

CITY OF JOPLIN COUNCIL AGENDA ITEM

ITEM

Council Bill 2022-146 Acquisition by Condemnation Proceedings for the 15th and Rangeline Intersection Improvement Project

MEETING DATE

August 15, 2022

ORIGINATING DEPT

Public Works-Engineering

ATTACHMENTS

Council Bill 2022-146
Exhibit Drawing

REVIEWED BY

Interim Director of Public Works: Daniel Johnson; Finance Director: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nicholas Edwards

SUMMARY

This Council Bill approves an ordinance declaring a public necessity for the acquisition of real property and easements from OZH, Inc., by condemnation proceedings for the 15th and Rangeline Intersection Improvement Project.

BACKGROUND

On January 10, 2005, the City Council approved the 1717 Market Place Tax Increment Financing Plan. Funds generated in the district were to be used on various infrastructure improvements including extending 15th Street from Rangeline Road approximately two blocks east. In 2018, the developer requested that the City provide project management for the 15th Street Extension and an amendment was approved to the TIF Plan.

On January 21, 2020, City Council approved a Cost Share Agreement with the Missouri Highways and Transportation Commission for improvements at the intersection of 15th Street and Rangeline Road. The City will use funds from the Infrastructure Improvement Fund to cover their 50% of the costs which will be reimbursed by the TIF. The Cost Share Agreement delegated the acquisition of easements and right of way to the City.

Currently the City has been unable to reach an agreement with OZH Inc., for the purchase of 996 square feet of right-of-way and 472 square feet of temporary easement. The property owner was offered \$22,800.00, the fair market value as determined by professional appraisal.

FUNDING SOURCE

Infrastructure Improvements Fund, to be reimbursed by the TIF

RECOMMENDATION

Staff recommends approval of Council Bill 2022- 146 Acquisition by Condemnation Proceedings for the 15th and Rangeline Intersection Improvement Project be approved on an emergency basis, in that said ordinance provides for public improvements and is considered to be an emergency per section 2.12(6) of the HOME RULE CHARTER of the City of Joplin, Missouri, and as such, this ordinance shall become effective immediately upon its passage. Furthermore, approval of this council bill will allow right of way acquisition to be finalized, allowing construction to begin as scheduled, avoiding any unnecessary delays to the construction schedule, and is therefore an emergency.