INFORMAL AGENDA

February 4, 2013

5:15 p.m.

1. Discussion of pool fees and summer camp
2. Appointments/Reappointments to Boards and Commissions
3. Any other business

COUNCIL AGENDA

February 4 2013

6:00 P.M., Council Chambers

General Council Members	MAYOR	Zone Council Members
Mike Woolston	Melodee Colbert-Kean	Gary Shaw
Morris Glaze		Melodee Colbert-Kean
Bill Scearce (Mayor ProTem)		Dr. Benjamin D. Rosenberg
Jack Golden		Michael Seibert
Trisha A. Raney		

1. **Call to Order**
   Invocation
   Pledge of Allegiance

2. **Roll Call**

3. **Presentations**

4. **Finalization of Consent Agenda**

5. **Reports and Communications**
   1. Report of the activities of the First Response Tornado Board – Chairman Phil Stinnett

6. **Citizen Requests and Petitions**
   1. Linda Lawrence, 2806 North Missouri, requests to address Council concerning a barrier at the rear residents backyards for protection of children and aesthetics of North Missouri Avenue.

   2. Navid Zaidi, 3110 Sunset Dr. West Joplin requests to address council concerning ugly properties and lots, streets lights and trees.

   3. Dan McCreary, 3131 Sunset Drive, requests to address council concerning property in Sunset Ridge Edition that poses either a safety hazard or is an eyesore that is hurting the value at the sunset homes that have worked hard to rebuild.

   4. Alden Hawke, 512 E. 32nd requests to address council concerning 2 lots he owns in Sunsets Ridge addition at 3030 Sunset Dr. West and 3018 Abigail Dr.

   5. Stephen Menke, 3401 Sunset Dr. requests to address council regarding lots in Sunset Ridge subdivision that still have foundations and no building activity.

Anyone wishing to address the Council should step to the Podium and state their name and address. If the matter is not a Public Hearing, a request to speak to the Council should be prepared prior to the meeting. Speaking time will be limited to five minutes.

Sound enhancement units are available for hearing impaired customers. You will be asked to provide a form of identification as security, which will be returned when you return the unit.
If you are in need of disability related auxiliary aids or services, contact the City Clerks Office at (417) 624-0820 ext. 220. Forty-eight hours notice is requested.

6.Keith Stevens, 3121 Sunset Dr. requests to address council regarding unfinished properties in Sunset Ridge subdivision, located on the northwest corner of South Schifferdecker Ave. and West 32nd St.

7.Oscar Arras, 213 Pecan Hollow Dr Coppell TX, requests to address Council concerning the Service Line Protection Program.

7. Public Hearings

Public Hearing Procedures

1. COUNCIL BILL NO. 2013-254 - AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District R-4 property as described below and located at 2414 and 2418 East 36th Street in the City of Joplin, Newton County, Missouri. (Requested by Wesley and Barbara King. Planning and Zoning recommended denial.)

2. RESOLUTION NO. 2013-004 - A RESOLUTION granting a Special Use Permit (First Request) to Cynthia Croy for the development of a parking lot located at 2729 South Joplin Avenue, in the City of Joplin, Jasper County, Missouri. (Requested by Cynthia Croy. Planning and Zoning recommended approval for a permanent special use permit).

3. RESOLUTION NO. 2013-005 - A RESOLUTION granting a Special Use Permit (First Request) to Triple R Recycling for the operation of a solid waste collection and processing facility for recycled materials located at 510 South Tyler Avenue, in the City of Joplin, Jasper County, Missouri. (Requested by Triple R. Recycling. Planning and Zoning recommended approval for a one-year special use permit).

4. COUNCIL BILL NO. 2013-255 - AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-3 property as described below and located on the east side of South St. Louis Avenue between Seventh and Eighth Streets in the City of Joplin, Jasper County, Missouri. (Requested by Nixon's Garage. Planning and Zoning recommended approval to rezone to district C-3-PD.)

5. COUNCIL BILL NO. 2013-256 - AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-3 property as described below and located at the northeast corner of Eighth Street and South St. Louis Avenue in the City of Joplin, Jasper County, Missouri. (Requested by Dennis Ruark. Planning and Zoning recommended Approval to rezone to district C-3-PD.)

8. Consent Agenda

1. Minutes of the January 22, 2013 meeting

2. COUNCIL BILL NO. 2013-250 - AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1, District R-3, District C-1, and District C-3 and including in District C-3-PD property as described below and located between 30th and 31st Streets, Main Street and Virginia Avenue in the City of Joplin, Jasper County, Missouri.

9. Resolutions

1. RESOLUTION NO. 2013-006 - A RESOLUTION of the City of Joplin, Missouri, stating intent to pursue a $20-million EDA grant; and, committing to the match funding of $5-million; and, also committing to the funding of $13-million for the theater portion of the combined project; and, authorizing the City Manager to pursue activities in an attempt to secure the grant and the funding of the library/theater project through the Master Developer.

2. RESOLUTION NO. 2013-007-A RESOLUTION approving a Memorandum of Understanding by and between the City of Joplin and the Joplin Public Library Board of Trustees to define the terms of building a new Library facility in a combined library/theater project in exchange for land at the current library location and authorizing the City Manager to execute said Memorandum by and on behalf of the City of Joplin.

10. Ordinances – Emergency

1. COUNCIL BILL NO. 2013- 107 - AN ORDINANCE approving a contract with contract by and between the City of Joplin, Missouri and Sprouls Construction Company in the amount of Seventy Seven Thousand Fifteen and 50/100 Dollars ($77,015.50) for Trolley Stops 2012 project; authorizing the Director of Public Works to execute said contract; providing how the cost shall be made and levied, and containing an emergency clause.

2. COUNCIL BILL NO. 2013 – 138 - AN ORDINANCE approving the contract by and between the City of Joplin and Big Johns for the demolition of the structure(s) and clearing of lot area located at 517 S. Sergeant in the City of Joplin, Missouri, for the amount of Three Thousand Nine Hundred Fifty and 00/100 Dollar ($ 3,950.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

3. COUNCIL BILL NO. 2013-139 -AN ORDINANCE authorizing the appointment of one Director and one Alternate to the Southwest Missouri Joint Municipal Water Utility Commission, and containing an emergency clause.

4. COUNCIL BILL NO. 2013-140 - AN ORDINANCE approving the acceptance of surplus state right of way from the State of Missouri by and through the Missouri Highways and Transportation Commission at 34th and Hearnes Blvd., authorizing the City Manager to execute the appropriate documents; and containing an emergency clause.

5. COUNCIL BILL NO. 2013-141- AN ORDINANCE approving the purchase of permanent right of way from property at 3101 Sunset Drive, consisting of land described as part of Lot Numbered Four (4) in Sunset Ridge Fifth Addition to the City of Joplin, Jasper County, Missouri; and authorizing the payment of One Thousand and 00/100 dollars ($1,000) and containing an emergency clause.

6. COUNCIL BILL NO. 2013-142 - AN ORDINANCE approving the purchase of a temporary easement from property at 2408 Schifferdecker Avenue, consisting of land described as part of Lot Numbered Forty-Three (43) in Wanoka Highlands Addition to the City of Joplin, Jasper County, Missouri; and authorizing the payment of Seven Hundred 00/100 dollars ($700) and containing an emergency clause.

7. COUNCIL BILL NO. 2013-143 - AN ORDINANCE approving the purchase of a temporary easement from property at 2440 Schifferdecker Avenue, consisting of land described as part of Lot Eight (8) in Glenwood Addition to the City of Joplin, Jasper County, Missouri; and authorizing the payment of Five Hundred Twelve 00/100 dollars ($512) and containing an emergency clause.

8. COUNCIL BILL NO. 2013-144 - AN ORDINANCE approving the purchase of right of way from property at 2605 W. 26th Street, consisting of property lying in the SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST; in the City of Joplin, Jasper County, Missouri; and authorizing the payment of One Thousand Four Hundred Fifty and 00/100 dollars ($1,450.00) and containing an emergency clause.

9. COUNCIL BILL NO. 2013-145 - AN ORDINANCE approving the purchase of right of way from property at 2532 Tyler Avenue, consisting of property lying in the SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST; in the City of Joplin, Jasper County, Missouri; and authorizing the payment of Two Thousand Four Hundred and 00/100 dollars ($2,400.00) and containing an emergency clause.

10. COUNCIL BILL NO. 2013-146 - AN ORDINANCE approving the purchase of a temporary construction easement from property at 1701 W. 26th Street, consisting of property lying in the SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST; in the City of Joplin, Jasper County, Missouri; and authorizing the payment of One Thousand Five Hundred and 00/100 dollars ($1,500.00) and containing an emergency clause.

11. COUNCIL BILL NO. 2013-502 - AN ORDINANCE adding a Senior Accountant position and amending the Annual Budget of the City of Joplin for the Fiscal Year 2012-2013 as adopted by Ordinance 2012-186 on October 15, 2012, to adjust appropriations and containing an emergency clause.

11. Ordinances – First Reading

1.COUNCIL BILL NO. 2013-600 - AN ORDINANCE amending the Classification and Pay Plan adopted by Ordinance No. 2012-173 and authorizing revised job classification titles and updating position descriptions.

12. Ordinances – Second Reading and Third Reading

13. Unfinished Business

14. New Business

1. Case 006-13: Northeast Corner of 17th Street and Connecticut Avenue – A request for a Site Plan Review for two duplexes in an R-2 PD (Two-Family – Planned Development) zoning district – Mayberry Rentals.

Notice posted at 4:30p.m. on this the 31st day of January, 2013. (RSMo 610.020)

INFORMAL NOTES

January 7, 2013

2011 Audit Presentation

Finance Director Leslie introduced her new Assistant Finance Director Mike Wade.

David Cochran presented the 2011 audit to Council. Mr. Cochran identified certain deficiencies related to internal control over financial reporting that is considered to be significant deficiencies but not material weaknesses. He said it was his opinion the City complied in all material respects with the compliance requirements related to its major federal programs. He said the Management letter comments contained suggestions for best practices and possible improvements in internal control noted in the conduct of the audit.

Discussion of 911 Services

Chief Roberts presented to the Council a proposal to consolidate 911 services between the City of Joplin and Jasper County emergency services board – JASCO 911 Service District. The proposal calls for a director to be an employee of JASCO. The Operations Manager and all other employees would become employees of the City of Joplin. The JASCO Board of Directors would function much like a City Council approving the contract based on a budget. Dispatch operations would be moved to the JASCO site. Two committees would be formed; An executive committee would be established. There would be 7 members of the committee, 5 permanent and 2 at-large. The Sheriff would be the permanent chair. The other permanent members would be the police and fire chiefs of Joplin and the police and fire chiefs of Carthage. There would be two rotating, at large positions, one for fire and one for police. The parties to the contract would agree that the Executive Committee would establish policy and procedure and that the parties will adhere to those provisions. There would also be established a users group committee. This committee would be comprised of all of the users of the dispatch service to function in an advisory capacity. Their purpose would be to bring forward suggestions and concerns for the Executive Committee's attention, along with his/her recommendations. The user's group would also elect the at large members of the executive committee. The Director will attend Jasco Bd meetings and report on the activities of the Executive Bd and the center's operations. He/she would also prepare an annual report for the JASCO Board's consideration. Benefits include significant cost to both parties, reducing the total number of dispatch centers from 6-3 and reducing response time to citizens.
Chief Roberts asked the Council for consideration that you should pursue; authorize the ad hoc committee; and authorize our city attorney to negotiate with Jasco attorney. Motion by Mr. Woolston Second by Mr. Seibert to go ahead with the three issues. Council agreed, 9-0.

Boards and Commissions Appt

Building Board of Appeals – David Pommert; Conventions and Visitors Bureau – Kevin Phipps; Joplin Sports Authority – Hunter Perry; Library Board – Bill Pate; Design Review – Brent Baker

Appointment of the sub-committee For the CDBG public service grants	Mayor Colbert-Kean asked Bill Scearce, Trisha Raney and Mike Seibert to serve on the sub-committee for the CDBG public service grants. They agreed. Troy Bolander asked if they could meet on January 22, 2013. They agreed.
Update on Senate Bill 13	David Hertzberg said Lamar landfill is the third largest landfill in the State. Senate Bill 13 would eliminate solid waste management districts and transfer recycling grant making to the DNR. The City Council voted 9-0 to oppose Senate Bill 13. Motion by Dr. Rosenberg, Second by Mr. Woolston. Dr. Rosenberg also asked that our State Senator, our Lobbyist and MML be sent letter from the Council of their opposition.

CITY OF JOPLIN

CITY COUNCIL MEETING

MINUTES January 22, 2013

CALL TO ORDER

The regular meeting for the Joplin City Council was called to order at 6:00 p.m. by Mayor Melodee Colbert-Kean.

ROLL CALL – Motion by Mr. Seibert, Second by Mr. Woolston to excuse Mr. Glaze. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0.

INVOCATION - read by City Attorney, Brian Head

FLAG SALUTE – led by Mayor Colbert-Kean

PRESENTATIONS

FINALIZATION OF CONSENT AGENDA - There being no further business to come before the Council, the Consent Agenda was finalized.

REPORTS AND COMMUNICATIONS

CITIZEN REQUESTS AND PETITIONS

PUBLIC HEARINGS

ACTION

CONSENT AGENDA APPROVED - Motion by Mr. Shaw, Second by Mr. Golden, to Approve the Consent Agenda. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

Minutes of the January 7, 2013 meeting

COUNCIL BILL NO. 2013-251 - AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-0-PD property as described below and located at the northeast corner of 32nd Street and Sabra Avenue in the City of Joplin, Jasper County, Missouri. Ordinance No. 2013-006

COUNCIL BILL NO. 2013-252 - AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-0-PD property as described below and located at the northwest corner of 32nd Street and Sabra Avenue in the City of Joplin, Jasper County, Missouri. Ordinance No. 2013-007

COUNCIL BILL NO. 2013-253 - AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-1-PD property as described below and located at the northwest corner of 20th Street and Carolyn Place in the City of Joplin, Jasper County, Missouri. Ordinance No. 2013-008

RESOLUTIONS

Mr. Woolston introduced Resolution No. 2013-001. Motion by Mr. Woolston, Second by Mr. Golden, to Approve Resolution No. 2013-001. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Resolution was read and Approved as RESOLUTION NO. 2013-001

A RESOLTUION ordering the Empire District Electric Company to install street lights in various locations as determined by the Department of Public Works.

Mr. Golden introduced Resolution No. 2013-003. Motion by Mr. Golden, Second by Mr. Woolston, to Approve Resolution No. 2013-003. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Resolution was read and Approved as RESOLUTION NO. 2013-003

RESOLUTION NO. 2013-003 - A RESOLUTION authorizing the City of Joplin to enter into a Memorandum of Agreement with The Jasper County Commission, and The Joplin Special Road District for participation in the construction of a new bridge on Schifferdecker Avenue over Turkey Creek.

ORDINANCES-EMERGENCIES

Mr. Golden introduced Council Bill No. 2013-102. Motion by Mr. Golden Second by Ms. Raney to Adopt Council Bill No. 2013-102. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-009

AN ORDINANCE approving the Purchase Order with the Victor L. Phillips Company of Joplin, in the amount of One Hundred Sixty One Thousand Nine Hundred and no/100 Dollars ($161,900.00) in the City of Joplin, Missouri; providing how the cost shall be made and levied, and containing an emergency clause.

Mr. Woolston introduced Council Bill No. 2013-103 - Motion by Mr. Woolston, Second by Ms. Raney to Adopt Council Bill No. 2013-103. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Seibert, Shaw, and Woolston 7. Nays: 1, Scearce. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-010

AN ORDINANCE approving the contract between the City of Joplin, Missouri and El Dorado National in the amount of Three Hundred Ninety Thousand One Hundred Fifteen Dollars ($390,115) for the purchase of one (1) 35' low floor diesel trolley per the specifications of Bid #2012-26; and, amending the Annual Budget of the City of Joplin for the Fiscal Year 2012-2013 as adopted by Ordinance 2012-186 on October 15, 2012; and containing an emergency clause.

Mr. Seibert introduced Council Bill No. 2013-104 - Motion by Mr. Seibert, Second by Mr. Golden to Adopt Council Bill No. 2013-104. Voting in favor were Council Members: Colbert-Kean, Golden, Rosenberg, Scearce, Seibert, Shaw, and Woolston 7. Nays: 0. Absent: 1, Glaze. Abstention: 1, Raney.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-011

AN ORDINANCE approving the agreement between the City of Joplin and Sage Valuations in the amount of Twenty-Five Thousand Six Hundred Fifty and No/100 Dollars ($25,650.00) for appraisal services for the Zora

Widening Project from Highview to Missouri Avenue and authorizing the City Manager to execute said Agreement; and containing an emergency clause.

Mr. Woolston introduced Council Bill No. 2013-105 - Motion by Mr. Woolston, Second by Mr. Golden to Adopt Council Bill No. 2013-105. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-012

AN ORDINANCE approving the Purchase Order with the Murphy Tractor & Equipment Company of Springfield, MO., in the amount of One Hundred Eighty Five Thousand Four Hundred Twenty Six and no/100 Dollars ($185,426.00), in the City of Joplin, Missouri; providing how the cost shall be made and levied, and containing an emergency clause.

Mr. Golden introduced Council Bill No. 2013-106 - Motion by Mr. Golden, Second by Mr. Shaw to Adopt Council Bill No. 2013-106. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-013

AN ORDINANCE approving the contract with Schindler Elevator Corporation in the amount of One Hundred Sixty Nine Thousand Seven Hundred Sixteen and no/100 Dollars ($169,716.00) for the City Hall Elevator Modernization project, providing how the cost shall be made and levied; and containing an emergency clause.

Mr. Shaw introduced Council Bill No. 2013-108 - Motion by Mr. Shaw, Second by Mr. Golden to Adopt Council Bill No. 2013-108. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-014

AN ORDINANCE approving the purchase of a temporary construction easement from property at 2718 S. Washington Avenue, consisting of part of Lot Numbered Eight (8), in Parker Development Subdivision to the City of Joplin, Jasper County, Missouri; and authorizing the payment of Sixteen Thousand Two Fifty and 00/100 dollars ($16,250) and containing an emergency clause.

Mr. Woolston introduced Council Bill No. 2013-110 - Motion by Mr. Woolston, Second by Mr. Golden to Adopt Council Bill No. 2013-110. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-015

AN ORDINANCE approving the purchase of a temporary construction easement from property at 2730 Schifferdecker Avenue, consisting of part of Miscellaneous Tract Numbered Eight (8) in the Northeast Quarter of the Southeast Quarter of Section 17, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri; and authorizing the payment of Two Thousand Four Hundred and 00/100 dollars ($2,400) and containing an emergency clause.

Mr. Woolston introduced Council Bill No. 2013-111 - Motion by Mr. Woolston, Second by Mr. Golden to Adopt Council Bill No. 2013-111. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-016

AN ORDINANCE approving the purchase of a permanent slope easement from property at 2420 Schifferdecker Avenue, consisting of part of Lot Numbered One (1) in GLENWOOD, an Addition to the City of Joplin, Jasper County, Missouri; and authorizing the payment of Six Hundred and 00/100 dollars ($600) and containing an emergency clause.

Mr. Shaw introduced Council Bill No. 2013-112 - Motion by Mr. Shaw, Second by Mr. Woolston to Adopt Council Bill No. 2013-112. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-017

AN ORDINANCE approving the purchase of a permanent slope easement from property at 2430 Schifferdecker Avenue, consisting of part of Lot Numbered One (1) in GLENWOOD ADDITION, an Addition to the City of Joplin, Jasper County, Missouri; and authorizing the payment of Five Hundred and 00/100 dollars ($500) and containing an emergency clause.

Mr. Golden introduced Council Bill No. 2013-113 - Motion by Mr. Golden, Second by Mr. Shaw to Adopt Council Bill No. 2013-113. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-018

AN ORDINANCE approving the purchase of a permanent slope easement from property at 2442 Schifferdecker Avenue, consisting of part of Lot Numbered Eight (8) in GLENWOOD ADDITION, an Addition to the City of Joplin, Jasper County, Missouri; and authorizing the payment of Five Hundred and 00/100 dollars ($500) and containing an emergency clause.

Mr. Woolston introduced Council Bill No. 2013-115 - Motion by Mr. Woolston, Second by Mr. Shaw to Adopt Council Bill No. 2013-115. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-019

AN ORDINANCE approving the purchase of a permanent slope easement from property at 2618 Schifferdecker Avenue, consisting of land described as part of Miscellaneous Tract Numbered Four (4) in the Southeast Quarter of Section 17, Township 27, Range 33, in the City of Joplin, Jasper County, Missouri; and authorizing the payment of Four Hundred and 00/100 dollars ($400) and containing an emergency clause.

Mr. Woolston introduced Council Bill No. 2013-116 - Motion by Mr. Woolston, Second by Mr. Golden to Adopt Council Bill No. 2013-116. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-020

AN ORDINANCE approving the purchase of right of way from property at 2821 W. 26th Street, consisting of property located in the Southwest Quarter of the Northwest Quarter of Section 16, Township 27 North, Range

33 West; in the City of Joplin, Jasper County, Missouri; and authorizing the payment of One Thousand Seven Hundred Fifty and 00/100 dollars ($1,750.00) and containing an emergency clause.

Mr. Golden introduced Council Bill No. 2013-120 - Motion by Mr. Golden, Second by Mr. Shaw to Adopt Council Bill No. 2013-120. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-021

AN ORDINANCE approving the purchase of right of way and permanent slope easement from property at 2838 W. 26th Street, consisting of property located in the Southwest Quarter of the Northwest Quarter of Section 16, Township 27 North, Range 33 West; in the City of Joplin, Jasper County, Missouri; and authorizing the payment of Two Thousand Three Hundred and 00/100 dollars ($2,300.00) and containing an emergency clause.

Mr. Woolston introduced Council Bill No. 2013-122 - Motion by Mr. Woolston, Second by Mr. Seibert to Adopt Council Bill No. 2013-122. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-022

AN ORDINANCE approving the purchase a temporary construction easement from property at 2829 W. 26th Street, consisting of Lot One of Ledford's Addition; to the City of Joplin, Jasper County, Missouri; and authorizing the payment of Six Thousand Seven Hundred and 00/100 dollars (6,700.00) and containing an emergency clause.

Mr. Seibert introduced Council Bill No. 2013-125 - Motion by Mr. Seibert, Second by Mr. Golden to Adopt Council Bill No. 2013-125. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-023

AN ORDINANCE approving the purchase of right of way from property at 2602 McCoy Avenue, consisting of part of Lot 3 OF RICHARD J. JOSEPH'S SUBDIVISION; to the City of Joplin, Jasper County, Missouri; and authorizing the payment of One Hundred and 00/100 dollars (100.00) and containing an emergency clause.

Mr. Shaw introduced Council Bill No. 2013-126 - Motion by Mr. Shaw, Second by Mr. Seibert to Adopt Council Bill No. 2013-126. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-024

AN ORDINANCE approving the purchase of right of way from property at 2531 Willard Avenue, consisting of part of Lot 232 OF BARTLETT'S FIRST ADDITION; to the City of Joplin, Jasper County, Missouri; and authorizing the payment of Two Thousand One Hundred and 00/100 dollars ($2,100.00) and containing an emergency clause. Motion by Mr. Shaw, Second by Mr. Seibert to Adopt Council Bill No. 2013-126. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

Mr. Seibert introduced Council Bill No. 2013-127 - Motion by Mr. Seibert, Second by Mr. Golden to Adopt Council Bill No. 2013-127. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-025

AN ORDINANCE approving the purchase of right of way from at 2602 Monroe Avenue, consisting of part of; Lot 5 OF S & W SUBDIVISION to the City of Joplin, Jasper County, Missouri; and authorizing the payment of One Hundred Twenty-Five and 00/100 dollars ($125.00) and containing an emergency clause.

Mr. Shaw introduced Council Bill No. 2013-128 - Motion by Mr. Shaw, Second by Mr. Woolston to Adopt Council Bill No. 2013-128. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-026

AN ORDINANCE approving the purchase of a temporary construction easement from property at 2601 Cunningham Avenue, consisting of property located in the NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST; in the City of Joplin, Jasper County, Missouri; and authorizing the payment of Eight Hundred and 00/100 dollars ($800.00) and containing an emergency clause.

Mr. Woolston introduced Council Bill No. 2013-129 - Motion by Mr. Woolston, Second by Mr. Golden to Adopt Council Bill No. 2013-129. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-027

AN ORDINANCE approving the purchase of a temporary construction easement from property at 2915 W. 26th Street, consisting of property located in the SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST; in the City of Joplin, Jasper County, Missouri; and authorizing the payment of One Thousand Six Hundred and 00/100 dollars ($1,600.00) and containing an emergency clause.

Mr. Shaw introduced Council Bill No. 2013-130 - Motion by Mr. Shaw, Second by Mr. Seibert to Adopt Council Bill No. 2013-130. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-028

AN ORDINANCE approving the purchase of right of way from property at 2603 Monroe Avenue, consisting of part of Lot 4 OF MARTIN SUB-DIVISION; in the City of Joplin, Jasper County, Missouri; and authorizing the payment of One Hundred and 00/100 dollars ($100.00) and containing an emergency clause.

Mr. Golden introduced Council Bill No. 2013-131 - Motion by Mr. Golden, Second by Mr. Woolston to Adopt Council Bill No. 2013-131. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-029

AN ORDINANCE approving the purchase of a right of way and a temporary construction easement from property at 2911 W. 26th Street, consisting of land located in the NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST; in the City of Joplin, Jasper County, Missouri; and authorizing the payment of One Thousand and 00/100 dollars ($1,000.00) and containing an emergency clause.

Mr. Woolston introduced Council Bill No. 2013-133 - Motion by Mr. Woolston, Second by Mr. Golden to Adopt Council Bill No. 2013-133. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-030

AN ORDINANCE approving the purchase of a right of way, slope easement and drainage easement from property at 2528 S. Tyler Avenue, consisting of land located in Lot 47, Bartlett's First Addition; in the City of Joplin, Jasper County, Missouri; and authorizing the payment of Three Thousand Six Hundred and 00/100 dollars ($3,600.00) and containing an emergency clause.

Mr. Shaw introduced Council Bill No. 2013-134 - Motion by Mr. Shaw, Second by Mr. Golden to Adopt Council Bill No. 2013-134. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-031

AN ORDINANCE approving the purchase of right of way and temporary construction easement from property at 1631 W. 26th Street, consisting of land located in Lot 109, Ludwig's First Addition; in the City of Joplin, Jasper County, Missouri; and authorizing the payment of Four Thousand Six Hundred Fifty and 00/100 dollars ($4,650.00) and containing an emergency clause.

Mr. Woolston introduced Council Bill No. 2013-135 - Motion by Mr. Woolston, Second by Mr. Shaw to Adopt Council Bill No. 2013-135. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-032

AN ORDINANCE approving the purchase of right of way and temporary construction easement from property at the Northeast Corner of 26th and McCoy Avenue, consisting of property lying in the SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST; in the City of Joplin, Jasper County, Missouri; and authorizing the payment of Three Hundred Fifty and 00/100 dollars ($350.00) and containing an emergency clause.

Mr. Shaw introduced Council Bill No. 2013-137 - Motion by Mr. Shaw, Second by Mr. Golden to Adopt Council Bill No. 2013-137. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was declared Adopted and entitled Ordinance No. 2013-033

AN ORDINANCE approving the purchase of right of way and temporary construction easement from property at 2833 W. 26th Street, consisting of property located in the Southwest Quarter of the Northwest Quarter of Section 16, Township 27 North, Range 33 West; in the City of Joplin, Jasper County, Missouri; and authorizing the payment of Two Thousand Three Hundred and 00/100 dollars ($2,300.00) and containing an emergency clause.

ORDINANCES – FIRST READING

Motion by Mr. Woolston, Second by Mr. Shaw to move Council Bill No. 2013-250 to First Reading. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

Mr. Golden introduced Council Bill No. 2013-250. Motion by Mr. Golden, Second by Mr. Shaw to Pass Council Bill 2013-250 on First Reading Advance to Second Reading and Third Reading. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, Seibert, Shaw, and Woolston 8. Nays: 0. Absent: 1, Glaze.

The Council Bill was read as being COUNCIL BILL NO. 2013-250

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1, District R-3, District C-1, and District C-3 and including in District C-3-PD property as described below and located between 30th and 31st Streets, Main Street and Virginia Avenue in the City of Joplin, Jasper County, Missouri.

ORDINANCES – SECOND READING AND THIRD READING

NEW BUSINESS

Mr. Seibert requested traffic update around where Mercy is being built.

Mayor Colbert-Kean said Mr. Glaze had asked for a work session on pay for performance.

Mr. Shaw thought the small pieces of right of ways that were brought before the city could be approved by the city. The city attorney stated the governing body must approve right of ways but he said he could see if an update could be given to the council on land right of ways that would provide sufficient information.

Mayor had provided a travel request form for council's approval for an upcoming National League of Cities board meeting trip of which she was recently reelected to the board. She asked for their approval to attend this trip to Washington D.C. Dr. Rosenberg made the motion, Mr. Scearce seconded. Voting in favor were Council Members: Colbert-Kean, Golden, Raney, Rosenberg, Scearce, and Shaw 6. Nays: 2, Seibert and Woolston. Absent: 1, Glaze.

There being no further business to come before the Council, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Barbara L Hogelin

Barbara Hogelin, MMC/MPCC, City Clerk

REQUEST TO ADDRESS COUNCIL

Date: 1/22/13

TO: Mayor and Members of the Council

I would like to speak to the City Council at the Feb 4, 2013 meeting on the following subject: Zora & Main St bypass:

Consideration for a barrier at the rear of residents' backyards for protection of children & aesthetics of North Missouri Avenue.

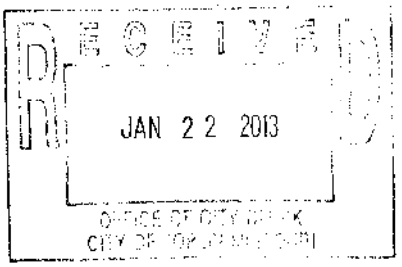
Thank you.

Name: Linda Lawrence

Address: 2806 North Missouri Ave

Daytime Phone: 417 782 9507

Phone No.: 417 825 7635



REQUEST TO ADDRESS COUNCIL

TO: Mayor and Members of the Council Date: 1-22-13

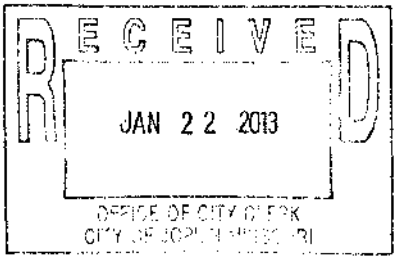
I would like to speak to the City Council on the following subject:

SUNSET RIDGE

1- Ugly properties and lots
2- Street Lights
3- Trees

Thank you.

Name: NAVID ZAIDI, MD
Address: 3110 Sunset Dr W, Joplin
Daytime Phone: 417-529-8995
Phone No.:



REQUEST TO ADDRESS COUNCIL

TO: Mayor and Members of the Council Date: 1/26/2013

I would like to speak to the City Council on the following subject:

Property in Sunset Ridge Edition that Poses either a Safety Hazard or is an eyesore that is hurting the value of the 55 Homes that have worked hard to rebuild

Thank you.
Name: Dan McCreary
Address: 3131 Sunset Dr.
Daytime Phone: 417 529-4040
Phone No.: 417 529-4040

Dan M's

1/26/2013

RECEIVED
JAN 29 2013
OFFICE OF CITY CLERK
CITY OF JOPLIN, MISSOURI

fax 625-4710

REQUEST TO ADDRESS COUNCIL

TO: Mayor and Members of the Council Date: 1-28-13

I would like to speak to the City Council on the following subject: on Feb. 4, 2013

2 lots we own in Sunset Ridge addition
3030 Sunset Dr. West
3018 Abigail Drive

Thank you.
Name: Alderman Hawke III
Address: 512 E. 32nd Suite 7
Daytime Phone: 417-437-0247
Phone No.: 417-627-0692

RECEIVED
JAN 29 2013
OFFICE OF CITY CLERK
CITY OF JOPLIN, MISSOURI

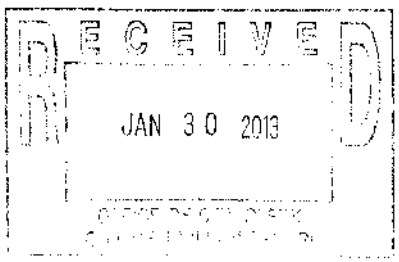
REQUEST TO ADDRESS COUNCIL

TO: Mayor and Members of the Council Date: 1-29-13

I would like to speak to the City Council on the following subject:

Lots in Sunset Ridge Sub-Division that still have foundations and no building Activity

Thank you.
Name: Stephen Menke
Address: 3401 Sunset Dr.
Daytime Phone: 417 624 5792
Phone No.: 417 782 4666



REQUEST TO ADDRESS COUNCIL

TO: Mayor and Members of the Council Date: 1-30-13

I would like to speak to the City Council on the following subject:

(1) inhabited Properties in the Sunset Ridge subdivision located on Northwest corner of South Shiffendecker Ave and West 32nd St.

Thank you.
Name: Keith Stevens
Address: 3121 Sunset Dr
Daytime Phone: (417) 396-2155
Phone No.: (417) 396-2155

Fax to Bart city Hall 417-874-2430 ATTN:

01/30/2013 14:57 4175249949 TAMKO BUILDING PRODU PAGE 01/01

REQUEST TO ADDRESS COUNCIL

TO Mayor and Members of the Council DATE 1-31-2013

I would like to speak to the City Council on the following subject:

The National League of Cities Service Line Protection Program is an "awareness" campaign (at no expense to The City of Joplin MO.) that informs homeowners that they are responsible for problems that occur to their lateral sewer and water line. Many homeowners simply don't know these lines are their responsibility until it they experience problems (and find out the city/water company is not responsible for repairs).

Thank you

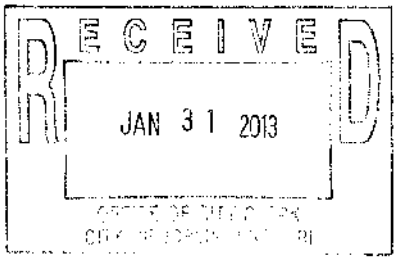
Name: Oscar Arras

Address: 213 Pecan Hollow Dr. Coppell, TX. 75019

Phone No. 214-632-6947

Daytime Phone: 214-632-6947

Oscar Arras



City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013

Item: COUNCIL BILL NO. 2013-254
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Commission Minutes
3) Copy of Council Bill

Public Works Director: David Hertzberg — Date: 1/25/2013
City Attorney: Brian Head — Date: 1-29-13
City Manager: R. Mark Rohr — Date: 1-28-13
Board or Commission: Planning and Zoning Commission — Date: 1/14/2013

Recommended Action: Planning and Zoning Commission recommended denial by a vote of "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 001-13: 2414 and 2418 East 36th Street – A request to rezone from District R-1 (Single-Family Residential) to District R-4 (Townhouse District) for the development of two duplexes – Wesley and Barbara King.

STAFF SUMMARY:
The proposed rezoning is for the development of two duplexes. The applicant has stated that the duplexes will be similar to the size and style of the existing duplexes to the east. The two duplexes would create a density of one unit per 8,540 square feet, which is above the minimum 7,800 square feet per single-family unit. The development of two duplexes will not increase the density above what would already be permitted in an R-1 (Single-Family) zoning district. The R-4 (Townhouse) zoning district is to be consistent with properties to the east and would permit each unit to be sold separately at a later date if desired.

However, staff has received calls and protest petitions regarding this case. Residents expressed concern that the proposed rezoning does not follow the Joplin Plaza neighborhood covenant, which only permits single-family homes. These two lots are among the final lots awaiting development in the neighborhood. Residents believe that these two lots will develop in time, as other lots have been developed over the past few years. There were also concerns that because apartments are permitted in R-4 (Townhouse) zoning districts, that these two lots may be sold and combined with the District R-3 (Apartment House) zoned property to the south for the development of apartments.

The City cannot enforce private covenants, but the Joplin Plaza Architectural Control Committee may choose to do so. Staff recommends that this rezoning be amended from District R-4

(Townhouse) to District R-2 (Two-Family Residential) to prevent the possibility of apartments or parking for apartments from being developed on these two lots. The Joplin Plaza Architectural Control Committee may choose to enforce their covenant, as they have along done in the past for lots along Alabama Avenue that are zoned District R-3 (Apartment House).

Staff recommends approval of Case 001-13 as amended to District R-2 (Two-Family Residential).

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Wesley King has been looking for real estate to build two duplexes, with his wife and himself residing one of the duplexes. He made an offer to purchase the lots at 2414 and 2418 East 36th Street. He will not begin construction until April or May of this next year. After making the offer to purchase the lot, he was advised that there are restrictive covenants on those two lots.

Mr. King explained that the restrictive covenants are in the Pitts Land & Cattle Company, a Missouri Corporation, with these lots being the last two lots in that subdivision when the covenants were adopted. The first duplex would be constructed on the lot at 2418 East 36th Street. Those units would contain two bedrooms, two baths, and a two-car garage with full brick construction to be leased.

Mr. King explained that the second duplex will be constructed on the lot at 2414 East 36th for his wife and himself. That duplex will have three bedrooms, two baths, and a two-car garage and will contain 2,300 to 2,500 square feet. He stated that the reason for building at that location is that his son lives on 47th Street, and the location is close to the new Mercy Hospital and grocery shopping. He did not learn about the restrictive covenants until later.

Mr. King understood that some of the neighbors will address the restrictive covenants. He has pictures of the two duplexes that he plans to construct. The first duplex will contain 1,600 to 1,800 square feet per side, with the last duplex containing 2,300 to 2,500 square feet. Both duplexes will be full brick and will be well-maintained.

Mr. Eastman asked Mr. King if he has discussed his plans with Mr. Pitts. Mr. King figured the lots could be rezoned because of all the duplexes that Mayberry Construction has built down 36th Street, with all the properties along 35th Street being zoned for duplexes. He has discussed his plans with the owner immediately west of the lot at 2414 East 36th, but he has not visited with anyone else in that area.

Mr. Eastman understood that Pitts Land & Cattle Company has architectural control in this subdivision.

PUBLIC COMMENT:
Comments in opposition were received from the following:

Mr. Jerry Chew, 2302 East 36th Street, Joplin
Mr. Allen Shirley, 3520 Alabama Avenue, Joplin
Mr. Jake Mayberry, 3023 South Heartland, Joplin, owner of property within 185 feet of the property in this request
Ms. Barbara Medler, 2613-2614 East 35th Street, Joplin

The property owners discussed the covenants for Joplin Square, which allow only single-family homes in this subdivision. They opposed any change in the covenants and opposed any change in the zoning to District R-4 or District R-2. They wished to maintain the continuity of the homes that have been built in Joplin Square and maintain the integrity of the neighborhood.

Z&P Meeting: January 14, 2013
City Council Meeting: February 4, 2013

STAFF PLANNING REPORT
Rezoning

CASE 001-13:

A request to rezone from District R-1 (Single-Family Residential) to District R-4 (Townhouse District) for property located at 2414 and 2418 East 36th Street for the development of two duplexes.

APPLICANT: Wesley and Barbara King

LOCATION: 2414 and 2418 East 36th Street
South side of East 36th Street, East of Alabama Avenue

REQUESTED ZONING: R-4 (Townhouse District)

CORRIDOR: N/A

EXISTING CONDITIONS:

R-1 (Single-Family)	Undeveloped	244' x 140' / 34,160 ft² / .78 acres

SITE CONTEXT:

	R-3 & R-4	R-4	R-3	R-1
	Single-Family & Duplex	Duplex	Undeveloped	Single-Family

FUTURE LAND USE:

This site is recommended for low-density residential in the 2012 Future Land Use Map. Properties to the north and east are recommended for high-density residential.

TRANSPORTATION:

East 36th Street	Local	50'

UTILITIES: The property has utility connections.

FLOOD PLAIN: Zone X – Area of minimal flooding.

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

This property is suitable for residential-townhome development.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The planned rezoning should not detrimentally affect nearby properties.

DISCUSSION

The proposed rezoning is for the development of two duplexes. The applicant has stated that the duplexes will be similar to the size and style of the existing duplexes to the east. The two duplexes would create a density of one unit per 8,540 square feet, which is above the minimum 7,800 square feet per single-family unit. The development of two duplexes will not increase the density above what would already be permitted in an R-1 (Single-Family) zoning district. The R-4 (Townhouse) zoning district is to be consistent with properties to the east and would permit each unit to be sold separately at a later date if desired.

However, staff has received calls and protest petitions regarding this case. Residents expressed concern that the proposed rezoning does not follow the Joplin Plaza neighborhood covenant, which only permits single-family homes. These two lots are among the final lots awaiting development in the neighborhood. Residents believe that these two lots will develop in time, as other lots have been developed over the past few years. There were also concerns that because apartments are permitted in R-4 (Townhouse) zoning districts, that these two lots may be sold and combined with the District R-3 (Apartment House) zoned property to the south for the development of apartments.

The City cannot enforce private covenants, but the Joplin Plaza Architectural Control Committee may choose to do so. Staff recommends that this rezoning be amended from District R-4 (Townhouse) to District R-2 (Two-Family Residential) to prevent the possibility of apartments or parking for apartments from being developed on these two lots. The Joplin Plaza Architectural Control Committee may choose to enforce their covenant, as they have along done in the past for lots along Alabama Avenue that are zoned District R-3 (Apartment House).

Staff recommends approval of Case 001-13 as amended to District R-2 (Two-Family Residential).

ENCLOSURES:

None



0 100 200 400 600 800 Feet

Case 001-13: A request to rezone from District R-1 (Single-Family Residential) to District R-4 (Townhouse District) for properties located at 2414 and 2418 East 36th Street for the development of two duplexes. - Wesley & Barbara King

N

CITY OF JOPLIN, MISSOURI
REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

RECEIVED
11-6-12

For Office Use Only
Case No.: 001-13
Filing Fee: $350.00
Date Advertised: 12/30/12
Date Notices Sent
Public Hearing Date: 1/14/13

APPLICANT: Wesley + Barbara King PHONE: 417-782-0130
ADDRESS: 107 Forest Drive Carl Jct, MO ZIP: 64834
OWNER: PHONE: 417-438-0884
ADDRESS: ZIP:
LOCATION OF PROPERTY: 2414 & 2418 E. 36th ST
LEGAL DESCRIPTION: ALL of LOTS 21 and 22 in Joplin Square Subdivision PLAT 1, in The City of Joplin, Newton County Missouri
Present Zoning R1 Requested Zoning: R4 Acreage: 341 X 200
Present Use of Property: VACANT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	R-3 Multi Family	R-3
South	R-3 - VACANT	R-3
East	R-4 Duplex	R-4
West	R-1 single Family	R-1

CHARACTER OF THE NEIGHBORHOOD:

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts? NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? If yes, explain:

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? YES
2. Consistent with Future Land Use Map? YES

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 36th STreet & Alabama
2. Classification of Street(s):
   Arterial_____ Collector_____ Local Local usage
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? 171 X 200 EACH
2. Properly Sized Street Right-of-Way? YES
3. Drainage Easements? _____
4. Utility Easements:
   Electricity? all ready To Property
   Gas? all ready To property
   Sewers? all ready To property
   Water? all ready To property
5. Additional Comments:
   We are planning To put 1 Duplex on each LOT One (1) To live in - The other To rent out.

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:
Structure will be build in conforming with Existing Duplexs Already built ON East 36th St by MHY behind Construction

SIGNATURE: Vera Kemp Semi retired DATE: 6-Nov-12
BY:
TITLE: BROKER/Salesperson with CHARLE BURT REALTORS

(Note: By signing this application you are signifying that you are either the legal owner of the subject property or are a legal representative of the owner or owners of the subject property.)

Case 001-13: 2414 and 2418 East 36th Street – A request to rezone from District R-1 (Single-Family Residential) to District R-4 (Townhouse District) for the development of two duplexes – Wesley and Barbara King.

Mr. Harrington opened the public hearing for Case 001-13.

Mr. Wesley King, 107 Forest Drive, Carl Junction, Missouri, has been looking for real estate to build two duplexes, with his wife and himself residing one of the duplexes. He made an offer to purchase the lots at 2414 and 2418 East 36th Street. He will not begin construction until April or May of this next year. After making the offer to purchase the lot, he was advised that there are restrictive covenants on those two lots.

Mr. King explained that the restrictive covenants are in the Pitts Land & Cattle Company, a Missouri Corporation, with these lots being the last two lots in that subdivision when the covenants were adopted. The first duplex would be constructed on the lot at 2418 East 36th Street. Those units would contain two bedrooms, two baths, and a two-car garage with full brick construction to be leased.

Mr. King explained that the second duplex will be constructed on the lot at 2414 East 36th for his wife and himself. That duplex will have three bedrooms, two baths, and a two-car garage and will contain 2,300 to 2,500 square feet. He stated that the reason for building at that location is that his son lives on 47th Street, and the location is close to the new Mercy Hospital and grocery shopping. He did not learn about the restrictive covenants until later.

Mr. King understood that some of the neighbors will address the restrictive covenants. He has pictures of the two duplexes that he plans to construct. The first duplex will contain 1,600 to 1,800 square feet per side, with the last duplex containing 2,300 to 2,500 square feet. Both duplexes will be full brick and will be well-maintained.

Mr. Eastman asked Mr. King if he has discussed his plans with Mr. Pitts. Mr. King figured the lots could be rezoned because of all the duplexes that Mayberry Construction has built down 36th Street, with all the properties along 35th Street being zoned for duplexes. He has discussed his plans with the owner immediately west of the lot at 2414 East 36th, but he has not visited with anyone else in that area.

Mr. Eastman understood that Pitts Land & Cattle Company has architectural control in this subdivision.

Mr. Harrington asked for comments from the audience.

Mr. Jerry Chew, 2302 East 36th Street, Joplin, appeared in opposition to any change in the zoning of these lots. He bought his home on Joplin Square and discussed the covenants for single-family homes. He would oppose any change in the covenants and would oppose any change in the zoning. He sees no reason to change the zoning when the covenants will not be changed.

Mr. Eastman asked Mr. Chew if he has seen Mr. King's development plans, and he replied that this meeting is the first time he has heard anything about the plans. He knew that the property was to be rezoned for townhouses, with townhouse zoning covering a lot of area.

Mr. Harrington asked Mr. Chew if he is still opposed to the rezoning request, having heard what Mr. King is proposing. He understood that R-4 is for townhouses and asked if there is another zoning for duplexes only, and Mr. Bolander replied R-2. Mr. Chew would oppose anything being rezoned to R-4.

Mr. Harrington asked Mr. Chew if he would be agreeable to R-2 zoning, and he replied that he must review the development plans first. He expressed concern about not being able to see some plans before this meeting, so he would oppose rezoning to District R-2.

Mr. Allen Shirley, 3520 Alabama Avenue, Joplin, appeared in opposition to the request and explained that his lot is on the northwest corner of the intersection of 36th Street and Alabama Avenue. He stated that the covenants started with Nick Pitts, but after the majority of the lots were built on, the neighborhood committee now takes control of the covenant requirements of the neighborhood. Basically, to change a zoning within Joplin Square requires a majority of the neighborhood committee to allow a change in that zoning. He sees no evidence that a majority of the community or the neighborhood committee would be willing to rezone the property.

Mr. Shirley stated that Mr. King builds a very fine product, but these properties are really the last two basically within the Joplin Square sub-plotted area. He wished to maintain the continuity of the homes that have been built along 36th Street and all the way up to 34th Street on Alabama Avenue. He explained that homes cost $250,000 to $300,000, and that many people wish to protect their housing and home values by maintaining the integrity of the neighborhood.

Mr. Shirley stated that another resident, Bob Reed, could not be present for this meeting but has signed a petition of protest. Mr. Reed asked Mr. Shirley to speak on his behalf to express his opposition to the request. The residents would love to have their neighborhood finished out with two more nice homes on those lots, and then Joplin Square would be complete. The integrity of the neighborhood would be maintained all the way through.

Mr. Eastman asked Mr. Shirley if he has seen Mr. King's development plans, and he replied that he has not.

Mr. Duncan asked Mr. Shirley if the lots that currently have duplexes on them down 36th Street east of Alabama Avenue were part of Joplin Square, and he replied that they were not. He explained that Joplin Square is L-shaped and runs up both sides of Alabama to 34th Street. It includes four lots on the south side of 36th Street, with the two lots in this request being the last two lots in the subdivision.

Mr. Duncan asked what area the covenant applies to, and Mr. Shirley replied both sides of Alabama Avenue from 34th to 36th Streets.

Mr. Duncan asked if the neighborhood committee agreed to R-3 zoning on the east side of Alabama Avenue, and Mr. Shirley replied they did not. He explained that the residents were never notified in writing by the neighborhood committee. No one was aware that change had even been made until the owner of the property stated that his property was rezoned to R-3. Mr. Shirley asked about rezoning that property back to R-1 as well, in that the covenant requires that lot to be zoned R-1.

Mr. Duncan noted that some property along the east side of Alabama Avenue between 34th and 35th Streets has been rezoned to R-3 as well. Mr. Shirley explained that four new homes have been built on that property. Mr. Duncan asked if the property is zoned R-3 but contains single-family homes, and Mr. Shirley replied that is correct.

Mr. Duncan asked if this was the same situation where the property was rezoned to R-3 and nobody knew it, and Mr. Shirley replied just the single lot at the corner of 35th Street and Alabama. The owner of that lot, Brad Marshall, stated that the property was rezoned to R-3, and Mr. Shirley explained that the area residents were not notified of that rezoning. They would like to rezone that property back to R-1.

Mr. Bolander thought those lots were actually multi-family prior to the area being subdivided. He explained that when the subdivision was platted, the R-3 zoning was already in existence. Even though the property is zoned R-3, the single-family homes could be built there. Single-family homes can exist in an R-2 district or an R-3 district. He thought the R-3 zoning was already in place prior to that area being platted.

Mr. Shirley gave the commissioners a physical aerial view of the plot layouts and the name of the owner of each property. He thought Mr. King builds a quality product, but the issue is maintaining the last houses in the plotted area and maintaining the integrity of the whole neighborhood.

Mr. Harrington asked Mr. Shirley if he would still be opposed to the request if the zoning was changed to R-2, which would allows the duplexes but not townhouses. He replied that Mayberry Construction has built on 36th Street to the east and then back up into 35th Street, but they have never approached the residents to the west and stopped their duplexes at the beginning of the plotted area. They realize those two lots should have single-family homes as well. Mr. Shirley expressed opposition to rezoning to District R-2.

Mr. Jake Mayberry, 3023 South Heartland, Joplin, appeared and asked if this property is rezoned, that it be rezoned to R-2-PD rather than R-4, so everyone has a chance to review the plans.

Ms. Barbara Medler, 2613-2614 East 35th Street, Joplin, appeared in opposition to the request and explained that her property is not in the area that deals with these covenants. When she bought her property in 2005, she was told that these lots were to be single-family. She asked if the applicant is obligated to put in what he says he is going to if the property were to be rezoned to R-4, or if R-4 covers nursing homes or most anything.

Mr. Harrington replied that R-4 zoning doesn't cover nursing homes, but it would allow a developer to construct townhouses as opposed to duplexes.

Ms. Medler is opposed to the rezoning request since she supports the people who want to maintain the integrity of the neighborhood. She stated that it is a nice neighborhood, and that most of the duplexes are owned by one of the inhabitants, and they maintain their property well.

Mr. Harrington asked for additional comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 001-13.

MR. SMITH MOVED, SECONDED BY MR. LANDRITH, THAT CASE 001-13 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR DENIAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. DUNCAN, MR. EASTMAN, MR. HARRINGTON, MR. LANDRITH, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

P & Z Case 001-13
Wesley and Barbara King
(P & Z Recommended Denial)

COUNCIL BILL NO. 2013-254 **ORDINANCE NO.**

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District R-4 property as described below and located at 2414 and 2418 East 36th Street in the City of Joplin, Newton County, Missouri.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by removing the following described property from District R-1 and including same in District R-4:

All of Lots 21 and 22 in Joplin Square Subdivision Plat #1, in the City of Joplin, Newton County, Missouri.

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 for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2013.

ATTEST: _____
Melodee Colbert-Kean, Mayor

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013

Item: RESOLUTION NO. 2013-004
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Commission Minutes
3) Copy of Resolution

Public Works Director: David Hertzberg Date: 1/25/2013
City Attorney: Brian Head Date: 1-29-13
City Manager: R. Mark Rohr Date: 1-29-13
Board or Commission: Planning and Zoning Commission Date: 1/14/2013

Recommended Action: Planning and Zoning Commission recommended approval for a permanent Special Use Permit by a vote of "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 002-13: 2729 South Joplin Avenue – A request for a permanent Special Use Permit (First Request) for the development of a parking lot – Cynthia Croy.

STAFF SUMMARY:
The applicant is requesting a special use permit for the development of a parking lot at 2729 South Joplin Avenue. This will be an expansion of the existing parking lot that was issued a permanent special use permit in July 2012 located at 2715 and 2727 South Joplin Avenue. The applicant has provided the necessary screening from adjacent residential properties, including a 6-foot vinyl fence and landscaping.

The following items are conditions for consideration of the Special Use Permit:

1. This Special Use Permit is issued to Cynthia Croy for the development of a parking lot at 2729 South Joplin Avenue.
2. The term of this permit is to be permanent.
3. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
4. Any other conditions set by the City Council of the City of Joplin.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Carlin Smittle, Security Design Group, appeared representing Dr. Croy. Mr. Smittle is seeking a Special Use Permit for 1.4 acres at 2729 South Joplin Avenue to be combined with the Special Use Permit granted by the City Council of the 0.2 acres at 2715 and 2727 South Joplin to be developed as off-street parking for the new doctor's office building at 2722 South Main.

Mr. Smittle explained that the parking area will provide parking for customers and employees of the doctor's office and the other businesses that will be occupying the building. The parking area is designed applying development standards from the City of Joplin 2012 Comprehensive Plan for multi-use residential and commercial office development standards just south of 26th Street, and the South Main Street corridor.

Landscaping for the parking area will be developed to blend with the landscaping surrounding the new building at 2722 South Main. Street trees and shrubs will be provided along Joplin Avenue to temper the commercial use from the residents. Areas to the north and south of the parking area will be landscaped with street trees, shrubbery, and decorative screens. Walls will be installed. Interior landscaping will consist of street trees and shrubs to provide a visual breakup of the parking area.

Engineered controlled lighting for the parking area and a sprinkler system will be installed in accordance to the standards that have been outlined by the committee for the development standards for South Main Street.

Mr. Smith asked Mr. Smittle if he is discussing three lots, and he replied that the parking lot will be placed on three lots. He stated that 2715 and 2727 Joplin Avenue are the two lots to the north.

Mr. Eastman complemented Mr. Smittle on the very attractive building on Main Street.

Mr. Wright explained that in July, 2012, a permanent Special Use Permit was granted for the two northern lots for a parking lot.

Mr. Eastman asked Mr. Bolander if the Comprehensive Plan shows that whole block as being commercial. He replied that is correct, in that when the Comprehensive Plan update was completed, it was decided to extend the commercial district on back to Joplin with the understanding that there may be some residents in there. For this reason, the design guidelines and buffering requirements were adopted to protect the homes that exist on that block.

PUBLIC COMMENT:

Mr. Philip Edwards, owner of properties 2629 and 2631 South Joplin Avenue and 2730 South Joplin, appeared in opposition to the request and explained that all the lots down Joplin and Wall Avenues, prior to the tornado, were residential lots. It was his expectation that the neighborhood would be rebuilt with residential housing.

Mr. Edwards stated that sandwiching a parking lot in the middle of a residential area is not a desirable thing, in that the parking lot would diminish the value of the residential properties regardless of landscaping or fencing. He believes that putting a parking lot on South Joplin Avenue in the middle of a residential area will reduce the value of his investments.

Mr. Eastman asked Mr. Edwards if his houses are all being leased at this time, and he replied that they are. He explained that the houses at 2629 and 2631 South Joplin are brand new, but that he completely rehabbed the house at 2730 South Joplin.

Z&P Meeting: January 14, 2013
City Council Meeting: February 4, 2013

STAFF PLANNING REPORT
Special Use Permit

CASE 002-13:

A request for a permanent Special Use Permit (1st Request) for the development of a parking lot at 2729 S. Joplin Avenue.

APPLICANT: Cynthia Croy

LOCATION: 2729 S. Joplin Avenue

REQUESTED USE: Parking lot

CORRIDOR: South Main Street

EXISTING CONDITIONS:

R-1 (Single-Family)	Undeveloped	50' x 120' / 6,000 ft² / .14 acres

SITE CONTEXT:

	R-1	C-3	R-1	R-1
	Parking Lot (SUP)	Commercial	Single-Family	Single-Family

TRANSPORTATION:

S. Joplin Avenue	Minor Arterial	60'

The parking lot will also have access from an alley to the east of the site that connects the parking lot to the applicant's office.

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

DISCUSSION:

The applicant is requesting a special use permit for the development of a parking lot at 2729 S. Joplin Avenue. This will be an expansion of the existing parking lot that was issued a permanent special use permit in July 2012 located at 2715 and 2727 S. Joplin Avenue. The applicant has provided the necessary screening from adjacent residential properties, including a 6' vinyl fence and landscaping.

CONDITIONS FOR CONSIDERATION:

1. This Special Use Permit is issued to Cynthia Croy for the development of a parking lot at 2729 S. Joplin Avenue.
2. The term of this permit is to be permanent.
3. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
4. Any other conditions set by the City Council of the City of Joplin.

Staff recommends approval of Case 002-13.

ENCLOSURES:

Site Plan



Case 002-13: A request for a permanent Special Use Permit (1st request) for the development of a parking lot at 2729 South Joplin Avenue. - Cynthia Croy

N

SPECIAL USE PERMIT APPLICATION

Return Form to:
Planning / Community Development Specialist
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

RECEIVED
12-4-12

For Office Use Only

Case No.: 002-13
Filing Fee: $ 350.00
Date Advertised: 12-30-12
Date Notices Sent
Public Hearing Date: 1/14/13

APPLICANT: Cynthia Croy, MD PHONE: 417-869-7100

ADDRESS: 2718 - 2714 S. Main ZIP: 64801

OWNER: Croy Properties PHONE:

ADDRESS: ZIP:

LOCATION OF PROPERTY: 2729 S. Joplin

LEGAL DESCRIPTION: Section 15 Township 27 Range 33

Lukes Southern Lot 109 to the City of Joplin, Jasper County, Missouri

PRESENT ZONING CLASSIFICATION: R1 ACREAGE: 0.14

PRESENT USE OF PROPERTY: Vacant Lot

PROPOSED LAND USE ACTIVITY: To be combined with 2715 and 2727 S. Joplin as Parking for 2718 - 2724 S. Main

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	Parking Area	Special Use Permit/Residential
South	Single Family	R1
East	Office Building	C3
West	Single Family	R1

Does the proposed special use meet the following standards? If yes, attach a separate sheet explaining why.

	Yes	No
1. Is deemed necessary for the public convenience at that location.	☒	☐
2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.	☒	☐
3. Is found to be generally compatible with the neighborhood in which it is proposed.	☒	☐
4. Will comply with the height and area regulations of the district in which it is located unless specifically granted.	☒	☐
5. Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations and such areas will be screened from adjoining residential uses and located so as to protect such residential use from any injurious effect.	☒	☐
6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.	☒	☐

Should this special use be valid only for a specific time period? Yes ☐ No ☒

If Yes, what length of time? _____

SIGNATURE: _____ DATE: 12-4-12

BY: Carlin Smittle TITLE: Project Coordinator

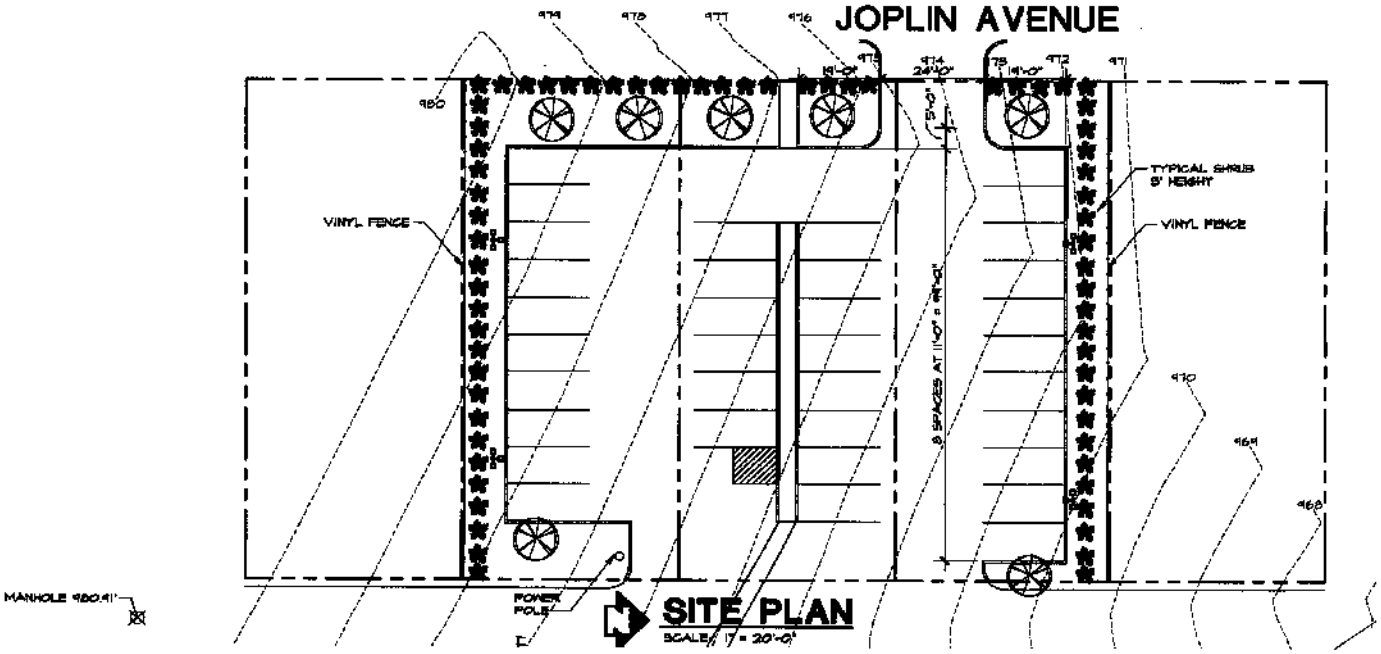
Attachments Required:

1. One copy of a legal description of the property on which the use is to be located.
2. One copy of the necessary descriptive material related to the intensity and extent of the proposed use, including any traffic conditions that may result; any danger from fire hazards; how the proposed use may effect the character of the surrounding properties; and how the proposed use will benefit the City of Joplin

The Special Use Permit that will be issued will have set of conditions that will require information regarding the following: (Additional conditions may be imposed by the Commission and Council)

1. Hours of Operation. _____
2. Days of Operation. _____
3. Number of Off-street Parking Spaces. _____
4. Signs (Generally signs are limited to one sign not larger that one (1) foot by two (2) feet set no more than six (6) feet off the ground and at least ten (10) feet inside the property line.) _____
5. Number of Assistants or employees. _____
6. Nature of the Business. _____
7. Location of the Business. _____

Violation of any condition will cause a complaint to be filed with the Municipal Court and the Permit will be suspended immediately requiring reapplication.


JOPLIN AVENUE
980
979
978
977
976
975
974
973
972
971
24'-0"
19'-0"
5'-0"
VINYL FENCE
TYPICAL SHRUB
5' HEIGHT
VINYL FENCE
8 SPACES AT 11'-0" = 88'-0"
970
969
968
MANHOLE 980.41'
POWER POLE
SITE PLAN
SCALE: 1" = 20'-0"

Case 002-13: 2729 South Joplin Avenue – A request for a permanent Special Use Permit (First Request) for the development of a parking lot – Cynthia Croy.

Mr. Harrington opened the public hearing for Case 002-13.

Mr. Carlin Smittle, Security Design Group, 1948-B South Glenstone, Springfield, Missouri, appeared representing Dr. Croy. Mr. Smittle is seeking a Special Use Permit for 1.4 acres at 2729 South Joplin Avenue to be combined with the Special Use Permit granted by the City Council of the 0.2 acres at 2715 and 2727 South Joplin to be developed as off-street parking for the new doctor's office building at 2722 South Main.

Mr. Smittle explained that the parking area will provide parking for customers and employees of the doctor's office and the other businesses that will be occupying the building. The parking area is designed applying development standards from the City of Joplin 2012 Comprehensive Plan for multi-use residential and commercial office development standards just south of 26th Street, and the South Main Street corridor.

Landscaping for the parking area will be developed to blend with the landscaping surrounding the new building at 2722 South Main. Street trees and shrubs will be provided along Joplin Avenue to temper the commercial use from the residents. Areas to the north and south of the parking area will be landscaped with street trees, shrubbery, and decorative screens. Walls will be installed. Interior landscaping will consist of street trees and shrubs to provide a visual breakup of the parking area.

Engineered controlled lighting for the parking area and a sprinkler system will be installed in accordance to the standards that have been outlined by the committee for the development standards for South Main Street.

Mr. Harrington asked for questions from the commissioners.

Mr. Smith asked Mr. Smittle if he is discussing three lots, and he replied that the parking lot will be placed on three lots. He stated that 2715 and 2727 Joplin Avenue are the two lots to the north.

Mr. Eastman complemented Mr. Smittle on the very attractive building on Main Street.

Mr. Wright explained that in July, 2012, a permanent Special Use Permit was granted for the two northern lots for a parking lot.

Mr. Harrington asked for comments from the audience.

Mr. Philip Edwards explained that he owns properties at 2629 and 2631 South Joplin Avenue, along with the house at 2730 South Joplin. He appeared in opposition to the request and explained that all the lots down Joplin and Wall Avenues, prior to the tornado, were residential lots. When he built the properties at 2629 and 2631 South Joplin, it was his expectation that the neighborhood would be rebuilt with residential housing.

Mr. Edwards stated that sandwiching a parking lot in the middle of a residential area is not a desirable thing, in that the parking lot would diminish the value of the residential properties

regardless of landscaping or fencing. He built his houses in the last few months and spent a significant amount of money, and he believes that putting a parking lot on South Joplin Avenue in the middle of a residential area will reduce the value of his investments.

Mr. Eastman asked Mr. Edwards if his houses are all being leased at this time, and he replied that they are. He explained that the houses at 2629 and 2631 South Joplin are brand new, but that he completely rehabbed the house at 2730 South Joplin.

Mr. Eastman asked Mr. Bolander if the Comprehensive Plan shows that whole block as being commercial. He replied that is correct, in that when the Comprehensive Plan update was completed, it was decided to extend the commercial district on back to Joplin with the understanding that there may be some residents in there. For this reason, the design guidelines and buffering requirements were adopted to protect the homes that exist on that block.

Mr. Eastman asked Mr. Edwards if he owns the two homes that Richard Duke just recently built behind Southtown Cleaners, and he replied that he does.

Mr. Harrington asked for any additional comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 002-13.

MR. EASTMAN MOVED, SECONDED BY MR. DUNCAN, THAT CASE 002-13 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL FOR A PERMANENT SPECIAL USE PERMIT TO BE ISSUED TO CYNTHIA CROY, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. DUNCAN, MR. EASTMAN, MR. HARRINGTON, MR. LANDRITH, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

P & Z Case 002-13
Cynthia Croy
(P & Z Recommended Approval
for a Permanent Special Use Permit)

RESOLUTION NO. 2013-004

A RESOLUTION granting a Special Use Permit (First Request) to Cynthia Croy for the development of a parking lot located at 2729 South Joplin Avenue, in the City of Joplin, Jasper County, Missouri.

WHEREAS, the Planning and Zoning Commission at a Public Hearing held on January 14, 2013, recommended that a Special Use Permit be granted to Cynthia Croy for the development of a parking lot located at 2729 South Joplin Avenue, in the City of Joplin, Jasper County, Missouri.

WHEREAS, a public hearing was held before the City Council on February 4, 2013, in compliance with said request;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Joplin, as follows:

That a Special Use Permit be granted to Cynthia Croy for the development of a parking lot located in the City of Joplin, Missouri, on the following described real estate, to-wit:

Luke's Southern Addition Lot 109 to the City of Joplin, Jasper County, Missouri.

and the said Special Use Permit is hereby issued with the following conditions and made a part thereof:

1. This Special Use Permit is issued to Cynthia Croy for the development of a parking lot at 2729 S. Joplin Avenue.

2. The term of this permit is to be permanent.

3. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.

4. Any other conditions set by the City Council of the City of Joplin.

The violation of any condition set forth in this Resolution shall be interpreted as a violation of Appendix 29-A (Zoning Code) of the Municipal Codes of the City of Joplin and shall be administered in accordance with the provisions of Section 34 (Violation and Penalty) of Appendix 29-A of that Code. Conviction in Municipal Court for violation of any condition as set forth in this Resolution shall cause the immediate termination of this Special Use Permit and require the applicant as named in Item No. 1 above to reapply for renewal.

The Municipal Planner is hereby authorized and directed to issue said permit to Cynthia Croy, in accordance with the plans and specifications on file in the Office of the Building Official.

The City Clerk is hereby ordered to file this Resolution with the Zoning District Map maintained in her office and to note the changes herein provided for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2013.

_____
Melodee Colbert-Kean, Mayor

ATTEST:_____
Barbara L. Hogelin, City Clerk

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013

Item: RESOLUTION NO. 2013-005
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Commission Minutes
3) Copy of Resolution

Public Works Director: David Hertzberg DH Date: 1/25/2013
City Attorney: Brian Head Date: 1-29-13
City Manager: R. Mark Rohr Date: 1-28-13
Board or Commission: Planning and Zoning Commission MDW Date: 1/14/2013

Recommended Action: Planning and Zoning Commission recommended approval for a one-year Special Use Permit by a vote of "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 003-13: 510 South Tyler Avenue – A request for a Special Use Permit (First Request) for the operation of a solid waste collection and processing facility for recycled materials – Triple R Recycling.

STAFF SUMMARY:
The applicant is requesting a special use permit for the operation of a solid waste collection and processing facility at 510 South Tyler Avenue. Triple R Recycling specializes in recycling pallets, paper, and plastics, primarily from local business operations. The facility will be in operation between the hours of 7 a.m. and 5 p.m. Monday through Friday and will have six (6) employees. A total of 21 parking spaces are provided on site, a sufficient amount for this operation.

The following items are conditions for consideration of the Special Use Permit:

1. This Special Use Permit is issued to Triple R Recycling for the operation of a solid waste collection and processing facility at 510 S. Tyler Avenue.
2. The term of this permit is to be for one (1) year renewable in February 2014.
3. Any outside area used for operations and/or storage must be screened.
4. No loose material shall be stored outside of the facility.
5. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
6. Any other conditions set by the City Council of the City of Joplin.

PLANNING & ZONING COMMISSION TESTIMONY:
Ricardo and Alicia Rodriguez appeared to request a Special Use Permit for the collection and processing of recycled materials at 510 South Tyler Avenue.

Mr. Duncan asked about some stipulations being placed in the conditions of the Special Use Permit regarding fencing and asked Mr. Rodriguez about plans to erect the fencing. He replied that there is already fencing all the way around the property. They plan to store cardboard at the facility, with there being no trash.

Mr. Duncan asked about dealing with any hazardous waste, and Mr. Rodriguez replied no hazardous waste. Mrs. Rodriguez explained that they will be handling mostly pallets, plastics, and cardboard. They will not be handling any chemicals or food waste.

PUBLIC COMMENT:
None.

Z&P Meeting: January 14, 2013
City Council Meeting: February 4, 2013

STAFF PLANNING REPORT
Special Use Permit

CASE 003-13:

A request for a Special Use Permit (1st Request) for the operation of a solid waste collection and processing facility for recycled materials at 510 S. Tyler Avenue.

APPLICANT: Triple R Recycling

LOCATION: 510 S. Tyler Avenue

REQUESTED USE: Solid Waste Collection/Processing Facility

CORRIDOR: N/A

EXISTING CONDITIONS:

M-2 (Heavy Industrial)	Industrial	175' x 380' / 66,500 ft² / 1.53 acres

SITE CONTEXT:

	M-2	M-2	M-2	M-2
	Industrial	Industrial	Industrial	Industrial

TRANSPORTATION:

Tyler Avenue	Local	60'
Adele Avenue	Local	60'

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

DISCUSSION:

The applicant is requesting a special use permit for the operation of a solid waste collection and processing facility at 510 S. Tyler Avenue. Triple R Recycling specializes in recycling pallets, paper, and plastics, primarily from local business operations. The facility will be in operation between the hours of 7 am and 5 pm, Monday through Friday and will have six (6) employees. A total of 21 parking spaces are provided on site, a sufficient amount for this operation.

CONDITIONS FOR CONSIDERATION:

1. This Special Use Permit is issued to Triple R Recycling for the operation of a solid waste collection and processing facility at 510 S. Tyler Avenue.
2. The term of this permit is to be for one (1) year renewable in February 2014.
3. Any outside area used for operations and/or storage must be screened.
4. No loose material shall be stored outside of the facility.
5. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
6. Any other conditions set by the City Council of the City of Joplin.

Staff recommends approval of Case 003-13.

ENCLOSURES:

None



Case 003-13: A request for a Special Use Permit (1st request) for the operation of a solid waste collection and processing facility for recycled materials at 510 South Tyler Avenue. Triple R Recycling

N

CITY OF JOPLIN, MISSOURI

SPECIAL USE PERMIT APPLICATION

For Office Use Only
Case No.: 003-12-
Filing Fee: $350.00
Date Advertised: 12/30/12
Date Notices Sent:
Public Hearing Date: 1/14/13

Return Form To:
Planning and Community Development Manager
City of Joplin
602 South Main Street
Joplin, MO 64801
417-624-0820 Ext. 511
FAX 417-625-4738

RECEIVED 12-6-12

APPLICANT: Triple B Recycling PHONE: 417-782-7121
ADDRESS: 510 S. Tyler Ave Joplin ZIP: 64801
OWNER: Ricardo & Alicia Rodriguez PHONE: 417-291-7560
ADDRESS: 3607 W. Fountain Rd ZIP: 64801
LOCATION OF PROPERTY: 510 S. Tyler Ave Joplin MO 64801
LEGAL DESCRIPTION: Salzers 1st, 23 + 26, North 35 ft of lots 22 + 27
PRESENT ZONING CLASSIFICATION: Industrial ACREAGE:
PRESENT USE OF PROPERTY: Pallet recycling
PROPOSED LAND USE ACTIVITY: Recycling of cardboard + plastic

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	Joplin Pipe & Steel Co.	Industrial
South	Mid-States Motor Carriers	Industrial
East	UPS	Industrial
West	Vacant	Industrial

Team G Architecture

Does the proposed special use meet the following standards? If yes, attach a separate sheet explaining why.	Yes	No
1. Is deemed necessary for the public convenience at that location.	X	

	Yes	No
2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.	X	
3. Is found to be generally compatible with the neighborhood in which it is proposed.	X	
4. Will comply with the height and area regulations of the district in which it is located unless specifically granted.	X	
5. Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations and such areas will be screened from adjoining residential uses and located so as to protect such residential use from any injurious effect.	X	
6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.	X	

Should this special use be valid only for a specific time period? Yes _____ No X

If Yes, what length of time? _____

SIGNATURE: Alicia Rodriguez DATE: 11-20-12

BY: Alicia Rodriguez TITLE: owner

Attachments Required:

1. One copy of a legal description of the property on which the use is to be located.
2. One copy of the necessary descriptive material related to the intensity and extent of the proposed use, including any traffic conditions that may result; any danger from fire hazards; how the proposed use may affect the character of the surrounding properties; and how the proposed use will benefit the City of Joplin.
3. Ten copies of a site plan (drawn to a scale of 100 feet or less; the inch) that meets all ordinance requirements for the property on which the use is to be located, showing:
   a) structures
   b) boundary lines with dimensions and bearings,
   c) streets,
   d) easements,
   e) parking lot layout,
   f) internal traffic flow,
   g) points of ingress/egress,
   h) landscaping,
   i) setbacks, and
   j) detention, if required.

[Note: By signing this application you are signifying that you are either the legal owner of the subject property or are a legal representative of the owner or owners of the subject property.]

Case 003-13: 510 South Tyler Avenue – A request for a Special Use Permit (First Request) for the operation of a solid waste collection and processing facility for recycled materials – Triple R Recycling.

Mr. Harrington opened the public hearing for Case 003-13.

Ricardo and Alicia Rodriguez, 3607 West Fountain Road, Joplin, appeared to request a Special Use Permit for the collection and processing of recycled materials at 510 South Tyler Avenue.

Mr. Duncan asked about some stipulations being placed in the conditions of the Special Use Permit regarding fencing and asked Mr. Rodriguez about plans to erect the fencing. He replied that there is already fencing all the way around the property. They plan to store cardboard at the facility, with there being no trash.

Mr. Duncan asked about dealing with any hazardous waste, and Mr. Rodriguez replied no hazardous waste. Mrs. Rodriguez explained that they will be handling mostly pallets, plastics, and cardboard. They will not be handling any chemicals or food waste.

Mr. Harrington asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 003-13.

MR. DUNCAN MOVED, SECONDED BY MR. SMITH, THAT CASE 003-13 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL FOR A ONE-YEAR SPECIAL USE PERMIT TO BE ISSUED TO TRIPLE R RECYCLING, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. DUNCAN, MR. EASTMAN, MR. HARRINGTON, MR. LANDRITH, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

P & Z Case 003-13
Triple R Recycling
(P & Z Recommended Approval
for a One-Year Special Use Permit)

RESOLUTION NO. 2013-005

A RESOLUTION granting a Special Use Permit (First Request) to Triple R Recycling for the operation of a solid waste collection and processing facility for recycled materials located at 510 South Tyler Avenue, in the City of Joplin, Jasper County, Missouri.

WHEREAS, the Planning and Zoning Commission at a Public Hearing held on January 14, 2013, recommended that a Special Use Permit be granted to Triple R Recycling for the operation of a solid waste collection and processing facility for recycled materials located at 510 South Tyler Avenue, in the City of Joplin, Jasper County, Missouri.

WHEREAS, a public hearing was held before the City Council on February 4, 2013, in compliance with said request;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Joplin, as follows:

That a Special Use Permit be granted to Triple R Recycling for the operation of a solid waste collection and processing facility for recycled materials located in the City of Joplin, Missouri, on the following described real estate, to-wit:

All of Lots 23 and 26 and the North 35.09 feet of Lots 22 and 27 in Salzar's 1st Addition in the City of Joplin, Jasper County, Missouri.

and the said Special Use Permit is hereby issued with the following conditions and made a part thereof:

1. This Special Use Permit is issued to Triple R Recycling for the operation of a solid waste collection and processing facility at 510 S. Tyler Avenue.
2. The term of this permit is to be for one (1) year renewable in February 2014.
3. Any outside area used for operations and/or storage must be screened.
4. No loose material shall be stored outside of the facility.
5. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
6. Any other conditions set by the City Council of the City of Joplin.

The violation of any condition set forth in this Resolution shall be interpreted as a violation of Appendix 29-A (Zoning Code) of the Municipal Codes of the City of Joplin and shall be administered in accordance with the provisions of Section 34 (Violation and Penalty) of Appendix 29-A of that Code. Conviction in Municipal Court for violation of any condition as set forth in this Resolution shall cause the immediate termination of this Special Use Permit and require the applicant as named in Item No. 1 above to reapply for renewal.

The Municipal Planner is hereby authorized and directed to issue said permit to Triple R Recycling, in accordance with the plans and specifications on file in the Office of the Building Official.

The City Clerk is hereby ordered to file this Resolution with the Zoning District Map maintained in her office and to note the changes herein provided for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2013.

_____
Melodee Colbert-Kean, Mayor

ATTEST:_____
Barbara L. Hogelin, City Clerk

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013

Item: COUNCIL BILL NO. 2013-255
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Commission Minutes
3) Copy of Council Bill
4) Copy of Amended Council Bill

Public Works Director: David Hertzberg Date: 1/25/2013
City Attorney: Brian Head Date: 1-29-13
City Manager: R. Mark Rohr Date: 1-28-13
Board or Commission: Planning and Zoning Commission Date: 1/14/2013

Recommended Action: Planning and Zoning Commission recommended approval to amend the request to rezone to District C-3-PD by a vote of "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 004-13: East side of South St. Louis Avenue between Seventh and Eighth Streets – A request to rezone from District R-1 (Single-Family Residential) to C-3 (Commercial) for future commercial development – Nixon's Garage.

STAFF SUMMARY:
The proposed rezoning is for commercial development. The applicant has stated that he would like to construct a new auto repair shop on the property. He currently leases a space at the property across the street at 720 South St. Louis Avenue.

Staff recommends approval of Case 004-13.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Richard Nixon explained that he is the owner of Nixon's Garage located directly across the street from the property in this request. His long-term goal has been to build a building of his own after nine years of paying rent. He explained that commercial zoning exists to the north, with all the property along the west side of St. Louis being commercial. He keeps a fairly clean place and intends to build a building to the City codes, with privacy fencing surrounding the parking lot to give the houses to the east something cleaner to look at than what they see right now.

Mr. Eastman asked Mr. Nixon if he has any development plans at this time, and he replied that he is working on plans at this time. He plans a 6,000 to 8,000 square foot building. The bottom four-foot perimeter will be stone, with the top 10 feet being steel. The building will have a 3:2 pitch steel roof. He has worked with the guidelines that were set by the City to make sure the building has the snow load capacity and wind capacity to match the City guidelines.

Mr. Eastman asked Mr. Nixon if he is aware of what is called a planned district, and he replied no. Mr. Eastman explained that if the property is zoned to District C-3-PD, the City would have a little more control over what Mr. Nixon plans to do. Mr. Eastman asked Mr. Nixon if he would be opposed to the planned district, and he replied no.

Mr. Eastman asked Mr. Bolander if the Comprehensive Plan shows commercial zoning along the east side of St. Louis Avenue down to Eighth Street. He replied that the plans shows multi-family uses in this area, but the City staff is starting to see market pressure to extend the commercial district off Seventh Street a little deeper. On the west side of St. Louis, the commercial zoning extends all the way down to Eighth Street. The commercial districts now typically extend one block to accommodate the water retention, the parking, and landscaping.

Mr. Nixon explained that the City's map shows this property as three lots, and then two lots, and then another lot at the bottom. He has already purchased the top three lots, and he has a contract for purchase on the next two lots. The next agenda item deals with the next lot to the south for Mr. Ruark, who also wishes to rezone his property.

Mr. Eastman asked Mr. Nixon if he has visited with any of the property owners to the east. He spoke with the resident at the northwest corner of Eighth Street and St. Charles Avenue, and he didn't care since the current garage facility is kept clean. The occupant of the next house is disabled, and he hasn't been able to make arrangements to meet with her. Mr. Nixon owns the next two houses. The last 50-foot lot before reaching the alley is actually a gravel parking lot for State Farm Insurance.

PUBLIC COMMENT:
Mr. Dennis Ruark, 3506 Silver Creek, Joplin, appeared in favor of the request and stated that Mr. Nixon has been a good neighbor for nine years, and that it is time that he progresses and builds his own place even though he is a good renter.

Mr. Ruark is requesting the rezoning for the lot at the northeast corner of Eighth Street and St. Louis Avenue since St. Louis is the only through street between Main Street and Range Line Road that goes all the way through to Webb City. He believes that it is in the best interest of the City to have that property zoned for business. He has seen business grow from the other end coming from 32nd Street, and he thinks Mr. Nixon is a very capable person who will build something that Joplin can be proud of. Mr. Ruark intends to develop the property at the northeast corner of Eighth and St. Louis.

Z&P Meeting: January 14, 2013
City Council Meeting: February 4, 2013

STAFF PLANNING REPORT
Rezoning

CASE 004-13:

A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial) for property located on the East side of S. St. Louis Avenue between 7th and 8th Streets for future commercial development.

APPLICANT: Nixon's Garage (Richard Nixon)

LOCATION: East side of S. St. Louis Avenue between 7th & 8th Streets

REQUESTED ZONING: C-3 (Commercial)

CORRIDOR: N/A

EXISTING CONDITIONS:

R-1 (Single-Family)	Undeveloped	250' x 125' / 31,250 ft² / .72 acres

SITE CONTEXT:

	C-3	R-1	R-1	C-3
	Commercial	Single-Family	Single-Family	Commercial

FUTURE LAND USE:

This site is recommended for moderate-density residential in the 2012 Future Land Use Map. Properties to the north and west are recommended for commercial.

TRANSPORTATION:

S. St. Louis Avenue	Minor Arterial	60'

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES: The property has utility connections.

FLOOD PLAIN: Zone X – Area of minimal flooding.

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

This property is suitable for commercial development because of the surrounding land uses and its location near two arterial streets.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The planned rezoning should not detrimentally affect nearby properties.

DISCUSSION

The proposed rezoning is for commercial development. The applicant has stated that he would like to construct a new auto repair shop on the property. He currently leases a space at the property across the street at 720 S. St. Louis Avenue.

Staff recommends approval of Case 004-13.

ENCLOSURES:

None



0 70 140 280 420 560 Feet

Case 004-13: A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial) for properties located on the East side of South St. Louis Avenue between 7th and 8th Streets. - Nixon's Garage

N

CITY OF JOPLIN, MISSOURI
REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

RECEIVED
12-6-12

For Office Use Only
Case No.: 004-13
Filing Fee: 350.00
Date Advertised: 12/30/12
Date Notices Sent
Public Hearing Date: 1/14/13

APPLICANT: NIXONS GARAGE PHONE: 417 626 7425
ADDRESS: 720 S. STLOUIS AVE ZIP: 64801
OWNER: RICHARD NIXON PHONE: 417 529 3151
ADDRESS: ZIP:
LOCATION OF PROPERTY: 721 S. STLOUIS AVE
LEGAL DESCRIPTION: GRANDVIEW LOTS 98, 99, 100, 101, 102

Present Zoning R-1 Requested Zoning: C-3 Acreage: .41
Present Use of Property: VACANT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	COMMERCIAL	C3
South	VACANT	R1
East	HOUSING	R1
West	COMMERCIAL	C3

CHARACTER OF THE NEIGHBORHOOD: Commercial/Residential MIX

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? If yes, explain:

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? yes
2. Consistent with Future Land Use Map? yes

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: ST Louis
2. Classification of Street(s):
   Arterial X Collector _____ Local _____
3. Right-of-Way Width: 60'
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? N/A
2. Properly Sized Street Right-of-Way?
3. Drainage Easements? _____
4. Utility Easements:
   - Electricity? _____
   - Gas? _____
   - Sewers? _____
   - Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

Would like to construct Repair Shop & Move business that is currently across the street at 720 S. ST Louis Ave.

SIGNATURE: Richard J Nixon DATE: 12/6/12

BY: RICHARD J NIXON

TITLE: OWNER

(Note: By signing this application you are signifying that you are either the legal owner of the subject property or are a legal representative of the owner or owners of the subject property.)

Case 004-13: East side of South St. Louis Avenue between Seventh and Eighth Streets – A request to rezone from District R-1 (Single-Family Residential) to C-3 (Commercial) for future commercial development – Nixon's Garage.

Mr. Harrington opened the public hearing for Case 004-13.

Mr. Richard Nixon, 720 South St. Louis Avenue, Joplin, appeared and explained that he is the owner of Nixon's Garage located directly across the street from the property in this request. His long-term goal has been to build a building of his own after nine years of paying rent. He explained that commercial zoning exists to the north, with all the property along the west side of St. Louis being commercial. He keeps a fairly clean place and intends to build a building to the City codes, with privacy fencing surrounding the parking lot to give the houses to the east something cleaner to look at than what they see right now.

Mr. Eastman asked Mr. Nixon if he has any development plans at this time, and he replied that he is working on plans at this time. He plans a 6,000 to 8,000 square foot building. The bottom four-foot perimeter will be stone, with the top 10 feet being steel. The building will have a 3:2 pitch steel roof. He has worked with the guidelines that were set by the City to make sure the building has the snow load capacity and wind capacity to match the City guidelines.

Mr. Eastman asked Mr. Nixon if he is aware of what is called a planned district, and he replied no. Mr. Eastman explained that if the property is zoned to District C-3-PD, the City would have a little more control over what Mr. Nixon plans to do.

Mr. Eastman asked Mr. Nixon if he would be opposed to the planned district, and he replied no.

Mr. Eastman asked Mr. Bolander if the Comprehensive Plan shows commercial zoning along the east side of St. Louis Avenue down to Eighth Street. He replied that the plans shows multi-family uses in this area, but the City staff is starting to see market pressure to extend the commercial district off Seventh Street a little deeper. On the west side of St. Louis, the commercial zoning extends all the way down to Eighth Street. The commercial districts now typically extend one block to accommodate the water retention, the parking, and landscaping.

Mr. Nixon explained that the City's map shows this property as three lots, and then two lots, and then another lot at the bottom. He has already purchased the top three lots, and he has a contract for purchase on the next two lots. The next agenda item deals with the next lot to the south for Mr. Ruark, who also wishes to rezone his property.

Mr. Eastman asked Mr. Nixon if he has visited with any of the property owners to the east. He spoke with the resident at the northwest corner of Eighth Street and St. Charles Avenue, and he didn't care since the current garage facility is kept clean. The occupant of the next house is disabled, and he hasn't been able to make arrangements to meet with her. Mr. Nixon owns the next two houses. The last 50-foot lot before reaching the alley is actually a gravel parking lot for State Farm Insurance.

Mr. Harrington asked for any additional questions for Mr. Nixon, and none were received. He then asked for comments from the audience.

Mr. Dennis Ruark, 3506 Silver Creek, Joplin, appeared in favor of the request and stated that Mr. Nixon has been a good neighbor for nine years, and that it is time that he progresses and builds his own place even though he is a good renter.

Mr. Ruark is requesting the rezoning for the lot at the northeast corner of Eighth Street and St. Louis Avenue since St. Louis is the only through street between Main Street and Range Line Road that goes all the way through to Webb City. He believes that it is in the best interest of the City to have that property zoned for business. He has seen business grow from the other end coming from 32nd Street, and he thinks Mr. Nixon is a very capable person who will build something that Joplin can be proud of. Mr. Ruark intends to develop the property at the northeast corner of Eighth and St. Louis.

Mr. Harrington asked for any additional comments, and none were received. He then closed the public hearing for Case 004-13.

MR. LANDRITH MOVED, SECONDED BY MR. EASTMAN, THAT CASE 004-13 BE AMENDED TO REZONE THE PROPERTY TO DISTRICT C-3-PD, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. DUNCAN, MR. EASTMAN, MR. HARRINGTON, MR. LANDRITH, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

MR. LANDRITH MOVED, SECONDED BY MR. SMITH, THAT CASE 004-13 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL AS AMENDED IN THE PREVIOUS MOTION. THE MOTION CARRIED, WITH MR. BROWN, MR. DUNCAN, MR. EASTMAN, MR. HARRINGTON, MR. LANDRITH, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

P & Z Case 004-13
Nixon's Garage
(P & Z Recommended Approval to
Rezone to District C-3-PD)

COUNCIL BILL NO. 2013-255 **ORDINANCE NO.**

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-3 property as described below and located on the east side of South St. Louis Avenue between Seventh and Eighth Streets in the City of Joplin, Jasper County, Missouri.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by removing the following described property from District R-1 and including same in District C-3:

All of Lots Numbered Ninety-Eight (98), Ninety-Nine (99) and One Hundred (100) in Grandview Addition to the City of Joplin, Jasper County, Missouri, AND All of Lots Numbered One Hundred One (101) and One Hundred Two (102) in Grandview Addition to the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof.

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 for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2013.

ATTEST: _____
Melodee Colbert-Kean, Mayor

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

P & Z Case 004-13
Nixon's Garage
(P & Z Recommended Approval to
Rezone to District C-3-PD)

AMENDED COUNCIL BILL NO. 2013-255 **ORDINANCE NO.**

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-3-PD property as described below and located on the east side of South St. Louis Avenue between Seventh and Eighth Streets in the City of Joplin, Jasper County, Missouri.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by removing the following described property from District R-1 and including same in District C-3-PD:

All of Lots Numbered Ninety-Eight (98), Ninety-Nine (99) and One Hundred (100) in Grandview Addition to the City of Joplin, Jasper County, Missouri, AND All of Lots Numbered One Hundred One (101) and One Hundred Two (102) in Grandview Addition to the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof.

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 for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2013.

ATTEST: _____
Melodee Colbert-Kean, Mayor

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013

Item: COUNCIL BILL NO. 2013-256
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Commission Minutes
3) Copy of Council Bill
4) Copy of Amended Council Bill

Public Works Director: David Hertzberg DWH	Date: 1/25/2013
City Attorney: Brian Head	Date: 1-29-13
City Manager: R. Mark Rohr RMR	Date: 1-28-13
Board or Commission: Planning and Zoning Commission MDW	Date: 1/14/2013

Recommended Action: Planning and Zoning Commission recommended approval to amend the request to rezone to District C-3-PD by a vote of "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 005-13: Northeast Corner of Eighth Street and South St. Louis Avenue – A request to rezone from District R-1 (Single-Family Residential) to C-3 (Commercial) for future commercial development – Dennis Ruark.

STAFF SUMMARY:
The applicant owns commercial properties across the street at 720 South St. Louis Avenue and would like to rezone this property for future commercial development.

Staff recommends approval of Case 005-13.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Dennis Ruark appeared to request the rezoning of property as stated in Case 005-13.

Mr. Eastman explained that the planned zoning district just requires the review of development plans before construction proceeds. Mr. Ruark was agreeable with the planning district.

PUBLIC COMMENT:
Mr. Richard Nixon, 720 South St. Louis Avenue, Joplin, appeared in favor of the request and thought Mr. Ruark's proposed development will be a benefit for the City of Joplin. He and Mr. Ruark have a good working relationship and will build something complimentary.

Z&P Meeting: January 14, 2013
City Council Meeting: February 4, 2013

STAFF PLANNING REPORT
Rezoning

CASE 005-13:

A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial) for property located at the Northeast corner of 8th Street and S. St. Louis Avenue for future commercial development.

APPLICANT: Dennis Ruark

LOCATION: Northeast corner of 8th Street and S. St. Louis Avenue

REQUESTED ZONING: C-3 (Commercial)

CORRIDOR: N/A

EXISTING CONDITIONS:

R-1 (Single-Family)	Undeveloped	100' x 125' / 11,975 ft² / .28 acres

SITE CONTEXT:

	R-1	R-1	R-1	C-3
	Undeveloped	Single-Family	Single-Family	Commercial

FUTURE LAND USE:

This site is recommended for moderate-density residential in the 2012 Future Land Use Map. Properties to the west are recommended for commercial.

TRANSPORTATION:

S. St. Louis Avenue	Minor Arterial	60'
8th Street	Local	50'

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES: The property has utility connections.

FLOOD PLAIN: Zone X – Area of minimal flooding.

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

This property is suitable for commercial development because of the surrounding land uses and its location near two arterial streets.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The planned rezoning should not detrimentally affect nearby properties.

DISCUSSION

The applicant owns commercial properties across the street at 720 S. St. Louis Avenue and would like to rezone this property for future commercial development.

Staff recommends approval of Case 005-13.

ENCLOSURES:

None



Case 005-13: A request to rezone from District R-1 (Single-Family Residential) to District C-3 (Commercial) for property located at the Northeast corner of 8th Street and South St. Louis Avenue. - Dennis Ruark

CITY OF JOPLIN, MISSOURI
REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only
Case No.: 005-13
Filing Fee: $350.00
Date Advertised: 12/30/12
Date Notices Sent
Public Hearing Date: 1/14/13

RECEIVED
12-7-12

APPLICANT: Dennis Ruark PHONE: 417-437-3215
ADDRESS: 3506 Silver Creek Joplin, MO ZIP: 64804
OWNER: Same PHONE:
ADDRESS: Same ZIP:
LOCATION OF PROPERTY: 8th & St. Louis Streets Parcel # 19-1.0-12-020-008-01.000
LEGAL DESCRIPTION: corner of 8th & St Louis lot on Northeast side of St. Louis
Grand View Lots 103 & 104 & PT VAC 8th St Beg SW COR LOT 1035 64.80' N 84 DEG E 125.43' N 11.36' W 71 DEG W 132.84' TO POB
Present Zoning R1 Requested Zoning: C-3 Acreage: Approx 1 Acre
Present Use of Property: empty lot

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	C3 Retail	C3
South	R1 Residential	R1
East	R1 Residential	R1
West	C-3 Business	C3

CHARACTER OF THE NEIGHBORHOOD: Business & Residential

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? If yes, explain: Yes
   Better suited for retail location

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: St. Louis & 8th Street
2. Classification of Street(s):
   Arterial X Collector _____ Local _____
3. Right-of-Way Width: 66'
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? N/A
2. Properly Sized Street Right-of-Way? _____
3. Drainage Easements? _____
4. Utility Easements:
   - Electricity? _____
   - Gas? _____
   - Sewers? _____
   - Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: Dennis Rusk DATE: 12-8-12
BY: Dennis Rusk
TITLE: Owner

(Note: By signing this application you are signifying that you are either the legal owner of the subject property or are a legal representative of the owner or owners of the subject property.)

Case 005-13: Northeast Corner of Eighth Street and South St. Louis Avenue – A request to rezone from District R-1 (Single-Family Residential) to C-3 (Commercial) for future commercial development – Dennis Ruark.

Mr. Harrington opened the public hearing for Case 005-13.

Mr. Dennis Ruark, 3506 Silver Creek, Joplin, appeared to request the rezoning of property as stated in Case 005-13.

Mr. Eastman explained that the planned zoning district just requires the review of development plans before construction proceeds. Mr. Ruark was agreeable with the planning district.

Mr. Harrington asked for comments from the audience.

Mr. Richard Nixon, 720 South St. Louis Avenue, Joplin, appeared in favor of the request and thought Mr. Ruark's proposed development will be a benefit for the City of Joplin. He and Mr. Ruark have a good working relationship and will build something complimentary.

Mr. Harrington asked for additional comments from the commissioners and the audience, and none were received.

MR. LANDRITH MOVED, SECONDED BY MR. BROWN, THAT CASE 005-13 BE AMENDED TO REZONE THE PROPERTY TO DISTRICT C-3-PD, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. DUNCAN, MR. EASTMAN, MR. HARRINGTON, MR. LANDRITH, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

MR. LANDRITH MOVED, SECONDED BY MR. DUNCAN, THAT CASE 005-13 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL AS AMENDED IN THE PREVIOUS MOTION. THE MOTION CARRIED, WITH MR. BROWN, MR. DUNCAN, MR. EASTMAN, MR. HARRINGTON, MR. LANDRITH, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).

P & Z Case 005-13
Dennis Ruark
(P & Z Recommended Approval to
Rezone to District C-3-PD)

COUNCIL BILL NO. 2013-256 **ORDINANCE NO.**

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-3 property as described below and located at the northeast corner of Eighth Street and South St. Louis Avenue in the City of Joplin, Jasper County, Missouri.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by removing the following described property from District R-1 and including same in District C-3:

All of Lots Numbered One Hundred Three (103) and One Hundred Four (104) in Grandview Addition to the City of Joplin, Jasper County, Missouri, AND a portion of vacated 8th Street more specifically described as follows: Beginning at the Southwest corner of Lot 103, South 64.80 feet, North 84 degrees 16 minutes East 125.43 feet, North 11.38 feet, North 71 degrees 51 minutes West 132.84 feet to the point of beginning.

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 for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2013.

ATTEST: _____
Melodee Colbert-Kean, Mayor

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

P & Z Case 005-13
Dennis Ruark
(P & Z Recommended Approval to
Rezone to District C-3-PD)

AMENDED COUNCIL BILL NO. 2013-256 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-3-PD property as described below and located at the northeast corner of Eighth Street and South St. Louis Avenue in the City of Joplin, Jasper County, Missouri.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by removing the following described property from District R-1 and including same in District C-3-PD:

All of Lots Numbered One Hundred Three (103) and One Hundred Four (104) in Grandview Addition to the City of Joplin, Jasper County, Missouri, AND a portion of vacated 8th Street more specifically described as follows: Beginning at the SouthWest corner of Lot 103, South 64.80 feet, North 84 degrees 16 minutes East 125.43 feet, North 11.38 feet, North 71 degrees 51 minutes West 132.84 feet to the point of beginning.

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 for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2013.

ATTEST: _____
Melodee Colbert-Kean, Mayor

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013

Item: RESOLUTION NO. 2013-006
Originating Department: FINANCE DEPARTMENT

Attachments: 1) Resolution No. 2013-006

Finance Department: Leslie Jones — Date: 1-28-13
City Attorney: Brian Head — Date: 1-28-13
City Manager: R. Mark Rohr — Date: 1-28-13
Planning & Community Development: Troy Bolander — Date: 1-29-13

Recommended Action: Approval for the support of the intent to apply for a $20-million EDA Grant and committing to the financing of the remaining $38-million Library/Theater Project.

SUMMARY/REQUEST:
Following the devastating EF-5 tornado that struck our community on May 22, 2011, the City hired Wallace-Bajjali as the Master Developer to assist in the rebuilding of our community. The Master Developer has outlined over $800-million in projects to accomplish this goal.

One of the first projects outlined is a new combined Library/Theater project in the tornado zone, estimated at a total cost of $38-million. City Staff, together with Wallace-Bajjali, has been working for the past several months to obtain a $20-million EDA grant to help fund the library portion of the project. The EDA grant is an 80%/20% grant.

As such, one requirement of the grant application is a financial assurance for the matching portion of the grant, which is $5-million. Additionally, because of the combined nature of the project, EDA also requires a financial assurance for the theater portion of the project, which is estimated at $13-million.

In order to receive the EDA grant, the City must be the owner of this project. Therefore, the City Council will be required to approve the issuance of certain debt in order to finance the remaining balance of the total project. It is anticipated that $4.5 million will be issued in tax increment financing bonds, which with the formal issuance of the bonds the Council will be pledging the TIF revenues as repayment of the TIF bonds. Additionally, $13-million in revenue bonds will be issued for the theater portion of the project, which with the formal issuance of the revenue bonds the Council will be pledging the theater revenues as repayment of the bonds. If the revenue bonds are not issued or are insufficient, the City will issue additional TIF bonds or some combination thereof of TIF bonds and revenue bonds to cover the $13-million to build the theater portion of the building.

The City will not be pledging the full faith and credit of the City treasury for either of these financing mechanisms. The bonds will be repaid by TIF revenues and theater revenues. There will be no legal commitment to use City funds to repay this debt.

With this resolution, Council is committing to the EDA that upon receiving the $20-million grant, the City will build the new library/theater and issue the appropriate debt to finance the balance of the project. The City will further immediately begin the bid process to secure an underwriter for the TIF bonds and the revenue bonds. At a later date, City Council will be asked to formally approve the issuance of the debt and pledging of the revenues as set forth in the normal bond process.

RECOMMENDATION:

Staff recommends this Resolution be approved.

RESOLUTION NO. 2013-006

A RESOLUTION of the City of Joplin, Missouri, stating intent to pursue a $20-million EDA grant; and, committing to the match funding of $5-million; and, also committing to the funding of $13-million for the theater portion of the combined project; and, authorizing the City Manager to pursue activities in an attempt to secure the grant and the funding of the library/theater project through the Master Developer.

WHEREAS, the City of Joplin hired Wallace-Bajjali as the Master Developer to assist in the rebuilding of the community following the devastating EF-5 tornado that struck our community on May 22, 2011; and,

WHEREAS, one of the first projects of the redevelopment effort is a new Library/Theater Project; and,

WHEREAS, the City is pursuing a $20-million EDA (80%/20%) grant for the library portion of the project; and,

WHEREAS, in order to comply with the EDA grant, the City will be the owner of this project; and,

WHEREAS, the EDA grant requires a grant funding assurance resolution; and,

WHEREAS, the City Council of Joplin, Missouri, desires to participate with the Economic Development Administration in the improvement of our community for a combined Library/Theater project in the tornado zone.

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

Section 1. That the City of Joplin, Missouri is committed to funding the $5-million matching portion of the $20-million EDA Grant for the library portion and the $13-million for the theater portion of the combined library/theater project, if the EDA Grant is awarded to the City; and,

Section 2. That the City of Joplin, Missouri will approve the issuance of $4.5 million in tax increment financing bonds for which the City will pledge the TIF revenues to repay the TIF bonds and will approve the issuance of $13-million in revenue bonds for which the City will pledge the theater revenues to repay the revenue bonds or some combination thereof of TIF

bonds and revenue bonds to complete the funding of the estimated $38-million library/theater project; and,

Section 3. That the City of Joplin, Missouri will pledge an in-kind match of approximately $500,000.00 for the value of City-owned land at the site; and,

Section 4. That the City Manager of the City of Joplin, Missouri hereby is authorized to prepare and submit documents which are necessary in applying for the EDA grant funding and securing the remaining funding as set out in the aforementioned Sections of this resolution for the combined library/theater project immediately; and,

Passed by the Council of the City of Joplin, Missouri, this _____day of _____, 2013.

_____
Melodee Colbert-Kean, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

City of Joplin

City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: FEBRUARY 4, 2013

ITEM: RESOLUTION 2013-007
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT
ATTACHMENT: MEMORANDUM OF UNDERSTANDING, EXHIBIT "A"

Finance Director: Leslie Jones	**Date:** 1-28-13
City Attorney: Brian Head	**Date:** 1-28-13
City Manager: Mark Rohr	**Date:** 1-28-13

INTRODUCTION:
This resolution approves a Memorandum of Understanding with the Joplin Public Library Board of Trustees to define the terms of building a new Library facility in a combined library/theater project.

DISCUSSION:
One of the first projects outlined by the Master Developer, Wallace-Bajjali, is an estimated $38-million combined new library/theater facility in the tornado zone. The Library Board recently voted unanimously to support this project, pending a memorandum of understanding that defines the terms of the City building a new Library facility in exchange for land at the current library location utilizing a $20-million EDA Grant. Furthermore, to complete the EDA grant application, an executed copy of the MOU with the library is required.

This MOU simply sets forth certain terms of building the new library and transferring the land at the current library to the JRC for further redevelopment.

RECOMMENDATION:
City Staff recommends this Resolution be approved.

RESOLUTION NO. 2013-007

A RESOLUTION approving a Memorandum of Understanding by and between the City of Joplin and the Joplin Public Library Board of Trustees to define the terms of building a new Library facility in a combined library/theater project in exchange for land at the current library location and authorizing the City Manager to execute said Memorandum by and on behalf of the City of Joplin.

WHEREAS, the City of Joplin hired Wallace-Bajjali as the Master Developer to assist in the rebuilding of the community following the devastating EF-5 tornado that struck our community on May 22, 2011; and,

WHEREAS, one of the first projects of the redevelopment effort is a new Library/Theater Project; and,

WHEREAS, certain terms must be established for the relocation of the Library; and,

WHEREAS, the City Council desires to build a new facility for the Library contingent upon receiving at $20-million EDA Grant in exchange for the land at the current library location.

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

Section 1. That the Memorandum of Understanding by and between the City of Joplin and the Joplin Public Library Board of Trustees to memorialize certain terms related to building a new Library in exchange for the land at the current library location, a true and accurate copy of the same being attached hereto and incorporated herein as Exhibit "A", be, and the same is, hereby approved.

Section 2. That the City Manager is hereby authorized and directed to execute said Memorandum by and on behalf of the City of Joplin, Missouri.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2013.

_____
Melodee Colbert-Kean, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

EXHIBIT "A"

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is dated as of January __, 2013 and memorializes the agreement of the City of Joplin, MO (the "City") and the Joplin Public Library Board of Trustees (the "Library"), with respect to the relocation of the Joplin Public Library. This MOU is subject to approval by the governing bodies of both the City and Library and execution of mutually acceptable definitive agreements and is based upon the following facts:

- The Joplin Public Library wishes to relocate from their outdated facility located at the corner of 3rd & Main Street, Joplin, Missouri (the "Current Facility");
- The City wishes to provide the Joplin Public Library a much larger, modern facility (the "New Facility") to be built at the Northeast corner of 20th and Connecticut, Joplin, Missouri; and
- The New Facility will be approximately 55,000 sq. ft. and will include state of the art equipment, be ADA compliant and have adequate parking.
- The City has the unilateral right to assign any and all rights and responsibilities of this MOU to a wholly owned subsidiary.

Prior to construction of the New Facility, the Library and the City will enter into a facility lease agreement, (the "Lease") to be approved by the governing bodies of both the City and Library; with the following proposed terms:

- The Lease will be for a term of ninety-nine (99) years and may include an option to purchase the property after twenty (20 years);

- The Library will pay the City, or the alternate service provider, as Rental Payments under the Lease, $1.00 per year to occupy the New Facility;

- The Library will pay any and all actual and direct costs of occupying the New Facility to include, but shall not be limited to, all utilities (gas, water, electricity, etc.), any and all repairs, maintenance, insurance and taxes (if any) for the portion of the New Facility that the Library occupies in the same manner as the library currently pays for the costs of their current facility;

- The Library will have 60 days to move all of their current materials into the new Facility after a Certificate of Occupancy has been issued by the City for the New Facility;

- Upon departure by the Library of the Current Facility, and for the consideration outlined herein, the Library will assign any and all rights, title and interest, free and clear, of the land and Current Facility, to the City; and

- The Library will establish a "Building Committee" which will provide input to the City regarding design and the layout of the New Facility to assure the needs of Library are met.

If the foregoing accurately sets forth the terms and conditions of the understandings between the parties, then please execute in the space provided below, and the City will commence preparation of the draft definitive agreements (including the Lease) outlining the agreements between the parties.

CITY OF JOPLIN

By:_____

JOPLIN PUBLIC LIBRARY BOARD OF TRUSTEES

By:_____

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013
Council Bill No. 2013-107

Item: Trolley Stops 2012
Originating Department: Public Works – Engineering

Attachments: 1) Location Map
2) Bid Tab
3) Council Bill No. 2013-107

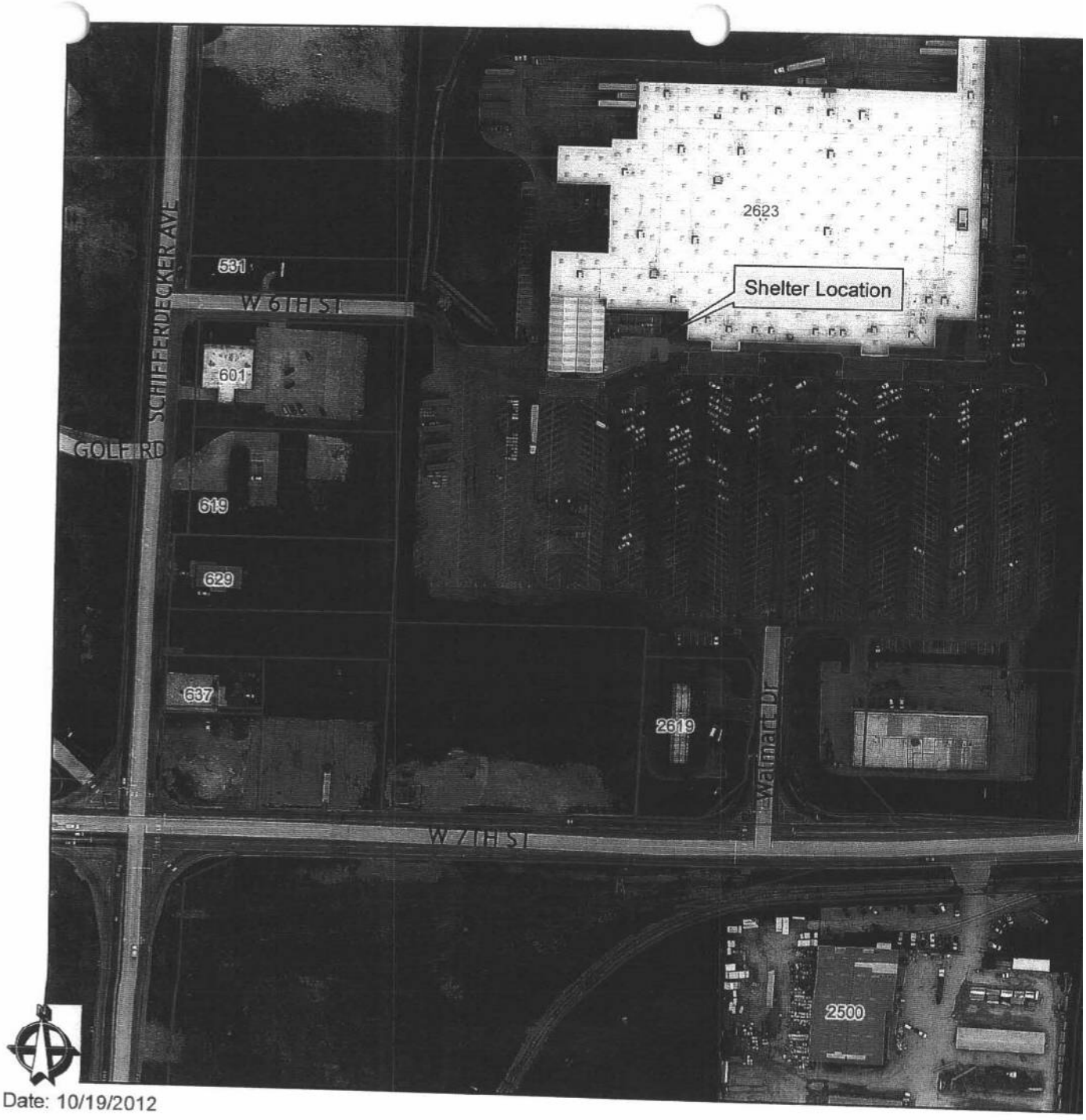
Maps: Robert Lolley	Date:
Engineering: Jack Schaller JS	Date: 1-24-13
Department Head: David Hertzberg DKH	Date: 1/28/13
Finance Department: Leslie Jones LJ	Date: 1-29-13
City Attorney: Brian Head BTH	Date: 1-29-13
City Manager: Mark Rohr MR	Date: 1-28-13

Recommended Action: Award a contract with Sprouls Construction Company in the amount of $77,015.50 for the construction of the Trolley Stops 2012.

Background: On August 20, 2009, the Federal Transit Administration awarded the City of Joplin $1,070,255 in grant funds to be used for trolley stop shelters, a vehicle storage building, bike racks, and furniture for the Metro Area Public Transit System. This grant, awarded through the American Recovery & Reinvestment Act (ARRA), funds 100% of this construction project. The trolley stops designated in this construction contract required additional design work, agreements, and MoDOT approval for a trolley pull out lane. Because of those requirements, these stops were not included in prior phases of trolley stop construction.

Discussion: Plans were prepared by City staff for the sheltered bus stops. A Notice to Contractors that solicited bids for the project was published in the Joplin Globe for a period of 1 day. Three firms submitted bids (see attached bid tabulations), which were opened on January 8, 2013.
The low bid for this project was $77,015.50 submitted by Sprouls Construction Company.

Recommendation: Staff recommends an award of contract with Sprouls Construction Company in the amount of $77,015.50 for the construction of the Trolley Stops 2012.



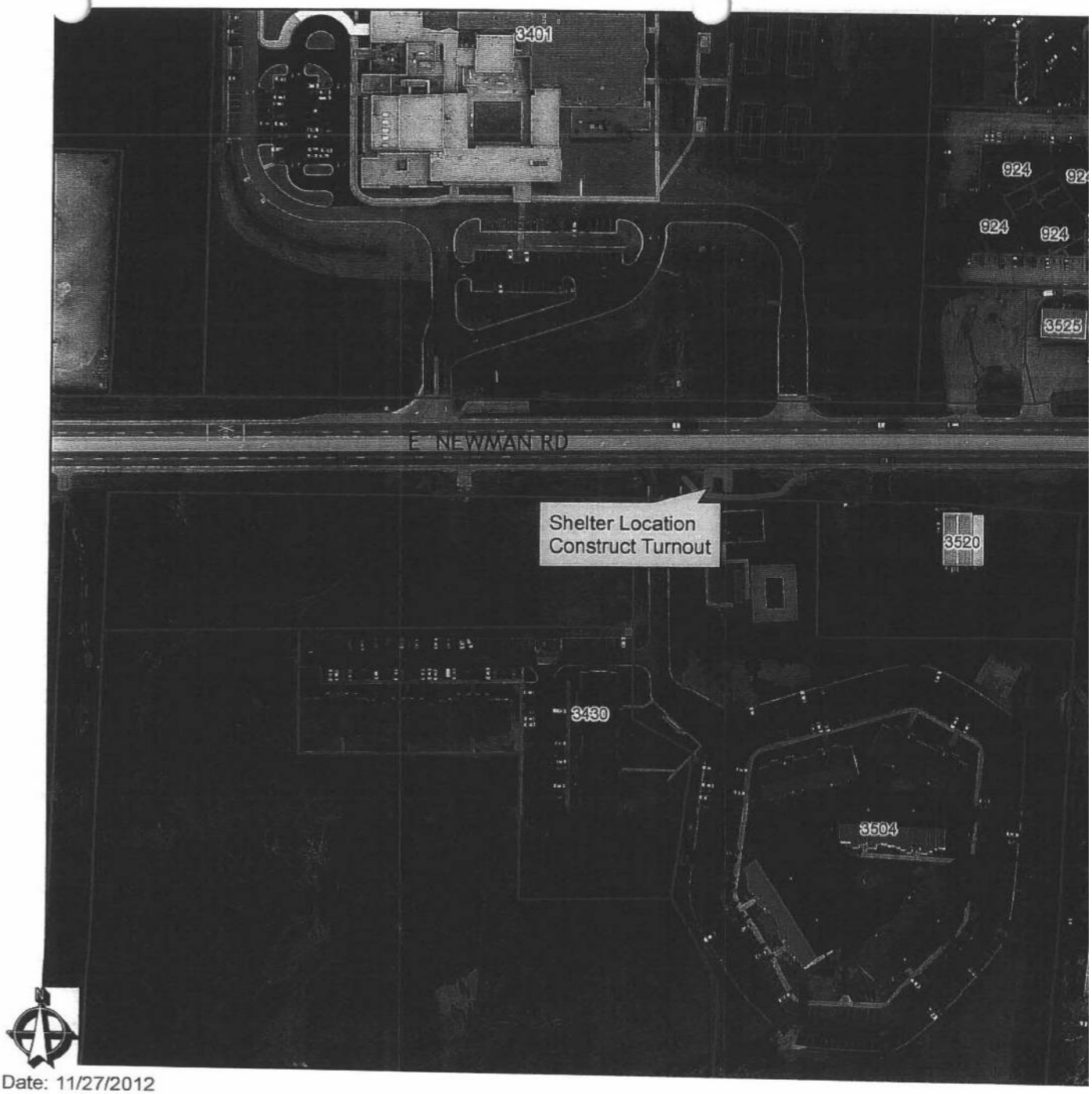
Date: 10/19/2012



Date: 10/19/2012



Date: 11/12/2012



Date: 11/27/2012

BID TABULATION

PROJECT: Trolley Stops 2012
DATE OF BID OPENING: January 8, 2013 10:00 a.m.

CONTRACTOR	BID
Sprouls Construction	77,015.50
Snyder Construction	81,001.60
APAC of Missouri	107,025.20

COUNCIL BILL NO. 2013- 107 ORDINANCE NO.

AN ORDINANCE approving a contract with contract by and between the City of Joplin, Missouri and Sprouls Construction Company in the amount of Seventy Seven Thousand Fifteen and 50/100 Dollars ($77,015.50) for Trolley Stops 2012 project; authorizing the Director of Public Works to execute said contract; providing how the cost shall be made and levied, and containing an emergency clause;

BE IT ORDAINED by the Council of the City of Joplin, Missouri, as follows:

Section 1. That the contract be awarded to Sprouls Construction Company in the amount of Seventy Seven Thousand Fifteen and 50/100 Dollars ($77,015.50) for Trolley Stops 2012 project in the City of Joplin, Missouri

Section 2. Upon the final approval and acceptance of the contractor's work under said contract in writing by the Director of Public Works, and his certification to that effect to the Director of Finance, the contractor shall be paid from the Transportation Sales Tax Fund, Account Number 140-5002-530-8015 Project GSTP01.

Section 3. That the Director of Public Works is hereby authorized to enter into a contract on behalf of the City of Joplin with said contractor.

Section 4. This ordinance is an emergency within the meaning of Section 2.12 (6) in that said ordinance provides for public improvements and is considered an emergency by the Council and as such shall become effective immediately upon this passage as provided by the Home Rule Charter for the City of Joplin.

Passed by the Council of the City of Joplin, Missouri, this _____ day of _____, 2013, by a _____ vote.

ATTEST: Melodee Colbert Kean, Mayor

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

Brian W. Head, City Attorney

Council Bill 2013-107

I hereby certify that a sufficient amount is available in the said Transportation Sales Tax Fund, Account Number 140-5002-530-8015 Project GSTP01 to pay the amount called for in said contract on the basis of estimates made by the City Engineer.

_____

Leslie Jones, Finance Department

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013

Item: COUNCIL BILL NO. 2013-138
Originating Department: BUILDING REGULATIONS

Attachments: 1) Council Bill No. 2013- 138
2) Photograph of Property
3) Bid Tabulation

Building Regulations: Steve Cope	Date: 1.18.2013
Department Head: David Hertzberg	Date: 1/28/13
Finance Department: Leslie Jones	Date: 1-29-13
City Attorney: Brian Head	Date: 1-29-13
City Manager: R. Mark Rohr	Date: 1-28-13

Recommended Action: Approval of Contract with Big Johns to remove the structures and any remaining debris including foundation and footings located at 517 S. Sergeant

Summary: The above listed address was "tagged" as a dangerous building on June 30, 2012. The structure was determined to be dangerous under sub sections of Dangerous Building Code (Section 26-612, Joplin City Code). January 11, 2013 an advertisement for bids began in the Joplin Globe with bids being received on January 16, 2013. At that time bids were received as follows:

Big John's	**$ 3,950.00**
Camcor	$ 7,548.50
Apollo Industries	$ 5,500.00
B & D Yard builders	$ 8,410.00
Jordan Disposal	$ 4,730.00
JRB	$ 5,500.00
Wheeler Excavation	$ 7,600.00
Robert David Honey	$ 17,641.35

A Special Tax Bill will be issued after the demolition is completed. The Special Tax Bill acts as a lien against the property until it is paid, with the owner having five years to pay off the assessment. The bill also is a personal debt of the owner.

Staff recommends that the demolition contract be awarded to Big Johns.

COUNCIL BILL NO. 2013 – 138 ORDINANCE NO.

AN ORDINANCE approving the contract by and between the City of Joplin and Big Johns for the demolition of the structure(s) and clearing of lot area located at 517 S. Sergeant in the City of Joplin, Missouri, for the amount of Three Thousand Nine Hundred Fifty and 00/100 Dollar ($ 3,950.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

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

Section 1. That the contract with Big Johns in the amount of Three Thousand Nine Hundred Fifty and 00/100 Dollars ($ 3,950.00) is hereby approved for the demolition of the structure(s) and clearing of lot area located at 517 S. Sergeant.

Section 2. The contractor will be paid in cash for the portion of the work performed by him, and this amount will be appropriated from the Revolving Public Improvement Fund, and will be evidenced by a special tax bill made and levied against 517 S. Sergeant and legally described as:

ALL OF LOT NUMBERED FIFTY NINE (59) IN J.B. SERGEANT'S SUB DIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

Section 3: That the City of Joplin declares that this ordinance relating to the immediate preservation of public health and welfare special is an emergency within the meaning of Section 2.12 (1) of the HOME RULE CHARTER of the City of Joplin, Missouri and the Council hereby declares that this ordinance shall be in full force and effect from and after its passage.

Passed by the Council of the City of Joplin, Missouri, this _____ day of

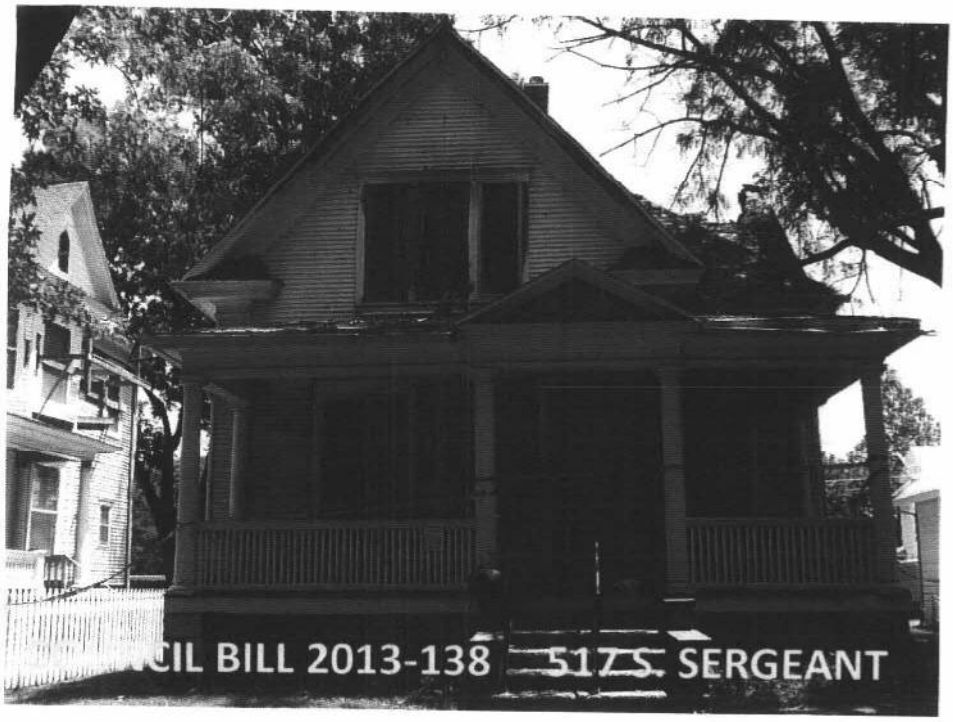
_____, 2013, by a _____ vote.

_____
Melodee Colbert Kean - Mayor

ATTEST:

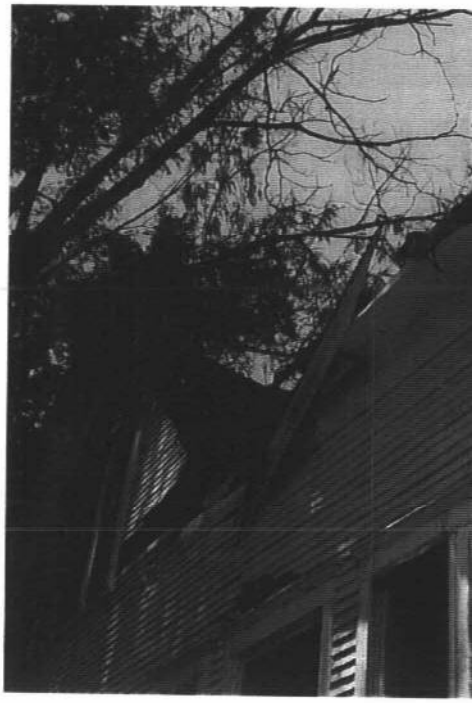
_____
Barbara Hogelin – City Clerk

APPROVED AS TO FORM:_____
Brian W. Head - City Attorney


CIL BILL 2013-138 517 S. SERGEANT







CLOSING DATE:	16-Jan-2013	DEPT:	Public Works
STARTING TIME	10:00 AM		
CLOSING TIME:	10:20 AM	BID OPENED BY:	Jeff Oliver, K. Newhouse
DEMOLITION BIDS		LOCATION:	517 S SERGEANT AVE

COMPANY	BIDS
Apollo Industries	$5,500.00
B & D Yard Builders	$8,410.00
Big John's	$3,950.00
Camcor	$7,548.50
JRB	$5,500.00
Jordan Disposal	$4,730.00
Robert David Honey	$17,641.35
Wheeler Excavating	$7,600.00

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013

Item: COUNCIL BILL NO. 2013-139
Originating Department: PUBLIC WORKS ADMINISTRATION

Attachments: 1) Copy of Council Bill

Department Head:	David Hertzberg	Date: 1/28/13
City Manager:	R. Mark Rohr	Date: 1-28-13
City Attorney:	Brian W. Head	Date: 1-29-13
Finance Department:	Leslie Jones	Date: 1-29-13

Recommended Action: Authorizing the appointment of one Director and one Alternate to the Southwest Missouri Joint Municipal Water Utility Commission

Background: The City of Joplin has been a member in the Tri-State Water Resource Coalition since 2002. It is a non-profit coalition of regional municipalities, counties, and water providers. The Tri-State Water Resource Coalition is an educational and advocacy organization. It was not set up with the authority to build water projects.

Discussion: The Southwest Missouri Joint Municipal Water Utility Commission is a separate but sister organization to the Tri-State Water Resource Coalition. By state statute, the utility commission is made up of non-profit utilities and municipalities for the purpose of building regional water infrastructure projects.

On April 16, 2012, the City Council approved a contract with other municipalities, public water supply districts, and other public sector entities of the State of Missouri to form the Southwest Missouri Joint Municipal Water Utility Commission.

Recommendation: Staff recommends authorizing the appointment of one Director and one Alternate to the Southwest Missouri Joint Municipal Water Utility Commission.

COUNCIL BILL NO. 2013-139 **ORDINANCE NO.**

AN ORDINANCE authorizing the appointment of one Director and one Alternate to the Southwest Missouri Joint Municipal Water Utility Commission, and containing an emergency clause.

BE IT ORDAINED by the Council of the City of Joplin, Missouri, as follows:

Section 1. That the City of Joplin, Missouri, hereby authorizes the Director of Public Works to serve as the appointed Director to the Southwest Missouri Joint Municipal Water Utility Commission, and his designee to serve as the appointed Alternate when the Director does not attend.

Section 2. This ordinance is an emergency within the meaning of Section 2.12 (6) in that said ordinance provides for public improvements and is considered an emergency by the Council and as such shall become effective immediately upon this passage as provided by the Home Rule Charter for the City of Joplin.

Passed by the Council of the City of Joplin, Missouri, this _____ day of

_____, 2013, by a _____ vote.

_____
Melodee Colbert-Kean, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013
Council Bill No. 2013-140

Item: Acceptance of Surplus Property from the State of Missouri
Originating Department: Public Works – Engineering

Attachments: 1) Location Map
2) Quit-Claim Deed
3) Council Bill No. 2013-140

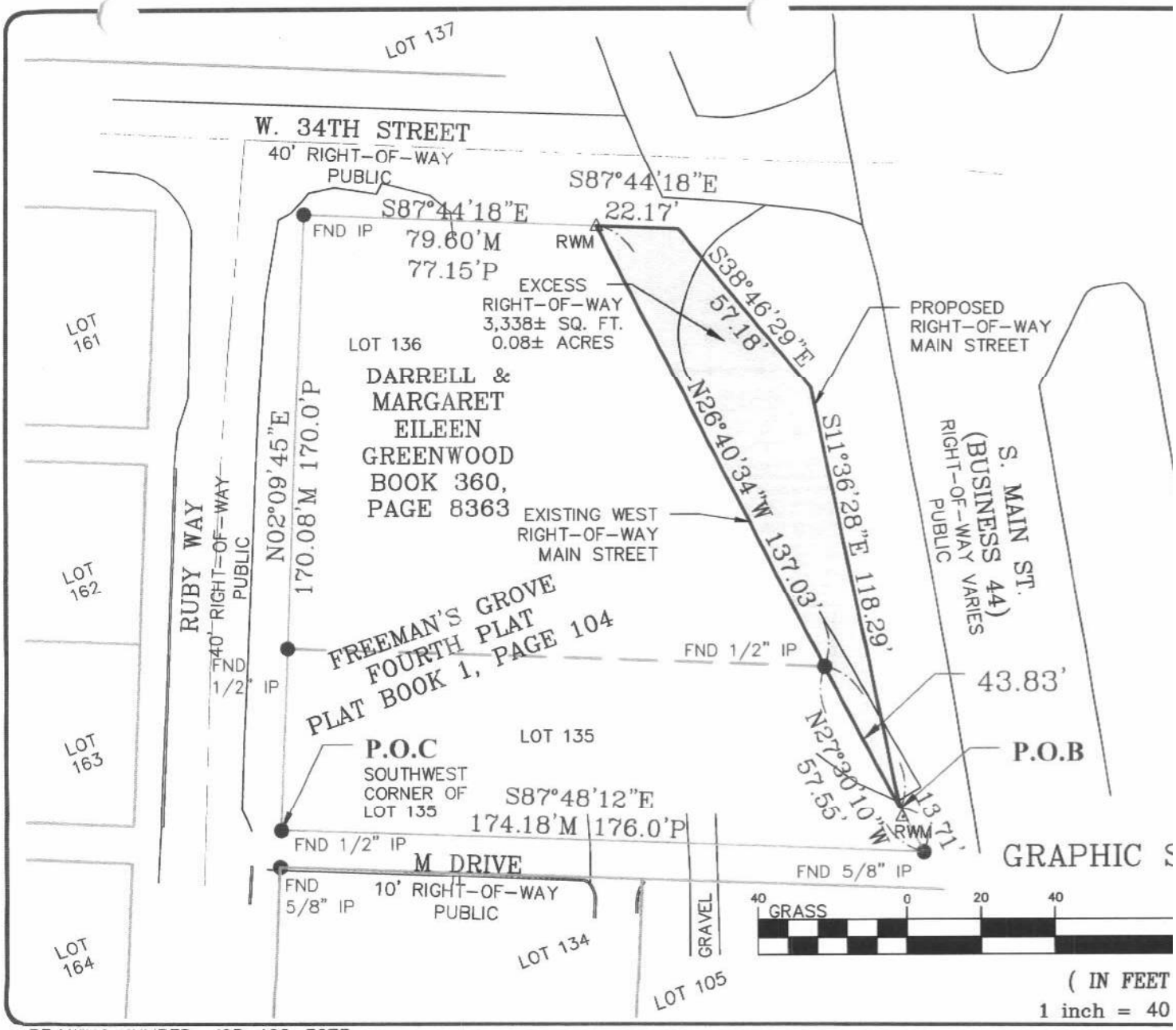
Department Head: David Hertzberg DRH	Date:
Engineering Department: Jack Schaller JS	Date: 1-28-13
Finance Department: Leslie Jones	Date: 1-29-13
City Attorney: Brian Head	Date: 1-29-13
City Manager: Mark Rohr	Date: 1-28-13

Recommended Action: Acceptance of Surplus Property at 34th and Hearnes Blvd. from the State of Missouri, acting by and through the Missouri Highways and Transportation Commission, for the construction of the new Fire Station #4.

Background: Fire Station number four was destroyed in the May 2011 tornado. The City acquired property at 34th and Hearnes Blvd. to be the location for the replacement Fire Station. An area of excess state right of way was identified adjacent to the newly acquired city property. A request was presented to Modot to purchase the surplus property to be included in the site design for the new station. The State of Missouri, through the Missouri Highways and Transportation Commission has agreed to convey the surplus property to the City of Joplin for that purpose.

Discussion: Attached is a copy of the Quit-Claim deed. This property will be a donation to the city.

Recommendation: It is recommended that the City of Joplin accept this conveyance of surplus right of way from the State of Missouri.



DRAWING NUMBER: JOP-100-3073

ANDERSON ENGINEERING, INC
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CITY OF JOPLIN

EXCESS RIGHT-OF-WAY SKETCH

W. 34TH STREET & S. MAIN STREET
JOPLIN, JASPER COUNTY, MISSOURI

CCO FORM: RW01
Approved: 6/93 (TLP)
Revised: 02/10 (AR)
Modified:

COUNTY: Newton
ROUTE: 43
PROJECT: U-435(2)
FED. PROJECT:
PARCEL: SW-0073/263508

QUITCLAIM DEED

THIS INDENTURE, made this ____ day of _____, 2013, between the State of Missouri, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, 105 W. Capitol Avenue, Jefferson City, Missouri 65102, party of the first part (grantor) and City of Joplin, a Municipal Corporation (Mailing address of first-named grantee: Public Works Department, 602 S. Main Street, Joplin, MO 64801) of the County of Jasper, State Missouri, *party* of the second part (grantee),

WITNESSETH: In consideration of the payment of the sum of One and all other good and valuable consideration ($1.00) DOLLARS, the receipt of which is hereby acknowledged, the said party of the first part does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to the *party* of the second part, a tract of land, lying situated and being in the County of Newton, State of Missouri, to wit:

A PARCEL AS FOUND IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 135 IN FREEMAN'S GROVE FOURTH PLAT, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE AT PLAT BOOK 1, AT PAGE 104, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY OF M DRIVE AS PLATTED; THENCE ALONG SAID NORTH RIGHT-OF-WAY, SOUTH 87°48'12" EAST, 174.18 FEET, TO THE SOUTHEAST CORNER OF LOT 135 AND THE WESTERLY RIGHT-OF-WAY OF MAIN STREET (AKA BUSINESS 44); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 27°30'10" WEST, 13.71 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES, NORTH 27°30'10" WEST, 43.83 FEET; THENCE NORTH 26°40'34" WEST, 137.03 FEET, TO THE NORTHEAST CORNER OF LOT 136

AND A POINT LYING ON THE SOUTH RIGHT-OF-WAY OF 34TH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY IF EXTENDED, SOUTH 87°44'18" EAST, 22.17 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, SOUTH 36°46'29" EAST, 57.18 FEET; THENCE SOUTH 11°36'28" EAST, 118.29 FEET, TO THE POINT BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST, JASPER COUNTY, MISSOURI. CONTAINING 0.08 ACRES, MORE OR LESS. BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

THIS CONVEYANCE IS MADE UPON THE EXPRESS CONDITION THAT GRANTEE, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT OF DIRECT ACCESS FROM THE LAND HEREIN CONVEYED TO THE ADJACENT HIGHWAY, NOW KNOWN AS ROUTE 43 INCLUDING ITS RIGHT OF WAY, ALL SUCH RIGHTS OF DIRECT ACCESS BEING RESERVED BY GRANTOR.

GRANTEE BY ACCEPTANCE OF THIS CONVEYANCE, COVENANTS AND AGREES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS: TO ALLOW KNOWN OR UNKNOWN UTILITY FACILITIES CURRENTLY LOCATED ON THE PROPERTY, WHETHER OF RECORD OF NOT, TO REMAIN ON THE PROPERTY; TO GRANT THE CURRENT AND SUBSEQUENT OWNERS OF THOSE FACILITIES THE RIGHT TO MAINTAIN, RECONSTRUCT, INCREASE, REMOVE OR ALTER THE FACILITIES AND THEIR APPURTENANCES ON, OVER, UNDER AND ACROSS THE LAND HEREIN CONVEYED; TO PERMIT THE UTILITY FACILITY OWNERS TO TRIM AND REMOVE TREES AND VEGETATION INCONSISTENT WITH OR DETRIMENTAL TO THE UTILITY FACILITIES OR THE SAFETY OF PERSONS AND PROPERTY; TO GRANT THE UTILITY FACILITY OWNER THE RIGHT OF INGRESS AND EGRESS ACROSS THE LAND HEREIN CONVEYED TO AND FROM THOSE UTILITIES.

THIS CONVEYANCE IS IN THE NATURE OF AN ABANDONMENT OF AN EASEMENT FOR ROADWAY PURPOSES AND, THEREFORE, CONVEYS NO POSSESSORY INTEREST. IT IS INCUMBENT UPON GRANTEE TO SEEK THEIR OWN PROFESSIONAL OPINION AS TO THE RESULTING STATE OF THE TITLE. PURCHASER WILL BE RESPONSIBLE FOR PAYMENT OF ALL FEES ASSOCIATED WITH RECORDING THE CONVEYANCE DOCUMENTS.

TO HAVE AND TO HOLD THE SAME, with all and singular rights, immunities, privileges, and appurtenances thereunto belonging, unto the said *party* of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first written above.

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

By _____

ATTEST:

By _____
Secretary to the Commission

ACKNOWLEDGEMENT

STATE OF _____)
)§
COUNTY OF _____)

On this _____ day of _____, 2013, before me appeared _____, to me personally known, who being by my duly sworn did say that *he/she* is _____ of Missouri Highways and Transportation Commission; that the seal affixed to the foregoing instrument is the official seal of said Commission; that said instrument was signed and sealed in behalf of said Commission by authority of said Commission, and that said _____ acknowledged said instrument to be the free act and deed of said Commission.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cole County, the day and year first above written.

_____
Notary Public

My commission expires: _____

COUNCIL BILL NO. 2013-140 ORDINANCE NO.

AN ORDINANCE approving the acceptance of surplus state right of way from the State of Missouri by and through the Missouri Highways and Transportation Commission at 34th and Hearnes Blvd., authorizing the City Manager to execute the appropriate documents; and containing an emergency clause.

BE IT ORDAINED by the Council of the City of Joplin, Missouri, as follows:

Section 1. That the surplus property being conveyed from the State of Missouri, by and through the Missouri Highways and Transportation Commission to the City of Joplin, by and the same is hereby accepted.

Section 2. That the City Manager of the City of Joplin, Missouri, is hereby authorized to execute the appropriate documents for and on behalf of the City of Joplin.

Section 3. This ordinance is an emergency within the meaning of Section 2.12 (6) in that said ordinance provides for public improvements and is considered an emergency by the Council and as such shall become effective immediately upon this passage as provided by the Home Rule Charter for the City of Joplin.

Passed by the Council of the City of Joplin, Missouri, this _____ day of

_____, 2013, by a _____ vote.

_____
Melodee Colbert-Kean, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013
Council Bill No. 2013-141

Item: Purchase of Property for Widening Schifferdecker Final Phase
Originating Department: Public Works – Engineering

Attachments: 1) Location Map
2) Council Bill No. 2013-141

Department Head: David Hertzberg
Engineering Department: Jack Schaller
Finance Department: Leslie Jones
City Attorney: Brian Head
City Manager: Mark Rohr

Date:
Date: 1/28/13
Date: 1-29-13
Date: 1-29-13
Date: 1-29-13

Recommended Action: Purchase of Permanent Right of Way at 3101 Sunset Drive, for the Schifferdecker Widening Project.

Background: The City of Joplin has budgeted money for the completion of the Schifferdecker widening project. This project was listed as priority number nine among projects included in the 3/8-cent Transportation Sales Tax issue approved by voters in November of 2004. The final phase of construction will complete the scheduled improvements to this major arterial corridor. In order to complete the project it is necessary to purchase permanent right of way from the described property located at 3101 Sunset Drive. This will be the 10th of 23 parcels to be acquired.

Discussion: Staff has reached an agreement with the Craig and Mary Gold Trust for One Thousand Dollars, ($1,000.00). This is the appraised amount for this acquisition.

Recommendation: Staff recommends approval for payment of $1,000 for the purchase of the described permanent right of way at 3101 Sunset Drive.

CB2013-141



1 inch = 100 feet

COUNCIL BILL NO. 2013-141 ORDINANCE NO.

AN ORDINANCE approving the purchase of permanent right of way from property at 3101 Sunset Drive, consisting of land described as part of Lot Numbered Four (4) in Sunset Ridge Fifth Addition to the City of Joplin, Jasper County, Missouri; and authorizing the payment of One Thousand and 00/100 dollars ($1,000) and containing an emergency clause.

WHEREAS, The Craig and Mary Gold Trust is the legal owner of property at 3101 Sunset Drive, consisting of land described as part of Lot Numbered Four (4) in Sunset Ridge Fifth Addition, to the City of Joplin, Jasper County, Missouri ;and;

WHEREAS, the Council of the City of Joplin approved in the 2012-2013 budget funds for the completion of the Street Widening Improvements on Schifferdecker Avenue.

WHEREAS, in order to make said improvements, it is necessary for the City of Joplin to acquire permanent right of way at 3101 Sunset Drive, described herein.

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

Section 1. That the City of Joplin approve the purchase of permanent right of way at 3101 Sunset Drive, consisting of:

Right of Way:

All of the East Ten (10) feet of the following described tract:

All of Lot Numbered Four (4) in SUNSET RIDGE FIFTH ADDITION, An Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof.

Containing 1400 square feet, more or less.

Section 2. That the City of Joplin authorize placing $1,000.00 in escrow for the purchase of permanent right of way at 3101 Sunset Drive. Payment will be made from account #145-4565-520-8105 Project TC0509.

Section 3. That the Director of Public Works is hereby authorized to accept this right of way on behalf of the City of Joplin.

Section 4. That the City of Joplin declares that this ordinance relating to a public improvement is an emergency within the meaning of Section 2.12 (6) of the HOME RULE CHARTER of the City of Joplin, Missouri and the Council hereby declares that this ordinance shall be in full force and effect from and after its passage.

COUNCIL BILL NO. 2013-141 ORDINANCE NO.

Passed by the Council of the City of Joplin, Missouri, this _____ day of

_____, 2013 by a vote of _____.

_____
Melodee Colbert-Kean, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____

Brian W. Head, City Attorney

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013
Council Bill No. 2013-142

Item: Purchase of Property for Widening Schifferdecker Final Phase
Originating Department: Public Works – Engineering

Attachments: 1) Location Map
2) Council Bill No. 2013-142

Department Head: David Hertzberg DH	Date: 1/28/13
Engineering Department: Jack Schaller JS	Date: 1-28-13
Finance Department: Leslie Jones LJ	Date: 1-29-13
City Attorney: Brian Head [illegible]	Date: 1-27-13
City Manager: Mark Rohr MR	Date: 1-28-13

Recommended Action: Purchase of a Temporary Easement at 2408 Schifferdecker Avenue, for the Schifferdecker Widening Project.

Background: The City of Joplin has budgeted money for the completion of the Schifferdecker widening project. This project was listed as priority number nine among projects included in the 3/8-cent Transportation Sales Tax issue approved by voters in November of 2004. The final phase of construction will complete the scheduled improvements to this major arterial corridor. In order to complete the project it is necessary to purchase a temporary easement from the described property located at 2408 Schifferdecker Avenue. This will be the 11th of 23 parcels to be acquired.

Discussion: Staff has reached an agreement with Cheryl Copenhaver for Seven Hundred Dollars, ($700.00). This is the appraised amount for this acquisition.

Recommendation: Staff recommends approval for payment of $700 for the purchase of the described temporary easement at 2408 Schifferdecker.

CB2013-142



1 inch = 50 feet

COUNCIL BILL NO. 2013-142 ORDINANCE NO.

AN ORDINANCE approving the purchase of a temporary easement from property at 2408 Schifferdecker Avenue, consisting of land described as part of Lot Numbered Forty-Three (43) in Wanoka Highlands Addition to the City of Joplin, Jasper County, Missouri; and authorizing the payment of Seven Hundred 00/100 dollars ($700) and containing an emergency clause.

WHEREAS, Cheryl Copenhaver is the legal owner of property at 2408 Schifferdecker Avenue, consisting of land described as part of Lot Numbered Forty Three (43) in Wanoka Highland Addition, to the City of Joplin, Jasper County, Missouri ;and;

WHEREAS, the Council of the City of Joplin approved in the 2012-2013 budget funds for the completion of the Street Widening Improvements on Schifferdecker Avenue.

WHEREAS, in order to make said improvements, it is necessary for the City of Joplin to acquire a temporary easement at 2408 Schifferdecker Avenue, described herein.

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

Section 1. That the City of Joplin approve the purchase of a temporary easement at 2408 Schifferdecker Avenue, consisting of:

Temporary Construction Easement (Will terminate upon completion and acceptance of the improvements)
All of the West Fifteen (15) feet of the East Seventy (70) feet following described tract:

All Lot Numbered Forty-Three (43) in WANOKA HIGHLANDS, an Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, EXCEPT any part taken or deeded for road right-of-way.

Containing 2438 square feet, more or less.

Section 2. That the City of Joplin authorize placing $700.00 in escrow for the purchase of the temporary easement. Payment will be made from account #145-4565-520-8105 Project TC0509.

Section 3. That the Director of Public Works is hereby authorized to accept this right of way on behalf of the City of Joplin.

Section 4. That the City of Joplin declares that this ordinance relating to a public improvement is an emergency within the meaning of Section 2.12 (6) of the HOME RULE CHARTER of the City of Joplin, Missouri and the Council hereby declares that this ordinance shall be in full force and effect from and after its passage.

COUNCIL BILL NO. 2013-142 ORDINANCE NO.

Passed by the Council of the City of Joplin, Missouri, this _____ day of

_____, 2013 by a vote of _____.

_____
Melodee Colbert-Kean, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013
Council Bill No. 2013-143

Item: Purchase of Property for Widening Schifferdecker Final Phase
Originating Department: Public Works – Engineering

Attachments: 1) Location Map
2) Council Bill No. 2013-143

Department Head: David Hertzberg DH	Date: 1/28/13
Engineering Department: Jack Schaller JS	Date: 1-28-13
Finance Department: Leslie Jones LJ	Date: 1-29-13
City Attorney: Brian Head [redacted]	Date: 1-29-13
City Manager: Mark Rohr MR	Date: 1-28-13

Recommended Action: Purchase of a Temporary Easement at 2440 Schifferdecker Avenue, for the Schifferdecker Widening Project.

Background: The City of Joplin has budgeted money for the completion of the Schifferdecker widening project. This project was listed as priority number nine among projects included in the 3/8-cent Transportation Sales Tax issue approved by voters in November of 2004. The final phase of construction will complete the scheduled improvements to this major arterial corridor. In order to complete the project it is necessary to purchase a temporary easement from the described property located at 2440 Schifferdecker Avenue. This will be the 12th of 23 parcels to be acquired.

Discussion: Staff has reached an agreement with Louis and Iretta Lagasse for Five Hundred Twelve Dollars, ($512.00). This is the appraised amount for this acquisition.

Recommendation: Staff recommends approval for payment of $512 for the purchase of the described temporary easement at 2440 Schifferdecker.

CB2013-143



1 inch = 50 feet

COUNCIL BILL NO. 2013-143 ORDINANCE NO.

AN ORDINANCE approving the purchase of a temporary easement from property at 2440 Schifferdecker Avenue, consisting of land described as part of Lot Eight (8) in Glenwood Addition to the City of Joplin, Jasper County, Missouri; and authorizing the payment of Five Hundred Twelve 00/100 dollars ($512) and containing an emergency clause.

WHEREAS, Louis and Iretta Lagasse are the legal owners of property at 2440 Schifferdecker Avenue, consisting of land described as part of Lot Numbered Eight (8) in Glenwood Addition, to the City of Joplin, Jasper County, Missouri ;and;

WHEREAS, the Council of the City of Joplin approved in the 2012-2013 budget funds for the completion of the Street Widening Improvements on Schifferdecker Avenue.

WHEREAS, in order to make said improvements, it is necessary for the City of Joplin to acquire a temporary easement at 2440 Schifferdecker Avenue, described herein.

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

Section 1. That the City of Joplin approve the purchase of a temporary easement at 2440 Schifferdecker Avenue, consisting of:

Temporary Construction Easement

All of the West Fifteen (15) feet of the East Thirty-Seven (37) feet following described tract:

All of the North One-Half of Lot Numbered Eight (8) in GLENWOOD ADDITION to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof.

Containing 2010 square feet, more or less.

Section 2. That the City of Joplin authorize placing $512.00 in escrow for the purchase of the temporary easement. Payment will be made from account #145-4565-520-8105 Project TC0509.

Section 3. That the Director of Public Works is hereby authorized to accept this right of way on behalf of the City of Joplin.

Section 4. That the City of Joplin declares that this ordinance relating to a public improvement is an emergency within the meaning of Section 2.12 (6) of the HOME RULE CHARTER of the City of Joplin, Missouri and the Council hereby declares that this ordinance shall be in full force and effect from and after its passage.

COUNCIL BILL NO. 2013-143 ORDINANCE NO.

Passed by the Council of the City of Joplin, Missouri, this _____ day of

_____, 2013 by a vote of _____.

_____
Melodee Colbert-Kean, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____

Brian W. Head, City Attorney

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013
Council Bill No. 2013-144

Item: Purchase of Property for 26th Street Widening: Maiden Lane to Schifferdecker Avenue

Originating Department: Public Works – Engineering

Attachments: 1) Location Map
2) Council Bill No. 2013-144

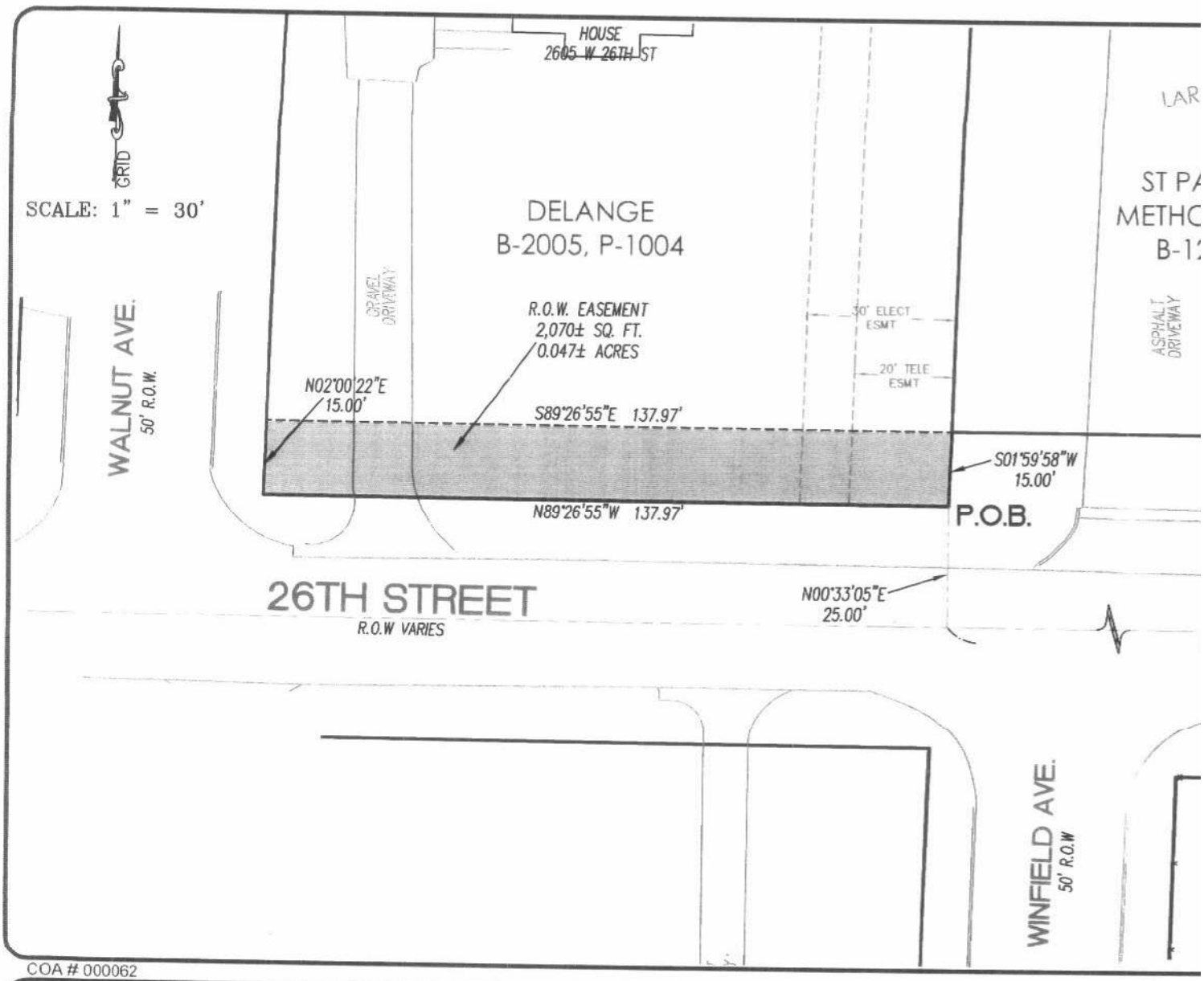
Engineering Department: Jack Schaller JS	Date: 1-28-13
Department Head: David Hertzberg DH	Date: 1/28/13
Finance Department: Leslie Jones LJ	Date: 1-29-13
City Attorney: Brian Head [redacted]	Date: 1-29-13
City Manager: Mark Rohr MR	Date: 1-28-13

Recommended Action: Purchase of Right of Way at 2605 W. 26th Street from Kenneth A. Delange for the 26th Street Widening from Maiden Lane to Schifferdecker Avenue project.

Background: 26th Street is in need of widening from two lanes to three lanes due to the increase traffic volume over the last several years. This project was listed as priority number 12 on the previously passed 3/8-cent Transportation Sales Tax. The estimated cost for this project is $1,881,250; including construction, engineering, surveying and right-of-way acquisition. In order to complete the widening project it is necessary to acquire right of way from the described property located at 2605 W. 26th Street. This acquisition will be the 22nd of 47 parcels.

Discussion: Staff has reached an agreement with the property owner for One Thousand Four Hundred and Fifty Dollars, ($1,450.00). This is within appraisal range for this acquisition.

Recommendation: Staff recommends approval for payment of $1,450 for the purchase of the described right of way at 2605 W. 26th Street.



COA # 000062

ANDERSON ENGINEERING, INC

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2045 W. [illegible]ND • SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741

THE CITY OF JOPLIN

RIGHT-OF-WAY SKETCH

2605 W. 2[illegible] STREET, JOPLIN, MO.

COUNCIL BILL NO. 2013-144 ORDINANCE NO.

AN ORDINANCE approving the purchase of right of way from property at 2605 W. 26th Street, consisting of property lying in the SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST; in the City of Joplin, Jasper County, Missouri; and authorizing the payment of One Thousand Four Hundred Fifty and 00/100 dollars ($1,450.00) and containing an emergency clause.

WHEREAS, Kenneth Delange is the legal owner of property at the 2605 W. 26th; consisting of property lying in the SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST, in the City of Joplin, Jasper County, Missouri and;

WHEREAS, the Council of the City of Joplin approved in the 2012-2013 budget funds for the purchase of right of way and temporary construction easement for the Widening Improvements on 26th Street from Maiden Lane to Schifferdecker Avenue.

WHEREAS, in order to make said improvements, it is necessary for the City of Joplin to acquire right of way at 2605 W. 26th Street, described herein.

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

Section 1. That the City of Joplin approve the purchase of a right of way at 2605 W. 26th Street, consisting of:

Right of Way:

A 15.00 FOOT WIDE TRACT OF LAND AS LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST AS DESCRIBED IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2005 PAGE 1004 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER, NORTH 89°26'55" WEST, 1302.16 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00°33'05" EAST, 25.00 FEET TO THE POINT OF BEGINNING SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY OF 26TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89°26'55" WEST, 137.97 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY OF WALNUT AVENUE; THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND ALONG SAID EAST RIGHT-OF-WAY, NORTH 02°00'22" EAST, 15.00 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY, SOUTH 89°26'55" EAST, 137.97 FEET TO A POINT LYING ON THE GRANTORS EAST LINE; THENCE ALONG SAID EAST LINE, SOUTH 01°59'58" WEST, 15.00 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

CONTAINING 2,070 SQUARE FEET AND 0.047 ACRES, MORE OR LESS.

Section 2. That the City of Joplin authorize placing $1,450.00, in escrow for the purchase of right of way at 2605 W. 26th Street. Payment will be made from account #145-4565-520-8105 Project TC0511.

Section 3. That the Director of Public Works is hereby authorized to accept this right of way on behalf of the City of Joplin.

Section 4. That the City of Joplin declares that this ordinance relating to a public improvement is an emergency within the meaning of Section 2.12 (6) of the HOME RULE CHARTER of the City of Joplin, Missouri and the Council hereby declares that this ordinance shall be in full force and effect from and after its passage.

COUNCIL BILL NO. 2013-144 ORDINANCE NO.

Passed by the Council of the City of Joplin, Missouri, this _____ day of

_____, 2013 by a vote of _____.

_____
Melodee Colbert-Kean, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013
Council Bill No. 2013-145

Item: Purchase of Property for 26th Street Widening: Maiden Lane to Schifferdecker Avenue

Originating Department: Public Works – Engineering

Attachments: 1) Location Map
2) Council Bill No. 2013-145

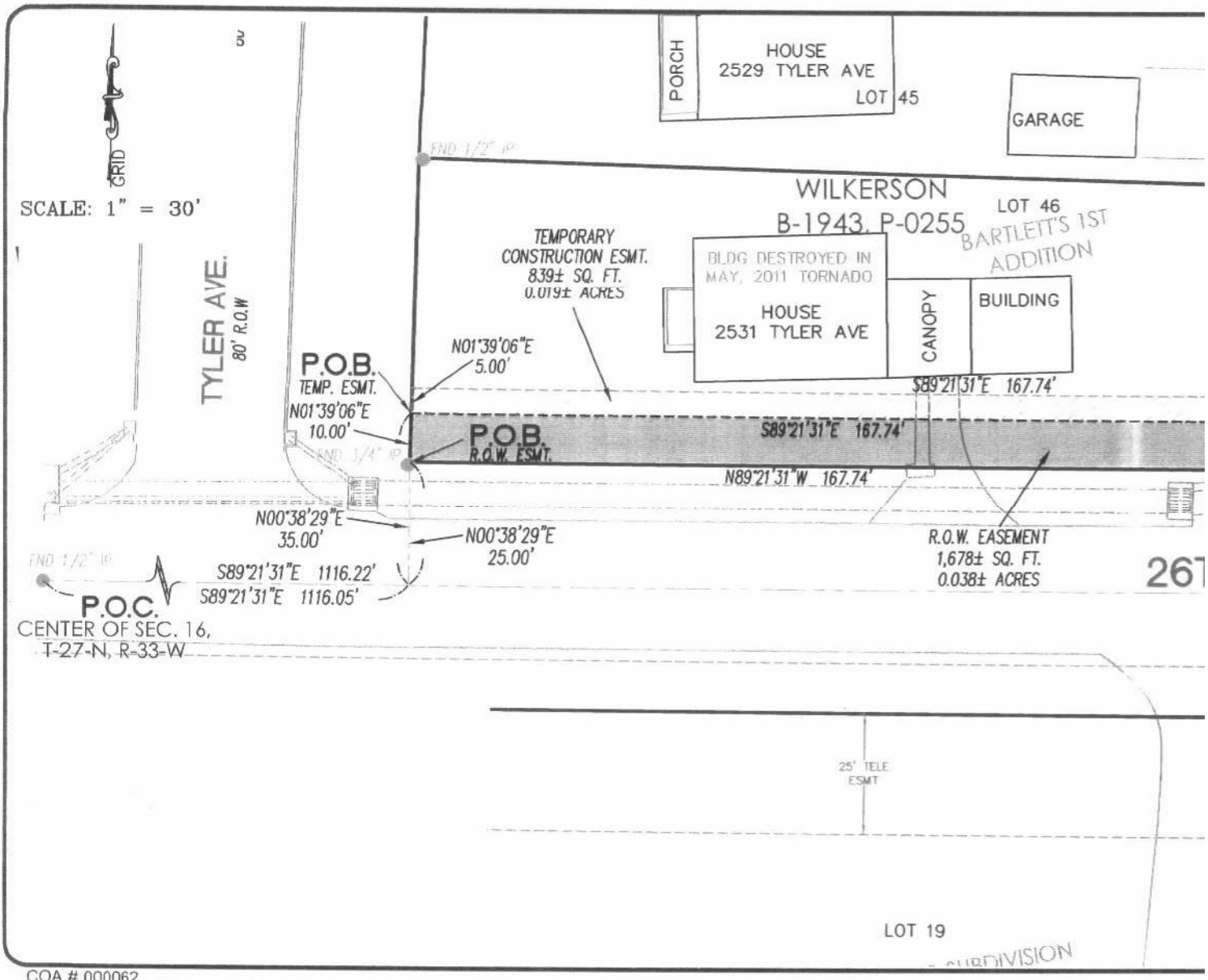
Engineering Department: Jack Schaller JS	Date: 1-28-13
Department Head: David Hertzberg DH	Date: 1/28/13
Finance Department: Leslie Jones LJ	Date: 1-29-13
City Attorney: Brian Head [redacted]	Date: 1-29-13
City Manager: Mark Rohr MR	Date: 1-28-13

Recommended Action: Purchase of Right of Way at 2532 Tyler Avenue from Michael and Joyce Wilkerson for the 26th Street Widening from Maiden Lane to Schifferdecker Avenue project.

Background: 26th Street is in need of widening from two lanes to three lanes due to the increase traffic volume over the last several years. This project was listed as priority number 12 on the previously passed 3/8-cent Transportation Sales Tax. The estimated cost for this project is $1,881,250; including construction, engineering, surveying and right-of-way acquisition. In order to complete the widening project it is necessary to acquire right of way from the described property located at 2532 Tyler Avenue. This acquisition will be the 23rd of 47 parcels.

Discussion: Staff has reached an agreement with the property owner forTwo Thousand Four Hundred, ($2,400.00). This is within appraisal range for this acquisition.

Recommendation: Staff recommends approval for payment of $2,400 for the purchase of the described right of way at 2532 Tyler Avenue.



COA # 000062

ANDERSON ENGINEERING, INC

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2045 W. ND • SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741

THE CITY OF JOPLIN

RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT SKETCH

2531 TYLER AVENUE, JOPLIN, MO.

COUNCIL BILL NO. 2013-145 ORDINANCE NO.

AN ORDINANCE approving the purchase of right of way from property at 2532 Tyler Avenue, consisting of property lying in the SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST; in the City of Joplin, Jasper County, Missouri; and authorizing the payment of Two Thousand Four Hundred and 00/100 dollars ($2,400.00) and containing an emergency clause.

WHEREAS, Michael and Joyce Wilkerson are the legal owners of property at 2532 Tyler Avenue; consisting of property lying in the SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST, in the City of Joplin, Jasper County, Missouri and;

WHEREAS, the Council of the City of Joplin approved in the 2012-2013 budget funds for the purchase of right of way and temporary construction easement for the Widening Improvements on 26th Street from Maiden Lane to Schifferdecker Avenue.

WHEREAS, in order to make said improvements, it is necessary for the City of Joplin to acquire right of way at 2532 Tyler Avenue, described herein.

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

Section 1. That the City of Joplin approve the purchase of a right of way at 2532 Tyler Avenue, consisting of:

Right of Way:

A 10.00 FOOT WIDE TRACT OF LAND AS LYING IN LOT 46 OF BARTLETT'S FIRST ADDITION AND ALSO LYING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST AS DESCRIBED IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 1943, PAGE 255 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER, SOUTH 89°21'31" EAST, 1116.05 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00°38'29" EAST, 25.00 FEET TO THE POINT OF BEGINNING SAID POINT ALSO LYING AT THE NORTHEAST CORNER OF TYLER AVENUE AND 26TH STREET; THENCE ALONG THE EAST RIGHT-OF-WAY OF TYLER AVENUE, NORTH 01°39'06" EAST, 10.00 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY, SOUTH 89°21'31" EAST, 167.74 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY OF CUNNINGHAM AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 01°38'05" WEST, 10.00 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY OF 26TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89°21'31" WEST, 167.74 FEET TO THE POINT OF

BEGINNING. ALL LYING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

CONTAINING 1,678 SQUARE FEET AND 0.038 ACRES, MORE OR LESS.

Section 2. That the City of Joplin authorize placing $2,400.00, in escrow for the purchase of right of way at 2532 Tyler Avenue. Payment will be made from account #145-4565-520-8105 Project TC0511.

Section 3. That the Director of Public Works is hereby authorized to accept this right of way on behalf of the City of Joplin.

Section 4. That the City of Joplin declares that this ordinance relating to a public improvement is an emergency within the meaning of Section 2.12 (6) of the HOME RULE CHARTER of the City of Joplin, Missouri and the Council hereby declares that this ordinance shall be in full force and effect from and after its passage.

COUNCIL BILL NO. 2013-145 ORDINANCE NO.

Passed by the Council of the City of Joplin, Missouri, this _____ day of

_____, 2013 by a vote of _____.

_____
Melodee Colbert-Kean, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013
Council Bill No. 2013-146

Item: Purchase of Property for 26th Street Widening: Maiden Lane to Schifferdecker Avenue

Originating Department: Public Works – Engineering

Attachments: 1) Location Map
2) Council Bill No. 2013-146

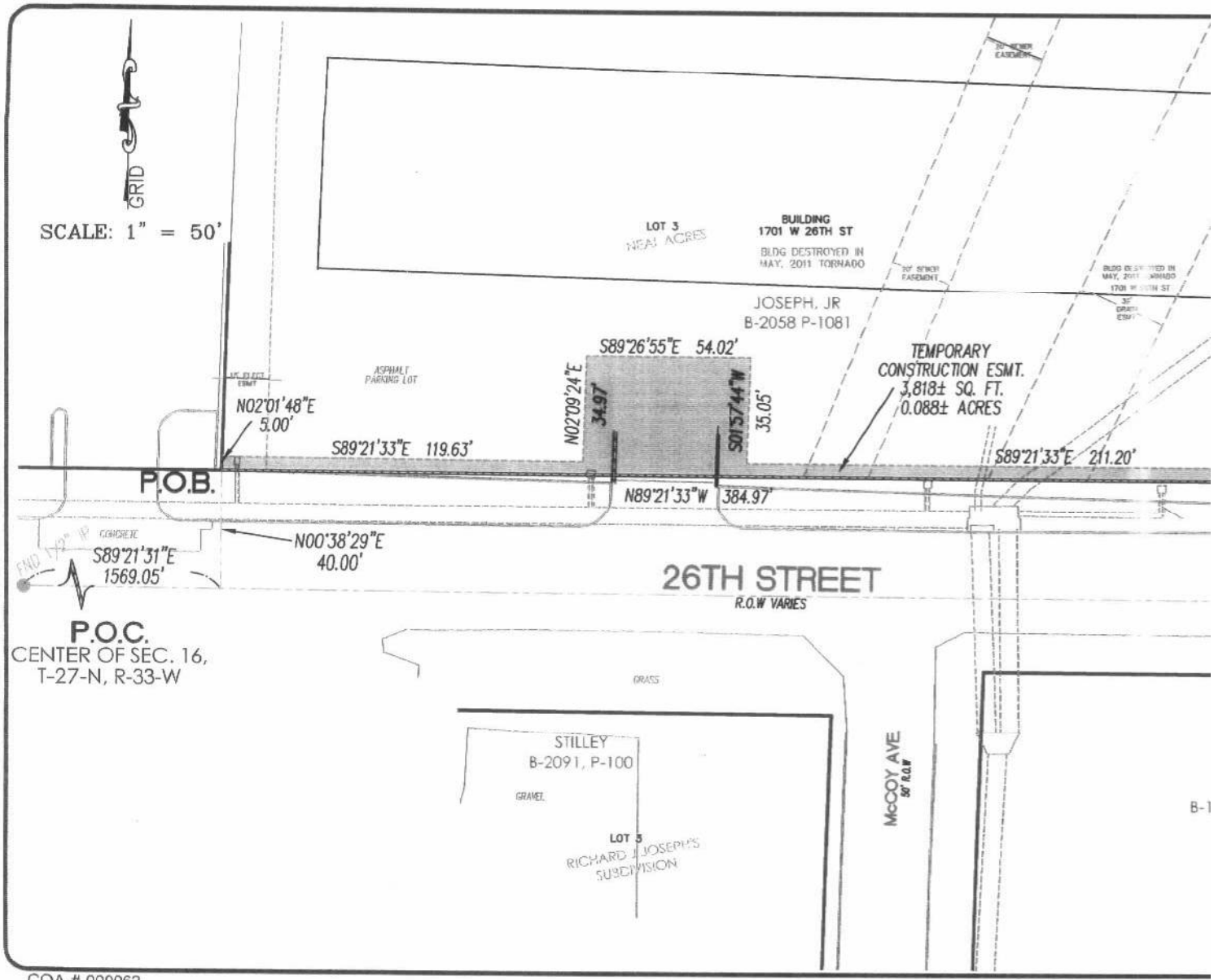
Engineering Department: Jack Schaller	Date:
Department Head: David Hertzberg	Date: 1/28/13
Finance Department: Leslie Jones	Date: 1-29-13
City Attorney: Brian Head	Date: 1-29-13
City Manager: Mark Rohr	Date: 1-28-13

Recommended Action: Purchase of a Temporary Construction Easement from 1701 W. 26th Street from OX for the 26th Street Widening from Maiden Lane to Schifferdecker Avenue project.

Background: 26th Street is in need of widening from two lanes to three lanes due to the increase traffic volume over the last several years. This project was listed as priority number 12 on the previously passed 3/8-cent Transportation Sales Tax. The estimated cost for this project is $1,881,250; including construction, engineering, surveying and right-of-way acquisition. In order to complete the widening project it is necessary to acquire a temporary construction easement from the described property located at 1701 W. 26th Street. This acquisition will be the 24th of 47 parcels.

Discussion: Staff has reached an agreement with the property owner for One Thousand Five Hundred, ($1,500.00). This is within appraisal range for this acquisition.

Recommendation: Staff recommends approval for payment of $1,500 for the purchase of the described temporary construction easement at 1701 W. 26th Street.



COA # 000062

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THE CITY OF JOPLIN

TEMPORARY CONSTRUCTION EASEMENT SKETCH

1701 W. 2[illegible] STREET, JOPLIN, MO.

COUNCIL BILL NO. 2013-146 ORDINANCE NO.

AN ORDINANCE approving the purchase of a temporary construction easement from property at 1701 W. 26th Street, consisting of property lying in the SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST; in the City of Joplin, Jasper County, Missouri; and authorizing the payment of One Thousand Five Hundred and 00/100 dollars ($1,500.00) and containing an emergency clause.

WHEREAS, OX is the legal owner of property at 1701 W. 26th Street; consisting of property lying in the SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST, in the City of Joplin, Jasper County, Missouri and;

WHEREAS, the Council of the City of Joplin approved in the 2012-2013 budget funds for the purchase of right of way and temporary construction easement for the Widening Improvements on 26th Street from Maiden Lane to Schifferdecker Avenue.

WHEREAS, in order to make said improvements, it is necessary for the City of Joplin to acquire a temporary construction easement at 1701 W. 26th Street, described herein.

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

Section 1. That the City of Joplin approve the purchase of a temporary construction easement from 1701 W. 26th Street;

Temporary Construction Easement

AN IRREGULAR SHAPED TEMPORARY CONSTRUCTION EASEMENT BEING PART OF A TRACT OF LAND AS LYING IN LOT 3 OF NEAL ACRES AND ALSO LYING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST AS DESCRIBED IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2058, PAGE 1081 AND SAID TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER, SOUTH 89°21'31" EAST, 1569.05 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00°38'29" EAST, 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY OF 26TH STREET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 02°01'48" EAST, 5.00 FEET; THENCE SOUTH 89°21'33" EAST, 119.63 FEET; THENCE NORTH 02°09'24" EAST, 34.97 FEET; THENCE SOUTH 89°26'55" EAST, 54.02 FEET; THENCE SOUTH 01°57'44" WEST, 35.05 FEET; THENCE SOUTH 89°21'35" EAST, 211.20 FEET; THENCE SOUTH 01°54'51" WEST, 5.00 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF 26TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89°21'31" WEST, 384.97 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF THE NORTHEAST

QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 33 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

CONTAINING 3,818 SQUARE FEET AND 0.088 ACRES, MORE OR LESS.

Section 2. That the City of Joplin authorize placing $1,500.00, in escrow for the purchase of right of way at 1701 W. 26th Street. Payment will be made from account #145-4565-520-8105 Project TC0511.

Section 3. That the Director of Public Works is hereby authorized to accept this right of way on behalf of the City of Joplin.

Section 4. That the City of Joplin declares that this ordinance relating to a public improvement is an emergency within the meaning of Section 2.12 (6) of the HOME RULE CHARTER of the City of Joplin, Missouri and the Council hereby declares that this ordinance shall be in full force and effect from and after its passage.

COUNCIL BILL NO. 2013-146 ORDINANCE NO.

Passed by the Council of the City of Joplin, Missouri, this _____ day of

_____, 2013 by a vote of _____.

_____
Melodee Colbert-Kean, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

City of Joplin — City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: FEBRUARY 4, 2013

ITEM: COUNCIL BILL NO. 2013-502
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT

Department Head: Leslie Jones	**Date:** 1-28-13
City Attorney: Brian Head	**Date:** 1-28-13
City Manager: Mark Rohr	**Date:** 1-28-13

INTRODUCTION:
This Council Bill authorizes an additional Senior Accountant position in the Finance Department to account for the new TIF District and amends the adopted 2012-2013 budget of the City of Joplin.

DISCUSSION:
Recently, City Council approved the largest TIF District in Missouri history, which will be in effect for 23 years. The Finance Department must track all businesses and property within the District, as well as account for all sales taxes, franchise taxes and property taxes within the boundaries of the TIF. Additionally, this TIF contains special language that the Finance Department will need to ensure is followed.

The existing two TIF Districts require approximately 40% of one employee's time. There is not sufficient staff time to handle this new TIF and continue to perform our day-to-day tasks. Therefore, this Council Bill approves hiring an additional Senior Accountant and amends the budget for this position for the remainder of the fiscal year. The TIF District proceeds will pay up to 5% of collected revenues to the City to offset our costs of administering this TIF. This amount will cover the additional position, as well as other administrative costs the City will incur with this TIF.

This budget amendment increases expenditures by $43,000.

RECOMMENDATION:
City Staff recommends this Council Bill be approved on an emergency basis.

COUNCIL BILL NO. 2013-502 **ORDINANCE NO.**

AN ORDINANCE adding a Senior Accountant position and amending the Annual Budget of the City of Joplin for the Fiscal Year 2012-2013 as adopted by Ordinance 2012-186 on October 15, 2012, to adjust appropriations and containing an emergency clause.

WHEREAS, the City of Joplin, Missouri passed Ordinance 2012-186 on October 15, 2012, which estimated revenues and appropriated funds for the fiscal year 2012-2013, and

WHEREAS, the Council of the City of Joplin has previously approved the programs and projects which require additional appropriations for completion.

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

Section 1. That an additional Senior Accountant position be added to the adopted 2012-2013 Annual Budget for the purposes of tracking and accounting for the new TIF District.

Section 2. That fiscal year 2012-2013 budgeted appropriations as adopted by Ordinance 2012-186 be amended by increasing appropriations by the total amount of Forty-Three Thousand Dollars and No Cents ($43,000.00) for the purpose of adding a position.

Section 3. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 4. This Ordinance is declared by the City Council to be an emergency within this meaning of Section 2.12 (4), of the Home Rule Charter of the City of Joplin, Missouri, and as such shall become effective immediately upon its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2013, by a _____ vote.

_____
Melodee Colbert-Kean, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian W. Head, City Attorney

City of Joplin | City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: February 4, 2013
ITEM: Council Bill 2013-600 amending the Classification and Pay Plan adopted by Ordinance No. 2012-173, and authorizing the updating of certain job descriptions presently in use by the City.

ORIGINATING DEPARTMENT: Department of Human Resources

ATTACHMENTS: Council Bill No. 2013-600, Summary Sheet, Descriptions for updated classifications.

DEPARTMENT HEAD:	Varying	**DATE:**
CITY MANAGER:	R. Mark Rohr	**DATE:** 1-28-13
CITY ATTORNEY:	Brian Head	**DATE:** 1-29-13
FINANCE DIRECTOR:	Leslie Jones	**DATE:** 1-28-13
HUMAN RESOURCES DIRECTOR:	Reba L. Snavely	**DATE:** 1-28-13

SUMMARY:
This Council Bill approves updating classifications for the Departments within the City of Joplin Classification and Pay System.

DISCUSSION:
The Classification and Pay Plan includes provisions whereby the Plan periodically can have classification titles and/or job descriptions revised. The Classification and Pay Plan was reviewed in June 2007 with the Envisioning Process to bring it in line with the Blueprint for the Future and has been changed to a new pay system on November 1, 2012 as requested by the Council.

These job descriptions represent updates in terminology, and may include changes in technology, essential functions and adding the background check requirement to the qualifications. Many of these job descriptions have not been updated since 1993.

The City Manager has reviewed and approved these descriptions. There are no changes in pay for any of them.

RECOMMENDATION:
Staff recommends approval of this Council Bill.

COUNCIL BILL NO. 2013-600 **ORDINANCE NO. 2013-___**

AN ORDINANCE amending the Classification and Pay Plan adopted by Ordinance No. 2012-173 and authorizing revised job classification titles and updating position descriptions.

WHEREAS, the City Council of the City of Joplin, Missouri, upon the recommendation of the Carl S. Becker Company, Inc., approved and implemented a Classification and Pay Plan on October 16, 2000, revised November 1, 2006, and occasionally added to since that time;

WHEREAS, that the Classification and Pay Plan included provisions whereby the Plan was reviewed beginning in June 2007 with the Envisioning Process to determine second tier management staffing levels in specific departments and to be in line with the Blueprint for the Future I and II; and,

WHEREAS, these job descriptions are updates only and serve to revise many position descriptions that were written in 1993; and,

WHEREAS, the City Council of the City of Joplin, Missouri, upon recommendation of the City Staff, approved and implemented a new Classification and Salary Administration Plan on August 20, 2012 to be affected November 1, 2012;

WHEREAS, the Personnel Board and the City Manager have reviewed and approved these updated job descriptions.

WHEREAS, the City Manager has reviewed the Classification and Pay Plan amendments and is recommending these to the Council as stated above;

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

Section 1. That the Classification and Pay Plan adopted by the Council of the City of Joplin, Missouri, on August 20, 2012 by Ordinance No. 2012-173, and allows for functional and organization changes.

Section 2. That the classifications as attached hereto and indicated on the "Summary Sheet" are hereby established.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2013 by a vote of _____.

_____
Melodee Colbert-Kean, Mayor

ATTEST:

_____
Barbara Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Brian Head, City Attorney

CITY OF JOPLIN
Council Meeting
February 4, 2013
Council Bill 2013-600
Revisions/Updates to Job Descriptions

Summary Sheet

Job Title Changes and Updates
Department

Public Works
- Director of Public Works
- Building Inspector
- Construction Inspector
- Engineering Assistant
- Heavy Equipment Operator
- Equipment Operator
- Laborer I
- Laborer II

Health Department
- Community Health Nurse

Convention and Visitor's Bureau
- Director of Convention and Visitors Bureau
- Director of Sales

Human Resources/Risk Management
- Director of Human Resources and Risk Management

Parks and Recreation
- Recreation and Events Manager (Title Change Only)

City Manager's Office
- Grant Writer and Program Specialist
- Public Information Officer

Varying Departments
- Senior Clerk
- Clerk

PB Apprvd. 1/24/13

CITY OF JOPLIN CLASS SPECIFICATION

Class Code: 601

DIRECTOR OF PUBLIC WORKS

Definition: Under general direction, plans, organizes and administers the public works functions of the City of Joplin. Reports to the City Manager.

Essential Functions: Essential functions include the following tasks, knowledge, skills, and abilities. Attendance and dependability are extremely important in this job. Must maintain confidentiality. Other duties may be assigned as necessary.

Tasks:
Organizes, coordinates, and directs, through subordinate supervisory staff, the work of crews involved in a variety of public works oriented activities, including street maintenance and repair, automotive maintenance and repair, sewer and wastewater treatment, planning and inspection, and the operation of the airport; assesses/evaluates the need for new or expanded services or activities in these areas and makes appropriate recommendations to the City Manager and City Council.

Prepares annual budget request and manages operating and capital budgets, including determining priorities and allocating resources; selects, trains, and evaluates the work of supervisory staff to ensure that all operating divisions are achieving established service levels and maximizing resource usage; meets with the public to explain various services and to identify and resolve problems and complaints.

Confers with and provides technical engineering advice to engineers, consulting engineers/architects and contractors regarding the design, construction, maintenance, and repair of streets, sidewalks, sewer lines, traffic controls, and municipal structures and facilities; oversees the review and approval of engineering drawings, plans, and blue prints to ensure compliance with established project specifications and established engineering standards; prepares project status reports and budget estimates.

Coordinates activities with State, Federal, and local engineering, environmental, and public works agencies/organizations; speaks before various civic and professional organizations on Public Works matters; presents periodic reports to the City Manager and City Council regarding Public Works Department operations; oversees the operations of other City Departments in the capacity of Assistant City Manager and functions as City Manager during the absence of the City Manager.

Makes presentations before civic groups, professional conferences, and other groups as needed and speaks to the media about project work and other issues.

Knowledge, Skills, and Abilities:
Knowledge of the principles and practices of public administration, including budgeting, program planning/development, project management, and employee training and supervision.
Knowledge of civil engineering, public works, and municipal utility operations.

DIRECTOR OF PUBLIC WORKS (Cont'd.)

Knowledge of Joplin City Charter/Code regarding public works functions/activities.
Skill in establishing and maintaining effective working relationships with elected City officials, other Department management staff, and the public.
Skill in interpreting complex public works oriented engineering designs, drawings, plans, and regulations.
Skill in evaluating complex public works oriented engineering designs, drawings, and plans to ensure compliance with established project specifications and engineering standards.
Skill in planning, organizing, and directing a municipal public works program.

Physical Requirements:
Requires high levels of sitting and standing; manual dexterity sufficient to operate essential job related equipment such as computers, typewriters, FAX machines, copiers, and telephones; must be sighted, hearing, and mobile to such a degree as not to compromise safety rules or the safety of self or others while working.

Qualifications: An undergraduate degree in Civil Engineering or closely related area of Engineering and experience equivalent to five years of professional engineering (ten preferred), at least three of which must have been in a public works setting. Experience in staffing and supervision, finance and budget control and project planning and management. Must successfully complete a thorough background check. Must have a current registration as a Professional Engineer in the State of Missouri. Must possess a valid Missouri operator's license.

PB Apprvd 1/24/13

CITY OF JOPLIN

CLASS SPECIFICATION
Class Code: 672

BUILDER INSPECTOR

Definition: Under general supervision, inspects new construction and remodeling of residential and commercial structures in the City of Joplin to ensure compliance with all applicable zoning and building codes. Reports directly to the Building Official for the City.

Essential Functions: Essential functions include the following tasks, knowledge, skills, and abilities. Attendance and dependability are extremely important in this job. Must maintain confidentiality. Other duties may be assigned as necessary.

Tasks:
Inspects construction and remodeling projects, in progress and upon completion, to determine that electrical service and wiring of structures complies with applicable codes and guidelines; reviews electrical blueprints to ensure that proposed construction projects meet applicable electrical codes and guidelines; investigates complaints involving electrical services and other utilities; coordinates with Empire District Electric Company regarding damage to services within the City of Joplin; inspects emergency generators on a regular basis.

Inspects new construction and remodeling projects, both in progress and upon completion, to determine that plumbing, mechanical systems, sewers, heating systems, and general safety and conformance to specifications and codes and general construction comply with applicable codes and guidelines; reviews general construction blueprints to ensure that proposed construction and remodeling projects meet applicable building codes and guidelines; inspects and supervises load tests on elevators to ensure safe operation; maintains records and prepares inspection activities reports. Reviews and interprets plans, blueprints, site layouts, specifications, and ensures compliance to legal requirements and safety regulations.

Investigates complaints of building and zoning code violation to determine if violation exists; notifies owners of violations and explains what needs to be done to correct the violation; inspects suspected unsafe buildings to identify code violations; determines repairs needed to bring structure up to code and notifies owner that condemnation procedures will begin if violations are not corrected; attends Building Board of Appeals meetings as a spokesperson for the City; issues building and sign permits. Maintains daily logs and supplements inspection records with photographs.

Uses varying instruments, metering devices, tape measures, and test equipment, such as concrete strength measurers, to perform reliable inspections. Measures dimensions and verifies alignment of structures and fixtures to ensure compliance to building plans and codes.

BUILDING INSPECTOR (cont'd.)

Knowledge, Skills, and Abilities:
Knowledge of building and zoning codes and ordinances to be enforced.
Knowledge of enforcement procedures for City code and ordinance violations.
Knowledge of regulations and procedures for issuing building and sign permits.
Knowledge of basic building codes and guidelines, including electrical, plumbing, mechanical, and general construction codes.
Knowledge of the location of streets and addresses in the City of Joplin.
Skill in establishing and maintaining effective working relationships with property owners, contractors, other city staff, and the general public.
Skill in understanding and interpreting complex regulations and guidelines.
Skill in inspecting property to identify violations of City of Joplin zoning and building codes and ordinances and violations of basic building codes and guidelines.
Skill in operating the necessary instrumentation to be successful on the job.

Physical Requirements: Requires high levels of standing, bending, twisting, squatting, and carrying; medium to heavy lifting; manual dexterity to such a degree as to allow proper assembly, operation, and maintenance of specialized essential job related equipment and standard office equipment such as a computer, telephone and calculator; must be sighted, hearing, and mobile to such a degree as not to compromise safety rules or the safety of self or others while working.

Qualifications: Graduation from high school or G.E.D. equivalent and experience equivalent to three years of full time journey level electrical, plumbing, mechanical system installation and repair, or general contracting work; OR completion of an apprenticeship program in one of the building trades may substitute for one year of the required experience. Must successfully complete a thorough background check. Must possess a valid Missouri operator's license.

PB Approved 1/7/13

Class Code: 627

CITY OF JOPLIN

CONSTRUCTION INSPECTOR

Definition: Under general supervision, inspects a variety of projects to ensure they are completed in compliance with established specifications and applicable codes and guidelines.

Essential Functions: Essential functions include the following tasks, knowledge, skills, and abilities. Attendance and dependability are extremely important in this job. Must maintain confidentiality. Other duties may be assigned as necessary.

Tasks:

Inspects soil related projects, both in progress and upon completion, including taking samples and making arrangements for a variety of tests, to ensure that all work being done either by City crews or outside contractors complies with project specifications and applicable codes and guidelines; maintains detailed records of inspection activities and findings and prepares reports documenting project progress and status. Coordinates yard remediation projects with other city, county, state and federal agencies.

Takes measurements and calculations to determine and authorize amount of payment contractors should receive for percent of work completed and materials used; performs final inspections and/or measurements upon project completion to ensure contract compliance prior to authorizing final payment; negotiates with contractors regarding contract change orders and prices; reviews documents and plans for completed projects to ensure the completed project complies with bid specifications.

Meets with officials, business owners, contractors, architects, engineers, and citizens of to conduct pre-construction conferences, explain each project, and analyze and interpret plans and drawings; investigates and resolves complaints from property owners and ensures that contractors working on City projects have appropriate permits and licenses. Works with soil remediation contractor to ensure all remediation projects progress efficiently and timely.

Inspect bridges, dams, highways, buildings, and foundations during and after construction for structural quality, general safety and conformance to specifications and codes. Uses survey instruments, metering devices, tape measures, and test equipment, such as concrete strength measurers, to perform inspections. Measure dimensions and verify level, alignment, and elevation of structures and fixtures to ensure compliance to building plans and codes.

Maintains daily logs and supplements inspection records with photographs. Review and interpret plans, blueprints, site layouts, specifications, and construction methods to ensure compliance to legal requirements and safety regulations. Inspects and monitors construction sites to ensure adherence to safety standards, building codes, and specifications.

CONSTRUCTION INSPECTOR (Cont'd.)

Knowledge, Skills, and Abilities:
Knowledge of basic soil and environmental principles and practices.
Knowledge of basic field survey principles and techniques.
Knowledge of construction codes and guidelines.
Knowledge of the location of streets and addresses in the City of Joplin to find properties.
Skill in establishing and maintaining effective working relationships with property owners, contractors, architects, engineers, staff, and the general public.
Skill in understanding and interpreting complex regulations and guidelines.
Skill in inspecting sites to determine compliance with project specifications and applicable codes.
Skill in performing a variety of standard tests on soils and sites.

Physical Requirements:
Requires high levels of standing, bending, twisting, squatting, and carrying; medium to heavy lifting may be required; manual dexterity to such a degree as to allow proper assembly, operation, and maintenance of specialized essential job related equipment and standard office equipment such as a computer, telephone and calculator; must be sighted, hearing, and mobile to such a degree as not to compromise safety rules or the safety of self or others while working.

Qualifications: Graduation from high school or G.E.D. equivalent and experience equivalent to three years full time in soil, environmental work, inspections, journey level electrical, plumbing, mechanical system installation and repair, or general contracting work; OR completion of an apprenticeship program in construction or concrete may substitute for one year of the required experience. Must successfully complete a thorough background check. Must possess a valid Missouri operator's license.

PB Approved 4/17/13

CITY OF JOPLIN CLASS SPECIFICATION

Class Code: 629

ENGINEERING ASSISTANT

Definition: Under general supervision, performs a variety of administrative and technical support work in issuing excavation and sewer permits, maintaining associated records, and preparing required reports. Reports to the Assistant Director of Public Works.

Essential Functions: Essential functions include the following tasks, knowledge, skills and abilities as well as attendance, dependability and independent judgment. Other duties may be required as necessary.

Tasks:

Prepares excavation, sewer cut, and related utility cut permits, enters permit information into computer database; prepares preliminary and final utility cut information for measuring, payment and billing of utility companies; prepares and tracks contractor payments, prepares bid documents for distribution, prepares contracts and awards of contract documents, prepares change orders for construction projects, addresses property, obtains sewer locations for public, processes and tracks consultant payments, prepares sewer agreements, collects and processes payroll timesheets, distributes payroll checks, takes minutes of bid openings, pre-bid and pre-construction meetings, processes bid tabulations for distribution, prepares and processes purchase orders, tracks construction projects from obtaining consultant to end of project and other public works engineering functions; maintains map files, plat sheets, documents and drawings showing locations of sewers, streets, and other utility lines and services.

Prepares information packets for City Council meetings, pre-bid conferences, pre-construction meetings, and other public works presentations;; answers phone calls and greets visitors, providing answers to routine questions and referring technical engineering/public works oriented questions to appropriate staff; types contracts and correspondence; processes invoices and payments.

Knowledge, Skills, and Abilities:

Knowledge of the procedures for issuing excavation, sewer, and other utility cut permits.
Knowledge of basic sub-professional engineering principles and practices.
Knowledge of general office management principles and practices.
Knowledge of basic record keeping procedures.
Skill in establishing and maintaining effective working relationships with contractors, other City staff, and the public.
Skill in operating standard office equipment/machines, including computers, FAX machines, copiers, calculators, and telephones.
Skill in operating a keyboard to type correspondence and/or to enter information into various computerized data bases.
Skill in preparing a variety of records, reports, and correspondence using appropriate format.
Skill in maintaining filing/records systems.
Skill in researching a variety of public works engineering oriented information.

ENGINEERING ASSISTANT (Cont'd.)

Physical Requirements: Requires long periods of sitting and standing; manual dexterity sufficient to operate essential job related equipment such as measuring devices, computers, typewriters, FAX machines, copiers, and telephones; must be hearing, sighted, and mobile to such a degree as not to compromise safety rules and safety of self/others while working. Requires moving about the buildings and worksites as necessary in varying weather conditions.

Qualifications: High school diploma or G.E.D. and experience equivalent to four (4) years full time clerical support work; or completion of a post-high school course or program in Office Practices, Business, Office Automation, or closely related area may be substituted for one year of the required experience. Must successfully complete a thorough background check. Valid vehicle operator's license required.

PB Approved 4/12/13

CITY OF JOPLIN

CLASS SPECIFICATION
Class Code: 643

HEAVY EQUIPMENT OPERATOR

Definition: Under general supervision, performs skilled work in the operation of heavy maintenance and/or construction equipment, and performs skilled and semi-skilled maintenance tasks. Reports to varying departmental supervisors since the job title is used in more than one area.

Essential Functions: Essential functions include the following tasks, knowledge, skills, and abilities. Attendance and dependability are extremely important in this job because there are no other positions to do this type of work. Other duties may be assigned as necessary.

Tasks:
Operates heavy construction equipment such as bulldozer, gravel chipper, motor grader, large excavator, backhoe, front end loader, dump trucks, and snow plows, etc. Operates smaller equipment as well such as pickup trucks, jackhammers, weed eaters, etc.

Operates TV camera equipped sewer truck, and sewer cleaning equipment, including a jet rodder and vactor truck, etc.

Performs operator daily maintenance and repairs on equipment and reports the need for major repairs to supervisor; checks and maintains fluid levels, and refuels equipment. Drives equipment to and from the work site; functions as crew leader as assigned on a job or project.

Trains other equipment operators to operate and maintain equipment properly. Maintains CDL license as required by the State of Missouri.

Knowledge, Skills, and Abilities:
Knowledge of relevant traffic laws and regulations.
Knowledge of occupational hazards and safety precautions for operating all types of equipment.
Knowledge of principles, practices, methods and materials used in construction, maintenance, and/or sewer cleaning work.
Skill in operating and maintaining a variety of heavy maintenance and/or construction equipment.
Skill in understanding and following oral and written instructions.
Skill in establishing and maintaining effective working relationships with other City employees and the public.
Skill in operating and maintaining assigned equipment.

Physical Requirements:
Requires high levels of standing, bending, twisting, squatting, and carrying; medium to heavy lifting may be required for specific positions; manual dexterity to such a degree as to allow proper assembly, maintenance, and operation of job related equipment such as specialized maintenance tools, snow plow equipment, or specialized vehicles; must be sighted, hearing, and

mobile to such a degree as to not compromise safety rules or the safety of self and others while working.

Qualifications: High school graduation or G.E.D. equivalent and experience equivalent to five years full time medium to heavy construction and maintenance operation of equipment. Experience as a crew leader preferred. Must possess a valid Missouri CDL at the level required for the equipment operated. Must successfully complete a thorough background check.

PB Approved 1/17/13

CITY OF JOPLIN

CLASS SPECIFICATION
Class Code: 644

EQUIPMENT OPERATOR

Definition: Under general supervision, performs skilled work in the operation of light and medium maintenance and/or construction equipment, and performs skilled and semi-skilled maintenance tasks. Reports to varying departmental supervisors since the job title is used in more than one area.

Essential Functions: Essential functions include the following tasks, knowledge, skills, and abilities. Attendance and dependability are extremely important in this job. Other duties may be assigned as necessary.

Tasks:
Operates light and medium construction and maintenance equipment such as oil distributer, boom truck, street sweeper, steel wheeled roller, and dump trucks. Operates tractor mower, backhoe, sewer rodder, and light grader; performs operator repairs and daily maintenance on equipment and reports the need for major repairs to supervisor; checks and maintains fluid levels, and refuels equipment; drives equipment to and from the work site.

Operates a variety of heavy power tools and equipment such as jackhammer, chainsaw, riding lawnmower, tamping machine, air compressor, power sprayer and pickup trucks; performs operator maintenance as needed; equipment and tools are used to maintain streets and alleys, open and close grave sites, and maintain sewer system; may perform a variety of manual labor tasks as needed for the completion of assigned projects.

May serve as crew leader on assigned projects. Maintains a valid CDL license as required for various equipment operation

Knowledge, Skills, and Abilities:
Knowledge of relevant traffic laws and regulations.
Knowledge of occupational hazards and safety precautions for operating light and medium construction/maintenance equipment.
Knowledge of principles, practices, methods and materials used in construction, maintenance, and/or sewer cleaning work.
Skill in operating and maintaining a variety of light and medium maintenance and/or construction equipment.
Skill in understanding and following oral and written instructions.
Skill in establishing and maintaining effective working relationships with other City employees and the public.
Skill in operating and maintaining assigned heavy power tools and equipment.

Physical Requirements:
Requires high levels of standing, bending, twisting, squatting, and carrying; medium to heavy

EQUIPMENT OPERATOR (Cont'd.)

lifting may be required for specific positions; manual dexterity to such a degree as to allow proper assembly, maintenance, and operation of job related equipment such as specialized maintenance tools, snow plow equipment, or specialized vehicles; must be sighted, hearing, and mobile to such a degree as to not compromise safety rules or the safety of self and others while working.

Qualifications: Graduation from high school or G.E.D. equivalent and experience equivalent to two years full time light or medium construction and maintenance equipment operation. Must possess a valid Missouri CDL at the level required for the equipment operated. Must successfully complete a thorough background check.

PB Approved 4/1/13

CITY OF JOPLIN

Class Code: 646
CLASS SPECIFICATION

LABORER II

Definition: Under direct to general supervision, is responsible for performing strenuous unskilled or semi-skilled labor of routine difficulty, including semi-skilled building maintenance, and routine landscaping and grounds maintenance. Reports to the supervisor of varying departments.

Essential Functions: Essential functions are listed below and include the following tasks, knowledge, skills, and abilities. Attendance and dependability are extremely important in this job. Other duties may be assigned as necessary.

Tasks:
Performs a variety of strenuous laboring activities associated with repairing and maintaining streets and alleys, excavating and repairing sewer breaks and line stoppages, setting traffic signs and signal lights, cleaning catch basins, and picking up and hauling trash and debris from City owned/maintained parks, golf courses, cemeteries, wastewater treatment plants, and buildings.

Mows lawns, trims plants and shrubs, and prunes bushes and trees; physically moves large quantities of dirt and turf; air hammer, weed-eaters; assists Equipment Operators in opening and closing grave sites and setting grave markers and side vases; picks up trash and maintains clean appearance of parks and cemeteries; maintains groundskeeping equipment and tools..

Cleans and maintains restrooms and other parks and recreation facilities, including picking up trash, washing facilities inside and out, making sure that restrooms are supplied with soap, toilet paper, and paper towels, and painting interiors and exteriors, and performing minor plumbing repairs as necessary; performs repairs requiring carpentry and electrical work; performing any building and grounds maintenance work necessary to ensure that City facilities are useable.

Maintains the buildings, grounds, and equipment at the City's wastewater treatment plants, including sweeping and mopping floors, cleaning and sanitizing laboratory, restroom, and lunch room areas, changing light bulbs, and painting; performs minor plumbing, carpentry, and electrical repair and maintenance work as necessary; cleans clarifiers, sludge drying pits, and skims scum from digesters; mows and trims grounds areas. When properly trained will be expected to apply herbicides and pesticides as necessary;

Operates equipment such as riding and push lawn mowers, brush hogs, and pickup trucks. May be expected to operate larger trucks, pull trailers, and operate a rubber tired loader.

May serve as a crew leader as necessary.

Knowledge, Skills, and Abilities
Knowledge of general building maintenance procedures and techniques, including carpentry, plumbing, painting, and electrical repair.
Knowledge of general grounds/landscape maintenance procedures and techniques, including the application of herbicides and pesticides.
Knowledge of the general procedures and techniques for the repair and maintenance of small engines, gas powered tools and equipment.
Knowledge of the operating procedures and techniques for a variety of buildings and grounds maintenance tools and equipment.
Skill in understanding and following oral and written instructions.
Skill in establishing and maintaining effective working relationships with other City employees and the public.
Skill in operating and maintaining a variety of tools and equipment used in buildings and grounds maintenance work always conscience of safety precautions.
Skill in repairing a variety of small gas engine powered tools and equipment.
Skill in performing strenuous manual labor work.

LABORER II (cont'd.)

Physical Requirements:

Requires high levels of standing, bending, twisting, squatting, and carrying; medium to heavy lifting may be required for specific positions; manual dexterity to such a degree as to allow proper assembly, maintenance, and operation of job related equipment such as specialized maintenance tools or equipment; must be sighted, hearing, and mobile to such a degree as to not compromise safety rules or the safety of self and others while working; must possess visual depth perception; medium to high levels of carrying, climbing, pushing, pulling, reaching, and squatting may be required for specific positions.

Qualifications: Graduation from high school or G.E.D. and one year of experience performing manual labor or buildings/grounds maintenance work. At time of hire, must possess a valid Missouri Commercial Driver's license at the level required for the equipment being operated. Must possess a Hazmat endorsement within 90 days of hire. Must successfully complete a thorough background check.

PB Approved. 4/17/13

CLASS SPECIFICATION
CITY OF JOPLIN

Class Code: 645

LABORER I

Definition: Under supervision, is responsible for performing strenuous unskilled and some semi-skilled labor of routine difficulty, semi-skilled building maintenance, routine landscape/grounds maintenance and similar duties. Reports to the supervisor of the varying departments.

Essential Functions: Essential functions are listed below and include the following tasks, knowledge, skills, and abilities. Attendance and dependability are extremely important in this job. Other duties may be assigned as necessary.

Tasks:
Mows lawns, trims plants and shrubs, and prunes bushes and trees; physically moves large quantities of dirt and turf; operates equipment such as riding and push lawn mowers, brush hog, air hammer, weed-eaters, and pickup and other small trucks; assists Equipment Operator in opening and closing grave sites and setting markers/vases; picks up trash and maintains clean appearance of parks and cemeteries; cleans and maintains grounds keeping equipment and tools.

Cleans and maintains restrooms and other park/recreation facilities, including picking up trash, washing facilities inside and out, making sure that restrooms are supplied with soap, toilet paper, and paper towels, and painting/performing minor plumbing repairs as necessary; performs repairs requiring light carpentry and routine electrical work; performing any building and grounds maintenance work necessary to ensure that City facilities are clean and neat.

Maintains the buildings, grounds, and equipment at the City's wastewater treatment plants, including sweeping and mopping floors, cleaning and sanitizing laboratory, restroom, and lunch room areas, changing light bulbs, and painting; under direct supervision, performs minor plumbing, carpentry, and electrical repair/maintenance work as necessary; cleans clarifiers, sludge drying pits, and skims scum from digesters; applies herbicides and insecticides as necessary; mows and trims grounds areas.

Performs a variety of strenuous manual labor activities associated with repairing/maintaining streets and alleys, excavating and repairing sewer breaks and line stoppages, setting traffic signs and signal lights, cleaning catch basins, and picking up and hauling trash and debris from City owned/maintained parks, golf courses, cemeteries, wastewater treatment plants, and buildings.

Knowledge, Skills, and Abilities:
Some knowledge of general building maintenance procedures and techniques, including carpentry and painting.
Knowledge of general grounds/landscape maintenance procedures and techniques, including the application of herbicides and insecticides.
Knowledge of the general procedures and techniques for the routine repair and maintenance of small engine gas powered tools and equipment.
Some knowledge of the operating procedures and techniques for a variety of buildings and grounds maintenance tools and equipment.

LABORER I (Cont'd.)

Skill in understanding and following oral and written instructions.
Skill in establishing and maintaining effective working relationships with other City employees and the public.
Skill in operating and maintaining a variety of tools and equipment used in buildings and grounds maintenance work.
Skill in routine repair of a variety of small gas engine powered tools and equipment.
Skill in performing strenuous manual labor work.

Physical Requirements:
Requires high levels of standing, bending, twisting, squatting, and carrying; heavy lifting may be required for specific positions; manual dexterity to such a degree as to allow proper assembly, maintenance, and operation of job related equipment such as specialized maintenance tools or equipment; must be sighted, hearing, and mobile to such a degree as to not compromise safety rules or the safety of self/others while working; must possess visual depth perception; medium to high levels of carrying, climbing, pushing, pulling, reaching, and squatting may be required for specific positions.

Qualifications: Completion of grammar school and some experience performing manual labor or buildings/grounds maintenance work. Must possess a valid Missouri operator's license. Must successfully complete a thorough background check.

Class Code: 433

COMMUNITY HEALTH NURSE

Definition: Under general supervision, provides professional public health nursing work with individuals, families and service providers assessing needs, developing plans of care, and coordinating services. Work is performed with considerable independence within established policies; performs a variety of professional nursing work in the areas of disease prevention, communicable disease control and maternal child health issues which may include pre-natal health and case management. Reports to the Medical Services Coordinator.

Essential Functions: Included in the essential functions listed below are accountability and dependability. This work which requires the employee to be on the job. Must Maintain confidentiality. Other duties may be required in addition to those listed.

Utilizes the nursing processes (assessment, planning, implementation, and evaluation) to provide program-specific and/or population-based services; performs communicable disease investigations and control activities, including collection of laboratory specimens and educating clients on health care and prevention of illness; assesses nursing and personal care needs of individuals and families; develops plan of care, coordinates services, and makes referrals as appropriate; performs a variety of tasks pertaining to maternal and child health issues.

Provides testing and counseling for HIV/AIDS, STD's, TB and other communicable diseases including the meaning of test results, disease transmission, and symptoms likely to be experienced; provides immunizations, medications, and treatments for disease prevention; works in clinic settings to provide health screenings, educate public on disease reduction activities.

Collaborates with other health care services, agencies, and providers to improve community health; participates in planning, developing, evaluating and monitoring of programs, services, and contracts; provides case management services including assessment of the needs of the client/family, development of a plan of care, referral to services, monitoring, and follow-up; prepares reports, correspondence, and maintains records according to established guidelines.

Provides technical assistance and consultation to department staff, other agencies, health care professionals, providers, and consumers; provides program-specific education to professionals and consumers; participates in professional development activities.

Knowledge, Skills, and Abilities:
Knowledge of the services and functions of a Registered Nurse
Knowledge of the criteria to be met for patients to be eligible for services in the assigned clinic or health related program
Knowledge of principles, practices, and techniques of the nursing profession
Knowledge of principles of public health including, but not limited to, health promotion, disease and injury prevention, community and population assessment, communicable disease control, immunization and infection control, epidemiology, community development and participation, environmental health, and emergency response
Knowledge of public health nursing interventions including, but not limited to, outreach,

Class Code: 433

COMMUNITY HEALTH NURSE (CONT.)

interviewing, home visitation, case-finding, case management, and referral and follow-up
Knowledge of action taken and judgment made to maintain and improve a client's health
Knowledge of City codes and ordinances related to various health related programs and services
Knowledge of other medical and social services available in the community to meet the various needs of patients
Knowledge of Public Health Nursing Standards of Practice.
Skill in establishing and maintaining effective working relationships with a variety of public health professionals, social services provider agencies, HIV/AIDS patients, and the public
Skill in performing a variety of professional nursing activities and functions, including administering vaccinations and drawing blood and other fluid samples for testing
Skill in preparing and updating medical records/charts
Ability to explain the etiology, symptoms, and treatments for a variety of communicable diseases, including AIDS, tuberculosis, and various childhood diseases
Ability to be responsible for competency as a nurse.

Physical Requirements:
Requires high levels of sitting and standing; manual dexterity sufficient to operate essential job related equipment such as computers, typewriters, FAX machines, copiers, and telephones; may require color and depth perception; must be sufficiently sighted, hearing, and mobile as to not compromise safety rules or the safety of self or others while working.

Qualifications: Graduation from an accredited program leading to eligibility to sit for the exam to become a Registered Nurse. Must be a Registered Nurse in the State of Missouri. Nursing experience preferred. Must have a valid driver's license. Must successfully complete a thorough background check.

PB Apprvd. 1/24/13

CITY OF JOPLIN

CLASS SPECIFICATION
Class Code: 151

DIRECTOR OF THE CONVENTION AND VISITORS BUREAU

Definition: Under general direction, manages a program to promote and market the City of Joplin as a location for conferences, athletic events, motor coach tour stopovers, and a variety of other activities that increase tourism revenues. Reports to the City Manager.

Essential Functions: Essential functions include the following tasks, knowledge, skills, and abilities. Attendance and dependability are extremely important in this job. Confidentiality is important. Other duties may be assigned as necessary.

Tasks:
Develops and follows a travel and tourism strategy that results in a positive economic impact on the local and regional economy. Manages the marketing, promotion and sales functions to increase effectiveness by targeting specific and general aspects of these activities, researching and testing computer software that will increase staff effectiveness in developing and presenting promotional strategies and materials, and serving as liaison with the Joplin Convention and Visitors Advisory Board.

Coordinates and prepares advertising and promotional materials, including developing layouts for brochures, identifying brochures, fliers, and advertising/promotional products to use for preparing "gift packs" used for major activities/events, and working with hotels, motels, restaurants and tourism related retail businesses in the City of Joplin and surrounding area to develop possible strategies and ideas for increasing visitor and tourism activity.

Represents the Joplin Convention and Visitor's Bureau in contacts with the local, State, and regional media and at conferences/conventions to market and promote the City of Joplin as a site for tourism, conventions, and other events; speaks at a variety of civic organization and hospitality industry meetings at the local, regional, and national level to increase awareness of the work of the Joplin Convention and Visitor's Bureau.

Knowledge, Skills, and Abilities:
Knowledge of hospitality industry marketing, promoting and sales techniques and practices.
Knowledge of convention and event facilities, including hotels, motels, and restaurants, activities available in the City of Joplin.
Knowledge of marketing strategies and techniques, including advertising material development and distribution.
Knowledge of office management principles and practices, including employee training and supervision.
Knowledge of project management techniques and procedures.
Skill in establishing and maintaining effective working relationships with hospitality industry owners and managers, City of Joplin management staff, and the public.
Skill in planning, organizing, and implementing an effective marketing/promotional strategy to increase tourism and visitor activity in the City of Joplin.
Skill in planning, coordinating, assigning, and reviewing and evaluating the work of CVB staff.

DIRECTOR OF THE CONVENTION AND VISITORS BUREAU (Cont'd.)

Skill in developing effective advertising materials for use in marketing and promoting tourism and visitor activity.
Skill in making informational and marketing presentations targeting a variety of visitor and tourist populations.
Ability to organize information to create materials that are appealing to conventions and organizations interested in Joplin as a destination site.
Ability to create a strategy that has positive impact on the local and regional economy.

Physical Requirements:
Requires high levels of sitting and standing; manual dexterity sufficient to operate essential job related equipment such as computers, typewriters, calculators, FAX machines, copiers, and telephones; must be sighted, hearing, and mobile to such a degree as not to compromise safety rules or the safety of self or others while working. Movement between buildings in varying weather conditions.

Qualifications: An undergraduate degree in Business Administration, Marketing, Hotel and Restaurant Management, or closely related area and experience equivalent to five years full time supervisory and managerial work in the hospitality industry. Requires a valid driver's license. Must successfully complete a thorough background check.

PB Approved 7/9/13

CITY OF JOPLIN

CLASS SPECIFICATION
Class Code: 151

DIRECTOR OF SALES
FOR THE CONVENTION AND VISITORS BUREAU

Definition: Under general direction, manages a program to promote/market the City of Joplin as a location for conferences, athletic events, motor coach tour stopovers, and a variety of other activities that increase tourism revenues. Reports to the Director of Convention and Visitors Bureau.

Essential Functions: Essential functions include the following tasks, knowledge, skills, and abilities. Attendance and dependability are extremely important in this job. Must maintain confidentiality. Other duties may be assigned as necessary.

Tasks:
Manages the marketing and promotion functions to increase their effectiveness by developing an organizational structure that will target specific and general aspects of these activities, researching and testing computer software that will increase staff effectiveness in developing and presenting promotional strategies and materials, and serving as liaison with the Joplin Convention and Visitors Advisory Board.

Coordinates and prepares advertising and promotional materials, including developing layouts for brochures, identifying brochures, fliers, and advertising/promotional products to use for preparing "gift packs" used for major activities and events, and working with hotels, motels, and restaurants in the City of Joplin and surrounding area to develop possible strategies and ideas for increasing visitor and tourism activity.

Represents the Joplin Convention and Visitor's Bureau in contacts with the local, State, and regional media and at conferences and conventions to market and promote the City of Joplin as a site for tourism, conventions, and other events; speaks at a variety of civic organization and hospitality industry meetings at the local, regional, and national level to increase awareness of the work of the Joplin Convention and Visitors Bureau.

Acts on behalf of the Director of CVB when absent or unavailable.

Knowledge, Skills, and Abilities:
Knowledge of hospitality industry marketing and promotional techniques and practices.
Knowledge of convention/event facilities, including hotels, motels, and restaurants, available in the City of Joplin.
Knowledge of marketing strategies and techniques, including advertising material development and distribution.
Knowledge of office management principles and practices, including employee training and supervision.
Knowledge of project management techniques and procedures.
Knowledge of effective sales techniques.

Class Code: 151

DIRECTOR OF SALES FOR CONVENTION VISITORS BUREAU (cont'd.)

Skill in establishing and maintaining effective working relationships with hospitality industry Owners and managers, City of Joplin management staff, and the public.
Skill in planning, organizing, and implementing an effective marketing/promotional sales strategy to increase tourism and visitor activity in the City of Joplin.
Skill in planning, coordinating, assigning, and reviewing/evaluating the work of subordinate staff.
Skill in developing effective marketing/advertising materials for use in promoting tourism and visitor activity.
Skill in making informational/marketing presentations targeting a variety of visitor/tourist populations.

Physical Requirements:
Requires high levels of sitting and standing; manual dexterity sufficient to operate essential job related equipment such as computers, typewriters, FAX machines, copiers, calculators and telephones; must be sighted, hearing, and mobile to such a degree as not to compromise safety rules or the safety of self or others while working.

Qualifications: An undergraduate degree in Business Administration, Marketing, Hotel and Restaurant Management, or closely related area and experience equivalent to two years full time supervisory and managerial work in the hospitality industry. Ability to demonstrate a successful sales record. Must possess a valid driver's license. Must successfully complete a thorough background check.

PB Approved. 1/24/13

CITY OF JOPLIN

Class Specification
Class Code: 171

DIRECTOR OF HUMAN RESOURCES AND RISK MANAGEMENT

Definition: Under general direction from the City Manager, manages the overall human resources and risk management functions for the City of Joplin requiring the core competencies of Planning, Communication, Human Resources Development, and Leadership. Reports to City Manager.

Essential Functions: Essential functions include the following tasks, knowledge, skills, and abilities. Attendance and dependability are extremely important in this job. Must maintain confidentiality. Other duties may be assigned as necessary.

Tasks:

Manages the Employee Relations function for the City, responds to employee grievances, including counseling with employees and supervisors, recommending disciplinary action, documenting processes and procedures, and notifying employees of suspension, demotion, or termination following approval by the City Manager; represents the City during appeal processes; refers employees to the City's E.A.P. program and other types of professional counseling as needed.

Manages the Risk Management functions for the City, including reviewing insurance policies, recommending changes, preparing "Request for Proposal" documents for bids, coordinating claims activities, recommending settlements, and monitoring budgets for General Liability/Property/Auto/POL/Crime, Worker's Compensation, Health Insurance, and Unemployment Compensation in a self insured environment; conducts on-site inspections for major claims and provides direction for staff members handling all other claims.

Oversees the classification and compensation systems, including reviewing salary survey information in relation to the City's pay schedule, and ensuring class specifications are reviewed and updated as needed; oversees the maintenance of the employee records systems, including assisting supervisory staff and managers when employee measurement documents are to be completed; prepares a variety of reports for City officials and assists in meeting local, state and national requirements.

Oversees the employment process, including reviewing announcements and newspaper ads, ensuring applicants are informed about vacancies and application procedures, and ensuring that selection procedures used comply with appropriate City, State, and Federal laws, regulations, and guidelines; advises supervisory/managerial staff of State and Federal laws, regulations, and guidelines, including FLSA, EEOC, and ADA regulations and guidelines. Revises the Employee Manual as needed.

Advises City officials, supervisors, managers, and the City Council about all types of management issues in all areas of human resources. Prepares and revises policies and procedures needed to hire and retain an effective workforce; develops and recommends policies and procedures regarding all areas of Human Resources management.

Provides direction for staff and oversees the development and monitoring of the human resources division budget. Prepares bid documents for varying services. Provides management support for the City.

DIRECTOR OF HUMAN RESOURCES AND RISK MANAGEMENT (Cont'd.)

Knowledge, Skills, and Abilities:

Knowledge of public sector personnel administration principles and practices, including the principles of classification, compensation, benefits, employment, employee relations, and risk management.
Knowledge of State and Federal employment laws, regulations, and guidelines.
Knowledge of the rights, responsibilities, and benefits of City of Joplin employees.
Knowledge of the City of Joplin's employment, compensation, and benefits practices.
Knowledge of the principles and practices of employee supervision.
Skill in establishing and maintaining effective working relationships with City employees/officials and the public.
Skill in managing the day-to-day operations of a human resources office.
Skill in understanding and interpreting complex laws, regulations, policies, procedures, and guidelines.
Skill in coordinating/managing a variety of risk management functions.
Ability to drive between city buildings and offices in order to conduct city business.

Physical Requirements:

Requires high levels of sitting and standing; manual dexterity sufficient to operate essential job related equipment such as computers, calculators, typewriters, FAX machines, copiers, and telephones; must be sighted, hearing and mobile to such a degree as not to compromise safety rules or the safety of self or others while working. Movement between buildings in varying weather.

Qualifications: An undergraduate degree in Human Resource Management, Public Administration, Social/Behavioral Science, or a closely related field of study, an advanced degree and professional certification preferred. At least five (ten preferred) years of full time professional level experience at least one year of which is supervisory and management. One year experience in handling a variety of employee relations issues preferably in a municipal environment. Must have experience in being an advisor and confidante to department heads and upper level management. Requires progressive human resources experience at senior management level in a high-volume fast paced environment. Experience must include hands-on responsibility for the full scope of human resources activities, both operationally and research. Must have demonstrated proficiency with applicable laws/regulations and management theories, including policy and procedure development. Strong organizational skills in the areas of budget and project administration; effective interface with diverse groups; effective supervisory skills. Must successfully complete a thorough background check. A valid driver's license is required.

P.B Approved. 4/24/13

CITY OF JOPLIN

CLASS SPECIFICATION
Class Code: 331

RECREATION & EVENTS MANAGER

Definition: Under general supervision, plans, organizes, and coordinates recreational activities and athletic programs and events sponsored by the City of Joplin. Reports to the Director of Parks and Recreation.

Essential Functions: Essential functions include the following tasks, knowledge, skills, and abilities. Attendance and dependability are extremely important in this job. Other duties may be assigned as necessary.

Tasks:
Assesses the community's need for events and recreational services and develops and directs responsive programs and resources; develops and recommends consolidated budget for the City's recreational activities and athletic related programs; performs a variety of administrative functions, including preparing and monitoring the recreation and events budget, managing ticket sales/accounts receivable functions, and maintaining records and preparing a variety of reports.

Assists Director in the rental and lease program for Memorial Hall by groups, schools or event promoters; oversees the operation of the City's swimming pools and recreational basketball and adult softball programs; hires, organizes, trains and coordinates staff needed to operate a variety of recreational programs such as concession stands, lifeguards and pool operators and umpires; prepares and disseminates advertising materials regarding City recreational programs and events; secures revenue sources, co-sponsors from major industry and businesses to support the development and continuation of programs and activities. Manages budgets for each program or event. Reviews the work of full and part-time recreation program employees.

Determines equipment, materials, and supplies needed for a variety of recreational sports activities, maintaining a current inventory of equipment, supplies, and materials and ordering additional stock as needed to facilitate smooth and efficient operation of program activities and concession stands.

Knowledge, Skills, and Abilities:
Knowledge of the recreational and athletic related needs of the citizens of Joplin.
Knowledge of effective programs and services that are responsive to the recreational needs of the citizens of Joplin.
Knowledge of general management principles and practices, including budgeting, program planning, and employee supervision and training.
Knowledge of the rules and regulations for a variety of recreational sports, including basketball, volleyball, and softball.
Knowledge of the equipment, supplies, and materials needed for a variety of sports and recreational programs and events.
Skill in establishing and maintaining effective working relationships with event promoters, other City department staff, local business and industry officials, and the public.
Skill in understanding and interpreting complex rules, regulations, policies, and procedures.

RECREATION & EVENTS MANAGER (Cont'd.)

Skill in assessing the need for cultural and recreational services and developing responsive resources.
Skill in providing leadership to and evaluating the work of recreational staff.

Physical Requirements:
Requires high levels of sitting and standing; must be mobile to such a degree that allows efficient and effective job related movement such as moving around a work area or building to perform essential job functions; requires color and depth perception; low levels of twisting and bending; must have degree of manual dexterity sufficient to operate common office equipment such as computers, typewriters, copiers, FAX machines, and telephones.

Qualifications: An undergraduate degree in Recreation, Physical Education, or closely related area and experience equivalent to three years full time recreation program planning and administration including evaluation of programs and staff and budgeting. Must have a valid driver's license. Must successfully complete a thorough background check.

PB Approved. 1/24/13

CITY OF JOPLIN

CLASS SPECIFICATION
Class Code: 117

GRANT WRITER AND PROGRAM SPECIALIST

Definition: Under general direction provides guidance and support to City staff in the identification and writing of grant applications; coordinates the pre-award planning, organization and preparation. Serves as liaison for the Downtown Revitalization Project, the Cultural Arts program and the State Preservation Office. Reports to the City Manager through the Assistant City Manager.

Essential Functions: Essential functions include the following tasks, knowledge, skills and abilities. Attendance and dependability are extremely important in this job. Must maintain confidentiality. Other duties may be assigned as necessary.

Tasks:

Writes grant proposals and secures funding for City departments as requested with approval and assignment of projects by the City Manager. Prepares or completes grant forms, reports, correspondence, proposals, applications, or other documents. Interacts with departments as resource for grant availability and application procedures. Researches possible sources of grant funding from state and federal entities and private foundations. Oversees implementation of grants prepared by the Grant Writer. Conducts grant program planning activities; develops grant programs for city government; confers with departments to develop program goals and to review what they have written; explains procedures required to obtain funding. Submits grant proposal applications to funding sources.

Receives various forms, reports, grant applications, program performance reports, planning documents, demographic and census data, maps professional literature, codes, ordinances, regulations, policies, reference materials, or other documentation and forwards to departments to retain. Enter, retrieves, reviews or modifies data; utilizes word processing, spreadsheet, database, publisher, and other software programs. Maintains a comprehensive, current knowledge of applicable rules and strategies of professional grant writing.

Communicates with City Manager, other city departments, employees, federal and state government agencies, funding agencies and foundations, and the public to coordinate work activities and resolve problems.

Serves as liaison on the Downtown Revitalization Project. Ensures that the downtown revitalization presents an environment that is safe and inviting to residents and visitors and creates a setting that generates tax revenues that are reinvested in the community and creates jobs. Works with the city-downtown business owners in a partnership format to improve structures, improve streetscape, improve parking and improve amenities. Provides property

GRANT WRITER AND PROGRAM SPECIALIST (Cont'd.)

owners with a planned approach to revitalization through the use of proper rehabilitation and maintenance techniques. Convenes and is staff liaison with the Design Review Board. Maintains the generational obligation to preserve buildings that reflect the community's heritage.

Coordinates the Cultural Arts function for the City with the Convention and Visitors Bureau. Assists in enhancing cultural arts by raising awareness of the artists and cultural offerings in the City of Joplin and surrounding region. Reviews the displays of the cultural arts components on the website. Works as a member of a team of artists, citizens and interested organizations to promote the City of Joplin.

Serves as the City liaison with the State Preservation Office. Works with private entities and individual citizens to decide how to preserve that part of Missouri's legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits is to be maintained and enriched for future generations.

Attends meetings, serves on committees, prepares and presents speeches as requested.

Knowledge, Skills, and Abilities:
Knowledge of the principles and practices of public administration and various levels of governmental organizations.
Knowledge of the general principles and practices of grant writing at the municipal level.
Knowledge of various grant program eligibility and compliance requirements.
Knowledge of the processes and procedures for implementing and administering various national and state grants.
Ability to remain informed of granting agencies and the programs they have available.
Ability to determine eligibility for proposals.
Ability to coordinate and participate in the several different processes as a team member.
Ability to comprehend and make inferences from legal and administrative written materials.
Ability to analyze and compile information and prepare written and oral reports.
Ability to effectively utilize personal computers and applicable software packages.
Ability to communicate effectively, both orally and in writing.
Ability to work cooperatively and maintain liaison with governmental officials and entities at the municipal, county, state and national levels.

Physical Requirements:
Requires high levels of sitting and standing; manual dexterity sufficient to operate essential job related equipment such as computers, calculators, FAX machines, copiers, and telephones; must be sighted, hearing and mobile to such a degree as not to compromise safety rules or the safety of self or others while working.

GRANT WRITER AND PROGRAM SPECIALIST (Cont'd.)

Qualifications: An undergraduate degree from an accredited college or university with major coursework in Public Administration, Business Administration, Accounting or a closely related field and three years of full time experience in grant writing, financial auditing, project management or a related field. Must successfully complete a thorough background check. Must possess a valid driver's license.

PB Approved. 4/24/13

PUBLIC INFORMATION OFFICER

Definition: Under general direction from City Manager; develops, coordinates and administers public information and public relations programs and projects with limited supervision. Reports to the City Manager through the Assistant City Manager.

Essential Functions: Included in the essential functions, knowledge, skills and abilities listed below are attendance and dependability. Must maintain confidentiality. Other duties may be required in addition to those listed.

Tasks:
Coordinates responses to requests for information and services from the City Council and the public, and prepares correspondence for the Mayor, City Council and city administrative office. Produces and appropriately disseminates pamphlets, articles, brochures, photographs and photo layouts, newsletter and publications for citizens, including regularly released magazine and other promotional or informational materials. Evaluates effectiveness of information and public relations activities and recommends changes as warranted.

Coordinates public relations projects and related administrative tasks with department and division heads, City Council, citizens and employee groups. Coordinates activities, meetings, and leads certain special projects; assists committees or groups in formulating recommendations and presents reports to City Manager, City Council, City Staff, citizens, media, and others as necessary.

Attends City Council meetings and provides information and materials to Council members when requested at those meetings.

Answers inquiries and provides assistance to Council members and City Manager in responding to citizens; serves as primary contact person for the media and citizens; investigates and facilitates resolution of public inquiries and citizen complaints; directs inquiries, where appropriate, to the proper department.

Involved with the design and content management of the City's web site.

Prepares and issues press releases to the media; provides media training for key staff and the City Council.

Completes special projects as assigned.

PUBLIC INFORMATION OFFICER (Cont'd.)

Knowledge of the principles and techniques of preparing, producing and disseminating public information.
Knowledge of the principles and practices of city management and administration, including budgeting, finance, grants, and program and services review.
Knowledge of State of Missouri laws, regulations, and guidelines governing all aspects of municipal operations.
Knowledge of City of Joplin Charter, codes, ordinances, regulations, policies, and guidelines regarding municipal operations and enforcement functions.
Knowledge of and ability to use personal computers for correspondence and dissemination of information.
Knowledge of correct English usage, grammar, punctuation, spelling and vocabulary.
Skill in establishing and maintaining effective working relationships with State, Federal, and other local officials, elected officials, media contacts, business/industry officials, and City residents.
Skill in understanding and interpreting complex laws, rules, regulations, policies, and guidelines.
Skill in following both oral and written instructions and assertiveness in handling administrative responsibilities.
Skill in creating oral and written reports; press releases, letters to citizens, speeches, project analysis reports, and related communication.
Skill in analyzing and resolving problems arising regarding City programs, services, and functions.
Ability to interact effectively with the news media at all levels.

Physical Requirements:
Requires high levels of sitting and standing; manual dexterity sufficient to operate essential job related equipment such as typewriters, computers, FAX machines, copiers, and telephones. Movement between work sites in varying weather conditions. Must be sighted, hearing and mobile to such a degree as not to compromise safety rules or the safety of self or others while working.

Qualifications: An undergraduate degree from an accredited college or university with major coursework in Public Relations, Journalism, Business Communications or a closely related field and three years of experience in public relations, journalism, business communications or a closely related field. Public sector experience involving public relations is highly desirable. Must successfully complete a thorough background check. Must possess a valid driver's license.

HB Approval 4/17/13

CITY OF JOPLIN **Class Code: 221**

SENIOR CLERK

The position description for the Senior Clerk job title is used in several departments within the City causing different tasks to be required for each department.

Definition:
Under general direction from a Department or Division Head, performs a variety of complex or specialized clerical activities in an assigned work unit. Reports to the Director of Human Resources.

Essential Functions:
Essential functions include the following tasks, knowledge, skills, and abilities. Attendance and dependability are extremely important in this job. Confidentiality is required. Other duties may be assigned as necessary.

Tasks:
Answers the main switchboard for the City of Joplin, assists the caller when possible and transfers calls to departments throughout the city. Answers the City complaint call line and enters data about the call into the IWORX system. Follows up as necessary to determine the status of the projects entered into the system. Answers the TTD Disability Phone Line and assists callers. Completes projects for Human Resources.

In other city departments, the position will answer general phone calls from the public; respond to requests for specialized information such as Department policies and procedures or programs and guidelines for program participation or providing service. Routes calls needing technical response to the appropriate staff member for resolution; operates two-way radio to communicate with department staff; maintains a variety of schedules, including court dockets, City Council, Board, or Commission meeting dates and appointments or meetings for work unit staff; processes payment requests; assists in budget process and monitors budget; maintains time sheets of department employees; processes purchase orders; maintains a variety of records and files.

Processes documents and forms for building permits, including ensuring that appropriate City Departments have been notified, all information needed for permit issuance is attached, and appropriate fees have been determined and paid; processes documents and forms to condemn and destroy buildings determined to be a "dangerous building" by the building inspector, including researching property owner, notifying owner by certified mail, and preparing materials for City Council approval.

Processes applications for a variety of licenses and permits, including Plumbing and Electrical licenses, cab driver, pawn broker, security officer, and private investigator licenses, and liquor, catering, and picnic permits; prepares sentences for court cases, including setting up

accounts receivable, probations, jail terms, and orders to attend alcohol and driving school; accountable for monies received for any of these activities.

Enters a variety of information into computerized data bases, including police activity reports, court actions, arrest warrants, City Ordinances, status reports, and client information updates; maintains records maintenance and filing systems containing specialized or confidential information and materials; researches and prepares a variety of reports and correspondence regarding department activities and programs; assists in budget preparation and financial report compilation; prepares payroll for assigned work unit.

Sets up and maintains patient medical records, including obtaining medical histories, pulling and updating patient charts, determining and verifying eligibility for clinic services, setting up lab work, and filing results in patient's record; provides information and literature regarding disease transmission, test procedures, and disease symptoms; assesses eligibility of pregnant patients for authorization card to obtain necessary pre-natal care and providing names of obstetricians accepting Medicaid; maintains schedules for immunization, dental, well child clinics and WIC certifications.

Knowledge, Skills, and Abilities:
Knowledge of general office procedures, including filing systems, formats for various reports and correspondence, and the operation of standard office equipment and machines.
Knowledge of the staff and operating policies and procedures of the work unit to which assigned.
Knowledge of basic bookkeeping procedures.
Knowledge of the Missouri Uniform License Examination System for some positions.
Skill in establishing and maintaining effective working relationships with other all levels of City employees and the public.
Skill in operating office equipment and machines, computers, FAX machines, copiers, calculators, typewriters and telephones.
Skill in entering information into various computerized data bases.
Skill in taking and transcribing meeting minutes.
Skill in preparing a variety of records, reports, and correspondence using appropriate format.
Skill in maintaining filing and records systems.

Physical Requirements:
Normally performs sedentary work; requires long periods of sitting and standing; manual dexterity sufficient to operate essential job related equipment such as computers, typewriters, FAX machines, copiers, and telephones; must be hearing, sighted, and mobile to such a degree as not to compromise safety rules and safety of self and others while working; must be able to read and interpret policies and documents.

SENIOR CLERK (Cont'd.)

Qualifications: Graduation from high school or G.E.D. equivalent and four years full time experience in complex clerical work; OR completion of a post-high school program in Office Practices, Business, or closely related area may substitute for one year of the required experience. Effective Customer Service experience preferred. Must take and pass a keyboarding test with at least 40 wpm accuracy rate. Must successfully complete a thorough background check. Must be willing to sign a confidentiality statement. Valid Driver's License preferred.

CLASS SPECIFICATION
CITY OF JOPLIN

Class Code: 222

Clerk

The position description for the Clerk job title is used in several departments within the City causing different tasks to be required for each department.

Definition: Under general supervision, performs a variety of routine general clerical support activities in an assigned work unit. Reports to the supervisor of varying departments.

Essential Functions:
Essential functions include the following tasks, knowledge, skills, and abilities. Attendance and dependability are extremely important in this job. Other duties may be assigned as necessary.

Tasks:
Answers phone calls from the public, responding to routine requests for information and/or routing calls to the appropriate staff member for response; maintains a variety of schedules, including facility reservations, court ordered classes/programs, immunization/well child clinics, WIC certification, and appointments and meetings for work unit staff; types a variety of reports and documents, including meeting minutes, correspondence, client records, and periodic activity reports.

Prepares bills/invoices for facility use, equipment rental/golf course fees, and other accounts receivable; receives monies from fines, fees, ticket sales, and registrations, issuing proper receipts and accounting for monies received; prepares supplemental food vouchers to fill specific client needs; prepares paperwork to certify and recertify WIC clients, including gathering/verifying information needed to certify client and determine food package needs.

Performs a variety of general clerical support activities, including preparing unit payroll documents, inventorying equipment, supplies, and materials and requesting additional supplies/materials as needed, processing complaints to the appropriate staff member for resolution, entering a variety of data/information into a computerized data base, making photocopies of requested information, and researching data/information needed by supervisor to resolve complaints/problems; greets the public.

Knowledge, Skills, and Abilities:
Knowledge of general office procedures, including filing systems, formats for various reports and correspondence, and the operation of standard office equipment/machines.
Knowledge of the staff and operating policies/procedures of the work unit to which assigned.
Knowledge of basic bookkeeping and recordkeeping procedures.
Skill in establishing and maintaining effective working relationships with other City employees at all levels and the public.
Skill in operating standard office equipment/machines, including computers, FAX machines, copiers, calculators, and telephones.
Skill in operating a keyboard to type correspondence and/or to enter information into various

Clerk (cont'd.)

computerized data bases.
Skill in taking and transcribing meeting minutes.
Skill in preparing a variety of records, reports, and correspondence using appropriate format.
Skill in maintaining filing/records systems.

Physical Requirements:
Requires long periods of sitting and standing; manual dexterity sufficient to operate essential job related equipment such as computers, typewriters, FAX machines, copiers, calculators and telephones; must be hearing, sighted, and mobile to such a degree as not to compromise safety rules and safety of self and others while working.

Qualifications: Graduation from high school or G.E.D. equivalent and experience equivalent to two years full time clerical support work; OR completion of a post-high school program in Office Practices, Business, or closely related area may substitute for one year of the required experience. Must type at least 40 wpm NET. Must successfully complete a thorough background check.

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: February 4, 2013

Item: SITE PLAN REVIEW FOR NE CORNER 17TH & CONNECTICUT
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Commission Minutes
3) Copy of Site Plans

Public Works Director: David Hertzberg DXH	Date: 1/25/2013
City Attorney: Brian Head	Date: 1-29-13
City Manager: R. Mark Rohr	Date: 1-28-13
Board or Commission: Planning and Zoning Commission MDJ	Date: 1/14/2013

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 006-13: Northeast Corner of 17th Street and Connecticut Avenue – A request for a Site Plan Review for two duplexes in an R-2 PD (Two-Family – Planned Development) zoning district – Mayberry Rentals.

STAFF SUMMARY:
The applicant is requesting to develop two duplexes on this site, one fronting 17th Street and one fronting Chris Lane. The Board of Adjustment approved a variance to allow a waiver of 325 square feet per unit from the required 4,000 square feet per unit for duplexes. This waiver permits a total of four units to be developed on this property. A waiver was also granted for the side setback to be reduced to 12.5 feet along Connecticut Avenue from the required 15 feet along arterials.

Staff recommends approval of Case 006-13.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Jake Mayberry appeared to request the review of site plans for two duplexes since the property is zoned R-2-PD. He has already received a variance for these two duplexes.

Mr. Smith asked if the plans show two duplexes with one garage in the middle. Mr. Mayberry replied two garages, one garage for each unit.

Mr. Eastman asked if the duplexes will not be exiting onto Connecticut Avenue like the former duplexes at that location. Mr. Mayberry replied that they will not exit onto Connecticut, with the duplexes being similar to the ones north of Chris Lane. He also owns the property to the north of those duplexes and plans to develop that property also.

PUBLIC COMMENT: None.

Z&P Meeting: January 14, 2013
City Council Meeting: February 4, 2013

STAFF PLANNING REPORT
Site Plan Review

CASE 006-13:

A request for a Site Plan Review for the development of two duplexes in an R-2 PD (Two-Family – Planned Development) zoning district.

NAME OF PROJECT: N/A

LOCATION: Northeast corner of 17th Street and Connecticut Avenue

APPLICANT: Mayberry Rentals

CORRIDOR: Connecticut Avenue

EXISTING CONDITIONS:

R-2 PD (Two-Family – Planned Development)	Vacant (Former duplex)	105' x 150' / 14,700 ft² / .34 acres

SITE CONTEXT:

R-2 PD	R-1	R-1	R-2 PD
Duplex	Single-Family	Vacant (Former Single-Family)	Vacant (Former Duplexes)

FUTURE LAND USE:

This site is recommended as a commercial opportunity/mixed use district in the 2012 Future Land Use Map.

TRANSPORTATION:

17th Street	Local	50'
Chris Lane	Local	30'

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES: The property has utility connections.

FLOOD PLAIN: Zone X – Area of minimal flooding.

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

This property is suitable for moderate-density residential.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The planned rezoning should not detrimentally affect nearby properties.

DISCUSSION

The applicant is requesting to develop 2 duplexes on this site, one fronting 17th Street and one fronting Chris Lane. The Board of Adjustments approved a variance to allow a waiver of 325 square feet per unit from the required 4,000 square feet per unit for duplexes. This waiver permits a total of four units to be developed on this property. A waiver was also granted for the side setback to be reduced to 12.5 feet along Connecticut Avenue from the required 15 feet along arterials.

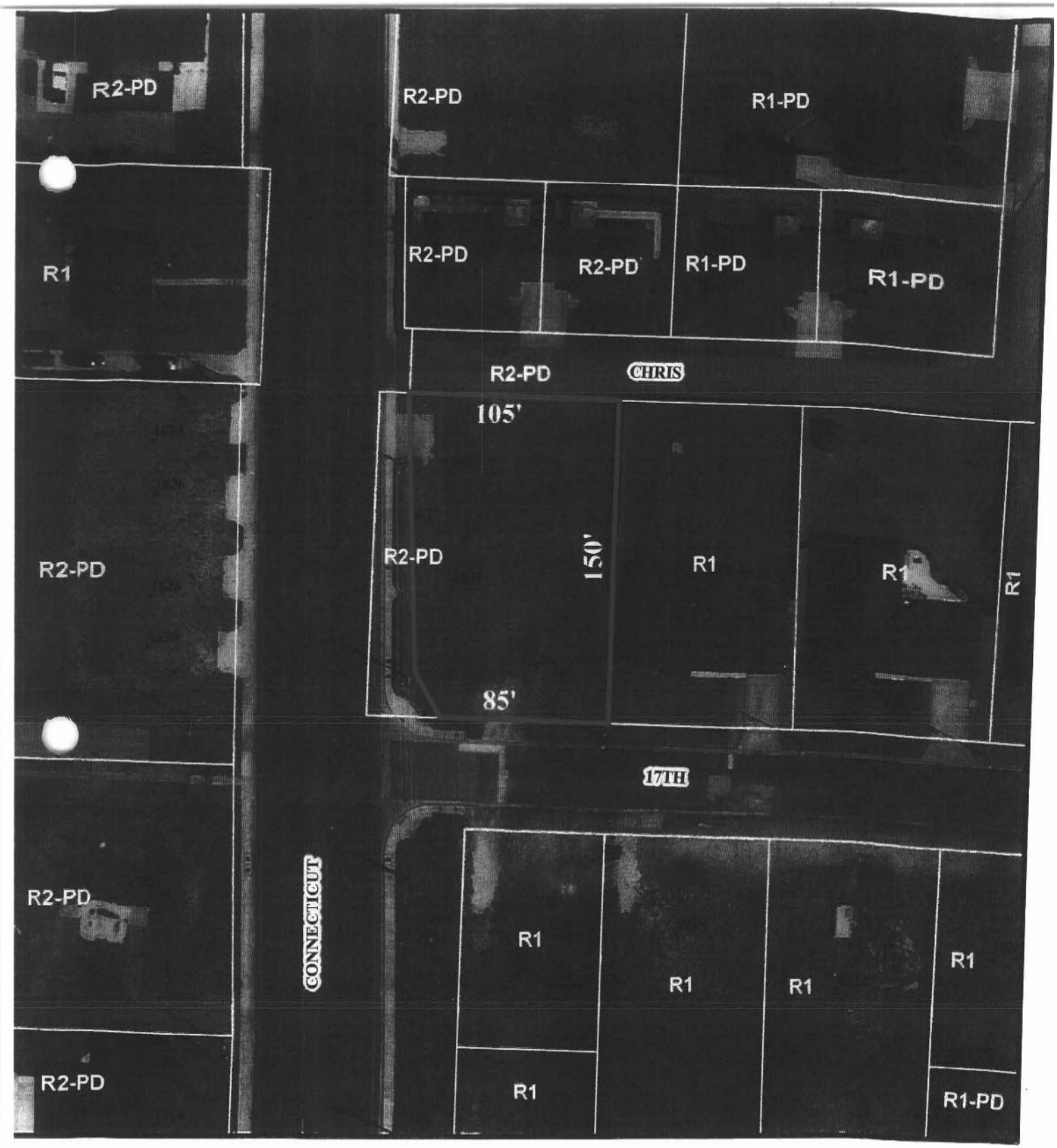
Staff recommends approval of Case 006-13.

ENCLOSURES:

Site Plan

Floor Plan

Building Elevation



Case 006-13: A request for a Site Plan Review for two duplexes located in a District R-2 PD (Two-Family - Planned Development) zoning district at the Northeast corner of 17th Street and Connecticut Avenue. - Mayberry Rentals

N

CITY OF JOPLIN, MISSOURI

SITE PLAN REVIEW CHECKLIST

Return Form to:
Planning/Community Development Specialist
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only
Case No: DDA-13
Filing: $350
Date Advertised: N/A
Date Notices Sent: N/A
Public Hearing Date: 1/14/13

I. **Name of Project:** Duplex's

II. **Location of Project:** 1615 - 1621 Connecticut

III. **Name of Owner:** Mayberry Rentals

IV. **Name of Person who Prepared the Site Plan:** Jake Mayberry

V. **Instructions:**

The following checklist is to be completed by the applicant/developer and shall accompany the Site Plan when it is submitted to the Planning and Zoning Commission. The Site Plan shall include the following data, details and supporting information which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Missouri, or by a professional engineer licensed in the State of Missouri. The number of pages submitted will depend on the proposal's size and complexity.

Does the Site Plan comply with or show the following?	Yes	No
A. Name of the project, address, boundaries, date, north arrow and scale of the plan.	☒	☐
B. Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	☒	☐
C. Name and address of all owners of record of abutting parcels.	☐	☒
D. All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	☒	☐

E. The location and use of all existing and proposed buildings and structures within the development. Include all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations. For developments in the "C-2" Central Business District (CBD), indicate design details to make new construction compatible with existing structures. ☒ ☐

F. The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown. ☒ ☐

G. The Municipal Planner may require location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties. ☐ ☐ N/A

H. The location, height, size, materials, and design of all proposed signage. ☐ ☐ N/A

I. A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas. ☐ ☐ N/A

J. The location of all existing and proposed utility systems including:

1. sewer lines and manholes; ☐ ☐
2. water lines and fire hydrants; ☐ ☐
3. telephone, cable and electrical systems; and ☐ ☐

N/A

4. storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales. ☐ ☐

K. Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable. ☐ ☐ N/A

L. Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations; and the developer shall present plans for meeting Federal Emergency Management Agency (F.E.M.A.) requirements. ☐ ☐ N/A

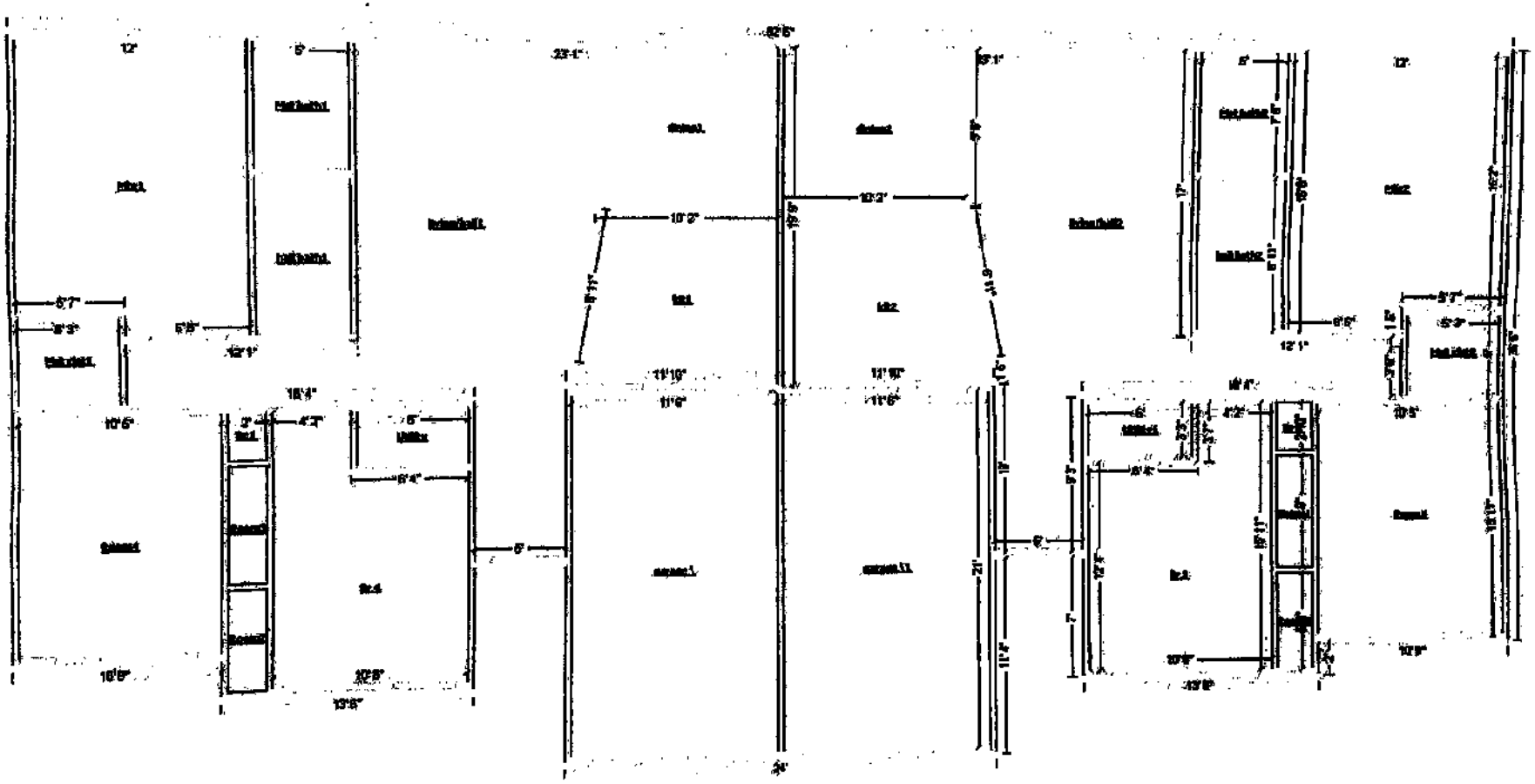
M. Zoning district boundaries adjacent to the sites perimeter shall be drawn and identified on the plan. ☐ ☐ N/A

N. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. The City Engineer may require a detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas to include:

1. The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels. ☐ ☐
2. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and ☐ ☐ N/A
3. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given. ☐ ☐

O. For new construction or alterations to any existing structure, a table containing the following information must be included:

1. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.; ☐ ☐
2. Maximum number of employees; ☐ ☐
3. Maximum seating capacity, where applicable; ☐ ☐ N/A
4. Number of parking spaces existing and required for the intended use; and ☐ ☐
5. A landscape plan for improving large areas of paved parking with appropriate landscaping may be required. ☐ ☐



N

Main Lin

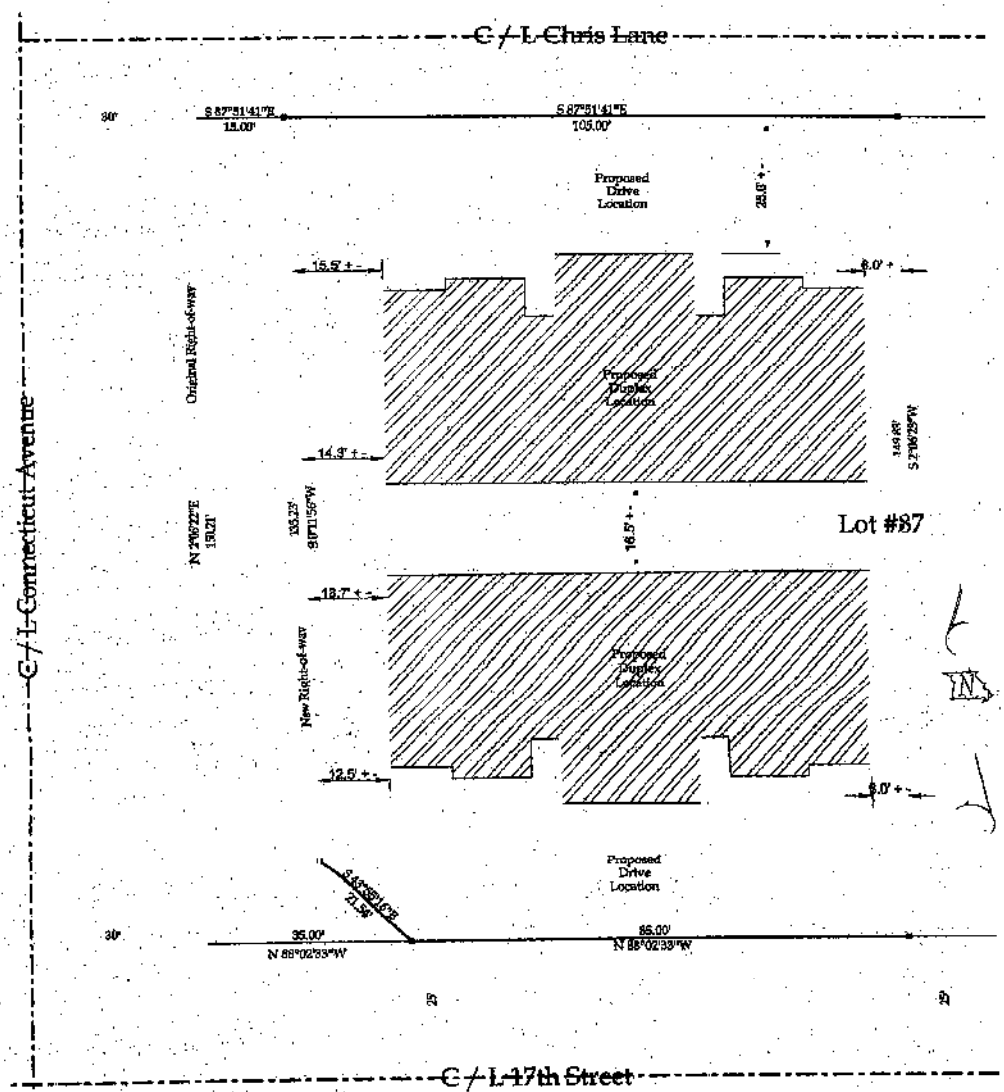


Aligood

SCALE: ONE INCH EQUALS 20 FEET.

0 10 20 30 40

BASIS OF BEARINGS: The East line of Connecticut Avenue assumed as North 02 Degrees, 06 Minutes, 22 Seconds East.
CLASS OF PROPERTY:(c) Urban.



LEGAL DESCRIPTION:
All of the West 120.00 feeds of Lot Numbered Eight-seven (87) in Barker's Third Addition in the City of Joplin, Except: Beginning at a found iron pin at the Southwest corner of Lot Numbered Eight-seven (87), Thence North 02 Degrees, 06 Minutes, 22 Seconds East feet, to a found iron pin at the Northwest Corner of said Lot Eighty-seven (87), feet, Thence South 87 Degrees, 51 Minutes, 41 Seconds East along the North line of said Lot Eighty-seven (87), feet, Thence South 43 Degrees, 55 Minutes, 16 Seconds East 21.54 feet to a point on the South line of said Lot 87, Thence North 88 Degrees, 02 Minutes, 28 Seconds West 85.00 feet to the Point of Beginning

PLOT PLAN FOR:

Mayberry Construction

PROPERTY ADDRESS: 17th & Connecticut Ave
Joplin, Missouri

SECTION - 12	TOWNSHIP - 27	RANGE - 33
SCALE: 1 = 20'.00"		DATE: 11-27-12
FIELD BOOK #		FILE NAME:MAYBERY

STEWART & NEECE LAND SURVEYING COMPANY INC.
1201 EAST 15TH STREET, JOPLIN, MISSOURI 64804
PHONE: 417-624-0311 | FAX: 417-624-0365
SERVING SOUTHWEST MISSOURI SINCE THE YEAR 1922
LAND SURVEYS, LOT SURVEYS, SUBDIVISIONS, MINE DATA, BLUEPRINTS

SURVEYOR'S CERTIFICATE

I, ROBBIE W. NEECE, A REGISTERED LAND SURVEYOR OF JOPLIN, JASPER COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS A TRUE AND ACCURATE DESCRIPTION OF THE WORK PERFORMED AND MEASUREMENTS TAKEN. THIS IS NOT A LAND SURVEY; IT IS A PRELIMINARY PLOT PLAN SHOWING THE PROPOSED LOCATION OF IMPROVEMENTS IN RELATION TO PROPERTY BOUNDARY LINES.

Robbie W. Neece 11-27-12

ROBBIE W. NEECE, MO.L.S. #2395

Case 006-13: Northeast Corner of 17th Street and Connecticut Avenue – A request for a Site Plan Review for two duplexes in an R-2 PD (Two-Family – Planned Development) zoning district – Mayberry Rentals.

Mr. Harrington opened the public comment period for Case 006-13.

Mr. Jake Mayberry, 3023 South Heartland, Joplin, appeared to request the review of site plans for two duplexes since the property is zoned R-2-PD. He has already received a variance for these two duplexes.

Mr. Smith asked if the plans show two duplexes with one garage in the middle. Mr. Mayberry replied two garages, one garage for each unit.

Mr. Eastman asked if the duplexes will not be exiting onto Connecticut Avenue like the former duplexes at that location. Mr. Mayberry replied that they will not exit onto Connecticut, with the duplexes being similar to the ones north of Chris Lane. He also owns the property to the north of those duplexes and plans to develop that property also.

Mr. Harrington asked for comments from the commissioners and the audience, and none were received. He then closed the public comment period for Case 006-13.

MR. BROWN MOVED, SECONDED BY MR. DUNCAN, THAT THE SITE PLANS AS PRESENTED IN CASE 006-13 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC COMMENT PERIOD. THE MOTION CARRIED, WITH MR. BROWN, MR. DUNCAN, MR. EASTMAN, MR. HARRINGTON, MR. LANDRITH, AND MR. SMITH VOTING "AYE"; AND WITH MR. CORTEZ BEING ABSENT (6 IN FAVOR, 1 ABSENT).