JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, January 23, 2026

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on January 23, 2026.

Roll Call

Mr. Denham conducted the roll call. The following people were present: Rob O'Brian, Michael Wicklund, Crystal Harrington, Lance Windsor, Steve Brown, Assistant City Attorney Andrea Knoblock, City Building Officials: Shelli Dollison, Bryan Wicklund, Jeff Hadley, and Spence Jackson.

Motion to Excuse

Mr. Denham made a motion to excuse Gary Duncan. Moved by Mrs. Harrington, seconded by Mr. Wicklund. (5 Aye, 0 Nay)

Approval of Minutes

Mr. Denham made a motion to accept the Building Board of Appeals minutes from December 5, 2025. Moved by Mr. O'Brian, seconded by Mr. Wicklund. (5 Aye, 0 Nay) Motions approved.

Next meeting, February 27, 2026.

Item 3090 **512 W. 20th**

Mr. Wicke stated he was waiting on the water sprinkler people. The city hasn't had a chance to go over his plans.

A motion was made by Mr. Windsor and seconded by Mr. Wicklund that Item 3090 at 512 W. 20th St be extended to our February 27th meeting for progress report and demolition hearing and for the permit to be extended.

(5 Aye, 0 Nay) Motion carried.

Item 3104 **1909 W. 15th St.**

Mr. Perry stated that the sheeting and trusting is on. Mr. Perry and two others are working on the house currently. Mr. Perry stated that the plumbing rough is done and he is doing all he can before the weather comes. Mr. Wicklund asked Ms. Dollison when the permit is to expire – Ms. Dollison stated in May. Mr. Perry stated that the property will be completed before May arrives.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3104 at 1909 W 15th St be extended to our February 27th meeting for progress report and demolition hearing.

(5 Aye, 0 Nay) Motion carried.

Item 3112 **2408 W. 4th St.**

Jessica mentioned that there has been a new roof installed, entryway floorboard has been fixed, new patches on the wall, and doors have been ordered. The property is still a work in progress. Jessica passed around updated pictures to the board and Ms. Dollison stated that the property is still gutted. There only has been an inspection on the roof currently by the city. Ms. Harrington asked the board if they consider considerable change since December 5th's meeting – the board recognized change. Jessica has plans to have the property completed by mid-summer and has electricians and a plumber on standby ready.

A motion was made by Mr. Windsor and seconded by Mr. O'Brian that Item 3112 at 2408 W. 4th St be extended to our February 27th meeting for progress report and demolition hearing.

(5 Aye, 0 Nay) Motion carried.

Item 3117 **1248 S. Roosevelt Ave.**

Mr. Flanagan stated he is waiting for his permit to be approved – had revisions done. Mr. Flanagan stated he is eager to get started. Ms. Dollison said Mr. Bell has sent out a Letter of Decision that is still needed before the permit can be approved.

A motion was made by Mr. O'Brian and seconded by Mr. Windsor that Item 3117 at 1248 S. Roosevelt Ave. is to be extended to our February 27th meeting for progress report and demolition hearing.

(5 Aye, 0 Nay) Motion carried.

Item 3120 **530 E. 7th Street**

Jeff Hadley, Inspector, stated that he spoke to Ms. Brown and she could not attend the meeting due to being sick, however, she' working on bids now. According to Mr. Hadley, Ms. Brown is contemplating working on one building or working on two houses at once. Ms. Dollison stated that she had asbestos testing was paid for by the property owner. The property has been extended for the second time for 60 days. Mr. Wicklund stated that he is concerned they will not get the property done, but is willing to go to one more meeting, then the property should go to the demolition hearing.

A motion was made by Mr. Wicklund and seconded by Mr. Windsor that Item 3120 at 530 E. 7th St be extended to our February 27th meeting for progress report and demolition hearing.

(5 Aye, 0 Nay) Motion carried.

