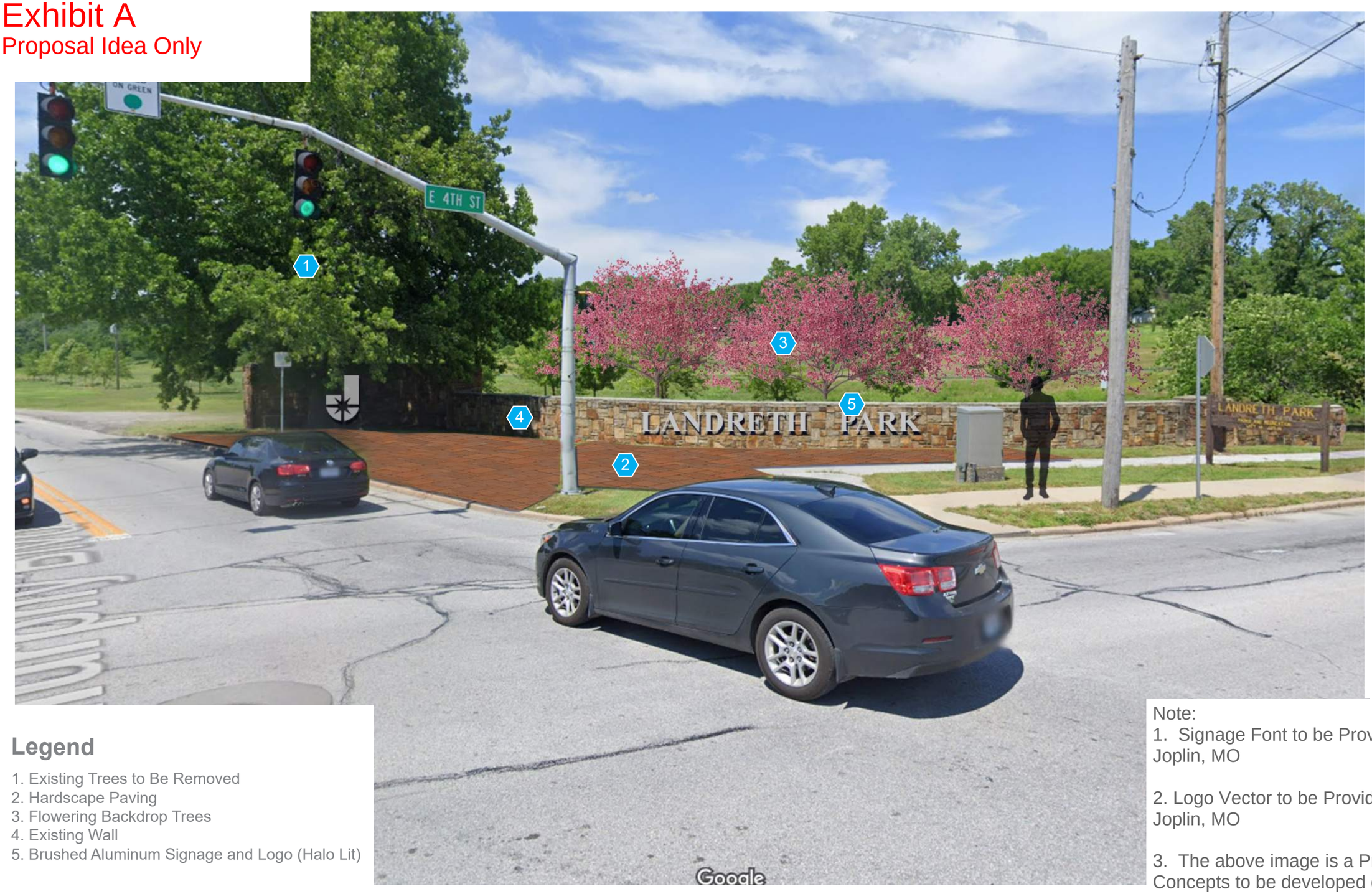
October 19th, 2022 / N17-06420

N

SCALE IN FEET
0' 30' 60' 120'
1' = 60'

ochsner hare + hare
1814 Main Street / Kansas City, MO 64108
O 816.842.8844 / olsson.com

Exhibit A
Proposal Idea Only



Legend

1. Existing Trees to Be Removed
2. Hardscape Paving
3. Flowering Backdrop Trees
4. Existing Wall
5. Brushed Aluminum Signage and Logo (Halo Lit)

Note:
1. Signage Font to be Provided by the City of Joplin, MO

2. Logo Vector to be Provided by the City of Joplin, MO

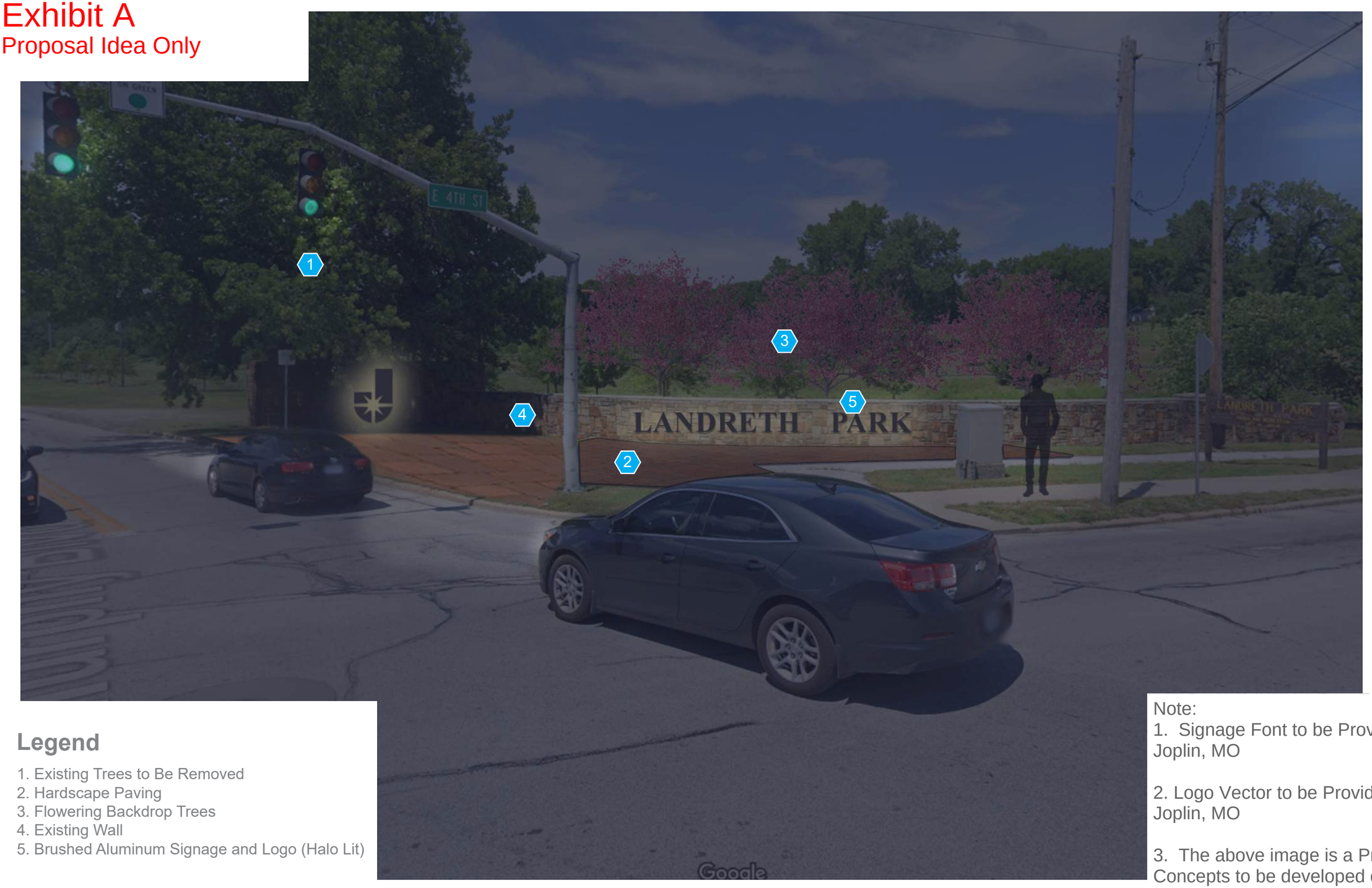
3. The above image is a Proposal "Idea". Concepts to be developed during design.

CITY OF JOPLIN, MO - LANDRETH PARK SIGNAGE IDEA
Joplin, Missouri

October 19th, 2022 / N17-06420

ochsner hare + hare
1814 Main Street / Kansas City, MO 64108
O 816.842.8844 / **olsson.com**

Exhibit A
Proposal Idea Only



Legend

1. Existing Trees to Be Removed
2. Hardscape Paving
3. Flowering Backdrop Trees
4. Existing Wall
5. Brushed Aluminum Signage and Logo (Halo Lit)

Note:
1. Signage Font to be Provided by the City of Joplin, MO

2. Logo Vector to be Provided by the City of Joplin, MO

3. The above image is a Proposal "Idea". Concepts to be developed during design.

CITY OF JOPLIN, MO - LANDRETH PARK SIGNAGE IDEA
Joplin, Missouri

October 19th, 2022 / N17-06420

ochsner hare + hare
1814 Main Street / Kansas City, MO 64108
O 816.842.8844 / **olsson.com**


Exhibit B
Legend
Additional Survey Limits
E 3rd St
Beeton Ave
E 3rd St
S Cox Ave
E 4th St
E 4th St
Water Ave
Lowe Ave
Murphy Blvd
E 5th St
Google Earth
N
400 ft

CITY		ENGINEER	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: Olsson Address: 1027 S Main St. Joplin, MO 64801	
Attention: Dan Johnson		Attention: Clayton Cristy Jack Schaller	
Department: Public Works		Phone: 417-781-0643	Fax: 417-781-4714
Phone: 417-624-0820	Fax:	**Intersection of 4th and Murphy Boulevard**	

AMENDMENT __1__ TO WORK AUTHORIZATION NUMBER _OLS-OC20-09____

TO AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES

City and Engineer agree to amend their Agreement for Professional Engineering Consulting Services to include a scope of work and fees for engineering services, by adding the following terms to their Agreement.

1. **Services**. The 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**. The City 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 of 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**. The 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 keep track of the amount of hours billable under this contract at all times; and any work in excess of 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**. The 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 additional compensation and reimbursement for the Scope of Work described in this Amendment be paid to the Engineer under the terms of Work Authorization Number OLS-OC20-09 exceed the sum of Fifty-Eight Thousand, Three Hundred Dollars ($ 58,300.00).

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 maintain adequate insurance coverage at all times 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, 2022, 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 Three Million Sixty-Five Thousand Nine Hundred Fifty-Two and no/100 Dollars ($3,065,952.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Fifty-Nine Thousand Eight Hundred Ninety-Three and no/100 Dollars ($459,893.00) 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 Sixty-Five Thousand Nine Hundred Fifty-Two and no/100 Dollars ($3,065,952.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Fifty-Nine Thousand Eight Hundred Ninety-Three and no/100 Dollars ($459,893.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Errors and Omissions Insurance. The 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 of 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 any and 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. The 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

By: _____

Printed Name: Clayton Cristy

Title: Vice President

Date: 11/114/2022

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

Date: _____

Engineer: Olsson

By: _____

Printed Name: Jack Schaller

Title: Vice President

Date: 11/14/2022

COUNCIL BILL NO. 2022-157 ORDINANCE NO

AN ORDINANCE approving Amendment 1 to Work Authorization OLS-OC20-09 with Olsson in the not to exceed amount of Fifty-Eight Thousand Three Hundred and 00/100 dollars ($58,300.00) for professional engineering consulting services for intersection improvements at 4th and Murphy Blvd; and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin.

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

Section 1. That the Amendment 1 to Work Authorization OLS-OC20-09 with Olsson in the not to exceed amount of Fifty-Eight Thousand Three Hundred and 00/100 dollars ($58,300.00) for professional engineering consulting services for intersection improvements at 4th and Murphy Blvd, a true and accurate copy of said amendment being attached hereto and incorporated herein, be, and the same is hereby approved.

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

Section 3. That upon the final approval and acceptance of the consultant's work under said contract, in substantial conformance with the attached work authorization, 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 Transportation Sales Tax – Use Tax fund.

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

_____, 2022 by a _____ vote.

_____

ATTEST: Douglas W. Lawson, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

Council Bill 2022-157

I hereby certify that a sufficient amount is available in the Transportation Sales Tax – Use Tax Fund to pay the amounts called for on the basis of the negotiated fee.

_____

Leslie Haase, Director of Finance

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Case 059-22 – Site Plan Review

MEETING DATE:
December 5, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

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

FUNDING SOURCE:
These payments are included in the FY2021-22 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 059-22: Site Plan Review – W 32nd and McClelland – A request to review the Site Plan for future development – Crossland Realty Group

BACKGROUND:
Crossland Summit Development, LLS is requesting the review of this site plan for a new apartment complex. The developer has met with City staff but is awaiting site plan approval before submitting plans for a building permit.

Apartments are permitted by right in the C-2 zoning district, however, the PD Planned Development Overlay requires a Site Plan Review by both the Planning and Zoning Commission and the City Council before development may proceed.

The proposed site plan meets all requirements under the zoning code, including, but not limited to, parking minimums and setbacks, landscaping, access management, and property line setbacks.

Certain items to note – a private sanitary sewer line connects the medical care use to the north of the site to the public sanitary sewer line at the southeast corner of the property. The applicant is required to confirm the private line meets the City Standards for size and performance, or bring said private line to City standards, to make the sanitary sewer line public. This will be required to ensure the property to the north has its own private connection to a public sanitary sewer main.

PLANNING & ZONING COMMISSION TESTIMONY:
Joshua, Civil Engineer with Anderson Engineering, 114 Sunset Loop, Carl Junction, Missouri. He stated he could answer any questions. The site plan comprises of parking areas, underground parking, two buildings and then water quality. There were no questions or comments.

PUBLIC COMMENT;
There were none.

RECOMMENDATIONS:
Staff recommends approval for Case 059-22.
Planning & Zoning Commission recommends approval for Case 066-22 (5 in Favor, 0 Opposed)

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

Z&P Meeting: June 6, 2022
City Council Meeting: June 20, 2022

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Site Plan Review

CASE 059-22 A request to review the Site Plan for future development.

LOCATION W 32nd Street & McClelland Terrace.

APPLICANT Crossland Summit Development, LLC

PRESENT ZONING C-2-PD

PRESENT LAND USE Vacant

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-2-PD	C-1	C-O-PD	R-1
Land Use	Medical Care	Recreation/Entertainment Indoor	Vacant	Cemetery

SUBDIVISION/TRACT

Miscellaneous Tacts in Joplin, Newton County, Missouri

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. 32nd St.	Arterial	100′

UTILITIES

Utilities are accessible and easements required have been submitted to public works.

FLOOD PLAIN

This property is in the flood plain, however, the site has previously been improved including elevating the site out of the mapped 100 year flood plain. Letter has been submitted to the Federal Emergency Management Agency to remove the site from the FIRM map.

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

No. Private access already exists for the site to be developed, and no further improvements from Public Works are required following pre-development consultation on September 7th, 2022.

DISCUSSION

Crossland Summit Development, LLS is requesting the review of this site plan for a new apartment complex. The developer has met with City staff but is awaiting site plan approval before submitting plans for a building permit.

Apartments are permitted by right in the C-2 zoning district, however, the PD Planned Development Overlay requires a Site Plan Review by both the Planning and Zoning Commission and the City Council before development may proceed.

The proposed site plan meets all requirements under the zoning code, including, but not limited to, parking minimums and setbacks, landscaping, access management, and property line setbacks.

Certain items to note – a private sanitary sewer line connects the medical care use to the north of the site to the public sanitary sewer line at the southeast corner of the property. The applicant is required to confirm the private line meets the City Standards for size and performance, or bring said private line to City standards, to make the sanitary sewer line public. This will be required to ensure the property to the north has it's own private connection to a public sanitary sewer main.

Staff recommends approval of Case 059-22.

ENCLOSURES

- Map of property
- Application

Site Plan Review Application

Project #: 22-0132

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Fax: 417-625-4738

Office Use Only

Case No.: 059-22
Filing Fee: $550.00
Received: 10-07-22
Subdivision No.: _____

Applicant: CROSSLAND SUMMIT DEVELOPMENT, LLC Phone No.: 620.429.1414

Address: 833 SOUTH EAST AVENUE / P.O. BOX 45, COLUMBUS, KS Email: mmcrossland@crossland.com

Owner: CROSSLAND SUMMIT DEVELOPMENT, LLC Phone No.: 620.429.1414

Address: 833 SOUTH EAST AVENUE / P.O. BOX 45, COLUMBUS, KS Email: mmcrossland@crossland.com

Location of Property: W 32nd Street & McClelland Terrace

Present Use of Property: Vacant Zoning: C2-PD

Design Professional who Prepared the Plans: Anderson Engineering, Inc

Phone No.: 417.866.2741 Email: ahargrave@ae-inc.com

Total Acres: 8.57

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

To be shown on or submitted with the plans:

Yes	No	
■	□	Name of the project, address, boundaries, date, north arrow, and scale of the plan
■	□	Name and address of the owner of record, developer, and seal of the engineer, architect, or landscape architect
■	□	Name and address of all owners of record of abutting parcels
■	□	All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures
■	□	The location and use of all existing and proposed buildings and structures within the development. Include all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations. For developments in the "C-2" Central Business District, indicate design details to make new construction compatible with existing structures
■	□	The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, and fences. Location type and screening details for all waste disposal containers shall also be shown
□	■	The Planner may require location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties
■	□	The location, height, size, materials, and design of all proposed signage
■	□	A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas
■	□	A landscape maintenance schedule detailing watering, pruning, and replacement of dead plant material.
■	□	The location of all existing and proposed utility systems including sewer lines, sewer lateral lines, and manholes; water lines and fire hydrants; telephone, cable, internet, and electrical systems; and storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales
■	□	Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable
■	□	Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.)

datum. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations; and the developer shall present plans for meeting Federal Emergency Management Agency (F.E.M.A.) requirements.

■ □ Zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan

□ ■ Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. The City Engineer may require a detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas to include the projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels; the projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and the impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.

■ □ For new construction or alterations to any existing structure, a table containing the following information must be included. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.; maximum number of employees; maximum seating capacity, where applicable; number of parking spaces existing and required for the intended use; a landscape plan for improving large areas of paved parking with appropriate landscaping may be required.

Submission of Documents:

Yes No

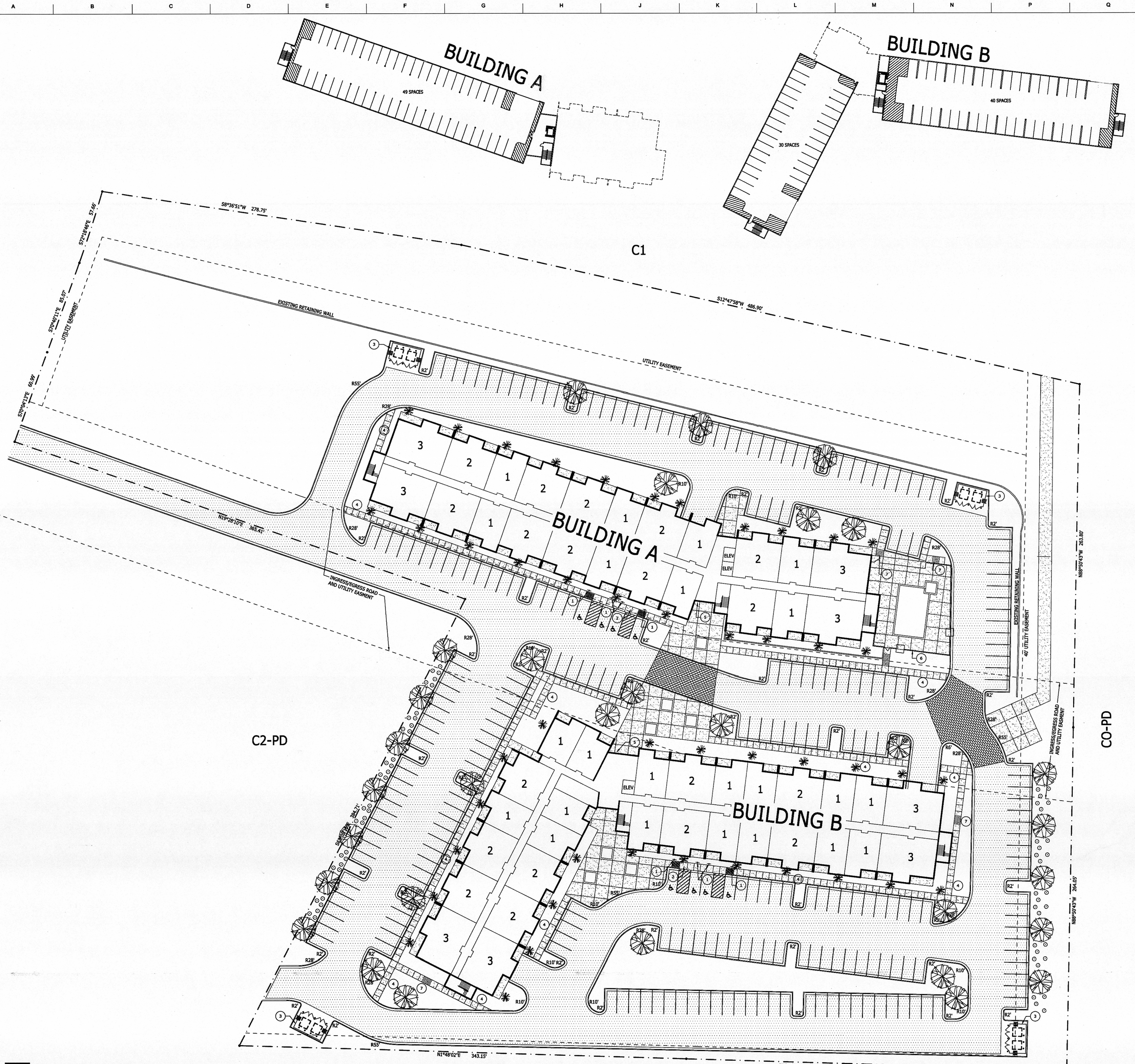
■ □ Were 20 copies of the required plans submitted?

■ □ Was a .pdf copy, ArcGIS-compatible shapefile, and .docx of legal description submitted on thumb drive?

■ □ Was the site plan review fee of $_____ paid?

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

Signature: Aaron T. Hargrove **Date:** 10/07/22



1A / C1.1 SITE PLAN LAYOUT
scale: 1" = 30'-0"

ZONING DATA

ZONING _____ C2 - PD

SIZE OF PROPERTY _____ 373,713 S.F. OR 8.58 ACRES

MINIMUM OPEN SPACE _____ 20%

OPEN SPACE PROVIDED _____ 153,578 / 373,713 = 41%

MAX BUILDING HEIGHT _____ 100' MAX; 8 STORIES

YARD REQUIREMENTS _____ 15' FRONT
0' SIDE
15' REAR
25' CORNER

UNIT / PARKING TABULATION

UNIT MIX		PARKING REQUIREMENTS	
1 BEDROOM UNITS	110	1.5 SPACES PER UNIT	300 SPACES
2 BEDROOM UNITS	90	.5 PER EACH 3 BEDROOM UNIT	19 SPACES
3 BEDROOM UNITS	38	1 SPACE PER EACH 10 UNITS	24 SPACES
TOTAL	238 UNITS		

TOTAL PARKING SPACES REQUIRED _____ 343 SPACES

TOTAL PARKING SPACES PROVIDED _____ 371 SPACES

NOTE: GARAGES ARE INCLUDED IN THE PARKING SPACES PROVIDED AND SHOWN IN PLANS ABOVE THE SITE PLAN

SITE LEGEND

DECIDUOUS CANOPY TREE: 1.5" MIN. CALIPER, MIN. MATURE HEIGHT OF 30'. SPECIES SHALL BE RED MAPLE OR APPROVED EQUAL.

DECIDUOUS UNDERSTORY TREE: 1" MIN. CALIPER, MATURE HEIGHT LESS THAN 30'. SPECIES SHALL BE EASTERN REDBUD OR APPROVED EQUAL.

EVERGREEN TREE: MIN. 6' HIGH WITH MIN. MATURE HEIGHT OF 20'. SPECIES SHALL BE BLUE SPRUCE OR APPROVED EQUAL.

DECIDUOUS SHRUB: 18" HIGH, MATURE HEIGHT > 3'. SPECIES SHALL BE BURNING BUSH OR APPROVED EQUAL.

ASPHALT PAVING OVER GRAVEL BASE OVER PREPARED COMPACTED FILL PER CIVIL DRAWINGS

CONCRETE SIDEWALK OR PAVEMENT PER CIVIL. SIDEWALKS TO HAVE CONTROL JOINTS @ 5'-0" O.C. MAX. AND EXPANSION JOINTS @ 25'-0" O.C. MAX.

BRICK PATTERN PAVERS OVER COMPACTED BASE PER CIVIL DRAWINGS.

ALL UNHATCHED AREAS INDICATES LIVING GROUND COVER (GRASS SEED & STRAW)

GENERAL LANDSCAPING NOTES

STREETSCAPE AND FRONTAGE LANDSCAPING: THE AREA BETWEEN THE FRONT OF THE BUILDING LINE AND THE STREET, INCLUDING ANY PLANTINGS REQUIRED IN THE ROW, USED TO CREATE A RELATIONSHIP BETWEEN THE SITE AND THE PUBLIC REALM. 1 LARGE TREE PER 40' OF LOT FRONTAGE; 2 LARGE TREES PER 40' IF BUILDINGS SETBACK MORE THAN 50'. THIS PROJECT WILL HAVE NO STREETSCAPE AND FRONTAGE LANDSCAPING

FOUNDATION LANDSCAPING: AREAS ALONG THE BUILDING FRONTAGE (WITHIN THE FIRST 10'-30') USED TO PROVIDE ACCENTS AND SOFTEN LARGER EXPANSES OF BUILDINGS. 1 ORNAMENTAL TREE PER 40' OF BUILDING FRONTAGE FOR BUILDINGS SETBACK MORE THAN 20'. 2 ORNAMENTAL TREES PER 40' IF BUILDINGS SETBACK MORE THAN 50'. EVERGREENS MAY BE SUBSTITUTED FOR ORNAMENTAL TREES AT A RATE OF 1 FOR 1 FOR UP TO 50% OF THE REQUIREMENT. 1 SHRUB FOR 5' OF BUILDING FRONTAGES.

PARKING LANDSCAPING: AREAS ON THE PERIMETER, OR INTERIOR OF PARKING WHERE LANDSCAPING IS *USED TO SOFTEN THE APPEARANCE, MITIGATE HEAT GAIN AND INFILTRATE STORMWATER.* 1 LARGE TREE PER 40' OF PARKING PERIMETER; AND 1 LARGE TREE PER 20 PARKING SPACES IN INTERNAL ISLAND. ORNAMENTAL TREES MAY BE SUBSTITUTED FOR LARGE TREES AT A RATE OF 2 FOR 1 FOR UP TO 50% OF THE INTERNAL ISLANDS. EVERGREENS MAY BE SUBSTITUTED FOR LARGE TREES AT A RATE OF 2 FOR 1 UP TO 50% OF THE PERIMETER REQUIREMENT THAT DOES NOT FACE A FRONT LINE FENCE. 5 SHRUBS FOR 25' OF PERIMETER.

NO BUFFERS REQUIRED ON THIS PROJECT.

ALL LANDSCAPING SHOWN ON SITE PLAN INDICATES MINIMUM REQUIREMENTS PER CITY OF JOPLIN LANDSCAPING ORDINANCE. CONTRACTOR SHALL PROVIDE IN THEIR BID A DETAILED LANDSCAPE PLAN INDICATING SPECIFIC PLANTINGS AND TREES TO REVIEW FINAL SELECTIONS WITH OWNER. ALL SUBSTITUTION SHALL BE APPROVED BY OWNER/ARCHITECT.

NO TREE SHALL BE PLANTED CLOSER THAN THREE (3) FEET TO ANY CURB OR SIDEWALK.

NO TREE SHALL BE PLACED WITHIN 15' OF ANY STREET LIGHT, STORMWATER INLET, OR MANHOLE.

NO TREE OR OTHER LANDSCAPING MATERIAL SHALL BE PLACED WITHIN THE SITE DISTANCE TRIANGLE EXCEEDING OVER 30" IN HEIGHT

FOR PROJECTS WHERE MORE THAN FIFTY (50) TREES WILL BE INSTALLED, A VARIETY OF TREE SPECIES MUST BE UTILIZED SO THAT ONE SPECIES DOES NOT PROVIDE MORE THEN TWENTY PERCENT (20%) OF THE LARGE DECIDUOUS TREES, MORE THEN TWENTY PERCENT (20%) OF THE ORNAMENTAL TREES, OR MORE THAN TWENTY PERCENT (20%) OF THE EVERGREEN TREES.

CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF PLANT MATERIAL.

ALL TREE SAUCERS AND SHRUB PLANTINGS ARE TO BE MULCHED WITH A MINIMUM OF 2" DEEP OF SHREDDED CYPRESS MULCH.

ALL PROPOSED PLANTINGS SHALL BE EXCAVATED TO A DEPTH TO ALLOW THE PLANTING OF A 2.5" BB TREE. ALL ROCK, TRACES OF SOIL STABILIZATION MATERIAL, ROCK SUB-BASE, AND COMPACTED SOIL SHOULD BE REMOVED TO CREATE A PLANT PIT.

THE PLANTING SOIL MIXTURE FOR ALL TREES, SHRUBS, AND GROUNDCOVER IS TO BE TOPSOIL.

THE FINISHED GRADE AT ALL SIDEWALKS & CURBS OR ANY PAVED SURFACE NEXT TO A MULCHED BED IS TO BE 2" BELOW THE TOP OF THE CURB OR PAVEMENT.

VERIFY ALL EASEMENT LOCATIONS AND REQUIREMENTS. CONSULT ARCHITECT FOR ANY CONFLICTS WITH EASMENTS OR UNDERGROUND UTILITIES PRIOR TO INSTALLING ANY PLANT MATERIALS.

KEYNOTES

1. PROVIDE ACCESSIBLE PARKING SIGNAGE (POLE MOUNTED) AT EACH ACCESSIBLE PARKING SPOT
2. PROVIDE ACCESSIBLE CURB RAMP
3. TRASH ENCLOSURE
4. 5 FOOT WIDE CONCRETE SIDEWALK.
5. CONTRACTOR SHALL PROVIDE A CITY OF JOPLIN FIRE DEPARTMENT APPROVED KNOX BOX BRAND KEY BOX ON THE EXTERIOR WALL.
6. POOL FENCE ENCLOSURE WITH TWO GATES.
7. EXTERIOR CONCRETE STAIRS.

hdesigngroup
architecture + design
5039 S National Avenue | Springfield, MO 65810 | 417.887.6595

OWNER
CROSSLAND SUMMIT DEVELOPMENT, LLC
833 SOUTH EAST AVENUE / P.O. BOX 45
COLUMBUS, KS 66725
620.429.1414

PROJECT TEAM
CIVIL ENGINEER
ANDERSON ENGINEERING
811 E. THIRD STREET
JOPLIN, MO 64801
417.782.7399

PROFESSIONAL SEAL
MATTHEW A. CAPEN, AIA
PROFESSIONAL TITLE: ARCHITECT
MO# A-2011006167

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

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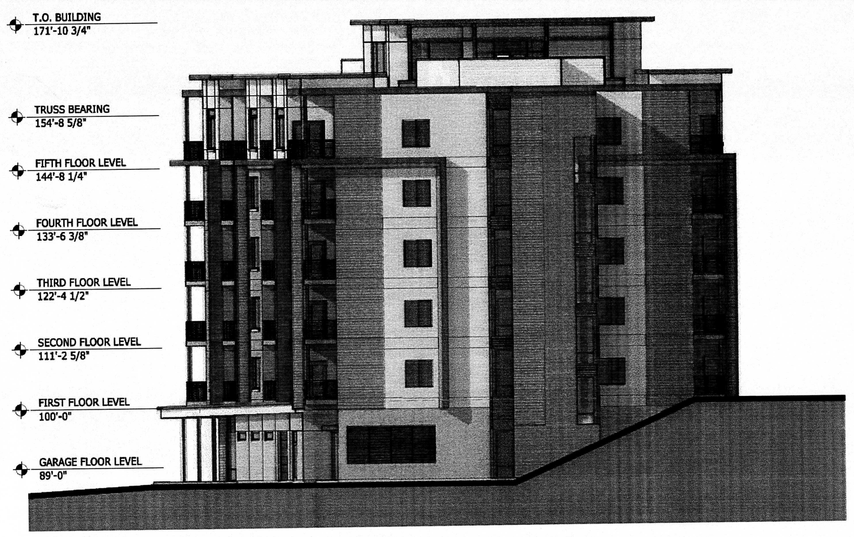
PROJECT TITLE
JOPLIN SUMMIT APARTMENTS

PROJECT ADDRESS:
JOPLIN, MISSOURI 64804

SITE PLAN LAYOUT

PROJECT NO.: 22-059
DRAWN BY: HDG
REVIEWED BY: MAC
DATE: 10.07.2022

SHEET
C1.1



1A / A4.1 BUILDING A - NORTH ELEVATION
Scale: 1/8" = 1'-0"



1A / A4.1 BUILDING A - SOUTH ELEVATION
Scale: 1/8" = 1'-0"



1A / A4.1 BUILDING A - WEST ELEVATION
Scale: 1/8" = 1'-0"



1A / A4.1 BUILDING A - EAST ELEVATION
Scale: 1/8" = 1'-0"

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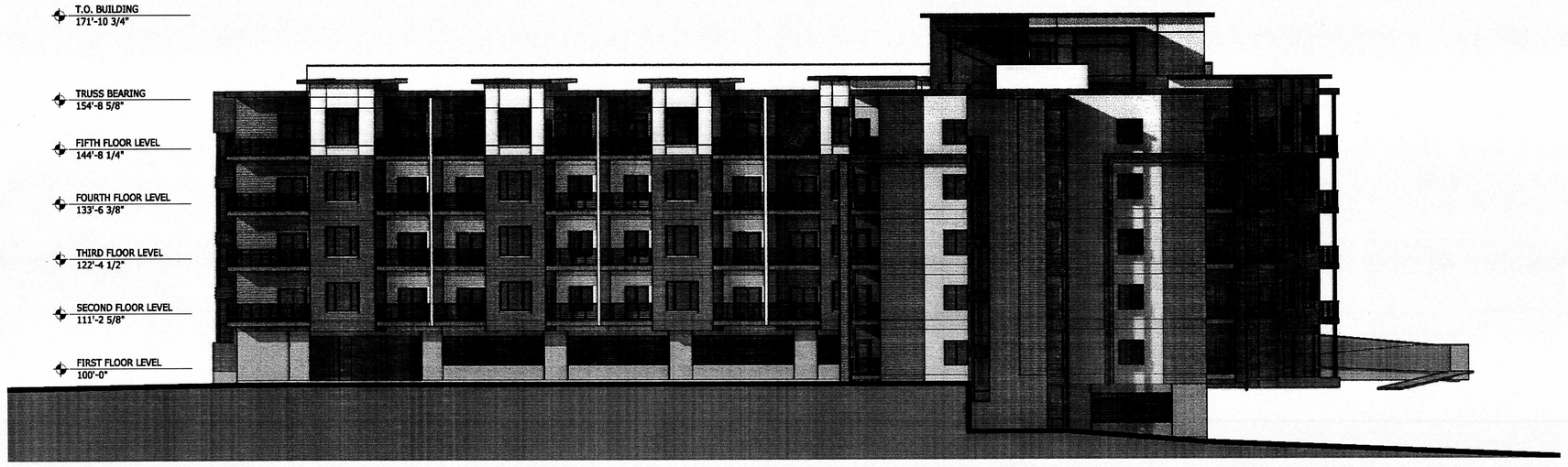
PROJECT TITLE
JOPLIN SUMMIT APARTMENTS

PROJECT ADDRESS:
JOPLIN, MISSOURI 64804

BUILDING A - EXTERIOR ELEVATIONS

PROJECT NO.: 22-059
DRAWN BY: HDG
REVIEWED BY: MAC
DATE: 10.07.2022

SHEET
A4.1



1A / A4.2 BUILDING B - SOUTH ELEVATION

Scale: 1/8" = 1'-0"



1A / A4.2 BUILDING B - NORTH ELEVATION

Scale: 1/8" = 1'-0"



1A / A4.2 BUILDING B - EAST ELEVATION

Scale: 1/8" = 1'-0"



1A / A4.2 BUILDING B - WEST ELEVATION

Scale: 1/8" = 1'-0"

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PROJECT TITLE
JOPLIN SUMMIT APARTMENTS

PROJECT ADDRESS:
JOPLIN, MISSOURI 64804

BUILDING B - EXTERIOR ELEVATIONS

SHEET

PROJECT NO.: 22-059
DRAWN BY: HDG
REVIEWED BY: MAC
DATE: 10.07.2022

A4.2

Case 059-22: Site Plan Review

W. 32nd St. & McClelland Terrace- A request to review site plan for multi-family development-Crossland Summit Development, LLC

Joshua, Civil Engineer with Anderson Engineering, 114 Sunset Loop, Carl Junction, Missouri. He stated he could answer any questions. The site plan comprises of parking areas, underground parking, two buildings and then water quality.

Mr. Kimble asked if there were any questions from the Commission of Case 059-22.

There were none.

Mr. Kimble asked if there was anyone in the audience who wished to speak in favor of Case 059-22.

There were none.

Mr. Kimble asked if there was anyone in the audience who wished to speak in opposition of Case 059-22.

There were none.

Case 059-22: Site Plan Review - W 32nd & McClelland Terrace



W 32nd & McClelland Terrace - A request to review a site plan for multi-family developement - Crossland Summit Development, LLC

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