CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2020-254 -Voluntary Annexation

MEETING DATE:
May 18, 2020

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

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

SUMMARY REQUEST:
Case 010-20: Voluntary Annexation – A request to voluntarily annex property into the City of Joplin, located at 266 County Road 190 – Blue Real Estate II

BACKGROUND:
Blue Real Estate II is requesting to voluntarily annex two tracts of approximately 2 acres of land containing one building known as Hogan Truck Leasing & Rental. The property is located within the Joplin Industrial Park.

This property shares a contiguous border with the city; no unincorporated areas separate this property from the City. In fact, the property is completely surrounded by the city.

PLANNING & ZONING COMMISSION TESTIMONY:
Keegan Stanton, 602 S. Main St., Joplin, MO. The applicant of Blue Real Estate II is based out of St. Louis, so they were unable to make todays meeting. They are the owners of the property which Hogan Truck Leasing and Rental is based on.

There are two parcels and they are wanting to bring both parcels into the City of Joplin. The parcels are in the Industrial Park on Prigmor Ave.

PUBLIC COMMENT; None.

FUNDING SOURCE
These payments are included in the FY 2019-20 budget of the Community Planning Fund.

RECOMMENDATION:
Staff Recommends approval.
Planning & Zoning Commission recommends approval for Case 010-20, 6 in favor, 0 Nays, 1 Absent.

ATTACHMENTS
CB 2020-254, Staff Planning Report, P&Z Commission Minutes

CB 2020-254

Case 010-20: Voluntary Annexation – A request to voluntarily annex property into the City of Joplin, located at 266 County Road 190 – Blue Real Estate II

Keegan Stanton, 602 S. Main St., Joplin, MO. The applicant of Blue Real Estate II is based out of St. Louis, so they were unable to make todays meeting. They are the owners of the property which Hogan Truck Leasing and Rental is based on. There are two parcels and they are wanting to bring both parcels into the City of Joplin. The parcels are in the Industrial Park on Prigmor Ave. They are completely surrounded by the city and they are requesting this for the sewer at city rates.

Mr. Ramsour asked if the Commissioners had any questions? They did not. Is there was anyone who would like to speak in favor to this case? There was not. Is there was anyone who would like to speak in opposition to this case? There was not.

MR. DERMOTT MOVED, SECONDED BY MR. EASTMAN, CASE 010-20 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. RAMSOUR, MR. DERMOTT, MRS. BRUCKNER-SEARS, MRS. STEELE, MR. MCCULLOUGH, AND MR. EASTMAN VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Z&P Meeting: March 9, 2020
City Council Meeting: May 18, 2020

STAFF PLANNING REPORT
Voluntary Annexation

CASE 010-20 A request to voluntarily annex property into the City of Joplin

LOCATION 266 County Road 190

APPLICANT Blue Real Estate II

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Truck Leasing	Approximately 2 acres

DISCUSSION

Blue Real Estate II is requesting to voluntarily annex two tracts of approximately 2 acres of land containing one building known as Hogan Truck Leasing & Rental. The property is located within the Joplin Industrial Park.

This property shares a contiguous border with the city; no unincorporated areas separate this property from the City. In fact, the property is completely surrounded by the city. This tract is already near city sewer and not within the 100-year floodplain. It is consistent with our future land use map, which indicates this area as industrial and manufacturing.

Staff recommends approval of Case 010-20.

ENCLOSURES

- Map of area to be annexed
- Application

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

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

TO WHOM IT MAY CONCERN:

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

Brian J. Hogan

Member - Authorized Rep.

STATE OF Missouri)
) ss:
COUNTY OF Saint Louis)

On this 27 day of JANUARY 2020, before me appeared BRIAN J. HOGAN, to me known to be the MEMBER, AUTHORIZED REPRESENTATIVE of BLVE REAL ESTATE II, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was singed and sealed on behalf of said corporation by authority of its Board of Directors of the consideration stated therein and no other, and said MEMBER, AUTHORIZED REPRESENTATIVE acknowledged said instrument to be the free act and deed of said corporation, and that the allegations contained therein are true.

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

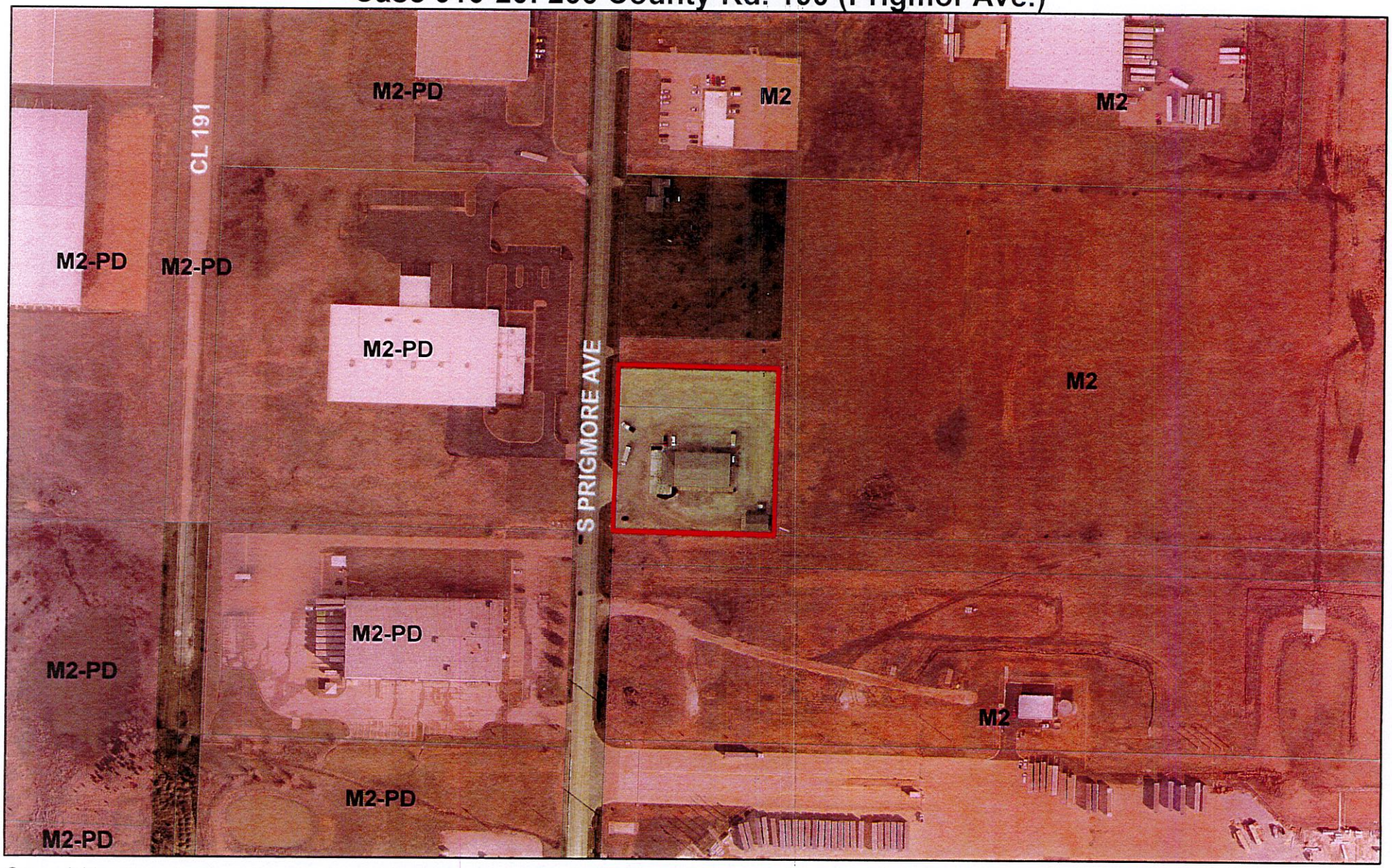
My commission expires: 6/23/2022.

Notary Public

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

MATTHEW J. HANFORD
My Commission Expires
June 23, 2022
St. Louis County
Commission #14437551

Case 010-20: 266 County Rd. 190 (Prigmor Ave.)



Case 010-20: Voluntary Annexation – A request to voluntarily annex property into the City of Joplin, located at 266 County Road 190 – Blue Real Estate II

0 125 250 500 750 1,000 Feet

N

P & Z Case 010-20
Blue Real Estate II
(P & Z Recommended Approval)

COUNCIL BILL NO. 2020-254 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the City of Joplin, Missouri, located at 266 County Road 190, Joplin, Jasper County, Missouri.

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

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

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

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

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

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

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

As all of the South 225 feet of the West 320 feet of the South one-half of the Northwest Quarter of the Southwest Quarter of Section 14, Township 27, Range 32, Jasper County Missouri, except the West 35 feet thereof and all of the South 300 feet of the West 320 feet of the South one-half of the Northwest Quarter of the Southwest Quarter of Section 14, Township 27, Range 32, Jasper County, Missouri, except the South 225 feet of the West 320 feet of the South one-half of the Northwest Quarter of the Southwest Quarter of Section 14, Township 27, Range 32, Jasper County, Missouri, as conveyed general warranty deed filed August 27, 1984 in book 1282 at Page 2488.

Section 2. That the City Clerk is hereby authorized and directed to cause three (3) certified copies of this Ordinance to filed with the Clerk of Jasper County, Missouri.

Section 3. That this Ordinance shall be in full force and effect as of 12:01 a.m., on the 21st

day of June 2020.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2020, by a vote of _____.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney