CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-282 – 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 027-25: 130 S McKinley Ave – Street Vacation - A request to vacate a section of 1st Street, from Monroe Ave to McKinley Ave – Joplin Schools

BACKGROUND:

Joplin Schools recently purchased the houses north of their facilities at 130 S McKinley Ave. Their plan is to demolish these homes to construct a parking lot that will serve as the drop off/pick up loading and unloading for students. Their goal is to vacate 1st St and incorporate this into the design. 1st Street is not a thorough street so there should be no negative impact on traffic. All property utilizing this section of 1st St is owned by Joplin Schools.

The utilities have indicated that they wish for easements to remain. This will be a vacation of right-of-way only and no permanent structures will be permitted within the easement.

PLANNING & ZONING COMMISSION TESTIMONY:

David Petit, Director of Facilities for Joplin Schools, 1301 S Picher Ave represented the case. Joplin Schools is requesting to vacate Forest Ave. Joplin schools has acquired the properties north of 1st Street. Their desire is to enhance the site to allow better traffic flow, off-street, for parent pick up/drop off. By vacating 1st Street from Monroe to McKinley, they will be able to open a processing queue for better traffic. Mr. Petit stated that utilities will be left alone. The Commission inquired about the demolition and occupancy status of some of the homes where the parking lot will be located.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-282
Planning & Zoning Commission recommends approving Case 027-25 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

CASE 027-25: 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. Joplin schools has acquired the properties north of 1st Street. Their desire is to enhance the site to allow better traffic flow, off-street, for parent pick up/drop off. By vacating 1st Street from Monroe to McKinley, they will be able to open a processing queue for better traffic. Mr. Petit stated that utilities will be left alone.

Mr. Bellairs added that this is a right-of-way vacation only, utility easements will remain.

Dr. Rosenberg asked if all of the houses were coming down.

Mr. Petit stated that is correct. They currently have the structures under advertisement for bid, otherwise they will be abated and demolished.

Dr. Rosenberg said he thought they were all vacant.

Mr. Petit stated that 3 of the 4 that are standing were vacant for the month of August and the other one became vacant at the tail end of August.

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

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 02 7-25. THIS MOTION WAS SECONDED BY MS. PHILLIPS. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

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.: V27-25
Filing Fee: $600.00
Received: 7/24/25
Date Advertised:
Proj. No.: 25-047
Public Hearing Date: 9/8/25 (P2)

Applicant: Joplin Schools - Dave Pettit Phone No.: (417) 625-5300 x 2101

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

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

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

Location of Street or Easement: West 1st St. Between S. McKinley Ave and S. Monroe Ave

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.

☑ ☐ Not Applicable — 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:** 5/30/25

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:_____
Phone:_____
Email:_____

Be it known that _____, *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:* _____

Located at: _____

For the following purpose: _____

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.

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
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.

_____ 5/31/2025
Authorized Representative — Date

Republic Services
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:_____
Phone:_____
Email:_____

Be it known that _____, *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:* _____

Located at: _____

For the following purpose: _____

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.)
     We were informed that the homes will be demolished. If this is the case, then we have adjusted our routes accordingly to deem this street vacation a non-issue to ALLO.
   - ☐ 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 — 6/2/2025

Authorized Representative — Date

ALLO Fiber

Name of Utility

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

June 3rd, 2025

Joplin Schools
Attn: Dave Pettit
1301 S. Picher Ave
Joplin, MO 64801

Re: Vacation Request for 1st Street between S. McKinley Ave and S. Monroe Ave

Vacation: 1st Street between S. McKinley Ave and S. Monroe Ave for rework of the parent drop off location.

Joplin Schools,

In response to Joplin Schools letter dated May 30th, 2025 relative to the above referenced vacation of 1st Street between S. McKinley Ave and S. Monroe Ave

Please be advised that Spire Missouri Inc. ("Spire"), has facilities within the area to be vacated. Spire is requesting that a savings clause be included in the Vacation Ordinance that will protect our existing facilities and will grant Spire the right to ingress and egress for the proper maintenance of these facilities.

Sincerely,

Alex Sammet (Jun 3, 2025 12:23 CDT)

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

TJF:MRS
cc: davepettit@joplinschools.org

Engineering Dept. Approval: Jose Arellano

System Planning Approval: Phil Cellitti
Phil Cellitti (Jun 3, 2025 14:13 CDT)

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:_____
Phone:_____
Email:_____

Be it known that _____, *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:* _____

Located at: _____

For the following purpose: _____

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.

[signature] — Authorized Representative

5/30/25 — Date

Stormwater Utility — 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 SCHOOLS
Phone: 417-625-5300
Email: dswepettit@joplinschools.org

Be it known that Joplin Schools, *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:* W. 1st St. between S. McKinley Ave and S. Monroe

Located at: W. 1st St. between S. McKinley Ave and S. Monroe

For the following purpose: For Parent Drop off Location

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   X 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.)

   X will waive objections subject to the following conditions (describe below, or on separate sheet.)
   X Retain utility easement and protect facilities
   ☐ Relocate facilities
   ☐ Other: no construction on Easement. Allow 24 hour access to and maintain water line.

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

Authorized Representative — 6-21-2025 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: _____
Phone: _____
Email: _____

Be it known that Joplin Schools, *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:* _____

Located at: 12 1st St. Between S. McKinley Ave and S. Monroe

For the following purpose: _____

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: No permant structures within ten(10) feet of any of Liberty's facilities. All current rights will be retained.

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

[signature] — Authorized Representative

7/25/2025 — 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
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: _____
Phone: _____
Email: _____

Be it known that Joplin Schools, *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:* _____

Located at: W. 1st St. between S. McKinley Ave and S. Monroe

For the following purpose: _____

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.

Keri Bledsoe
Authorized Representative

7-24-25
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: _____
Phone: _____
Email: _____

Be it known that Joplin Schools, *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:* Vacation of 1st street between S. McKinley and S. Monroe for parent drop off location

Located at: Street between S. McKinley and S. Monroe

For the following purpose: for parent drop off location

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.

_____ 06/03/2025

Authorized Representative — Date

Spire

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:_____
Phone:_____
Email:_____

Be it known that _____, *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:* _____

Located at: _____

For the following purpose: _____

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.

JOHN CRUZ
Authorized Representative

6/24/25
Date

Sanitary Sewer
Name of Utility

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 027-25 A request to vacate a section of 1st Street, from Monroe Ave to McKinley Ave

APPLICANT Joplin Schools

REPRESENTATIVE Dave Petit

LOCATION 130 S McKinley Ave

EXISTING CONDITIONS

Easement Type(s)	Easement Size
1st St	Approximately 60'X375'

REASON FOR VACATION

Joplin Schools want to vacate 1st Street by removing public access and using it as part of their loading/unloading plan. They will develop the lots north of 1st Street as part of their parking/loading area.

UTILITIES CURRENTLY LOCATED IN THE EASEMENT?

The utilities have indicated that they wish for easements to remain. This will be a vacation of right-of-way only and no permanent structures will be permitted within the easement.

UTILITIES PLANNED TO LOCATE IN THE EASEMENT?

No new utilities are planned to be located within the easement. Nevertheless, utility easements will be protected.