Item 3121 **714 E. Hill St.**

Nancy stated she plans to work on the permit and to reach out to the electrician to sign the permit. Nancy stated that she will have a lot more time next month after she graduates to work on the property. Mr. Denham asked when the property be complete. Nancy didn't

have a predictable timeframe. Mr. Wicklund asked if she had the funds to complete the property. Nancy stated that she does have the funds, however, right now she is in school which is prolonging her to get the house completed. She also has plans to narrow down to one job that way she can focus on finishing the house. Mrs. Harrington said the home was posted in 2018 and asked when the home was purchased. The home was purchased in 2019-2020 and was notified of the posting. Nancy stated that while working on the home, individuals were breaking into the property – Nancy then demolished the section of the property the individuals were breaking into. Ms. Dollison stated that every time she and Nancy spoke, progress has been made and the plan is to live on the property once completed. Mr. Wicklund stated that he was not in favor of continuing extension. Ms. Dollison stated that Nancy is going to remove the garage to make it a livable space. Nancy stated that her brother plans to live in the property once completed. Mr. Wicklund asked if it would be cheaper to demolish the property and rebuild it where it's at? Nancy said no, because it's already there. The property needs walls, better electrical work, and plumbing according to Nancy. Ms. Dollison stated that all damage has been removed. Mrs. Harrington asked if the home is structurally sound. Ms. Dollison stated that the home is structurally sound. Mr. Bryan Wicklund told Nancy that she needed a building permit and asked if she had an electrician and plumber contractor. Nancy stated yes, she had the paperwork to get that done, but the brother lost the paperwork. Nancy stated she does have a plumber permit application but has not turned anything to the city yet. Mr. Denham asked if she could have the permit and progress done by the next meeting in February? She said yes. Mr. Denham told Nancy that if no progress has been made by the next meeting, there is a chance the property can be moved to a demolition hearing.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3121 at 714 E. Hill St be extended to our February 27th meeting for progress report and demolition hearing.

(5 Aye, 0 Nay) Motion carried.

Item 3122 **230 E. Oak St.**

Mr. Cope stated to the board that the window and door have been done. Mr. Denham asked when the home would be complete. Mr. Cope said before the permit expires in July. Mr. Denham asked Ms. Dollison if there were any inspections done. Ms. Dollison said that there haven't been inspections called into the city to her knowledge. Mr. Cope said all the work that is being done is under the criteria of the permit. Mr. Cope told the board that he is working on the exterior first, deciding now to go with vinyl or metal. Mr. Bryan Wicklund

stated the garage has collapsed and that Mr. Cope has cleaned it up. The main concern is keeping the property secure and that the exterior is continuing improvement, with no violations and that the interior is up to the board regarding inspections. Mr. Cope is more concerned currently with the exterior of the home due to trying to have individuals staying out of the property and subtracting complaints. Mr. Wicklund asked Mr. Cope if he could get the siding done before the next meeting in February. Mr. Cope responded with he will try and the goal is to complete the property as quickly as he can. Mr. Wicklund asked if 60 days would suffice? Mr. Cope said yes.

A motion was made by Mr. Wicklund and seconded by Mr. O'Brian that Item 3122 at 230 E. Oak St be extended for 60 days to our March 27th meeting for progress report and demolition hearing.

(5 Aye, 0 Nay) Motion carried.

Item 3128 316 N. Schifferdecker Ave.

Carlos asked if he could pass pictures on the progress to the board. Carlos stated that the roof, siding, and gutters are secure and that almost all exterior is complete. Carlos told the board that the electricians and plumbers are almost done as well. Ms. Dollison stated that Carlos has passed the framing inspection and is hoping for him to be off the list by next month.

A motion was made by Mr. Wicklund and seconded by Mrs. Harrington that Item 3128 at 316 N. Schifferdecker Ave. be extended to our February 27th meeting for progress report and demolition hearing.

(5 Aye, 0 Nay) Motion carried.

Item 3130 1624 S. Jackson Ave.

Ms. Dollison stated that the owner couldn't make it. Ms. Dollison stated that we are working with the property owner on a Vacant Dangerous Building permit and that the property is boarded up; the back door was pulled open, and the storm shelter was open. The property owner is aware and is working to resecure the property.

A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3130 at 1624 S. Jackson Ave. be extended to our February 27th meeting for progress report and demolition hearing.

(5 Aye, 0 Nay) Motion carried.

Item 3131 **1112 S. Jackson Ave.**

Mark Paren stated that they had cleaned outside the property and that the shed in the backyard had been on fire. The property had been spray painted to appear nice. Ms. Dollison stated that a permit to demolish the shed was postponed yesterday due to US Bank having items to look over regarding the property. Windows need to be boarded up on the property. Mr. Paven stated that the property is secure and is being monitored. Mr. Paven asked the board to have the property removed from the list, since the only concern seems to be the shed. Mr. Bryan Wicklund spoke on why the property itself is on the Vacant Dangerous Building Permit. Mr. Paven requested a 60-day continuation and assured the board the property will be worked on. Mr. Denham suggested that the owner fixes the windows and puts the property up on the market.

A motion was made by Mrs. Harrington and seconded by Mr. O'Brian that Item 3131 at 1112 S. Jackson Ave. be extended to our February 27th meeting for progress report and demolition hearing.

(5 Aye, 0 Nay) Motion carried.

Item 3133 **921 W. 5th St.**

Ms. Knoblock stated that she had an attorney added via phone call – the attorney did not answer. Knoblock stated that HUD owns the property and their plan is to hire a local contractor to demolish the property and want HUD to finance the demolition. The owner plans to have all complete in 3-4 months. Mr. Wicklund stated that the board seems to bow down to banks because of attorneys. Mrs. Knoblock stated that if they demolish the property themselves, it will save the City money and time. Ms. Dollison stated that there are tons of materials and debris in the home and garage – it's basically falling in. Ms. Dollison stated that it took a while before the trash on the property was removed. Mrs. Knoblock said she can let the other attorney be aware that this is the final meeting regarding this particular property. All board members agreed to the client's plan to continue without the City having the property demolished.

A motion was made by Mr. Wicklund and seconded by Mrs. Harrington that Item 3133 at 921 W. 5th St. be extended to our February 27th meeting for progress report and demolition hearing.

(5 Aye, 0 Nay) Motion carried.

Item 3134 **2705 S. Virginia Ave.**

Mr. Campbell stated that he is waiting for the windows to be installed by Woody's Glass. The owner presented a receipt to the board of windows purchased. Ms. Dollison stated that windows are the main concern at this time and to have the property secured. Once windows are done, the owner plans to go with a realtor to sell the home. Mr. Campbell originally wanted to sell the property as it is, but realtor suggested having the new windows installed. Mr. Denham suggested getting electricity turned on at home and putting up a motion light and/or more of a security system for the property to detour individuals from squatting and destroying property.

A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3130 at 1624 S. Jackson Ave. be extended to our February 27th meeting for progress report and demolition hearing.

(5 Aye, 0 Nay) Motion carried.

Item 3141 **2402 S. Alabama Ave.**

Mr. Campbell told the board that the back door has been kicked in and the plan for the property is to be sold once completed. Mrs. Knoblock asked for the specific address since there were multiple addresses in front of her for Mr. Campbell. Mr. Denham asked if he planned to clean outside of the property/landscaping. Mr. Wicklund asked Mr. Campbell why he doesn't just sell the property. Mr. Campbell stated that he is just doing one property at a time and plans to replace the back door. Mrs. Knoblock stated there was another individual to speak to on the property and Mr. Dennis Plateman came to the podium to state that the property in 1999 was reported empty. Mr. Plateman stated that the property is slowly decomposing; trees are overgrown in the home/covering the house, landscaping needs done as well. Mr. Plateman told the board he knows the home has been broken into; animals have been going into the property, mainly possums, and that the windows are boarded up. Mr. Plateman stated that this particular house is the worst home in the entire neighborhood. Mr. Denham mentioned that this house has come to the board twice. Mr. Denham asked Mr. Plateman how long he thinks it will take to clean up the property for 60-90 days. Mr. Campbell said that there is a big piano in the home with other furnishings he'd like to remove from the property and did not give certainty of how soon all that the property needs could be done before potentially selling it. Mr. Wicklund suggested to Mr. Campbell that the house should be completed in 30 days and for the property to be put up for sale. Mr. Campbell responded that people have shown interest in the property, however, they are asking too little. Mr. Denham suggested repairing a few things for the home and that could

increase the price of sales of the property. Mr. Denham mentioned to the Board that the city can motion for demolition in the next meeting pending progress notes.

A motion was made by Mr. Wicklund and seconded by Mr. Windsor that Item 3141 at 2402 S. Alabama Ave. be extended to our February 27th meeting for progress report and demolition hearing.

(5 Aye, 0 Nay) Motion carried.

Item 3135 **808 S. Murphy Ave.**

Ms. Dollison stated that the owner has requested ARPA. Mr. Bryan Wicklund stated that she hasn't turned anything in for the ARPA application. Mrs. Knoblock suggested moving item 3135 to the end of the meeting.

Item 3139 **1509 S. Picher Ave.**

Ms. Dollison stated that we are currently working with the property owner on scheduling a consultation with her contractor on site while she's on the phone to discuss the options of repair or demolition.

NEW BUSINESS

Item 3142 **723 S. Roosevelt Ave.**

New owner and had inspections/consultation, however, there still needs to be a permit for all trades. Jeff Hadley told the board he will go over to the property this afternoon to take interior pictures.

A motion was made by Mr. Windsor and seconded by Mr. Wicklund that Item 3142 at 723 S. Roosevelt Ave. be extended to our February 27th meeting for progress report and demolition hearing and for the permit to be extended.

(5 Aye, 0 Nay) Motion carried.

Item 3143 **1334 S. Roosevelt Ave.**

Ms. Dollison stated that the property appears to be abandoned. Ms. Dollison told the board that she had sent letters and received no response. The interior is damaged and has old debris in the house.

A motion was made by Mr. O'Brian and seconded by Mr. Windsor that Item 3143 at 1334 S. Roosevelt Ave. be extended to our February 27th meeting for progress report and demolition hearing and for the permit to be extended.

(5 Aye, 0 Nay) Motion carried.

Item 3144 **712 E. Pool Road**

Property is a new business and was motioned for next board meeting.

A motion was made by Mr. Wicklund and seconded by Mr. O'Brian that Item 3143 at 1334 S. Roosevelt Ave. be extended to February 27th meeting for progress report and demolition hearing.

(5 Aye, 0 Nay) Motion carried.

DANGEROUS BUILDINGS

Item 3110 **719 S. Roosevelt Ave.**

Mr. Wicklund and Mr. O'Brian motioned this property as a dangerous building. Mr. Denham motioned for 719 S. Roosevelt to be moved to City.

Mr. Denham swore Ms. Dollison in, and Mrs. Knoblock called Ms. Dollison the first witness. Mrs. Knoblock asked Ms. Dollison about her job description and time framework for the City of Joplin. Mrs. Knoblock showed **Exhibit 1**- pictures of the posting at the property and the fire that occurred in December. Knoblock also noted the pictures of the fire Marshall had taken the day of fire. Ms. Dollison stated that the trusts are scarred and can see the sky through the roof were **Exhibit 2. Exhibit 3** are more pictures of the front of the house on May 22, 2025, that Ms. Dollison took of the property. **Exhibit 4** is the Title Search from February 20, 2025 – Michelle Massey, wife of deceased husband Norman Massey, however, she is not listed on the title search. Mrs. Massey presented Ms. Dollison a "deed" that was the original that Norman Massey was only listed on. Mrs. Knoblock showed the Deed that

was given to Ms. Dollison in July of 2025 of only the owner listed, Norman, who passed 10 years ago. The Deed that Mrs. Massey had shown to the court was listed as Norman as the owner as well as Mrs. Massey. **Exhibit 5** is the certified letters sent to the residence and returned to the sender of today's meeting. Mrs. Knoblock asked Ms. Dollison if she had posted at the property of today's meeting – Ms. Dollison said yes. **Exhibit 6** was the Joplin Globe publications. January 23, 2026, was the last publication of the property listed for today's demolition hearing. Ms. Dollison stated she believes Mrs. Massey is still living on the property and believes that the postings are being taken down. Ms. Dollison read off the Dangerous Building Definitions from Chapter 27; 6, 10, 15, 16, and 17. Mr. Denham stated the urgency of this demolition and can't imagine someone living on the property based on the pictures presented to the Board. Mr. Wicklund asked Mrs. Knoblock to reiterate what had happened to Mrs. Massey and the court meeting that involves the Deed Mrs. Massey was presenting. Mr. Denham motioned 719 S. Roosevelt Ave. to be demolished.

A motion was made by Mr. Wicklund after he had revised his motion and seconded by Mr. Windsor that Item 3110 at 719 S. Roosevelt Ave. to be demolished.

(5 Aye, 0 Nay) Motion carried.

Item 3135 808 S. Murphy Ave.

Mr. O'Brian motioned for 808 S. Murphy Ave. to be a dangerous building and seconded by Mr. Windsor. Mr. Denham motioned for 808 S. Murphy Ave. to be moved to City.

Mrs. Knoblock reminded Ms. Dollison that she is still under oath. **Exhibit 1** is photos of the front of the property and posting. Ms. Dollison stated that the roof is dilapidated, front porch is leaning and likely to collapse. **Exhibit 2** is the Title Search of Danielle Drake. Ms. Dollison spoke with Danielle's mother in June. Ms. Dollison stated they have considered demolition. **Exhibit 3** is a set of certified letters from October 24th, December 17th, and July 10th. One letter was returned to the sender, and a recent letter was sent for today's hearing. **Exhibit 4** is a legal publication from Joplin Globe with today's date, November 7th, November 14th, and November 28th. Ms. Dollison stated the Dangerous Definitions from Chapter 27 as #2, 3, 7, 11, 13, and 18. Mr. Denham motioned 808 S. Murphy Ave. to be demolished.

A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3135 at 808 S. Murphy Ave. was to be demolished.

(5 Aye, 0 Nay) Motion carried.

Item 3138 **1306 S. Pearl Ave.**

Mr. Wicklund motioned that 1306 S. Pearl Ave. to be a dangerous building with Mr. Windsor seconding. Mr. Denham motioned for 1306 S. Pearl Ave. to be moved to City.

Mrs. Knoblock reminded Ms. Dollison she is under oath. **Exhibit 1** are photos of the posting 9/17/25 and of the house. Ms. Dollison believes that they rebuilt the property, but at some point, they stopped working on the property; back of the structure is boarded up and looks like they had brought gravel and paneling in. **Exhibit 2** is the Title Search from Four States Investment. **Exhibit 3** is the certificate of letters to the previous owner and Four States Investment. **Exhibit 4** is Joplin Globe; today's date, November 7th, November 14th, November 17th, and November 28th. Ms. Dollison stated that there was no contact for the property. Ms. Dollison stated the Dangerous Building definitions Chapter 27; 3, 10, 15, 16, 17, and 19th. Ms. Dollison stated that the house should be demolished when asked by Mrs. Knoblock.

A motion was made by Mr. Windsor and seconded by Mr. O'Brian that Item 3138 at 1306 S. Pearl Ave. to be demolished.

(5 Aye, 0 Nay) Motion carried.

Item 3140 **2229 S. Bird Ave.**

Mr. Wicklund motioned that 2229 S. Bird Ave. to be a dangerous building with Mr. Windsor seconding. Mr. Denham motioned 2229 S. Bird Ave. to be moved to City.

Mrs. Knoblock reminded Ms. Dollison she is under oath. **Exhibit 1A** is the posting of Dangerous Building from June 16, 2025, with pictures of the property. Ms. Dollison stated that she took those pictures. **Exhibit 1B** was a second set of pictures from November of 2025 of no change to the property and re-posting. Ms. Dollison stated that the property is vacant. **Exhibit 2** is the Title Search for Brenda Hutchins. Ms. Dollison had no contact with Ms. Hutchins; however, she did speak with her son, but contact fell through. **Exhibit 3** is certified mail for today's hearing date. **Exhibit 4** was the publication of Joplin Globe; December 26, 2025, and four other times was posted prior. Ms. Dollison stated the Dangerous Building Definitions from Section 3 - 7, 8, 10, 15, 16, and 17. Ms. Dollison said that the property needed to be demolished.

A motion was made by Mr. Windsor and seconded by Mrs. Harrington that Item 3140 at 2229 S. Bird Ave. was to be demolished.

(5 Aye, 0 Nay) Motion carried.

Mr. Denham motioned the meeting to be adjourned – Mr. Wicklund motioned and Mr. Windsor seconded.

MICHAEL A CHASE
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jasper County
My Commission Expires: 9/25/2028
ID. #24260375

Mr. Kyle Denham, Chairman

Notary Public

Michael Chase