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TO: City Council
FROM: Sam Anselm, City Manager
DATE: 11/14/2014
RE: Weekly Report

Good afternoon, everyone.

Key Meetings

- On Monday, AtCM Brian Kelly and I met with representatives from Connect2Culture and Spiva to discuss a project that would allow local artists to paint various city-owned traffic control boxes in Downtown Joplin. Other cities have successfully implemented this program, and I think it would add to the excitement that arts bring to a community, so we are exploring a pilot project with them that would involve selecting one box to paint. If successful, there may be grant opportunities to expand the program. I'll keep you posted.
- Brian and I also sat in on a webinar from a company that focuses on being more transparent in city government. We ran into them at a booth during our ICMA conference in September.
- On Monday afternoon I attended the P&Z meeting to hear the presentation from Charlie Kuehn and Wallace-Bajjali on the rezoning application for 20th and Connecticut. There were some who spoke in opposition to the plan presented, mostly with concerns about screening the neighborhood from the development. This item will be on your agenda for December 1st.
- On Tuesday we had the JRC meeting where WB/O'Reilly asked to terminate the SDA and other contracts for the Seniors project, which allows us to re-bid the project without risking violations of HUD regulations regarding the use of the CDBG-DR money. We are currently in the 45-day waiting period for input from HUD regarding the action plan that you recently approved that allocates money for the project. We anticipate putting out the bids during the first full week in January. It was a necessary delay that now allows us to move forward with a clean slate.
- I also swung by the Parks board meeting on Tuesday. Over the next couple of months I plan to attend each board and commission meeting to introduce myself, but more importantly to thank our boards and commission members for their service. At the meeting they discussed year-end revenues, programs they offered and attendance numbers, the golf course, etc. We also had a brief but entertaining discussion of the 1985 smash hit Top Gun, set to some festive Zumba music playing from the auditorium in Memorial Hall.
- On Wednesday Mayor Seibert and I met with the mayor from the Village of Duquesne to discuss her and her residents' concerns about the increased sewer rates. Staff is working

to provide me with answers to some of her questions regarding billing rates and maintenance we've done on their system, which I hope to have to her early next week.

- Yesterday I met with Clifford Wert and Sharon Beshore to discuss their ideas for the use of Memorial Hall in advance of our December 1st meeting where they will make a presentation during our regular meeting. I understand that he/they have been meeting with each of you as well, but if you have any questions I can work to provide answers for either in advance of or during the presentation on the 1st, please let me know.
- My boards and commissions tour continued last night with a drop-in on our traffic commission. They discussed a number of public works project updates, took some concerns from residents for follow-up, etc. Sadly, no Zumba music or any discussion of other Tom Cruise movies took place.
- Finally, this morning I met with staff from the planning, fire and legal departments to discuss some concerns about the deteriorating conditions of many of our apartment units. The issues vary from improper numbering on the outside of the buildings, up to serious and potentially life-threatening safety issues that owners have failed to address. I instructed staff to work with our property owners as best we can to get voluntary compliance on these issues, but if there is no voluntary compliance, our current regulations and procedures allow us an opportunity to force owners to court to comply. Undoubtedly, this may result in some angry phone calls and emails to my office and/or to you, but according to Section 3.03(6) of the charter I'm responsible to "enforce all laws and ordinances", and I intend to do so.

Miscellaneous

- From PW (sent to me on Tuesday):
 - The paving contractor working on Broadway and 4th street created some problems along the route to the asphalt plant. The trucks were dropping asphaltic material all along the way, but significant build up occurred wherever they stopped. They told us they would be on site today cleaning up the mess – they did not show up! We're contacting them again and will let you know when they will be on site. The same contractor did the work on Davis Street and overall we believe we ended up with a very good product.
 - 26th street is still progressing; as of today, we're planning on seeing the pavers on site in the middle to end of next week. The weather is our biggest concern obviously, but we're not throwing in the towel until the very last minute! The project won't be completed, but at least it should be a huge improvement on the drivability of the road. We'll have more work along the edges of the street probably into early spring, but there should not be anything that would require any more full closers of the road.
 - We will issue the Notice to Proceed to the contractor for the 20th Street Grade Separation project just as soon as we receive a signed copy of the agreement between the City and the RR (this is the same agreement that CC took action on several weeks ago); we'll need to provide ample time to provide public notice of when 20th will be closed, whether it is just partially closed or completely closed we don't know yet, this will be a decision of the contractor. As soon as we have their plan we will coordinate with the PIO office to prepare and distribute the information to the community.
 - The Maiden Lane widening project is coming along, no major issues at this time.
 - All of the structures have been demolished within the area that PW is building the parking lot for the Joe Becker Stadium project. PW will continue to work on this project throughout the coming weeks/months in preparation of the first game in the spring of 2015.

- Four DED projects (the \$14 million from the State) were advertised this past Sunday; open bids on Dec 2nd, with council bills to award those contracts on Dec 15th, this is our current schedule.
- At the Dec 1st CC meeting, we're hoping to have four additional Engineering Work Authorization contracts for Round 2 of the CDBG-DR program. Environmental review work is being completed on the first sanitary sewer construction project in the CDBG-DR program; we're anticipating seeing it go to bid in December with award and NTP in January.
- Staff has met with the Newton County Commission about the Jackson Street Bridge over Shoal Creek, a 2015-2024 Capital Improvement Sales Tax project, and from that meeting a Memorandum of Agreement is being drafted for consideration and action by CC and the Commission.
- We were notified last week that Fire Station #2 has received recognition as "Career Notable" in Firehouse magazine's annual *Fire Station Design Awards*. The article is attached.
- Finally, the airport will see a new look with the addition of some CVB-sponsored wall clings that welcome visitors to Joplin. I will send you those photos along with the email that includes this report.

In the Pipeline

- As I referenced last week, the personnel board meeting has been set for December 11th to present some changes to our job descriptions, titles, and the pay plan. Below is a summary of the position changes identified thus far:

| New Title | Old Title | Notes |
|--|--|---|
| Asst. Dir PW/Operations | Same | Adjusting scale down |
| Asst. Dir PW/Engineering | Engineering Manager | Moving back to original title/scale |
| Asst. Dir of Planning, Dev & Neighborhood Svcs | Planning & Community Development Manager | A result of the newly created Planning Dept |
| Cap Improvement Project Manager | CDBG Project Manager | To manage CIST projects, time charged to each project |
| Clerk (Neighborhood Svcs) | Same | Convert from FT to PT position |
| Community Development Assistant | Same | In budget, not in pay plan, convert from FT to PT, temporary only |
| Director of Planning, Dev & Neighborhood Svcs. | Asst. Dir. PW/Planning | A result of the newly-created Planning Dept. |
| Golf Course Professional | Golf Course Operator | Combines GC Operator and Laborer 1 from cemeteries |
| Neighborhood Services Supervisor | Neighborhood Services Manager | Adjust title and scale down |
| Police Captain | Police Lieutenant | Title change only, requested during budget process |

If you have any questions about these items, please let me know. Have a great weekend, and please stay warm.



Fire Station No. 2, one of the stations destroyed in the devastating May 2011 tornado that ripped through Joplin, MO, stands as a beacon to the community's rebuilding efforts. Following the tornado, the station crew made a difficult transition into a mobile home and a temporary tent-like apparatus bay, both with high maintenance costs. In order to keep equipment from freezing during the winter months, the department utilized diesel-powered heaters, in addition to the building's mechanical systems costing the department significant funds during the winter months.

The City of Joplin therefore made it a top priority to create a permanent energy-efficient fire station. Fire Station No. 2 includes a high efficiency boiler which powers an under-slab radiant system in the apparatus bays, occupancy sensors which control room lighting, and low-e coated insulated window units to decrease thermal loss. Additionally, a digital control system monitors and sets building temperatures based on occupancy. The roof material is a high-reflectant standing seam metal which minimizes maintenance and replacement costs. Furthermore, operable windows in the living quarters provide natural ventilation and reduce mechanical costs.

The siting of the building also adds

to the appeal, not only by allowing for future growth, but by blending into the residential area. Native grasses, a wildflower restoration area, and a rain garden are all elements used to soften the edges of the fire station's two double-deep apparatus bays within the district. Interior appeal is added through a strong delineation between living areas and work spaces. The design includes a tornado safe room for the crew of five, which also serves as the turnout gear room during normal operation, and a 380-square-foot fitness room. The station not only opened weeks ahead of schedule, but thousands of dollars under budget, which increases the department's overall bottom line.

Official Project Name: Joplin Fire Station No. 2
Project City/State: Joplin, MO
Date Completed: November 25, 2013
Fire Chief: Mitchell Randles
Project Area (sq.ft.): 7,451
Total Cost: \$1,617,000
Cost Per Square Foot: \$217
Architect/Firm Name: Paragon Architecture, Inc.
Website: paragonarchitectre.com
Design Team: Paragon Architecture, Inc.
 – Architect, CR architecture + design –
 Public Safety Design Consultant, Tri-State
 Engineering – Civil Engineering
 JS Smith Consulting Engineers, PC –
 Structural Engineering
 Malone, Finkle, Eckhardt & Collins, Inc. –
 MEP Engineering

