CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-276 – Street Vacation

MEETING DATE:
October 6, 2025

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 025-25: 2100 E Rolla St – Street Vacation - A request to Forest Ave from Rolla St to Quincy St – Joplin Schools

BACKGROUND:

Joplin Schools has a portion of their building at Royal Heights that sits on an undeveloped street. After researching City and County documents, it was realized that the street, Forest Ave, had never been officially vacated. There are no utilities within the area, and the utility companies have consented to the vacation.

PLANNING & ZONING COMMISSION TESTIMONY:

David Petit presented the case. Joplin Schools wants to construct an addition and is requesting to vacate the street.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-276
Planning & Zoning Commission recommends approving Case 025-25 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

CASE 025-25: VACATION

Mr. Kimble asked the applicant to step forward and state their name for the record.

David Petit, Director of Facilities for Joplin Schools, 1301 S Picher Ave represented the case. Joplin Schools is requesting to vacate Forest Ave, they believe there was a County or City oversite. Joplin Schools has a building over this street and would like to formally vacate the street to construct a building addition.

Mr. Kimble asked if there was anyone who would like to speak in favor or opposition.

MS. WARREN MADE A MOTION TO APPROVE CASE 025-25. THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 025-25 A request to vacate a section of Forest Ave from Rolla St to Quincy St

APPLICANT Joplin Schools

REPRESENTATIVE Dave Petit

LOCATION 2100 E Rolla St

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Forest Ave	Approximately 40′X200′

REASON FOR VACATION

Joplin Schools is wanting to construct an addition to Royal Heights and staff pointed out that there was an unimproved street on their property that had never been properly vacated.

UTILITIES CURRENTLY LOCATED IN THE EASEMENT?

There are no existing utilities, and the utilities have consented to the vacation request.

UTILITIES PLANNED TO LOCATE IN THE EASEMENT?

No utilities plan to locate their infrastructure within the easement.

DISCUSSION

Joplin Schools has a portion of their building at Royal Heights within an undeveloped street. After researching City and County documents, it was realized that the street, Forest Ave, had never been officially vacated. There are no utilities within the area, and the utility companies have consented to the vacation.

Staff recommends approving Case 025-25.

ENCLOSURES

- Application
- Map

Vacation of Streets or Easements Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 025-25
Filing Fee: $600.00
Received: 7/23/25
Date Advertised:
Proj. No.: 25-045
Public Hearing Date: 9/8 (P+Z)
10/6 (CC)

Applicant: Joplin School District - Royal Heights Elementary Phone No.: (417)-625-5300

Address: 2100 Rolla St., Joplin, MO 64801 Email: davepettit@joplinschools.org

Owner: Joplin School District Phone No.: (417)-625-5300

Address: 825 Pearl Ave, Joplin, MO 64801 Email: davepettit@joplinschools.org

Location of Street or Easement: 2100 Rolla St., Joplin, MO 64801

Type of Vacation: [Street] Easement Alley Plat

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

Yes	No	
☑	☐	Private rights will not be injured or endangered by the vacation.
☑	☐	The vacation will not cause the public to suffer a loss or inconvenience.
☑	☐	In justice to the applicant(s) the vacation should be granted.

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☑	☐	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.
☑	☐	Survey or such other drawing acceptable to the Director of Planning,

Development, & Neighborhood Services depicting the street, alley or public reservation sought to be vacated and the properties and property ownerships surrounding said street, alley, or public reservation.

☐ ☐ 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.

☑ ☐ 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	**Gene Lollis**	IL0967@att.com	**417-499-7819**
MoAm Water*	Robert Divine	robert.divine@amwater.com	
MoAm Water*	**Drew Daniels**	drew.daniels@amwater.com	
Liberty Utilities (Power)	Jeff Lebeda	jeff.lebeda@libertyutilities.com	417-625-6159
Republic Services (Trash)	**Jerry Herron**	jherron@republicservices.com	**(620) 620-1117**
Cable One/Sparklight	Keri Bledsoe	keri.bledsoe@sparklight.biz	
Allo Fiber	**Brandon Warren**	Brandon.warren@allofiber.com	
Allo Fiber	Chris Rowley	Chris.rowley@allofiber.com	402-430-2870
Spire Energy (Gas)**	Ken Stegall	ken.stegall@spireenergy.com	
Spire Energy (Gas)**	Mandy Butkovich	mandy.butkovich@spireenergy.com	816-472-3767
City Sanitary Sewer	**Kaleb Roberts**	kroberts@joplinmo.org	**417-624-0820 x1531**
City Stormwater	Kaleb Roberts	kroberts@joplinmo.org	417-624-0820 x1531

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

Signature: _____ **Date:** _____

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: Joplin School District
Phone: (417)-625-5300
Email: davepettit@joplinschools.org

Be it known that Joplin School District, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Forest Ave between Rolla St. and Quicy St.