DISCUSSION

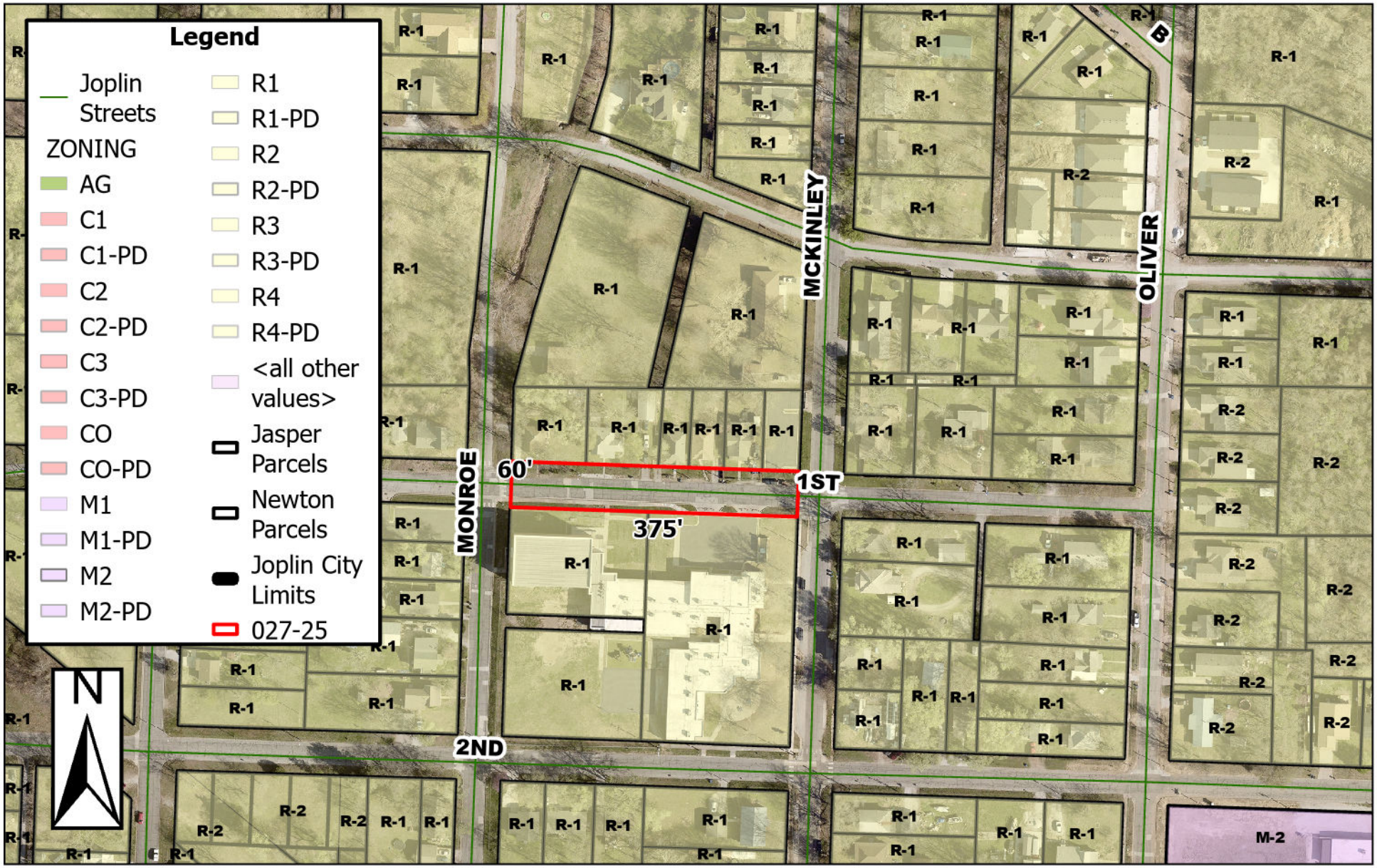
Joplin Schools recently purchased the houses north of their facilities at 130 S McKinley Ave. Their plan is to demolish these homes to construct a parking lot that will serve as the drop off/pick up loading and unloading for students. Their goal is to vacate 1st St and incorporate this into the design. 1st Street is not a thorough street so there should be no negative impact on traffic. All property utilizing this section of 1st St is owned by Joplin Schools.

Staff recommends approving Case 027-25.

ENCLOSURES

- Application
- Map

Case 027-25: Street Vacation



130 S McKinley Ave – Street Vacation – A request to vacate 1st Street from Monroe Ave to McKinley Ave – Joplin Schools

0 62.5 125 250 375 500 Feet

P & Z Case 027-25
Joplin Schools
(P & Z Recommended Approval)

COUNCIL BILL NO. 2025-282 ORDINANCE NO.

AN ORDINANCE providing to 1st Street from Monroe Ave to McKinley Ave, 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 1st Street from Monroe Ave to McKinley Ave, 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 1ST STREET TO BE VACATED THAT PORTION OF 1ST STREET BOUNDED ON THE EAST BY SOUTH MCKINLEY AVENUE; BOUNDED ON THE WEST BY SOUTH MONROE STREET; BOUNDED ON THE SOUTH BY LOTS 8 THROUGH 11 OF FARRARS ADDITION AND LOT 18 OF FOURTH STREET ADDITION; BOUNDED ON THE NORTH BY LOTS 32 AND 17 OF FOURTH STREET ADDITION; ALL IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. CONTAINING 0.44 ACRES (19,000 SQUARE FEET) MORE OR LESS.

Section 2. That this vacation of the portion of the street easement hereby vacated shall not affect or derogate easements of public utility companies now having installations in the portion of the street easements hereby vacated. Such utility companies shall have the right to maintain, repair, and replace any such installations now on the vacated portion of said street easement and shall be subject to the rights of the City of Joplin for sewer construction and maintenance.

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