City of Joplin

City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: JUNE 4, 2018

COUNCIL BILL 2018-510
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT
ATTACHMENT: NORTHPARK MALL COMMUNITY IMPROVEMENT DISTRICT PETITION TO ADD REAL PROPERTY TO AND REMOVE REAL PROPERTY FROM THE NORTHPARK CID , EXHIBIT A

Finance Director: Leslie Haase	**Date:**
City Attorney: Peter Edwards	**Date:**
City Manager: Sam Anselm	**Date:**

INTRODUCTION:
This Council Bill approves a petition amending the boundaries of the Northpark Lane Community Improvement District (District), including the removal of certain real property from and addition of certain real property to the District.

DISCUSSION:
The Northpark Mall owners submitted a petition to the City to amend the boundaries of the District which was formed pursuant to City Ordinance 2014-90. The 2018 petition provides for the removal of certain real property from and the addition of certain real property to the District. Specifically, the 2018 petition adds the Dunham's Sports parcel to the District and clarifies that no part of the Macy's Men's and Women's store is within the District.

The petition proposes to continue to collect a 1% sales tax within the district to fund the improvements listed in the petition. The improvements will be as provided in the 2014 petition which established the District. The CID will issue bonds in order to make the reimburse the Northpark Mall owners for improvements that have been completed to date and to pay for the improvements which remain to be completed. The bonds will not be an obligation of the City of Joplin.

This District will remain a separate political subdivision governed by a Board of Directors, appointed by the Mayor, with the consent of the City Council.

The District will provide certain financial information to the City as required by the 2018 petition and will pay the City an annual administrative fee of $2,500.

The Mall is a vital economic driver in our community and it is important to support the requested enhancements for the benefit of the public. These improvements are needed to enhance the competitiveness of the mall.

RECOMMENDATION:
City Staff recommends this Council Bill be approved on first reading.

THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT

PETITION TO ADD REAL PROPERTY TO AND REMOVE REAL PROPERTY FROM THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT

City of Joplin, Missouri

May 30, 2018

EXHIBITS

EXHIBIT A PETITION TO ESTABLISH THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT

EXHIBIT B ORDINANCE NUMBER 2014-090 ESTABLISHING THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT

EXHIBIT C PRIOR DISTRICT LEGAL DESCRIPTION

EXHIBIT D PARCELS TO BE REMOVED BY THE PETITION

EXHIBIT E PARCELS TO BE ADDED BY THE PETITION

EXHIBIT F LEGAL DESCRIPTION OF DISTRICT UPON APPROVAL OF PETITION

EXHIBIT G DISTRICT BOUNDARY MAP

PETITION ADD REAL PROPERTY TO AND REMOVE REAL PROPERTY FROM THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT

This petition ("Petition") to remove certain real property and add certain real property to the Northpark Lane Community Improvement District (the "District") located in the City of Joplin, Missouri (the "City") is submitted to the City in accordance with the Community Improvement District Act as set forth in Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the "Act").

At set forth herein, the entity signing this Petition in accordance with the Act (the "Petitioner") requests that the governing body of the City (the "City Council") hold a public hearing and approve and adopt the Petition as described herein and in accordance with the Act.

1. DESCRIPTION OF THE DISTRICT

A. Creation and Establishment of the District

The District was created and established, pursuant to the terms set forth in the Petition to Establish the Northpark Lane Community Improvement District (the "Original Petition") and in accordance with the Missouri Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "Act"), by the City Council's approval and adoption of Ordinance Number 2014-090 (the "Ordinance"), on or about June 16, 2014. The District has, thereafter, continued in lawful existence and operation, without interruption, and the Original Petition has not been previously amended or modified. A copy of Ordinance Number 2014-090 is attached hereto as Exhibit B and incorporated herein by this reference.

B. Name of District

The name of the District is the Northpark Lane Community Improvement District and shall remain unchanged upon amendment by this Petition.

C. Legal Description

The District, as approved by the Ordinance, includes all of the real property set forth in the legal description in Exhibit C of the Petition (the "Existing Land") and, upon adoption of this Petition, will be amended to reflect the removal of certain real property from the District (the "Removed Land") as legally described in Exhibit D and the addition of certain property to the District as legally described in Exhibit E of the Petition (the "Added Property"). "District Land" as used in this Petition and as legally described in Exhibit F, shall mean, collectively, the Existing Land and the Added Property less and except the Removed Land.

D. Boundary Map

A map portraying the amended boundaries of the District is attached as Exhibit G to this Petition.

2. PETITIONER

Based on the tax records of Jasper County, Missouri as of the date of the filing of this Petition, Petitioner:

A. Collectively owns more than fifty percent (50%) by assessed value of the property to be added to the District by this Petition; and

B. Collectively represents more than fifty (50%) per capita of all owners of the property to be added to the District by this Petition.

3. FIVE YEAR PLAN

A. Purpose of the District

The purposes of the District as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

B. Services and Improvements

The services and improvements as set forth in the Original Petition shall remain unchanged upon adoption of this Petition.

C. Budget

The budget of the District as set forth in the Original Petition shall remain unchanged upon adoption of this Petition.

D. Powers

The powers of the District as set forth in the Original Petition shall remain unchanged upon adoption of this Petition.

4. GOVERNANCE OF THE DISTRICT

A. Type of District

The District shall remain a political subdivision of the State of Missouri and shall not operate as a not-for-profit corporation. The District shall continue to have all of the powers granted to and or exercisable by a Community Improvement District according to the Act except to the extent its powers are expressly limited by the Original Petition or this Petition.

B. Board of Directors:

1. Number

The number of members on the District's Board of Directors as set forth in the Original Petition shall remain unchanged upon adoption of this Petition.

2. Qualifications

The qualification requirements in the Original Petition for the District's five (5) member Board of Directors as set forth in the Original Petition shall remain unchanged upon adoption of this Petition.

3. Terms

The process for the election and/or appointment of members of the Board of Directors shall be as set forth in the Original Petition.

4. Successor Directors

The terms of office of members of the Board of Directors shall remain unchanged upon adoption of this Petition.

5. Ex Officio City Representative

The ex officio city representative as set forth in the Original Petition shall remain unchanged upon adoption of this Petition.

5. REAL PROPERTY TAX

The District, following adoption of this Petition, shall have no power to submit a real property tax to the qualified voters for approval; as such, the maximum rate of real property taxes imposed by the District on District Property is zero consistent with the Original Petition.

6. SPECIAL ASSESSMENT

The District, following adoption of this Petition, shall have no power to impose a special assessment; as such, the maximum rate of special assessment imposed by the District on District Property is zero consistent with the Original Petition.

7. SALES TAX

The District, pursuant to its Resolution No. 2016-02, approved by mail-in ballot of the eligible voters of the District, imposed a sales tax in the amount of 1% that shall remain unchanged upon adoption of this Petition.

8. ASSESSED VALUE

As of the date of this Petition, the total assessed value of all of the real property to be added to the District pursuant to this Petition is $771,230.00 according to the records of the Jasper County Assessor's Office. The total assessed value of all of the real property to be included in the District, including the Added Property, upon adoption of this Petition is $9,799,310.

Address	Parcel I.D.	Assessed Value 2017
201 N. Northpark Ln	20300600000004001	1,207,640
Northpark Lane	20300600000004902	19,040
Northpark Lane	20300600000004903	27,200
S. Range Line Road	20300600000010000	5,908,220
137 N. Range Line Road	20300600000010002	218,720
101 N. Range Line Road	20300600000010003	96,420
JOP	20300600000010004*	1,040,550
JOP	20300600000010005*	510,290
JOP	20300600000001202	771,230
	Total	$9,799,310

*Note that a portion of each of these parcels is being removed from the District while a portion of each of these parcels will remain within the District. See Exhibit F and Exhibit G for further detail.

9. LIFE OF DISTRICT

The maximum length of time for the existence of the District shall be until the earlier of: (a) twenty (20) years following the effective date of the District Sales Tax (September 30, 2036); or (b) upon redemption or maturity of all District Obligations issued by the District to fund the District Project. The proposed length of time for the existence of the District as set forth above and in the Original Petition shall remain unchanged upon adoption of this Petition.

10. BORROWING CAPACITY AND REVENUE GENERATION

The District shall have all powers and authority as set forth in the Original Petition.

11. FISCAL YEAR OF THE DISTRICT, REPORTING, ANNUAL BUDGET

The fiscal year, budget, annual meeting and reporting requirements of the District as set forth in the Original Petition shall remain unchanged upon adoption of this Petition.

12. REQUEST TO AMEND ESTABLISHED DISTRICT

By execution and submission of this Petition, Petitioner requests that the City Council hold a public hearing in accordance with Section 67.1421 of the Act and adopt an ordinance to establish the District as set out in this Petition and in accordance with the Act and this Petition.

By execution and submission of this Petition, Petitioner requests that the City Council amend the boundaries of the District as set out in this Petition.

The signature pages, attached hereto, are incorporated by reference as though fully set forth herein.

13. NOTICE TO PETITIONERS

The signature of the undersigned may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk of the City of Joplin.

14. BLIGHT DETERMINATION

This Petition does not include a request for a determination of blight for any real property within the District.

14. SEVERABILITY

If any provision of the Original Petition or this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of the Original Petition or this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition or the Original Petition invalid, inoperative or unenforceable to any extent whatsoever.

15. FINANCIAL INFORMATION

On or prior to the fifteenth (15) day of each month, the District shall use reasonable efforts to provide to the Finance Director of the City of Joplin: (1) a copy of the bank statement received from Arvest Bank for the account of the District for the previous month and (2) a copy of the statements received from the Missouri Department of Revenue detailing the amount of Local Option Sales and Use Taxes received by the District for the previous month. Notwithstanding the foregoing, in no event shall the District's failure to provide such statements be considered a default under any agreement between the District and the City. The District shall sign an Irrevocable Authorization and Consent to the Release of this financial and bank account information to the City of Joplin, on appropriate forms approved by the District's bank and the Missouri Department of Revenue, including but not limited to Form 4379. In the event that the above information is not timely provided to the City, the City shall have the right to

request the information from the District's bank and the Missouri Department of Revenue. Further, the District agrees to pay the City of Joplin a $2,500 annual administrative fee.

16. CONSENT OF THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT TO ADD PROPERTY TO AND REMOVE REAL PROPERTY FROM THE BOUNDARIES OF THE DISTRICT AS SET FORTH IN THIS PETITION

By signing below, the Chairman of the Board of Directors of the Northpark Lane Community Improvement District consents to the removal and addition of certain properties to the District pursuant to this Petition.

THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT
By and through its Chairman of the Board of Directors:

_____
Joan Ghani, Chairman

Together with the signator who has executed the attached signature page.

Signature Page for Petition to Remove and Add Real Property to the Northpark Lane Community Improvement District

The undersigned requests that the City Council of the City of Joplin, Missouri, add real property to the Northpark Lane Community Improvement District according to the preceding.

Name of Owner:	Northpark Mall/Joplin, LLC
Owner's Telephone Number:	423-855-0001
Owner's Mailing Address:	2030 Hamilton Place Boulevard Chattanooga, TN 37421-6000
Name of Signer:	Jeffery Curry
Basis of Legal Authority to Sign:	Chief Legal Officer of CBL Holdings I, Inc., the sole general partner of CBL & Associates Limited Partnership, the sole member and chief manager of the Owner
Signer's Telephone Number:	(423) 490-8642
Signer's Mailing Address:	2030 Hamilton Place Boulevard Chattanooga, TN 37421-6000

Entity Type: Delaware limited liability company

The map, parcel number and assessed value of the tract of real property to be added to the District owned: The Added Property will contain the following parcel:

Address	Parcel I.D.	Assessed Value (2017)	Map	Legal Description
JOP MALL 101 Range Line Rd, Bldg D, Joplin, MO 64801	20300600000001202	$771,230	See attached Exhibit G	See attached Exhibit E

The map, parcel number and assessed value of the tract of real property to be removed from the District owned: The Removed Land will contain a portion of the following parcels:

Address	Parcel I.D.	Assessed Value (2017)	Map	Legal Description
JOP MALL 101 Range Line Rd, Bldg D, Joplin, MO 64801	20300600000010005	$510,290	See attached Exhibit G	See attached Exhibit D
JOP MALL 101 Range Line Rd, Bldg D, Joplin, MO 64801	20300600000010004	$1,040,550	See attached Exhibit G	See attached Exhibit D

Signature Page for Petition to Remove and Add Certain Real Property to the Northpark Lane Community Improvement District

By executing this Petition, the undersigned represents and warrants that he has received a copy of this Petition and its exhibits, has read this Petition and its exhibits, is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his signature may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

NORTHPARK MALL/JOPLIN, LLC,
a Delaware limited liability company

By: CBL & Associates Limited Partnership,
its sole member and chief manager

By: CBL Holdings I, Inc., its sole general partner

By: _____
Name: Jeffery Curry
Title: Chief Legal Officer

Date: _____ ___, 2018

STATE OF TENNESSEE)
) **SS.**
COUNTY OF HAMILTON)

On this ____ day of _____, 2018, before me personally appeared Jeffery Curry, the Chief Legal Officer of CBL Holdings I, Inc., the sole general partner of CBL & Associates Limited Partnership, the sole member and chief manager of Northpark Mall/Joplin, LLC**,** to me personally known to be the individual described in and who executed the foregoing instrument by authority of the members of Northpark Mall/Joplin, LLC**,** and acknowledged that she executed the same as the free act and deed of said Northpark Mall/Joplin, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

_____
Notary Public

My Commission Expires:
_____

Signature Page for Petition to Remove and Add Certain Real Property to the Northpark Lane Community Improvement District

By executing this Petition, the undersigned represents and warrants that he has received a copy of this Petition and its exhibits, has read this Petition and its exhibits, is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his signature may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

CBL AND ASSOCIATES MANAGEMENT, INC.,
a Delaware corporation

By: _____
Name: _____
Title: _____

Date: _____ ___, 2018

STATE OF TENNESSEE)
) **SS.**
COUNTY OF HAMILTON)

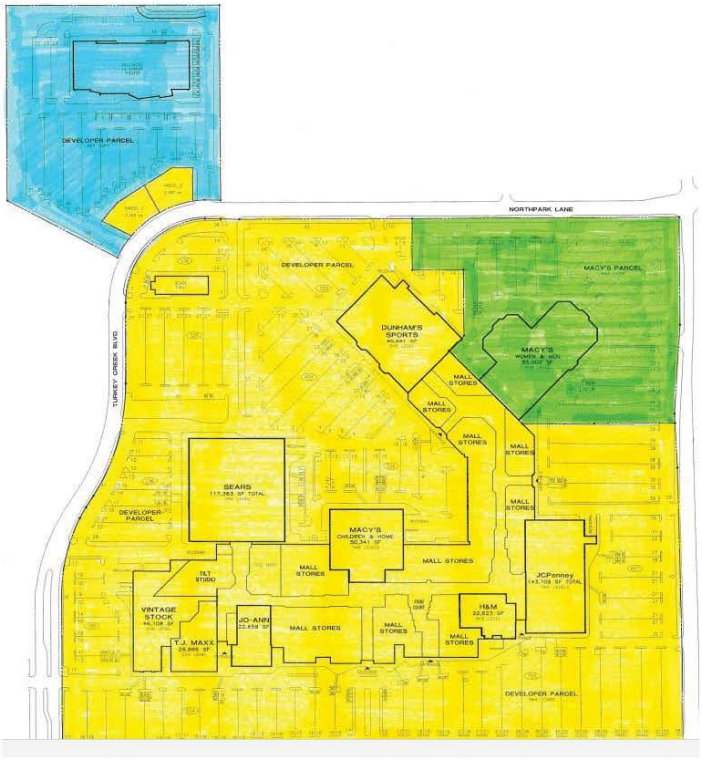
On this ____ day of _____, 2018, before me personally appeared _____, the _____ of CBL and Associates Management, Inc., to me personally known to be the individual described in and who executed the foregoing instrument by authority of the board of directors of said CBL and Associates Management, Inc.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

_____
Notary Public

My Commission Expires:
_____

MAP OF PROPERTY OWNERS



Owned by CBL & Associates Management, Inc.

Owned by others

Owned by Northpark Mall/Joplin, LLC.

EXHIBIT A

2014 PETITION TO ESTABLISH THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT

EXHIBIT B

ORDINANCE NUMBER 2014-090 ESTABLISHING THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT

EXHIBIT C

PRIOR DISTRICT LEGAL DESCRIPTION

THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT

THE SAME TRACT AS DESCRIBED IN THE NEWTON COUNTY ABSTRACT & TITLE CO. TITLE COMMITMENT NUMBER 16978 WITH AN EFFECTIVE DATE OF AUGUST 25, 2003.

TRACT 1 (FEE PARCEL)
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST; THENCE SOUTH 89°35'00" WEST, 35.00 FEET; THENCE SOUTH 00°25'00" EAST, 1235.97 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THIRD STREET, FOR A POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 88°58'56" WEST, 142.99 FEET; THENCE SOUTH 88°43'42" WEST, 614.00 FEET; THENCE SOUTH 89°39'42" WEST, 500.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF US ROUTE 71 (RANGELINE ROAD); THENCE ALONG SAID RIGHT-OF-WAY, NORTH 00°05'18" WEST, 541.61 FEET; THENCE LEAVING THE RIGHT-OF-WAY, SOUTH 89°43'43" EAST, 220.00 FEET; THENCE NORTH 00°05'18" WEST, 435.80 FEET; THENCE NORTH 89°43'43" WEST, 200.00 FEET TO THE AFOREMENTIONED RIGHT-OF-WAY; THENCE NORTH 00°05'18" WEST, 277.18 FEET; THENCE NORTH 06°06'19" EAST, 182.39 FEET; THENCE NORTH 00°05'18" WEST, 563.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF TURKEY CREEK BLVD.; THENCE NORTH 89°37'20" EAST, 654.91 FEET; THENCE 261.91 FEET ALONG A 565.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 77°09'34" EAST, 259.57 FEET; THENCE 40.49 FEET ALONG A 257.28 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 60°10'55" EAST, 40.45 FEET; THENCE SOUTH 57°13'46" EAST, 44.06 FEET; THENCE 380.49 FEET ALONG A 662.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 73°55'23" EAST, 375.11 FEET; THENCE NORTH 89°57'31" EAST, 262.06 FEET; THENCE 409.12 FEET ALONG A 270.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 46°37'58" EAST, 371.09 FEET TO THE WEST RIGHT-OF-WAY OF NORTHPARK LANE; THENCE SOUTH 00°55'55" WEST, 51.85 FEET; THENCE SOUTH 00°27'17" WEST, 60.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89°31'52" WEST, 660.58 FEET; THENCE SOUTH 00°11'34" EAST, 166.37 FEET; THENCE SOUTH 00°26'00" EAST, 272.78 FEET; THENCE SOUTH 45°25'05" EAST, 332.19 FEET; THENCE SOUTH 44°37'24" WEST, 331.97 FEET; THENCE SOUTH 00°25'00" EAST, 493.46 FEET TO THE POINT OF BEGINNING. CONTAINING 59.82 ACRES MORE OR LESS. BEARINGS BASE ON RECORD BEARING ALONG THE SECOND COURSE FROM THE POINT OF COMMENCEMENT. CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING INC. DRAWING NUMBER JOP 100-814.

And also including the following described property:

THE SAME TRACT AS DESCRIBED IN THE NEWTON COUNTY ABSTRACT & TITLE CO. TITLE COMMITMENT NUMBER 16978 WITH AN EFFECTIVE DATE OF AUGUST 5, 2003.

ALL OF LOTS 1, 2 AND 3 IN NORTHPARK HOLLYWOOD SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FORMERLY DESCRIBED AS:

COMMENCING AT THE CENTER OF SAID SECTION 6; THENCE NORTH 01°40'28" EAST, 226.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°22'40" WEST, 625.40 FEET; THENCE NORTH 03°00'28" EAST, 52.41 FEET; THENCE 353.39 FEET ALONG A 329.98 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 31°25'27" WEST, 336.74 FEET; THENCE NORTH 28°56'32" EAST, 400.08 FEET; THENCE SOUTH 88°22'39" EAST, 624.77 FEET; THENCE SOUTH 01°40'28" WEST, 690.11 FEET TO THE POINT OF BEGINNING. CONTAINING 11.00 ACRES MORE OR LESS.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 6, NORTH 01°40'28" EAST, 226.58 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER, NORTH 88°22'40" WEST, 625.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF TURKEY CREEK BOULEVARD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 03°00'28" EAST, 52.41 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 353.39 FEET ALONG A 329.98 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 31°25'27" WEST, 336.74 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 28°56'32" EAST, 400.08 FEET; THENCE SOUTH 88°22'39" EAST, 624.77 FEET TO THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 7; THENCE ALONG SAID EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER, SOUTH 01°40'28" WEST, 690.11 FEET TO THE POINT OF BEGINNING. CONTAINING 11.00 ACRES MORE OR LESS. ALL LYING IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE. CONDITIONS AND MONUMENTS AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER JOP 100-767.

EXHIBIT D
PARCELS TO BE REMOVED BY THE PETITION

A TRACT OF LAND LOCATED IN THE WEST ONE-HALF (W½) OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST, JOPLIN, JASPER COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 79.40 FEET NORTH AND 35.00 FEET WEST OF A STONE FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION 6;
THENCE NORTH 00°25'00" WEST, 493.48 FEET, ALONG THE CENTERLINE OF VACATED NORTHPARK LANE TO A (P.I.);
THENCE NORTH 44°36'26" EAST, 332.00 FEET TO A (P.I.);
THENCE SOUTH 45°23'34" EAST, 71.00 FEET TO A (P.I.);
THENCE NORTH 89°36'26" EAST, 212.11 FEET TO A (P.I.);
THENCE NORTH 00°29'14" WEST, 165.00 FEET TO A (P.I.);
THENCE NORTH 89°36'26" EAST, 165.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF PROPOSED NORTHPARK LANE;
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 00°29'14" EAST, 861.46 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF THIRD STREET;
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°35'56" WEST, 344.997 FEET TO A (P.I.);
THENCE NORTH 86°28'47" WEST, 288.686 FEET TO A (P.I.);
THENCE SOUTH 87°16'24" WEST, 30.036 FEET TO THE POINT OF BEGINNING, CONTAINING 10.81 ACRES MORE OR LESS, (INCLUDING A PORTION OF VACATED NORTHPARK LANE).

BASIS OF BEARINGS ASSUMED NORTH AZIMUTH.
(RANGE LINE ASSUMED DUE NORTH/SOUTH).

EXHIBIT E
PARCELS TO BE ADDED BY THE PETITION

TRACT 1:

A TRACT OF LAND LOCATED IN THE WEST ONE-HALF (W1/2) OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST, JOPLIN, JASPER COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN AXLE FOUND (IRON PIN RECORD) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, THENCE SOUTH 89°35'00" WEST 35.00 FEET, THENCE NORTH 00°11'00" WEST 166.59 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE TRACT, SAID POINT BEING ALSO THE POINT OF BEGINNING, THENCE NORTH 89°33'12" EAST 660.58 FEET TO THE NORTHEAST CORNER OF THE TRACT, THENCE SOUTH 00°29'14" EAST 560.15 FEET TO A POINT, THENCE SOUTH 89°36'26" WEST 165.00 FEET, THENCE SOUTH 00°29'14" EAST 165.00 FEET, THENCE SOUTH 89°36'26" WEST, 212.11 FEET, THENCE NORTH 45°23'34" WEST, 403.27 FEET TO THE CENTERLINE OF VACATED NORTH PARK LANE, THENCE ALONG SAID CENTERLINE, NORTH 00°25'00" WEST 272.77 FEET, THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 00°11'00" WEST 166.59 FEET TO THE POINT OF BEGINNING.

TRACT 2:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND ACCESS TO AN FROM PUBLIC RIGHTS-OF-WAY, FOR PARKING FOR THE CIRCULATION OF VEHICLES, FOR ACCESS TO CERTAIN UTILITY FACILITIES TO AND AS DELINEATED AND DEFINE BY CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 18, 1985 IN BOOK 1303 AT PAGE 101, AS ASSIGNED TO METROPOLITAN LIFE INSURANCE COMPANY IN RECIPROCAL EASEMENT AGREEMENT, ASSIGNMENT AND ASSUMPTION AGREEMENT FILED MAY 22, 1990 AT 2:35 P.M. IN BOOK 1375 AT PAGE 356, AND AMENDMENT NO. 1 FILED NOVEMBER 12, 1996 AT 11:39 A.M. IN BOOK 1516 AT PAGE 2321, AS MODIFIED BY AFFIDAVIT FILED JANUARY 28, 2997 AT 2:41 P.M. IN BOOK 1522 AT PAGE 313 AND AS CORRECTED BY INSTRUMENT FILED JUNE 24, 1997 AT 8:01 A.M. IN BOOK 1533 AT PAGE 1585, AND METROPOLITAN AGREEMENT RELATING TO AMENDMENT NO. 1, FILED JUNE 24, 1997 AT 8:03 A.M. IN BOOK 1533 AT PAGE 1612, ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT FILED JULY 10, 1998 AT 12:57 P.M. IN BOOK 1568 AT PAGE 952, ASSIGNMENT FILED OCTOBER 20, 1998 AT 4:01 P.M. IN BOOK 1578 AT PAGE 1344, ASSIGNMENT FILED DECEMBER 31, 1998 AT 1:23 P.M. IN BOOK 1586 AT PAGE 211, AND ASSIGNMENT FILED DECEMBER 4, 2004 AT 3:34:15 P.M. IN BOOK 1897 AT PAGE 530.

EXHIBIT F
LEGAL DESCRIPTION OF DISTRICT UPON APPROVAL OF PETITION

THE SAME TRACT AS DESCRIBED IN THE NEWTON COUNTY ABSTRACT & TITLE CO. TITLE COMMITMENT NUMBER 16978 WITH AN EFFECTIVE DATE OF AUGUST 25, 2003.

TRACT 1 (FEE PARCEL)
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST; THENCE SOUTH 89°35'00" WEST, 35.00 FEET; THENCE SOUTH 00°25'00" EAST, 1235.97 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THIRD STREET, FOR A POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 86°58'56" WEST, 142.99 FEET; THENCE SOUTH 88°43'42" WEST, 614.00 FEET; THENCE SOUTH 89°39'42" WEST, 500.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF US ROUTE 71 (RANGELINE ROAD); THENCE ALONG SAID RIGHT-OF-WAY, NORTH 00°05'18" WEST, 541.61 FEET; THENCE LEAVING THE RIGHT-OF-WAY, SOUTH 89°43'43" EAST, 220.00 FEET; THENCE NORTH 00°05'18" WEST, 435.60 FEET; THENCE NORTH 89°43'43" WEST, 200.00 FEET TO THE AFOREMENTIONED RIGHT-OF-WAY; THENCE NORTH 00°05'18" WEST, 277.18 FEET; THENCE NORTH 06°06'19" EAST, 182.39 FEET; THENCE NORTH 00°06'18" WEST, 563.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF TURKEY CREEK BLVD.; THENCE NORTH 89°37'20" EAST, 654.91 FEET; THENCE 261.91 FEET ALONG A 565.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 77°09'34" EAST, 259.57 FEET; THENCE 40.49 FEET ALONG A 257.28 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 60°10'55" EAST, 40.45 FEET; THENCE SOUTH 57°13'46" EAST, 44.06 FEET; THENCE 380.49 FEET ALONG A 652.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 73°55'23" EAST, 375.11 FEET; THENCE NORTH 89°57'31" EAST, 262.08 FEET; THENCE 409.12 FEET ALONG A 270.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 46°37'58" EAST, 371.09 FEET TO THE WEST RIGHT-OF-WAY OF NORTHPARK LANE; THENCE SOUTH 00°55'55" WEST, 51.85 FEET; THENCE SOUTH 00°27'17" WEST, 60.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89°31'52" WEST, 660.58 FEET; THENCE SOUTH 00°11'34" EAST, 166.37 FEET; THENCE SOUTH 00°25'00" EAST, 272.78 FEET; THENCE SOUTH 45°25'05" EAST, 332.19 FEET; THENCE SOUTH 44°37'24" WEST, 331.97 FEET; THENCE SOUTH 00°25'00" EAST, 493.46 FEET TO THE POINT OF BEGINNING. CONTAINING 59.82 ACRES MORE OR LESS. BEARINGS BASE ON RECORD BEARING ALONG THE SECOND COURSE FROM THE POINT OF COMMENCEMENT. CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING INC. DRAWING NUMBER JOP 100-814.

And also including the following described property:

THE SAME TRACT AS DESCRIBED IN THE NEWTON COUNTY ABSTRACT & TITLE CO. TITLE COMMITMENT NUMBER 16978 WITH AN EFFECTIVE DATE OF AUGUST 5, 2003.

ALL OF LOTS 1, 2 AND 3 IN NORTHPARK HOLLYWOOD SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FORMERLY DESCRIBED AS:

COMMENCING AT THE CENTER OF SAID SECTION 6; THENCE NORTH 01°40'28" EAST, 226.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°22'40" WEST, 625.40 FEET; THENCE NORTH 03°00'28" EAST, 52.41 FEET; THENCE 353.39 FEET ALONG A 329.98 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 31°25'27" WEST, 336.74 FEET; THENCE NORTH 28°56'32" EAST, 400.08 FEET; THENCE SOUTH 88°22'39" EAST, 624.77 FEET; THENCE SOUTH 01°40'28" WEST, 690.11 FEET TO THE POINT OF BEGINNING. CONTAINING 11.00 ACRES MORE OR LESS.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 6, NORTH 01°40'28" EAST, 226.58 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER, NORTH 88°22'40" WEST, 625.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF TURKEY CREEK BOULEVARD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 03°00'28" EAST, 52.41 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 353.39 FEET ALONG A 329.98 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 31°25'27" WEST, 336.74 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 28°56'32" EAST, 400.08 FEET; THENCE SOUTH 88°22'39" EAST, 624.77 FEET TO THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 7; THENCE ALONG SAID EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER, SOUTH 01°40'28" WEST, 690.11 FEET TO THE POINT OF BEGINNING. CONTAINING 11.00 ACRES MORE OR LESS. ALL LYING IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE. CONDITIONS AND MONUMENTS AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER JOP 100-767.

And also including the following described property:

TRACT 1:

A TRACT OF LAND LOCATED IN THE WEST ONE-HALF (W1/2) OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST, JOPLIN, JASPER COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN AXLE FOUND (IRON PIN RECORD) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, THENCE SOUTH 89°35'00" WEST 35.00 FEET, THENCE NORTH 00°11'00" WEST 166.59 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE TRACT, SAID POINT BEING ALSO THE POINT OF BEGINNING, THENCE NORTH 89°33'12" EAST 660.58 FEET TO THE NORTHEAST CORNER OF THE TRACT, THENCE SOUTH 00°29'14" EAST 560.15 FEET TO A POINT, THENCE SOUTH 89°36'26" WEST 165.00 FEET, THENCE SOUTH 00°29'14" EAST 165.00 FEET, THENCE SOUTH 89°36'26" WEST, 212.11 FEET, THENCE NORTH 45°23'34" WEST, 403.27 FEET TO THE CENTERLINE OF VACATED NORTH PARK LANE, THENCE ALONG SAID CENTERLINE, NORTH 00°25'00" WEST 272.77 FEET, THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 00°11'00" WEST 166.59 FEET TO THE POINT OF BEGINNING.

TRACT 2:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND ACCESS TO AN FROM PUBLIC RIGHTS-OF-WAY, FOR PARKING FOR THE CIRCULATION OF VEHICLES, FOR ACCESS TO CERTAIN UTILITY FACILITIES TO AND AS DELINEATED AND DEFINE BY CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 18, 1985 IN BOOK 1303 AT PAGE 101, AS ASSIGNED TO METROPOLITAN LIFE INSURANCE COMPANY IN RECIPROCAL EASEMENT AGREEMENT, ASSIGNMENT AND ASSUMPTION AGREEMENT FILED MAY 22, 1990 AT 2:35 P.M. IN BOOK 1375 AT PAGE 356, AND AMENDMENT NO. 1 FILED NOVEMBER 12, 1996 AT 11:39 A.M. IN BOOK 1516 AT PAGE 2321, AS MODIFIED BY AFFIDAVIT FILED JANUARY 28, 2997 AT 2:41 P.M. IN BOOK 1522 AT PAGE 313 AND AS CORRECTED BY INSTRUMENT FILED JUNE 24, 1997 AT 8:01 A.M. IN BOOK 1533 AT PAGE 1585, AND METROPOLITAN AGREEMENT RELATING TO AMENDMENT NO. 1, FILED JUNE 24, 1997 AT 8:03 A.M. IN BOOK 1533 AT PAGE 1612, ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT FILED JULY 10, 1998 AT 12:57 P.M. IN BOOK 1568 AT PAGE 952, ASSIGNMENT FILED OCTOBER 20, 1998 AT 4:01 P.M. IN BOOK 1578 AT PAGE 1344, ASSIGNMENT FILED DECEMBER 31, 1998 AT 1:23 P.M. IN BOOK 1586 AT PAGE 211, AND ASSIGNMENT FILED DECEMBER 4, 2004 AT 3:34:15 P.M. IN BOOK 1897 AT PAGE 530.

Less and except the following described property:

A TRACT OF LAND LOCATED IN THE WEST ONE-HALF (W½) OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST, JOPLIN, JASPER COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 79.40 FEET NORTH AND 35.00 FEET WEST OF A STONE FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION 6;

THENCE NORTH 00°25'00" WEST, 493.48 FEET, ALONG THE CENTERLINE OF VACATED NORTHPARK LANE TO A (P.I.);

THENCE NORTH 44°36'26" EAST, 332.00 FEET TO A (P.I.);

THENCE SOUTH 45°23'34" EAST, 71.00 FEET TO A (P.I.);

THENCE NORTH 89°36'26" EAST, 212.11 FEET TO A (P.I.);

THENCE NORTH 00°29'14" WEST, 165.00 FEET TO A (P.I.);

THENCE NORTH 89°36'26" EAST, 165.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF PROPOSED NORTHPARK LANE;

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 00°29'14" EAST, 861.46 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF THIRD STREET;

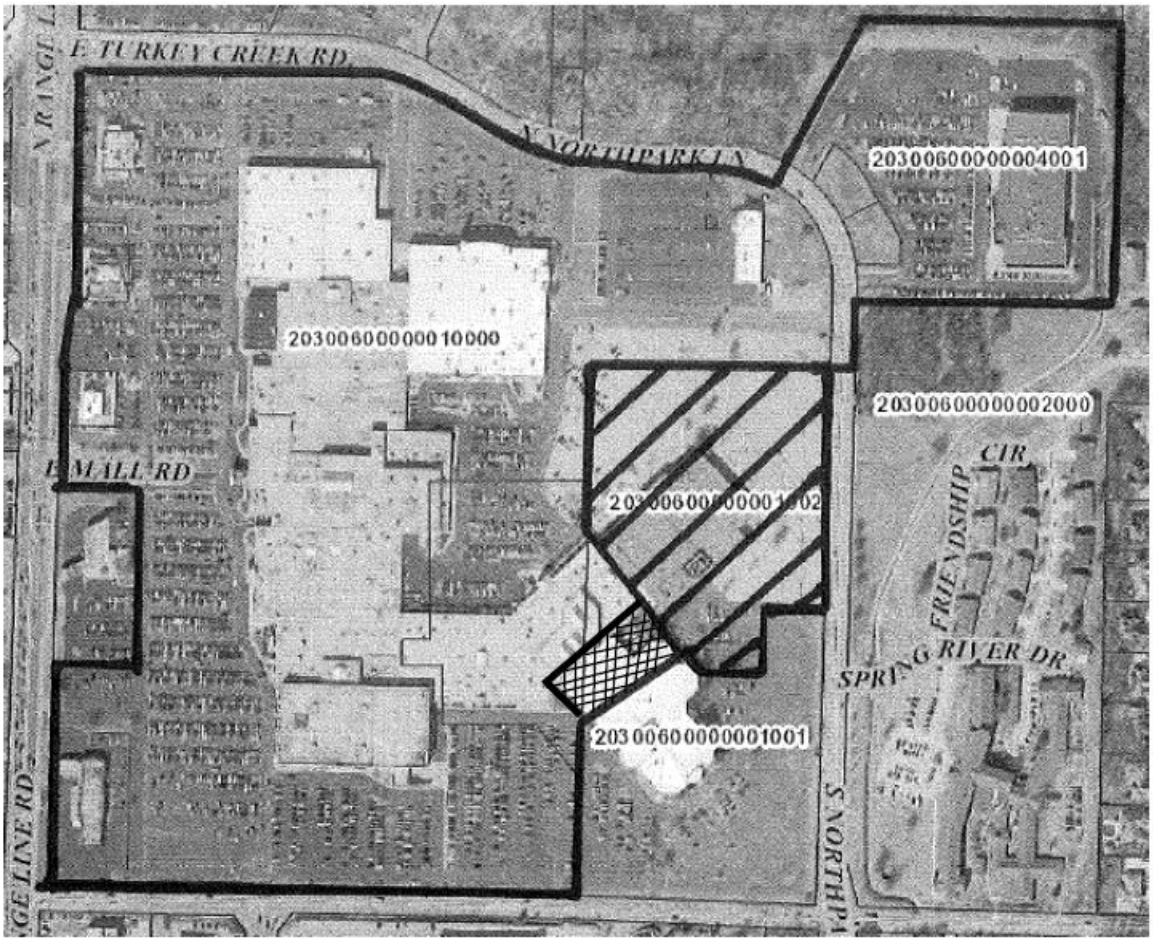
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°35'56" WEST, 344.997 FEET TO A (P.I.);

THENCE NORTH 86°28'47" WEST, 288.686 FEET TO A (P.I.);

THENCE SOUTH 87°16'24" WEST, 30.036 FEET TO THE POINT OF BEGINNING, CONTAINING 10.81 ACRES MORE OR LESS, (INCLUDING A PORTION OF VACATED NORTHPARK LANE).

BASIS OF BEARINGS ASSUMED NORTH AZIMUTH.
(RANGE LINE ASSUMED DUE NORTH/SOUTH).

EXHIBIT G



Existing Northpark Lane Community Improvement District, approved by Ordinance Number 2014-090

Property to be added to the District pursuant to the Amended Petition

Property to be removed to the District pursuant to the Amended Petition

COUNCIL BILL NO. 2018-510 **ORDINANCE NO.**

AN ORDINANCE approving a Petition to add real property to and remove real property from the Northpark Lane Community Improvement District.

WHEREAS, Sections 67.1401 to 67.1571 RSMo, 2000, as amended (the "CID Act"), authorize the governing body of any city, upon presentation of a proper petition requesting the addition of real property to and removal of real property from a Community Improvement District, to adopt an ordinance approving the addition of real property to and removal of real property from a Community Improvement District; and

WHEREAS, the City of Joplin, Missouri (the "City") is a charter city and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, the Northpark Lane Community Improvement District (the "District") was established pursuant to Joplin City Ordinance No. 2014-90 on or about June 16, 2014 ("2014 Ordinance"), a copy of which is included as Exhibit B to the 2018 Petition, as hereinafter defined; and

WHEREAS, on May 30, 2018, property owners within the District, collectively owning one hundred percent (100%) by assessed value of the real property and one hundred percent (100%) per capita of all owners of real property within the District filed with the City Clerk a petition for the addition of real property to and removal of real property from the District pursuant to the CID Act (the "2018 Petition"), said 2018 Petition recites the following facts:

(a) That the Petitioners are requesting the City Council to amend the boundaries of the District;

(b) The amended legal description of the District, including a map illustrating the updated district boundaries;

(c) A five-year plan stating that the District's Five-Year Plan included in the May 2014 petition (the "2014 Petition"), a copy of which is included as Exhibit A to the 2018 Petition, to establish the District, remain unchanged by the 2018 Petition;

(d) A notice that the signatures of the signers may not be withdrawn later than seven (7) days after the 2018 Petition is filed with the City Clerk;

(e) A statement that the District will remain a political subdivision governed by a five (5) member board appointed by the Mayor with the consent of the City Council;

(f) The total assessed value of all real property within the District;

(g) That the Petitioners are not seeking a determination that the District, or any legally described portion thereof, is a blighted area;

(h) The length of time for the existence of the District remains unchanged from the 2014 Ordinance and 2014 Petition;

(i) The method of financing for the District projects and services by implementation of a District Sales Tax on all retail sales made within the District which are subject to taxation pursuant to Sections 144.010 to 144.525, RSMo, at a rate not to exceed one percent (1%), upon an affirmative vote of the qualified voters of the District and in accordance with the CID Act remains unchanged from the 2014 Ordinance and 2014 Petition;

(j) That the District, pursuant to its Resolution No. 2016-02, will continue to impose a sales tax in the amount of 1%, which amount shall remain unchanged upon adoption of this Ordinance;

(k) That the District will continue to have no power to submit a real property tax to the qualified voters for approval;

(l) That the District will continue to have no power to submit a special assessment to the qualified voters for approval;

(m) That the District will submit certain financial information of the District to the City as provided in the 2018 Petition;

(n) That the District will make an annual payment of a $2,500 as an administrative payment to the City;

(o) The consent of the District to add property to and remove real property from the boundaries of the District;

(p) The limitations, if any, on the borrowing capacity of the District, the limitations, if any, on the revenue generated by the District, and any other limitations on the powers of the District remain unchanged from the 2014 Petition; and

WHEREAS, the City Clerk verified that the 2018 Petition substantially complies with the CID Act, submitted the verified 2018 Petition to the City Council and set a public hearing with all proper notice being given in accordance with the CID Act or other applicable law; and

WHEREAS, none of the signatures of the signers of the Petition were withdrawn within seven (7) days after the Petition was filed with the City Clerk; and

WHEREAS, all the real property included in the District is entirely located within the City of Joplin; and

WHEREAS, on June 18, 2018, the City Council held a public hearing at which all persons interested in the formation of the District were allowed an opportunity to speak; and

WHEREAS, the City Council having considered the evidence and testimony given at the public hearing, desires to approve the 2018 Petition and amend the boundaries of the District to reflect the additions of real property to and removal of real property from the District and make such other findings as necessary.

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

Section 1. All terms used in this Ordinance shall be construed as defined in the CID Act and the 2018 Petition.

Section 2. The City Clerk has verified the 2018 Petition substantially complies with all submission requirements of the CID Act.

Section 3. The amendment to the boundaries of the District to reflect the addition of real property to and removal of real property from the District is hereby approved, as provided in the 2018 Petition, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference. The District includes the contiguous tracts of real estate as described and shown in the attached 2018 Petition.

Section 4. As set forth in the 2014 Petition, the District shall continue to be governed by a board of directors consisting of five (5) members, appointed by the Mayor with the consent of the City Council in accordance with Section 67.1451.5 of the CID Act.

Section 5. The District's Board of Directors shall have the authority to impose a sales tax as set forth in the 2014 Petition and in conformance with the CID Act.

Section 6. The District shall have and possess without limitation such powers authorized under the CID Act and as set forth or otherwise limited in the 2014 Petition.

Section 7. Pursuant to the 2014 Ordinance, the maximum length of time for the existence of the District shall continue to be be until the earlier of: (a) twenty (20) years following the effective date of the District Sales Tax; or (b) upon redemption or maturity of all District Obligations issued by the District to fund the District Project and the District Services.

Section 8. The City Manager, City Clerk and any other appropriate City officials are hereby authorized to take any action as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments or other documents as may be necessary, desirable, convenient or proper to perform all matters herein authorized.

Section 9. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section

and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

Section 10. This Ordinance shall become effective immediately upon approval by the City Council and execution of the Ordinance by the Mayor.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2018.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney