**Case 030-23: Voluntary Annexation**

Property East and West of Highway I-249, South of Newman Rd.-Voluntary Annexation-A request to Voluntarily Annex into the Corporate Limits of the City of Joplin, MO, Jasper County-Raymon Sharp

Mr. Bolander, City of Joplin, represented the owner of the property on the voluntary annexation. The history of this area, City of Joplin did invest 5-7 million dollars when this corridor was built with the Missouri Department of Transportation. This is one of the few properties that are not in the City of Joplin or another community. Much of the property is in Duenweg. We are trying to capitalize our investment the citizens have made and Mr. Sharp has agreed to voluntarily come into the City of Joplin. Both sides of the corridor between Newman Rd. and 7th St. We do recommend the approval of this request.

Mr. Kimble asked if there were any questions from the Commission on Case 030-23.

Mr. Jackson asked if there was any future projected land use for this property.

Mr. Bolander stated yes, we actually did involuntary annexation and had a vote which failed in this area. Part of that requirement was through a land use and a plan submission involuntary annexation. Around the interchanges you will see commercial and then between it mostly industrial type development.

Mr. Jackson asked what the process would be to get city utilities located out there for a hook up.

Mr. Bolander stated they are working on that right now. There is actually sewer going in on the west side of the corridor. In fact, those agreements have been approved by City Council. Then part of that when MODOT built it we did put a sleeve underneath 249 to get utilities to the east side as well.

Ms. Phillips stated she had a question. This was so long ago but she remembered some of the abated soil from the lead contamination underneath one of the highways. Was this one of them.

Mr. Bolander said yes, that was the corridor.

Mr. Jackson asked if the soil was contaminated.

Mr. Bolander stated no. It was a mitigation they used some of the contaminated soil for the 249 corridor and then they encapsulated it with concrete.

Ms. Phillips stated so it is actually under the highway.

Mr. Bolander stated yes.

Mr. Jackson said a question he had was we annex things into the City of Joplin, they now have City services, and they get City utility access which increases the value of their property, and they will also have City Public Safety on their property and then they get a decrease in their property tax bill. They are currently paying for rural services for fire. So, any time we have seen these annexations the landowners typically see a reduction in their property tax. He stated his concern there had been a lot of strong conversations in the last year that our Public Safety was very underfunded and here we are throwing more land onto them, and the City of Joplin will not have anything to offset this additional overhead, but the property owner would have everything to gain.

Mr. Bolander stated the rebuttal to that would be we are hoping this would develop. That would bring in revenue, jobs and property taxes. Right now, they get a decrease because the City tax is cheaper than the County tax so they would be paying City taxes once it comes into the City of Joplin. There is no abatement on the property right now. The only decrease they are going to receive would be the voluntary fire district tax that serves this area is more than the City tax. He stated we receive no tax off this property now.

Mr. McCullough stated that any property next to a freeway that goes residential is there any code that they have to put up any sound barrier.

Mr. Bolander stated no. A lot of the new housing development that you see on 7th St is in the community of Duenweg.

Mr. Kimble asked if there were any other questions from the Commission on Case 030-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 030-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 030-23.

Donna Strup, 1096 N. Prosperity Ave., Joplin, Missouri. Ms. Strup stated she lives right across the street. They said industry. Is it going to be zoned industry or residential or commercial. What is their proposal.

Mr. Bolander stated right now there is no proposal. His guess was on the interchanges you would see those developed first and they would be commercial. When we annex property into the City of Joplin it comes in as R-1, single family residential so they would have to go through a rezoning request to get it changed to commercial or even industrial. Right now, if it was annexed into the City of Joplin it comes in as single family residential.

Ms. Strup said okay, so we are just hanging up in the air to see what they are going to do down the road.

Mr. Bolander stated yes. All they are requesting is that it becomes a part of the City of Joplin. They have no development plans presented to us right now.

Ms. Strup stated okay, she just didn't want a big industry right across the street from her property but that is her comment.

Mr. Jackson stated he had a question based on her feedback. This is technically County property now, correct.

Mr. Bolander stated yes.

Mr. Jackson said so if something wanted to go in there commercial or industrial there is no zoning process they have to go through even.

Mr. Bolander stated that is correct.

Mr. Jackson stated they could put a land dump in there.

Mr. Bolander stated yes, there are no land use regulations in the County.

Mr. Jackson said so with the City annexing the property it actually puts more restrictions and control on that.

Mr. Bolander stated that is correct.

Ms. Strup thanked them for the clarification.

**MS. STEELE MOVED THAT CASE 030-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. (4 IN FAVOR, 2 NAY, 1 ABSENT) VOTE IN OPPOSITION WAS FROM MR. JACKSON AND MS. WARREN.**