Located at: 2100 Rolla St., Joplin, MO 64801

For the following purpose: Construction of a new building addition and to vacate area already occupied by an existing building.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)

2. Our utility:
   - ☒ has no objection
   - ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   - ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

Chris Rowley (Fiber Design Manager) Chris Rowley — 05/29/2025

Authorized Representative — Date

ALLO Fiber

Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

JOPLIN
MISSOURI

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

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     - ☐ Relocate facilities
     - ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

Matthew A. [signature]
Authorized Representative

5-29-2025
Date

Missouri American Water
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: Joplin School District
Phone: (417)-625-5300
Email: davepettit@joplinschools.org

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   ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      ☐ Retain utility easement and protect facilities
      ☐ Relocate facilities
      ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

Keri Bledsoe
Authorized Representative

5-30-25
Date

Sparklight
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: Joplin School District
Phone: (417)-625-5300
Email: davepettit@joplinschools.org

Be it known that Joplin School District, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Forest Ave between Rolla St. and Quicy St.

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     - ☐ Relocate facilities
     - ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

Alex Sammet (Jun 3, 2025 12:38 CDT)

Authorized Representative

06/03/2025
Date

Spire
Name of Utility

Spire Missouri Inc.
700 Market St.
St. Louis, MO 63101

June 3rd, 2025

Joplin School District
Attn: Dave Pettit
2100 Rolla St.
Joplin, MO 64801

Re: Vacation of Forest Ave between Rolla St. and Quincy St.

Vacation: Vacation of Forest Ave between Rolla St. and Quincy St.for construction of a new biliding addition and to vacate area already occupied by an existing building.

Joplin School District,

In response to Joplin School District's letter dated May 29th, 2025 relative to the above referenced vacation request of Forest Ave between Rolla St. and Quincy St.for construction of a new biliding addition and to vacate area already occupied by an existing building.

Please be advised that Spire Missouri Inc. ("Spire") has no facilities located within the area which is requested to be vacated.

Sincerely,

Alex Sammet (Jun 3, 2025 12:38 CDT)

Alex Sammet
Manager Right of Way & Land Management
Spire Missouri Inc.

TJF:MRS
cc: aidan.thomas@amce.com

Engineering Dept. Approval: Jose Arellano

System Planning Approval: PC

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: Joplin School District
Phone: (417)-625-5300
Email: davepettit@joplinschools.org

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     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

Gene Lollis
Authorized Representative

06/05/2025
Date

AT&T
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: Joplin School District
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      □ Retain utility easement and protect facilities
      □ Relocate facilities
      □ Other: _____

Please return this form within **21 days** to the applicant listed above.

Authorized Representative — Date: 6/10/25

Storm Water
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: Joplin School District
Phone: (417)-625-5300
Email: davepettit@joplinschools.org

Be it known that Joplin School District, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Forest Ave between Rolla St. and Quicy St.

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For the following purpose: Construction of a new building addition and to vacate area already occupied by an existing building.

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     - ☐ Relocate facilities
     - ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

JOHN CRUZ — Authorized Representative

5/29/25 — Date

Sanitary Sewer — Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: Joplin School District
Phone: (417)-625-5300
Email: davepettit@joplinschools.org

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     - ☐ Relocate facilities
     - ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

_____ 7/15/2025
Authorized Representative — Date

Liberty Utilities
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
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Case Number: _____
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Email: davepettit@joplinschools.org

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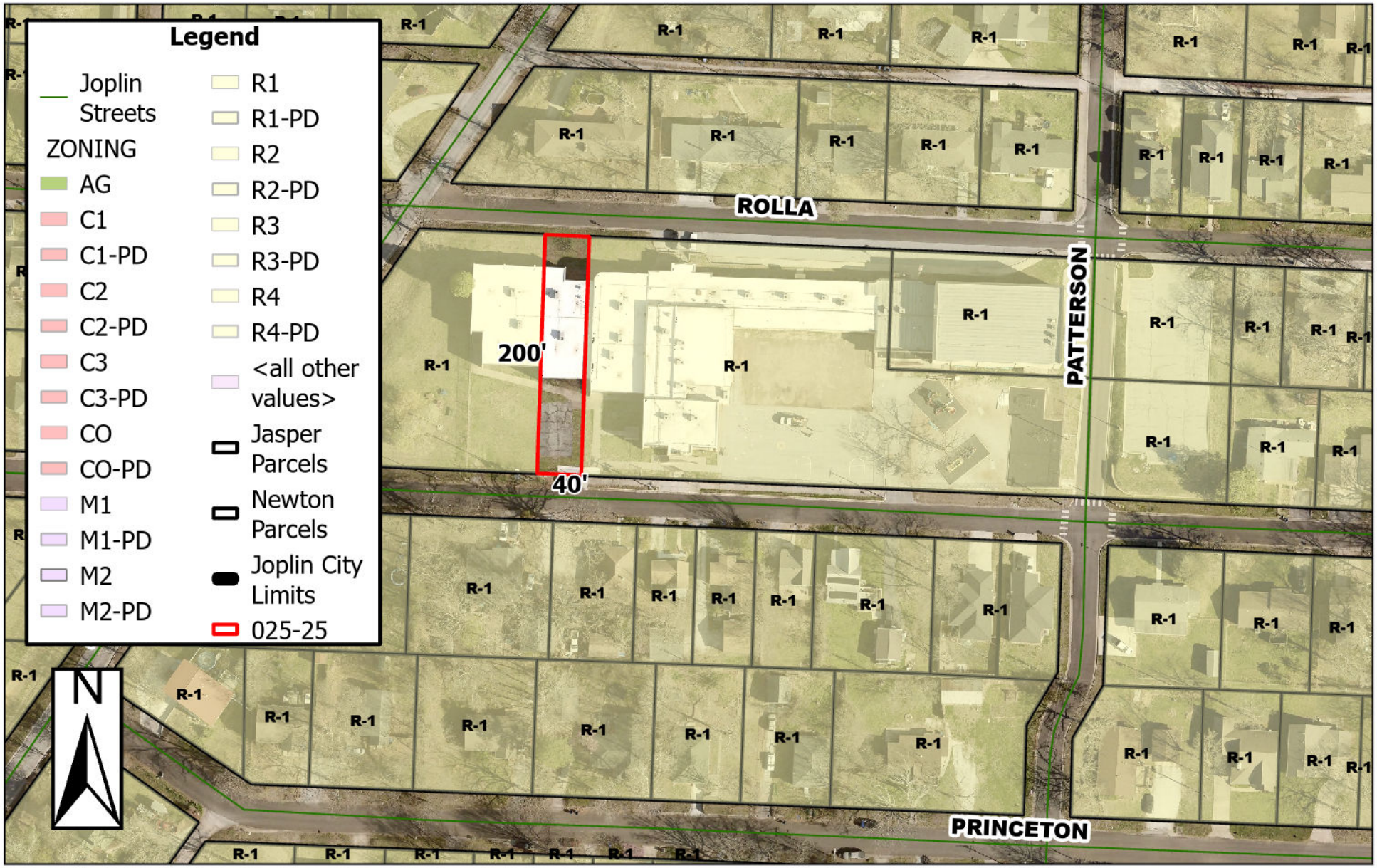
     - ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

_____ 5-31-2021
Authorized Representative — Date

Republic Services
Name of Utility

Case 025-25: Street Vacation



2100 E Rolla St – Street Vacation – A request to vacate Forest Ave from Rolla St to Quincy St – Joplin Schools

0 40 80 160 240 320
Feet

P & Z Case 025-25
Joplin Schools
(P & Z Recommended Approval)

COUNCIL BILL NO. 2025-276 ORDINANCE NO.

AN ORDINANCE providing to vacate Forest Ave from Rolla Street to Quincy Street, City of Joplin, Jasper County, Missouri.

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

Section 1. That the vacation of part of a street at property described as Forest Ave from Rolla Street to Quincy Street, City of Joplin, Jasper County, Missouri, described as follows is hereby vacated, conveyed, relinquished, and reverted to the owners of the lots and land:

A PORTION OF FOREST AVENUE TO BE VACATED. LYING SOUTH OF ROLLA STREET AND NORTH OF QUINCY STREET, ALL IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. BEING DESCRIBED MORE FULLY AS FOLLOWS: THAT PORTION OF FOREST AVENUE BOUNDED ON THE WEST BY THE EAST LINE OF LOTS 489 AND 483 IN ROYAL HEIGHTS SUBDIVISION AND BOUNDED ON THE EAST BY THE WEST LINE OF LOTS 482 AND 490 IN ROYAL HEIGHTS SUBDIVISION AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF ROLLA STREET AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF QUINCY STREET. BEING 40 FEET IN WIDTH. CONTAINING 0.18 ACRES (8,000 SQUARE FEET) MORE OR LESS.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney