CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-285 – Voluntary Annexation

MEETING DATE:
December 1, 2025

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 034-25: Approximately 328 acres at the SW Corner of 7th St and Old Scotland Rd – Annexation – A request to Voluntarily Annex into the Corporate Limits of the City of Joplin - JIDA

BACKGROUND:

This property lies Southwest at the intersection of E 7th Street and Old Scotland Rd. JIDA is requesting to annex this property into the City of Joplin for future industrial development. According to the City of Joplin's Future Land Use Plan and 2012 Comprehensive Planning Strategies, this area is indicated as Industrial/Future Industrial Opportunity Area.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Tyler Bellairs represented the case, stating that the area is a Future Industrial Opportunity Area.

PUBLIC COMMENT;

Mr. Morris Glaze, who serves on the Board for JIDA, spoke in favor of this case, and provided background on why JIDA is seeking to expand. They have almost maxed out the available land at Crossroads Industrial Park. Mr. Glaze added that there were some old mining areas that the EPA has to clean up.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-285
Planning & Zoning Commission recommends approving Case 034-25 (7 in Favor, 0 Opposed, 0 Absent)

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

CASE 034-25: VOLUNTARY ANNEXATION

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

Mr. Tyler Bellairs, City of Joplin, 602 S Main St, stated that he is representing this case on behalf of JIDA. He stated that the parcel outlined in red is made annexable by the parcel highlighted in blue, south of the highway. This property was annexed last year, and the council bill is referenced on the table. The future land use map has this area identified as future industrial opportunity area. JIDA currently owns the property and wants to incorporate it into the City of Joplin. Mr. Bellairs asked if there were any questions.

Mr. Kimble asked if the property on the NE side, not included in the rest of the property, would still be County.

Mr. Bellairs responded that this was correct, it was not included in the annexation. This was omitted from the legal.

Mr. Kimble asked if this was by request or if they did not care.

Mr. Bellairs responded that they are not owned by JIDA, that property is a different owner.

Mr. Kimble asked if anyone would like to speak in favor.

Mr. Morris Glaze, 3321 Delaware, Joplin, said he is on the board for JIDA and recommends annexing for a future industrial park. They are almost out of land at Crosslands. They have one 40-acre site left, and they have a couple people looking at it. It will be a few years before they get this open for industrial use, and they have a little EPA problem that they have on schedule to take care of.

Mr. Kimble asked if there were questions.

Ms. Harrington asked how large this property was compared to Crossroads.

Mr. Glaze said that initially they bought 400 acres from Dr. Graham in 1994, on the east side of County 190, and then the Phillips Family property came available on the west side of 190, and that was 160 acres. They had acquired other parcels in the last 20 years. They have about 850 acres total, that is about sold out. They were so successful at Crossroads that it drove up on the cost of land around them, and some people are waiting to see if they can get more money, but they want to wait, so they went back to the Graham Family to buy this property.

Ms. Harrington asked if the property on the west side of the property that isn’t annexed, there is a little farmhouse.

Mr. Glaze said he has like 20 acres, but they got an easement to get the water line through there.

Ms. Harrington asked but they did not want to give it up.

Mr. Glaze said no.

Ms. Harrington said she remembers when Crossroads was purchased when she was with the chamber, and she was glad to see the annexation was possible because of the road, now that they have continuity because of Prigmor.

Mr. Glaze said back then they did not have the money to buy extra land, but now everything is paid off and they have an account balance.

Mr. Kimble asked what the EPA issues were.

Mr. Glaze said there were some old mining areas that EPA has to come in and do some surface clean up. All the mine tailings and the retention will be kept on the property down by the Turkey Creek water shed. They already deeded “X” amount of land to the EPA for that service. There won’t be anything transferred off of the property.

Mr. Kimble asked if there were other questions.

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

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

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 034-25. THIS MOTION WAS SECONDED BY MR. SPRUCE. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

Z&P Meeting: November 10, 2025
City Council Meeting: December 1, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Voluntary Annexation

CASE 034-25 A request to voluntarily annex property into the City of Joplin

LOCATION The Southwest Corner of 7th St and Old Scotland Road.

APPLICANT Joplin Industrial Development Authority (JIDA)

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper, MO)	Vacant	Approximately 328 acres

DISCUSSION

This property lies Southwest at the intersection of E 7th Street and Old Scotland Rd. JIDA is requesting to annex this property into the City of Joplin for future industrial development. According to the City of Joplin's Future Land Use Plan and 2012 Comprehensive Planning Strategies, this area is indicated as Industrial/Future Industrial Opportunity Area.

