

**DUQUESNE BOARD OF ALDERMEN
SEPTEMBER 8, 2025 – REGULAR MEETING MINUTES**

Call to Order: The regular meeting for the Duquesne Board of Aldermen was called to order at 6:00 PM by Mayor Bill Sherman.

Roll Call: Answer roll call was Aldermen Jane Baine, Myra Gonzalez, Chris Ellsworth and Mayor Bill Sherman. Absent: Becca White. City Attorney Mike Talley, city clerk and 38 guests were also present.

Pledge of Allegiance and Invocation: The Pledge of Allegiance to the United States of America was led by Mayor Bill Sherman followed by invocation prayer given by Mayor Bill Sherman.

Agenda: Motion made by Jane, seconded by Myra, to approve agenda. Yea: Baine, Gonzalez, Ellsworth. Nay: none. Motion carried.

Public Hearing: Rezone 3850 E 20th Street from Undeveloped to M-1: Mayor opened hearing at 6:02 PM. Zach Imbus, Development Manager for Ambrose, and Jason Vanglas gave Power Point presentation for Project Eagle: location of building, loading area, employee parking, etc.. Property consisted of almost 38 acres. Developer planned to donate 8 acres to city. Southwest corner wetland would be used to catch storm water runoff. Warehouse and distribution center would be constructed on west side of property, next to other commercial/manufacturing properties. Sidewalks along 20th Street and Duquesne Road would be installed. Foliage barrier would be planted around entire property circumference. Company would assist with cost to widen approximate ¼ mile strip on 20th Street to Joplin city limits to five lanes. Traffic Impact Study was in process and should be completed by end of month. Business would not cause any odor, pollution or industrial waste. Product timeline was 24 hours, in and out. Items would be received between 6 AM and 9 AM. Delivery trucks would leave between 9 AM to 11AM and 6:30 PM to 8:30 PM. Project would create about 100 jobs.

Lisa Daugherty, 2131 Clark Court, asked if 75' setback on 20th Street was being met. She asked who developer was. (Identification was still confidential.) She was concerned about van traffic.

Cythnia Baine, 4110 E 23rd, said large truck route could not be guaranteed. She was concerned about dust, fumes from trucks, potential hazardous materials and effect on Piper Glenn community.

Gary Heilbrun, 4015 E 25th, said city had recently updated its Comprehensive Plan that included future use of property. There was no area(s) designated as M-1 included in plan. He was concerned about impact on community and recommended company consider industrial park about 2-3 miles away. He was also concerned that if company ever pulled out and sold or rented building, there was no guarantee on future use of property if M-1 rezoning were approved.

Becky Brinson, 4430 E 24th, wondered if there would be any other operations under roof or if they planned to hold hiring fair. She was also concerned about traffic issues.

Deborah Bowman, 2220 Mia Faith Place, wanted to know if environmental impact study was being done. She was concerned about storm water runoff, effect on local wildlife impact and loss of green space.

Kerry Devine, 314 Morgan Court, said her main concern that Duquesne was not ready for this size project, potential land being resold later and manufacturing business going in that could cause air pollution, etc. P&Z recommended rezoning be denied. She was also concerned about traffic problems and street access.

Ray Brown, 3615 Johnson Drive, confirmed, as Chairman, that P&Z recommended Board deny rezoning application.

Ashley Harrell, 4320 E 20th, was concerned about construction dust, noise and need to widen road. She was also concerned about property values and impact on neighborhood.

Courtney Denney, 2610 S Duquesne Road, thought studies needed to be completed prior to consideration to rezone to M-1. She was concerned about 10-20 years down the road if ownership would change. Development was center of city and not a good look.

Mayor Sherman said by zoning codes, M-1 better fit company's needs and he encouraged waiting on making decision until traffic study was completed.

Sara Ellsworth, 1004 S Duquesne Road, said she's lived here since 2003 and traffic on Duquesne Road and 20th Street was non-stop. She was also concerned about semi-truck traffic. She would like transparency of business owner.

Rebuttal: Jason said general contractor had not been selected. Bidding opportunities for local contractors would be made. Distribution center was considered "last mile facility" for final destination deliveries. Company was willing to restrict future use of land and help with widening 20th Street to Joplin city limits. Zach reiterated location would not be used for manufacturing. He thought C-2 Commercial zoning better fit their use of property.

At 7:12 PM, Mayor closed public hearing.

P&Z voted against recommending rezoning. There were seven people who spoke and all were opposed to rezoning. No one spoke in favor of rezoning. There were 3 possible motions considered: 1) approve – no motion/second; 2) conditional approval, pending studies and site plan – no motion/second; 3) against rezoning – votes 7/1 with Mayor dissenting.

Attorney stated rezoning required ordinance to accomplish rezoning and no ordinance was ready. Ordinance could be drafted restricting use.

Josh Bard, 2702 E 11th, said \$307 million Joplin sports complex would impact city's traffic.

Zach said facility was "last mile facility" and one would be constructed in area. Mayor added that Joplin's continued development of sports complex and industrial complex would add to traffic problems without any help to alleviate road issues.

Jane said property would be better suited for residential or commercial development and this facility was not right for Duquesne. Motion made by Jane, seconded by Chris, to deny rezoning application. Yea: Baine, Gonzalez, Ellsworth. Nay: none. Motion carried.

Gary Heilbrun asked if city could buy property.

Board recessed at 7:25 PM and reconvened at 7:33 PM.

Approve Minutes: August 11 Regular Meeting: Motion made by Chris, seconded by Myra, to approve minutes. Yea: Baine, Gonzalez, Ellsworth. Nay: none. Motion carried.

Financial Report: Report received and filed for audit.

Bill Summary: Outstanding bills for General Funds: \$4,841.14 and Storm Water/Park Fund: \$2,892.60. Motion made by Chris, seconded by Myra, to accept Bill Summary and pay outstanding bills. Yea: Baine, Gonzalez, Ellsworth. Nay: none. Motion carried.

Court Report: Report received and filed for audit.

Police Report: Sergeant Wenberg gave report in Chief's absence. Department status was presented and received.

Bill 25-10 Intergovernmental Cooperation Agreement with MOSIP: Motion made by Jane, seconded by Myra, to place 25-10 on first reading by title only. MOSIP would be used for surplus funds. Current interest rate 4.22% for liquid accounts. It's not FDIC insured but state statute allowed usage for investments. There were no fees to use.

Motion made by Jane, seconded by Myra, to accept the first reading of Bill 25-10 by title only and move to second and final reading of 25-10 by title only.

Motion made by Jane, seconded by Myra, to accept the second and final reading by title only of 25-10 and assign it Ordinance 552. Yea: Baine, Gonzalez, Ellsworth. Nay: none. Motion carried.

Business License: Motion made by Jane, seconded by Chris, to approve new license applications. Yea: Baine, Gonzalez, Ellsworth. Nay: none. Motion carried. Motion made by Jane, seconded by Myra, to approve A Plus Electric license renewal. Yea: Baine, Gonzalez, Ellsworth. Nay: none. Motion carried. The Violent Gentleman was not approved.

Old Business: Draft of Sign Ordinance: Ordinance was referred to P&Z for review and recommendation.

Draft of Zoning Ordinance for City Properties: Ordinance to rezone city hall to C-2 or M-1 with existing zoning classification tweaked to meet city's need. Ordinance was referred to P&Z for its review and recommendation.

Aldermen Interaction: "Shotgun" house on 13th has storage building behind it, but storage containers were gone.

Mayor read letter of resignation from Chris Ellsworth. Chris said he was moving out of city limits and needed to resign his position as Alderman, effective October 1. Mayor thanked him for his many years of service, both as Alderman and member of P&Z Commission.

Public Comments: Rick Gamboa, 4005 E 20th Street, said Chris Ellsworth's resignation was loss for city. He gave city clerk copy of complaint given to Board at last month's meeting. He asked about sound system update. He said (southeast) corner at 10th & Duquesne had not been graded to lower profile as per plans. (All dirt work and grading had not been completed.)

Ray Brown, 3615 Johnson Drive, said there were only 2 speakers working on sound system.

Kerry Devine, 314 Morgan Court, was concerned about lack of transparency for recent rezone application.

New Business: Schedule Work Session & Special Meeting for FY26 Budget: Work Session was scheduled for Thursday, September 25 at 5:30 PM and Special Meeting was scheduled for September 29 at 5:30 PM.

P&Z Site Plan at 3839 E 7th Street – Domino's Pizza: Commission recommended conditional approval, pending site plan and stormwater review by engineer. Board accepted recommendation and agreed to grant conditional approval of site plan, pending completion of stormwater review by engineer.

Glory Village was being reviewed by OWN (engineer), who was waiting on information from Ben Leaven's engineer.

OWN Inc Agreement for Project Eagle Warehouse Civil Plan Review: Item was removed from agenda since rezoning was denied. Roger Day had been contacted for architectural review; Mayor would contact him to cancel review.

Update of Commissions & Committees: Next P&Z meeting was scheduled for October 6.

Other Business Deemed Necessary: Park Committee, Olivia with Truman Council and RE Smith Construction met with ways restroom bid could be lowered and return to Park Committee with ideas. Olivia would check with grant requirements to keep restroom ADA accessible.

Schedule Next Meeting: Council Meeting scheduled for October 13 at 6 PM.

As there was no further business, motion made by Jane, seconded by Myra, to adjourn. Yea: Baine, Gonzalez, Ellsworth. Nay: none. Motion carried. Meeting adjourned at 7:45 PM.