JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, JANUARY 24, 2025

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on January 24, 2025.

Roll Call

Mr. Denham conducted a roll call. The following people were present: Kyle Denham, Garret Wagner, Gary Duncan, Michael Wicklund, Crystal Harrington, Lance Windsor, Steve Brown, Assistant City Attorney Andrea Knoblock, City Building Officials: Jeff Oliver, Jeff Hadley.

Motion to Excuse

None.

Approval of Minutes

Mr. Windsor made a motion to approve the Building Board of Appeals minutes from December 13th, 2024, and Mr. Wicklund seconded the motion. (7 Aye, 0 Nay). Motion carried.

Item 2986 Blue Shutter Investments. Levi Babbs present. 302 S Connor Ave.

Mr. Babbs said that after the fire he went through everything and the path that they thought the property was a total loss, but then the insurance company came back saying that the first floor could be saved and that the staircase and the top floor would need to be redone. Mr. Oliver mentioned that he had this up for a demolition hearing today. Mr. Wicklund said that he was surprised that the insurance company would say that even though part of it was salvageable, there is not much left. Ms. Knoblock spoke and said that the Board could precede with a hearing and order it demolished or repaired once evidence is heard.

Motion by Mr. Duncan and seconded by Mr. Wicklund that Item 2986, 302 S Connor Ave. be the subject of a dangerous building hearing. (7 Aye, 0 Nay) Motion carried. The Board turned it over to the city.

Ms. Knoblock called Mr. Adam Grimes, Deputy Fire Marshal, and he was sworn in. His years of employment in the field and his qualifications were stated by him. He inspected the property at the location to find the origin and cause and it was documented. Ms. Knoblock presented photos that he took and asked if they accurately represent the outcome of the fire. Ms. Knoblock presented documents marked 1-68 and two more documents marked 69 and 70. Mr. Grimes explained the documents and gave a summary of the origin of where the fire started and described the fire crew's activity at the time of the fire. Ms. Knoblock presented into evidence **Exhibits 1-69** to the Board and the Board accepted. Ms. Knoblock had several questions about the photos, and Mr. Grimes talked about the photos that were passed around. Mr. Grimes stated that a lot of water was used to put out the fire. Ms. Knoblock inquired about the electrical system and if it was damaged by the fire. Mr. Grimes said that on the first floor there is some damage to the electrical system and on the second floor the electricity is destroyed. Ms. Knoblock asked about the plumbing. Mr. Grimes said that the plumbing on the second floor was damaged and most of the first-floor plumbing was intact. He stated that there was a lock on the gas meter and electricity was not an issue. Ms. Knoblock asked Mr. Grimes if this was a multi-unit, and he replied yes. Ms. Knoblock asked if the building was required to have a sprinkler system, and he replied yes. Mr. Grimes said that there wasn't a functional sprinkler system at the time of the fire. Ms. Knoblock asked Mr. Grimes to describe document 70. He stated that building was listed as a dangerous building in March of 2022 when they had a walk through with the building department and the owners, to explain what was necessary to bring the building up to code. In July of 2023, some sprinkler work had been sent and some of that work was not completely done by a professional, it was a combination of work with plumbers and electricians. The owner was very cooperative and worked with the fire department. Ms. Knoblock presented Exhibit 70 into evidence. The Board accepted. Mr. Babbs stated that he had no questions for Mr. Grimes and that they did a fantastic job, and he

thanked them. Mr. Duncan asked Mr. Grimes if they believed that the fire was intentionally set. Mr. Grimes said they don't know the intentions of the individuals, but he can tell us that there were no natural or accidental causes.

Ms. Knoblock had Mr. Grimes step down and called Mr. Oliver to be sworn in. Ms. Knoblock asked Mr. Oliver his name, title and how long in his position. She also asked about his training in his position. He responded to her questions. Ms. Knoblock next questioned if he inspected the property in question and he replied he had. Ms. Knoblock presented and asked Mr. Oliver to describe photos marked Exhibit 71. Mr. Oliver said that these were photos taken of the property at the original posting on March 31st, 2022. The first photo is one of the placards that the city uses to place on any structure that they determine to be unsafe or dangerous. The placard is posted on the structure to let anyone know that the building has been posted as a dangerous structure. **Exhibit 72:** Are photos taken by Mr. Oliver on January 21st after the fire and before this meeting and show that the structure had a fire. Exhibit 71 & 72 have fair and accurate descriptions of the property. Ms. Knoblock presented into evidence The Board accepted **Exhibit 71 & 72. Exhibit 73**: A title search was done by Great American Title Insurance Agency, showing the owner of 302 S Connor Ave as Blue Shutter Investments LLC. A deed of Trust in the amount of $120,000 to William D Gillian and Linda Gillian, a mortgage on the property**.** The Board accepted **Exhibit 73**. **Exhibit 74:** Certified letters were sent to the owners, some to Mr. Babbs attorney, Tymon By and to Blue Shutter Investments. These letters go back to April 1st of 2022. The final letter with today's meeting date January 24th sent to Blue Shutter Investments and there is a signed receipt from Blue Shutter Investments. The Board accepted **Exhibit 74**. **Exhibit 75:** The affidavit of the publication receipt from The Joplin Globe for 302 S Connor Ave and a legal notice with publication dates of June 2, 9, 16, and 23rd of 2022. The Board accepted **Exhibit 75**. Mr. Oliver stated which definitions of a dangerous building he felt best described the defects of this structure under Chapter 26-612, and he read subsections, line 6 and as seen by the photos which show it was a subject of a fire and in his opinion, he feels that it should be demolished. Ms. Knoblock asked if he felt that reasonable repairs could be made to this property to make it safe. Mr. Oliver said that due to the size of the structure at this point it wouldn't be economically feasible to make this come out in costs and in a timely manner. Mr. Oliver recommends to the Board that this structure be demolished. Ms. Knoblock offered certified copies of Chapter 26 Articles 9 & 10 of the Joplin city ordinances into evidence before the Board. The Board accepted. Ms. Knoblock requests that the record be held open for the minutes of the Building Board of Appeals. The Board accepted. Ms. Knoblock offered Mr. Babbs didn't have any questions for Mr. Oliver. Mr. Wicklund asked a question about one of the photos with the driveway. There was some explanation given by Mr. Oliver. Mr. Denham asked if 306 ½ was part of this and he replied that it was not. Ms. Knoblock asked if there was anyone here that would like to speak about this property. Ms. Annabel Lopez was sworn in and stated that she was

very concerned about the safety of the area, she is at 301 S Winfield Ave. She mentioned that there was another building that was burnt in the neighborhood also and she was worried about her safety. The city rests and asks Mr. Babbs if he would like to ask any questions. Mr. Babbs said he would like some clarification because he understands that the property is all under one parcel. He is inquiring about 306 and 308. Mr. Oliver said anything at 306 and 308 are safe and all of 302 right back to the alley will be demolished. Mr. Babbs asked if the shop building as well would be demolished, and Mr. Oliver said yes. Mr. Babbs was not aware of that. Mr. Oliver said he stands corrected after looking at Beacon map it is all one parcel so in this scenario that block building that sets against the alley could be considered as part of 308. There was a pause. Mr. Wicklund said that it shows three different tracks on his deed of trust. Mr. Babbs said that he wasn't sure if they were looking at the correct paperwork. Mr. Babbs said that he will have to answer back to his bank after this and they have that out-building as collateral as no damage from the fire and that the insurance company has it with no damage, too. Ms. Knoblock said that the Board can make a variance with their order of demolition. There was a talk with Mr. Wicklund and Mr. Denham and Mr. Oliver on what was damaged and what needs to be taken down. Ms. Knoblock said that evidence is closed, and the decision is before the Board. Mr. Denham asked for a motion.

Motion by Mr. Wicklund and seconded by Mr. Duncan that Item 2986, 302 S Connor Ave be declared a dangerous building in accordance with Joplin's code of ordinances Chapter 26 Articles 9 & 10 Section 26-612 Subsection 6 and so order demolish and the demolition not to include the concrete block structure or the detached garage, but any attached structures to 302. (7 Aye, 0 Nay) Motion carried.

Mr. Babbs asked for a document to show the insurance company that the Building Board ordered the structure demolished. Ms. Knoblock said that he will receive in the mail the formal finding of fact and he has 30 days from this hearing to file an appeal that is filed at the Circuit Court.

Item 3002 Annabel Lopez present. 301 S Winfield Ave.

Mr. Denham asked Ms. Lopez what her timeline on completion and information on a permit extension was. Ms. Lopez said that the plumber had finished but needs to set up an inspection. She was told that all rough ins need to be done before insulation can be done. Mr. Oliver mentioned that the permit was extended to the February 28th meeting date. Mr. Denham asked Ms. Lopez if she still feels like they will be done with renovations by the Feb. 28th meeting, and she said yes. Mr. Oliver said they just have one month to get it done and to do everything they could to have it ready for a final inspection before then. Ms. Harrington said that at the last meeting her husband was working on getting the siding up and asked when it would be done. Ms. Lopez said that the sides are 100 percent done just the back and front needs to finish. Mr. Denham said that she anticipates that it will be completed by their next meeting, February 28th. Mr. Denham asked for a motion to extend.

Motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3002 at 301 S Winfield Ave be extended to the February 28th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3084 Carol Russell present. 1828 W 4TH ST

Mrs. Russell said that they got the approval to start siding the outside and the framing inside. She said they have an electrician lined up and a plumber and are ready to get started. Her husband and grandson work full-time so they work on it on their days off. Mrs. Russell said that all the doors and windows are in, and it is secure, but they worried about getting the wiring stolen. She said that the siding should be done by the next meeting, February 28th.

Motion was made by Mrs. Harrington and seconded by Mr. Wagner that Item 3084 at 1828 W 4th St be extended to the February 28th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 2990 Four Winds Restoration/ Shawn Grindle 801, 803 & 805 W 1st St.

Mr. Denham asked if he had made any progress with funding. Mr. Grindle said that they found out a few days ago that they would not be funded by Arvest and they let Jedi know they were open to selling to them for a loss. Chodo has their own board and timeline. They are moving forward with a new investor. They must resubmit it with the bank if they go down this path. Jedi meets monthly and will ask Scott and find out when. Mr. Denham was hoping for more of an answer if they sold or refinancing. Mr. Grindle said that the building is secure – fenced in and he lives next door. Mr. Grindle said that with the new investor it would be three investors involved in the purchase. Mr. Oliver said that he has not heard of any complaints for several months. Mr. Grindle said he is losing $4000. /month on this project. Mr. Duncan asked why he hasn't put a realtor on this to get better action, and Mr. Grindle said that he was giving Chodo first opportunity, but he agrees that he might have to.

Motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 2990 at 801, 803 & 805 W 1st St be extended to the February 28th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3100 Lori Ann Green 1404 E Hill St.

Ms. Green said that she got approval with the grant to demo the house. She has been working with Mr. Oliver. Mr. Oliver said that since last month's meeting she got the approval through AARPA so there is no reason to be on our agenda anymore.

Motion was made by Mr. Wagner and seconded by Mr. Windsor that Item 3100 at 1404 E Hill St be released from our agenda due to pending demolition. (7 Aye, 0 Nay) Motion carried.

Item 3107 Richard Clemmons & Daughter 2301 W 4th St.

Ms. Clemmons spoke and said they had a fire at the property. She has a buyer for the house that lives next door, and they are speaking to the bank to see about buying it. Ms. Clemmons has also called some demolition companies just in case the sale doesn't go through. Mr. Denham asked if sold, do the prospective buyers intend to demolish. Ms. Taylor said she believed so. Mr. Denham said that this is a new business, so we automatically extend it to our next meeting. Mr. Denham said they would like them to board up the openings, so children don't get inside. She said she was doing that today. Mr. Oliver said that next month's meeting will be up for a demolition if nothing has been done. Ms. Clemmons said that the neighbor does know that it is on this Board. Mr. Oliver asked if she has their contact information to write down on back of the sign-in sheet so he can contact them to let them know of next month's meeting. Mr. Denham said that if she does not want to demolish themselves then they can sign a waiver for the city to demolish the structure. Mr. Clemmons said that the neighbor mentioned possible to repair the building, he asked if it was out of the question to repair. Mr. Denham asked Mr. Oliver if he had been inside it. Mr. Oliver said he hadn't, and that Mr. Hadley had posted the structure. Mr. Hadley said that he doesn't recall completely that it looks like it was burnt straight through. Mr. Clemmons said that on the east side there was very little damage – the bedroom side, the fire damage was on the rear of it. Mr. Clemmons said that his father had built the house and there was a fire once before and he repaired it himself back then. He stated that his brother was living there, and his son moved in and tore it apart. Mr. Clemmons asked for some time. Mr. Oliver said to have the neighbor call in for a walk-through consultation with city inspectors to find out exactly what needs to be done to get up to code and how much it will cost.