Staff recommends approval of Case 034-25.

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

TO WHOM IT MAY CONCERN:

Pursuant to the terms of V.A.M.S. 72.02, the undersigned, being all 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 into the City of Joplin, Missouri.

Doug Doll, President
The Industrial Development Authority
of the Cit of Joplin, Missouri

STATE OF MISSOURI }
} ss.
COUNTY OF JASPER }

On this 2nd day of October, 2025, before me appeared Doug Doll, to me known to be the President of the Board of Directors of The Industrial Development Authority of the City of Joplin, Missouri, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors of the consideration stated therein and no other, and said Doug Doll 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 my hand and affixed my seal in the County and State aforesaid, the day and year first above written.

JO ANNE MERGENTHALER
Comm. Exp. Sept. 17, 2027
NOTARY PUBLIC NOTARY SEAL #23942087
Jasper County
STATE OF MISSOURI

Notary Public

Voluntary
Annexation Application

Corporation

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.: 034-25
Filing Fee: $0.00
Received: 9/10/25
Proj. No.: 25-055

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation, you will need to complete this form for each parcel of property.

Owner Name: Joplin Industrial Development Authority Phone No. 417-317-0963

Email: Kurt.higgins@cmco.com

Applicant Name: Same Phone No. _____

Email: _____

Mailing Address: _____

Annexation Property Location: I-44 & S Prigmor → SW Corner of 7th & Old Scotland Rd

Present Use of Property: Vacant

Residential Information (if no present of future residences, you may skip this section.)

Number of presently occupied or occupiable:

Single-family residences: 0

Duplex residences: 0

Triplex residences: 0

Apartment house residences: 0

Apartment complex units: _____

Number of future occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

Name of water provider, or list 'well': _____

Name of sewer provider, or list 'septic': _____

Commercial Information (if no present commercial use, you may skip this section.)

Business #1
Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ◯ No ◯

Business #2
Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ◯ No ◯

REQUIRED VOLUNTARY ANNEXATION INFORMATION

JOPLIN

FINANCE DEPARTMENT

*******THIS FORM MUST BE SUBMITTED WITH YOUR VOLUNTARY ANNEXATION PETITION*******

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation you will need to complete this form for each parcel of property.

Property Owner Name: Joplin Industrial Development Authority **Telephone Number:** 417-624-4150

Property Address: N/A

1. **Is the annexation the result of an out-of-town sewer agreement?** _____ Yes X No
2. **Is this property residential property?** _____ Yes X No
3. **Are there any businesses located on this property?** _____ Yes X No

   If yes, how many businesses are located on this property? NA

   Please list the following information for each business located on the property:

Business #1:

Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

Business #2:

Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____Yes _____No (Over)

Business #3:

Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____Yes _____No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____Yes _____No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____Yes _____No

Business #4:

Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____Yes _____No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____Yes _____No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____Yes _____No

/MENTS

Are there residential living units on the property that are occupied or capable of being occupied? _____Yes ___X_____No

If Yes, how many

Single-family house(s)	_____ Amount
Duplex(s)	_____ Amount
Tri-plex(s)	_____ Amount
Apartment House(s)	_____ Amount
Apartment Complex(s)	_____ Amount

Do you plan to build residential living units on the property _____Yes ___X_____No

If Yes, how many

Single-family house(s)	_____ Amount
Duplex(s)	_____ Amount
Tri-plex(s)	_____ Amount
Apartment House(s)	_____ Amount
Apartment Complex(s)	_____ Amount

Are (or Will) the living unit(s) be on a well _____ Yes ___X_____No
If NO, please furnish the name of the water company _____

Are (or Will) the living unit(s) have a septic system? _____ Yes ___X_____ No
If NO, please furnish the name of the municipal sewer system _____

PROPERTY DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JASPER, STATE OF MISSOURI, AND IS DESCRIBED AS FOLLOWS:

TRACT 1:

ALL OF THE NORTHEAST QUARTER (NE1/4) OF SECTION ELEVEN (11), TOWNSHIP TWENTY-SEVEN (27), RANGE THIRTY- TWO (32), JASPER COUNTY, MISSOURI, EXCEPT ALL OF A TRACT OF LAND DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 27, RANGE 32, JASPER COUNTY, MISSOURI, THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 11, 41.47 FEET TO THE SOUTH RIGHT-OF-WAY OF BUSINESS LOOP 1-44, THENCE SOUTH 89 DEGREES 22 MINUTES 06 SECONDS WEST ALONG SAID RIGHT-OF-WAY 576.59 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 03 DEGREES 57 MINUTES 53 SECONDS WEST ALONG AN EXISTING FENCE 276.96 FEET, THENCE NORTH 87 DEGREES 33 MINUTES 14 SECONDS WEST ALONG AN EXISTING FENCE 174.92 FEET, THENCE NORTH 01 DEGREES 11 MINUTES 08 SECONDS WEST ALONG AN EXISTING FENCE 266.69 FEET TO THE SAID SOUTH RIGHT-OF-WAY OF BUSINESS LOOP 1-44, THENCE NORTH 89 DEGREES 22 MINUTES 06 SECONDS EAST ALONG SAID RIGHT-OF-WAY 199.44 FEET TO THE POINT OF BEGINNING.

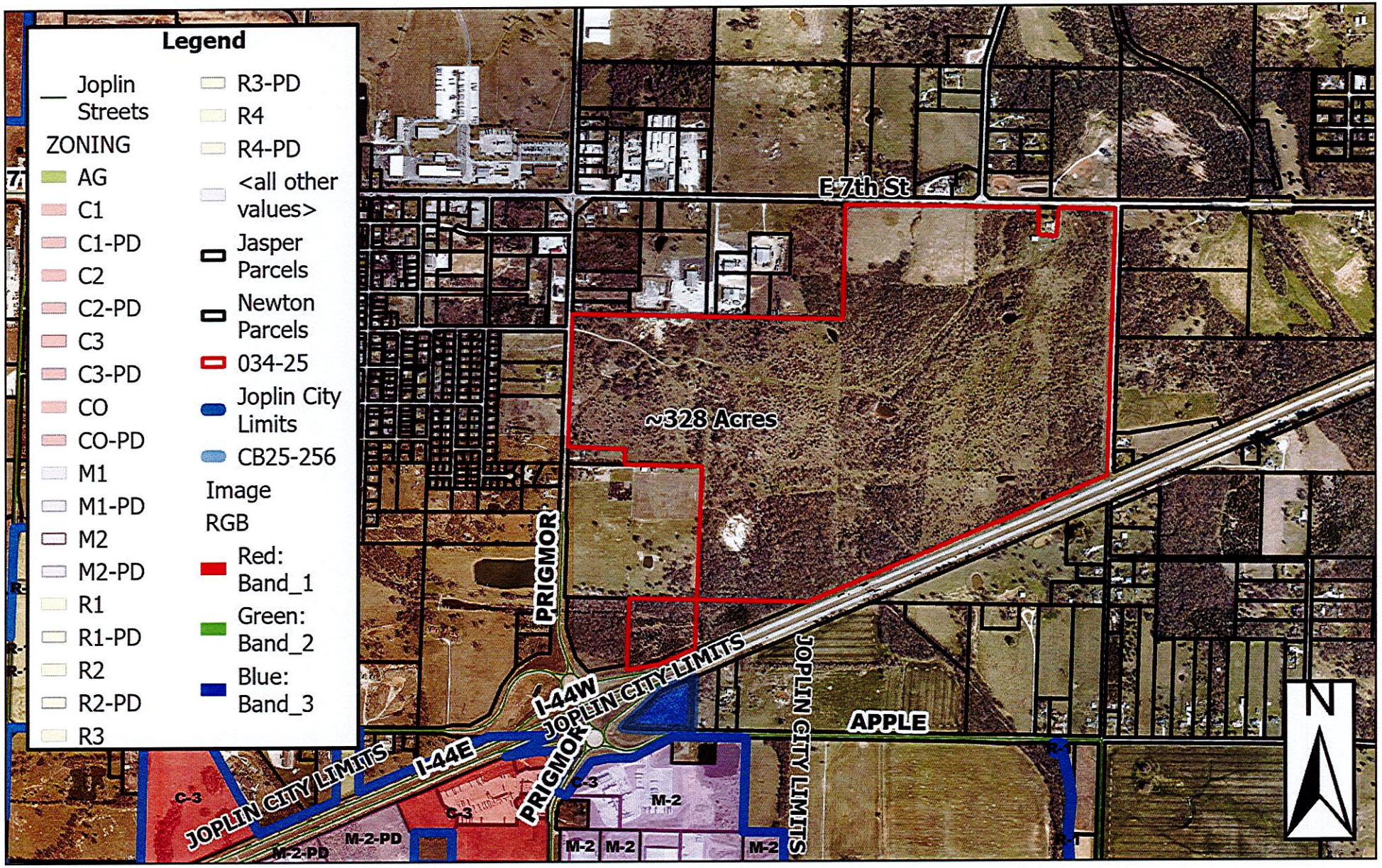
TRACT 2:

ALL OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 11, TOWNSHIP 27, RANGE 32, LYING NORTH OF INTERSTATE 44 IN JASPER COUNTY, MISSOURI.

TRACT 3:

ALL OF THE SOUTH 10 ACRES OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4), AND ALL OF THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4), AND ALL OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), AND ALL OF THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4) LYING NORTH OF INTERSTATE HIGHWAY I-44, ALL BEING LOCATED IN SECTION 11, TOWNSHIP 27, RANGE 32, JASPER COUNTY, MISSOURI, EXCEPT ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 27N, RANGE 32W, JASPER COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, THENCE NORTH ALONG THE WEST LINE OF SECTION 11, 163.48 FEET, THENCE SOUTH 89 DEGREES 06 MINUTES 30 SECONDS EAST, 584.60 FEET, THENCE SOUTH 02 DEGREES 08 MINUTES 30 SECONDS WEST, 146.40 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE SOUTH 89 DEGREES 13 MINUTES 05 SECONDS WEST 579.12 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES.

Case 034-25: Voluntary Annexation



Approximately 328 acres at the SW corner of Old Scotland Rd and E 7th St - A request to voluntarily annex into the Corporate Limits of the City of Joplin - Joplin Industrial Development Authority

0 480 960 1,920 2,880 3,840 Feet

P & Z Case 034-25
Joplin Industrial Development Authority
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2025-285 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally described as approximately 328 acres at the Southwest corner of 7th Street and Old Scotland Rd, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a 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 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:

TRACT 1: ALL OF THE NORTHEAST QUARTER (NE1/4) OF SECTION ELEVEN (11), TOWNSHIP TWENTY-SEVEN (27), RANGE THIRTY- TWO (32), JASPER COUNTY, MISSOURI, EXCEPT ALL OF A TRACT OF LAND DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 27, RANGE 32, JASPER COUNTY, MISSOURI, THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 11, 41.47 FEET TO THE SOUTH RIGHT-OF-WAY OF BUSINESS LOOP 1-44, THENCE SOUTH 89 DEGREES 22 MINUTES 06 SECONDS WEST ALONG SAID RIGHT-OF-WAY 576.59 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 03 DEGREES 57 MINUTES 53 SECONDS WEST ALONG AN EXISTING FENCE 276.96

FEET, THENCE NORTH 87 DEGREES 33 MINUTES 14 SECONDS WEST ALONG AN EXISTING FENCE 174.92 FEET, THENCE NORTH 01 DEGREES 11 MINUTES 08 SECONDSWEST ALONG AN EXISTING FENCE 266.69 FEET TO THE SAID SOUTH RIGHT-OF-WAY OF BUSINESS LOOP 1-44, THENCE NORTH 89 DEGREES 22 MINUTES 06 SECONDS EAST ALONG SAID RIGHT-OF-WAY 199.44 FEET TO THE POINT OF BEGINNING.

TRACT 2: ALL OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 11, TOWNSHIP 27, RANGE 32, LYING NORTH OF INTERSTATE 44 IN JASPER COUNTY, MISSOURI.

TRACT 3: ALL OF THE SOUTH 10 ACRES OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4), AND ALL OF THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4), AND ALL OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), AND ALL OF THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4) LYING NORTH OF INTERSTATE HIGHWAY 1-44, ALL BEING LOCATED IN SECTION 11, TOWNSHIP 27, RANGE 32, JASPER COUNTY, MISSOURI, EXCEPT ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 27N, RANGE 32W, JASPER COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, THENCE NORTH ALONG THE WEST LINE OF SECTION 11, 163.48 FEET, THENCE SOUTH 89 DEGREES 06 MINUTES 30 SECONDS EAST, 584.60 FEET, THENCE SOUTH 02 DEGREES 08 MINUTES 30 SECONDS WEST, 146.40 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE SOUTH 89 DEGREES 13 MINUTES 05 SECONDS WEST 579.12 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES.

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 _____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney