CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 202-258-Street Vacation

MEETING DATE:
April 4, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Case 017-22: 150 feet south of the intersection of S. Picher Ave. and Junge Blvd. - A request to vacate approximately 150 feet of street right-of-way- Joplin School District.

BACKGROUND:
This vacation is sought to better secure the bus and transportation facility of the Joplin School District that surrounds this stub of S. Picher Ave.

PLANNING & ZONING COMMISSION TESTIMONY:
David Pettit, Director of Facilities with the Joplin Schools. The Joplin Schools owns both sides of the street and seeking to enhance our security for that area. The diesel pumps for our school buses sit right in the middle of that parking lot which are unsecure and has an underground tank.

PUBLIC COMMENT;
None.

FUNDING SOURCE
These payments are included in the FY 2021-22 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 017-22.
Planning & Zoning Commission recommends Case 017-22 for approval (7 in favor, 0 Nay).

ATTACHMENTS
CB 2022-258, Staff Planning Report, P&Z Commission Minutes

CB 2022-258

Case 017-22: 150 feet south of the intersection of S. Picher Ave. and Junge Blvd. - A request to vacate approximately 150 feet of street right-of-way- Joplin School District.

David Pettit, Director of Facilities with the Joplin Schools. The Joplin Schools owns both sides of the street and seeking to enhance our security for that area. The diesel pumps for our school buses sit right in the middle of that parking lot which are unsecure and has an underground tank. We are hopefully wanting to move the underground tank above ground and eliminate those in-ground tanks and allow us to move that fuel facility to a more secure location.

Ms. Brueckner-Sears asked if there were any questions from the commissioners?

Mr. Kimble wanted to know if there was a timeline on moving the tanks above ground to a different location?

Mr. Pettit stated that would probably consider that for our capital outlay for 2023-2024.

Ms. Brueckner-Sears asked if there was anyone else that would like to speak in favor of this Case? There was not. Is there any opposition? There was none.

MS. STEELE MOVED, SECONDED BY MR. EASTMAN THAT CASE 017-22 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MS. BRUECKNER-SEARS, MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MR. KIMBLE, MS. WARREN, AND MS. PHILLIPS "AYE" (7 IN FAVOR, 0 NAYS)

Z&P Meeting: March 14, 2022
City Council Meeting: April 4, 2022

JOPLIN

PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 017-22 A request to vacate approximately 150 feet of street right-of-way.

APPLICANT Joplin Schools

REPRESENTATIVE Dave Pettit

LOCATION 150 feet south of the intersection of S. Picher Ave. and Junge Blvd.

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Street Right-of-Way	Approximately 150' x 60'

REASON FOR VACATION

Joplin Schools is wanting to better secure its property that abuts this right-of-way and would like to consolidate its holdings.

UTILITIES CURRENTLY LOCATED IN THE RIGHT-OF-WAY?

Utilities are not currently in the Right-of-Way. Rerouting of utilities is not required to maintain current services to adjoining properties.

UTILITIES PLANNED TO LOCATE IN THE RIGHT-OF-WAY?

No plans for new utilities to be located in the right-of-way.

DISCUSSION

This vacation is sought to better secure the bus and transportation facility of the Joplin School District that surrounds this stub of S. Picher Ave. The existing street does not go through as a portion of it was previously vacated. There is no thru traffic, and Joplin Schools is the only property owner affected by the vacation.

Staff recommends approval of Case 017-22.

ENCLOSURES

- Application
- Map

CITY OF JOPLIN

APPLICATION FOR VACATION OF STREET OR RESERVATION

Return Form and Attachments to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 017-22
Filing Fee: $550.00
Date Advertised:
Date Notices Sent
Public Hearing Date: 3-14-22

I. Applicant Name: Joplin Schools c/o Dave Pettit Phone: 417 625 5300

If more than one property applicant, please submit additional names, address and phone numbers on attached sheet(s)

Address: 1301 S. Picher Ave Email: davepettit@joplinschools.org

II. Type of vacation requested (check one):

Street Vacation ✓

Alley Vacation

Utility Vacation

Other (Please specify)

III. Location of street, alley, utility easement, or other reservation: S. Picher Ave; 13th St South to RR right of way

IV. Please indicate below the extent to which the following standards are met, in the applicant's opinion.

1. Private rights will not be injured or endangered by the vacation. Joplin Schools owns both adjacent sides of the request area

2. The vacation will not cause the public to suffer a loss or inconvenience. Current street is a dead end non-thorough fare

3. In justice to the applicant(s) the vacation should be granted. Allow more secure site for Joplin Schools facilities and transportation

V. Required Attachments:

1. Legal description of the street, alley, or utility easement to be vacated from a deed of record or certified survey. Digital copies are acceptable. Must be legible.

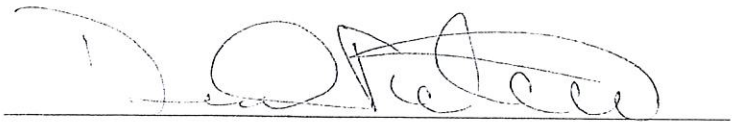
2. Survey or such other drawing acceptable to the Planning / Community Development Manager depicting the street, alley or public reservation sought to be vacated and the properties and property ownerships surrounding said street, alley, or public reservation.

3. Affidavit(s) from each owner of land adjoining said area that is proposed to be vacated, who are not listed as an applicant, indicating their consent to the vacation.

4. Completed Utility Comments forms from the following utility companies indicating their consent to vacate the easement. The following companies must be contacted, and their consent received, before the Public Hearing can take place.

Utility	Contact	Email	Phone
AT&T	Jon Fisk	jf4583@att.com	417-529-0840
MoAm Water*	Derec Bass	derec.bass@amwater.com	
MoAm Water*	Trenton Mccarty	trenton.mccarty@amwater.com	
MoAm Water*	Bob Kirby	bob.kirby@amwater.com	
Liberty Utilities (Power)	Jeff Lebeda	jeff.lebeda@libertyutilities.com	417-625-6159
Republic Services (Trash)			(800) 431-1507
Cable One/Sparklight	Keri Bledsoe	keri.bledsoe@sparklight.biz	
Spire Energy (Gas)**	Ken Stegall	ken.stegall@spireenergy.com	
Spire Energy (Gas)**	Mandy Butkovich	mandy.butkovich@spireenergy.com	816-472-3767
City Sanitary Sewer	Chris Parker	cparker@joplinmo.org	417-624-0820 x1584
City Stormwater	Steven Martinez	smartine@joplinmo.org	417-624-0820 x1531

*Must contact ALL contacts at MoAm Water.
**Must contact BOTH contacts at Spire Energy.

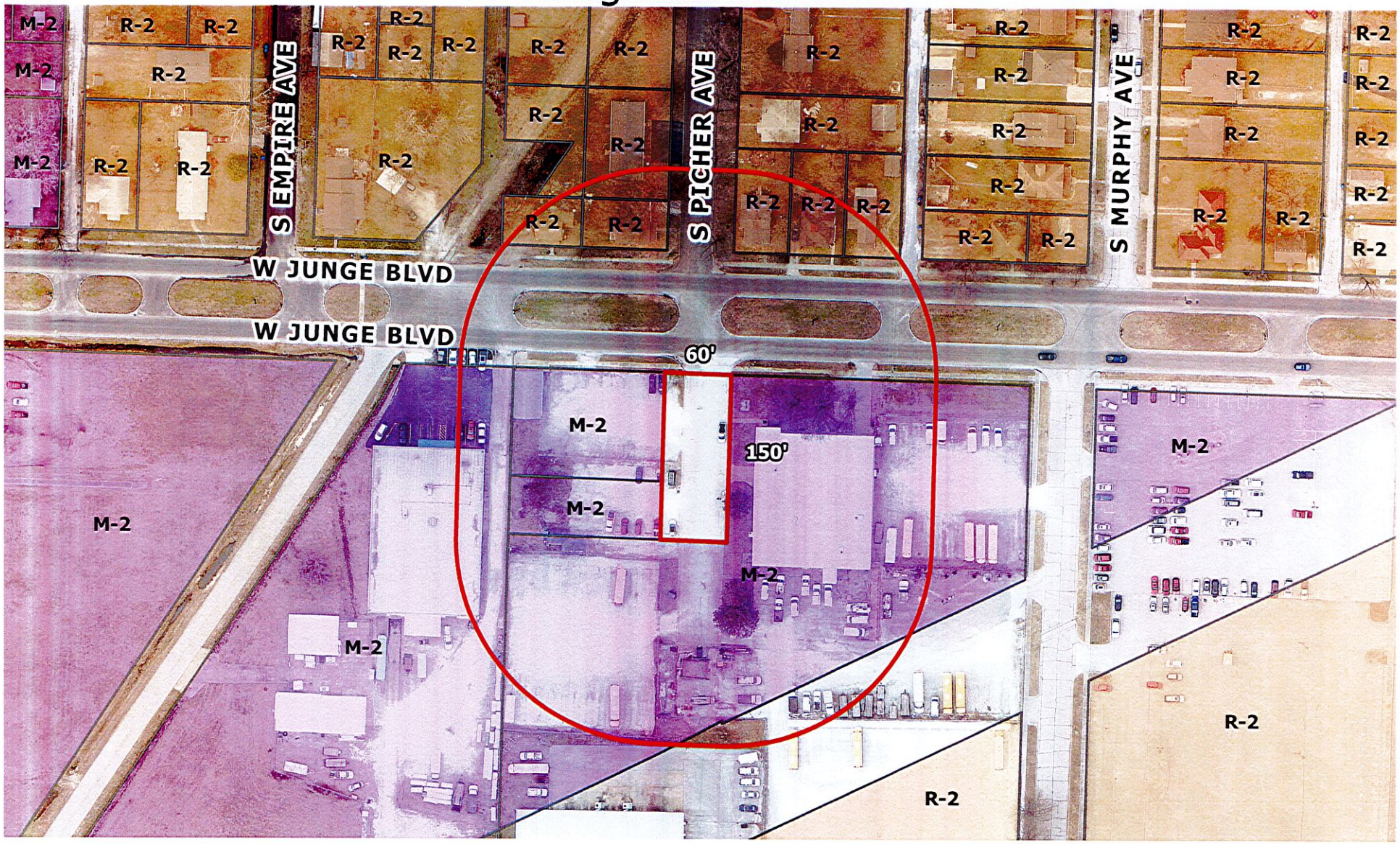


Signature

1/28/22

Date

Case 017-22: 150 feet south of the intersection of S. Picher Ave. and Junge Blvd. - Vacation



Case 017-22: 150 feet south of the intersection of S. Picher Ave. and Junge Blvd. - A request to vacate approximately 150 feet of street right-of-way.

N

0 50 100 200 300 400 Feet

P & Z Case 017-22
Joplin School District
(P & Z Recommended Approval)

COUNCIL BILL NO. 2022-258 ORDINANCE NO.

AN ORDINANCE providing to vacate approximately 150 feet of S. Picher Ave. south of Junge Blvd., City of Joplin, Jasper County, Missouri.

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

Section 1. That all that part of all that part of Picher Avenue between the South right-of-way line of Junge Blvd. and the North line of the St. Louis and San Francisco Railroad, all in the Northeast Quarter of the Southwest Quarter of Section 10, Township 27, Range 33 in the City of Joplin, Jasper County, Missouri

City of Joplin, Jasper County, Missouri described as follows is hereby vacated, conveyed, relinquished, and reverted to the owners of the abutting lots and land:

> All that part of Picher Avenue between the South right-of-way line of Junge Blvd. and the North line of the St. Louis and San Francisco Railroad, all in the Northeast Quarter of the Southwest Quarter of Section 10, Township 27, Range 33 in the City of Joplin, Jasper County, Missouri.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney