CASE 003-26: Annexation

Mr. Kimble asked the applicant to step forward and state their name for the record.

Mr. Bellairs took a moment to address a few items for case 003-26 and 004-26. A previous annexation agreement with the property owner of Wildwood Ranch, James Pinjuv. The annexation agreement was completed in 2009. All of the property within the annexation agreements is supposed to be annexed into the City of Joplin by 2029. There are existing industrial uses along the corridor: Owens Corning, a concrete plant, and a Liberty substation. Staff wanted to identify that there are currently heavy industrial uses along the 20th Street corridor and that this area has been identified as a future heavy industrial uses. The City has also made improvements to the 32nd Street corridor and is currently making improvements along the 20th Street corridor, to handle the west bound truck traffic. We also have plans for a western bypass that will assist with traffic as well.

Mr. James Pinjuv, 1032 Antelope Rd., spoke in favor of the case. Mr. Pinjuv explained that the property in question has been under an annexation agreement with the City of Joplin but remained in the county until now that the land is under contract.

Ms. Klue-Michael stated that she has been contacted by several people in the community that a data center would be located there. Why is the annexation and rezoning contingent on using city facilities?

Mr. Pinjuv explained that this is a very expensive development and the agreement shows that the property will be annexed into the City of Joplin. The end-user is very specific about the particulars of the property and that it will in fact be in the City of Joplin. There can't be variables left out there because of the type of investment that's required on this deal. We're likely looking at a build-out is probably four years. There are other variables beyond annexation and rezoning which are more difficult to come by. The cost range is between five and seven billion dollars. I have been working on this deal for two and a half years. We are trying to make sure that we have all of our basis up-front.

Ms. Klue-Michale asked that if this is passed and we do annex it into the City and this does become a data center the water, the drinking water, the Joplin water facilities will become an issue and is a point of concern of residents that have come to me and where does all of our drinking water go?

Mr. Pinjuv stated that the two big concerns are water and power. It's an enormous power consumer and relatively large water consumer and there will

need to be improvements to the water system and the grid. Those costs will be one hundred percent born by the developer.

Mr. Kimble asked if there were any questions.

Ms. Phillips asked if they'd buy the land or are you going to lease it to them and the contract is for the business to come in.

Mr. Pinjuv stated that is a purchase agreement and that it is a three-step process. I've owned the land for over 20 years, and I am the local developer. There is a mid-level developer of these types of facilities where they do all of the upgrades. Then there is an end-user who has the money to make this thing work.

Ms. Phillips said "eventually"

Mr. Pinjuv said that it will be in the next nine months or it won't happen. Unfortunately, with this business it is evolving quickly so that the things that end users change every 90 days. Right now, it is a race among six companies in America who can afford to do this and that this is a race to see who gets there first. Our timing is really important. The market will in fact change. It's an opportunity that I don't know will come around again. It an opportunity that will put Joplin in more of a high-tech place and bring a different type of talent to town.

Mr. Kimble asked if there was anyone else who would like to speak in favor.

Mr. Morris Glaze, 3321 Deleware, I support both projects, both cases in front of you. Jimmer has been in our community for a number of years and has been the sole developer of Wildwood Ranch, he's knocked it out of the park. He's got homes out there, he's got industry out there, he's got healthcare out there. The city built their new fire station out there. The Catholic church went there after the tornado. I support Jimmer and his projects.

Mr. Kimble asked if there was anyone who would like to speak in opposition.

Mr. Bellairs told Mr. Kimble that you may clarify that this is the annexation case, and that there will be a separate case to discuss the rezoning.

Ms. Tammy Britton, 1386 Augusta Ln, I am neither for or opposed but I have some questions before we rezone this. Data centers have a lot of issues with water and power.

Mr. Kimble stated that rather than talking about the rezoning portion we are talking about the annexation portion. The rezoning case will be next.

Dr. Rosenberg commented that Ms. Britton asked what we would annex the property for. All property annexed into the city is zoned R-1 so the very first project would be that we want to bring this property into the city. The second

thing when we get into the second case we'll talk about property uses. If you are objecting to bringing it into the city then you should speak now, if not, wait until we get to the next one.

Mr. Britton stated that she will come back when they discuss the rezoning.

Susan Mitchell, 5128 W 20th, if you put it into the city, how are you going to patrol it. We don't have enough police, so how are we going do it. It doesn't make sense to put it into the city out there. I know that the city owns the road, that doesn't make sense to me either, but I know it's for what is going to go on. Can you answer how you're going to patrol it when the city can't patrol what we got where we already have a shortage of police officers.

Mr. Kimble stated they will defer to Tyler about what the City can do. Secondly, we are an impartial group that is not part of the City just volunteers that come in and hear things. So I couldn't speak specifically like a city council member could about what the police can do, if that is something you still have a question about after this meeting today when this comes to city council, they will be able to speak much more clearly and specifically to you on that topic.

Mr. Bellairs added that for all of our public hearings we hold before the Planning and Zoning Commission we take all of the city department. One of the agencies that reviews these cases is the Police Department. They respond if they have any concerns about whether their ability to enforce our laws and ordinances, but we did not receive any concerns indicating that from the Joplin Polic Department. If they don't respond, then we take that as they are confident they can handle it and there is no concern.

Mr. Kimble asked if a facility of this nature would have its own private security with boots on the ground that would be able to assist JPD.

Ms. Mitchell asked if this space will also have residential or will it just be business. You'll still need the city police department to run the roads.

Mr. Bellairs stated the Joplin Police Department hasn't indicated that they will have any problem patrolling this area and while we haven't seen any plans, it is common practice for industrial developments to provide their own private security and fencing.

Mr. Kimble asked if there was anyone who would like to speak in opposition.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 0 03-26. THIS MOTION WAS SECONDED BY M R SPRUCE. MOTION CARRIED. (6 IN FAVOR, 1 IN OPPOSITION, 0 ABSENT)