Motion was made by Mr. Duncan and seconded by Mr. Wicklund that Item 3107 at 2301 W 4th St be extended to the February 28th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3104 Antwan Perry 1909 W 15th St.

Mr. Perry said that he anchored the building to the foundation, and he hasn't had a sheathing inspection yet. Mr. Oliver said that he put the house wrap on and he didn't get the sheathing inspection beforehand. Mr. Perry had called Mr. Oliver to let him know that he was working on the foundation. His permit has been renewed. Mr. Oliver told Mr. Perry that he needs a solid timeline for completion of the project by the next meeting and the Board and the city would like to see sufficient progress. Mr. Oliver said to get your contractors lined up and have time of completion by next meeting.

Motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 3104 at 1909 W 15th St be extended to the February 28th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3098 Rick Newberry 910 E 7th St.

Mr. Newberry said that he was told to get an asbestos inspection, and he had called Sara Camerer, and she told him that she had talked with Jeff Oliver. Mr. Oliver said that he has this property up today to be released from the agenda because the demolition took place without a permit. Mr. Oliver stated that they have had several conversations regarding having the asbestos inspection and getting a permit, but the demolition has already taken place and was hauled away. Mr. Oliver spoke about officials being in town looking at other projects and there might be some repercussions from tearing the building down without the correct procedures. Mr. Newberry explained what had happened with a tree that fell around Thanksgiving, and he had car ramps inside the building that had been stolen. They had them on camera but have had no luck finding them. Mr. Newberry said that he thought they did come back and got things that were on the roof, because the roof came down shortly after, so he went and cut part of a tree that was leaning on it. When they cut the tree, it fell on the Illinois side, and it took them a day or two to clean it up. Mr. Oliver replied that what Mr. Newberry does next is up to him - that it would be off this Board, and it would be on the code enforcement side if debris is not cleaned up. Mrs. Harrington asked Mr. Newberry where he took any debris that was taken off the site. Mr. Newberry said that someone came by and asked if he could clean it up for him and the gentleman did, but he didn't haul anything off his property.

Motion was made by Mr. Wagnor and seconded by Mr. Duncan that Item 3098 at 910 E 7th St be released from our agenda due to the demolition already occurred. (7 Aye, 0 Nay) Motion carried.

Item 3072 Ivy Iverson 220 N Byers Ave.

Mr. Iverson said that they had an inspection, but the plumbers came out yesterday to fix the mistakes they made. The electricians came back to re-do what they had to fix. Mr. Iverson said he is waiting on his siding contractor to come back to give him bids to do bathroom and laundry room and then he should be done with the project. He will be calling for his inspections next week, he should be on the schedule for Monday. Mr. Oliver said that the extension of the permit expires on February 28th and Mr. Iverson is correct that he has had a few inspections that failed on December 24th and 30th and he is still active and working on it. It was asked if he still had drywall and the inside to finish. Mr. Iverson said he did. Mr. Denham mentioned an extension will be needed by the next meeting. Mrs. Harrington talked about how the framing failed 6 times because of the stairs, and that it was brought up at their last meeting as well.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3072 at 220 N Byers Ave be extended to the February 28th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3103 B&B Real Estate Holdings/Nathan Carver 504 S McKinley Ave.

Mr. Carver introduced himself. Mr. Carver said that they were supposed to close on January 3rd, on this property and he had done a drive by and saw that there was a placard on it saying it was a dangerous building. They reached out to Mr. Oliver and postponed closing on the property. Mr. Carver met with the inspectors to do a consultation and walk through. He didn't want to purchase the property until he met with the Board to make sure they allowed it to be rehabbed. He has his contractors lined up. If the Board allows them to rehab the property their closing will be on Monday. A tree had fallen on the front part of the house. Mr. Denham asked if they had a timeline. Mr. Carver believes they can finish it in approximately 6-8 months at the max. Mr. Carver said that their plan is to get the outside cleaned up and reroof done first. They are planning a complete repair of the wiring. Mrs. Harrington asked if they had other projects going on now. Mr. Carver said they are finishing up one in Webb City and there is one in Carterville that they will be starting and hopefully this house. Mr. Carver said that they paid $10,000 for the property and they thought the rehab total would be $60,000 more or less. Mr. Carver said the goal is to flip this house. Mrs. Harrington asked if they had done other projects in Joplin, and he replied yes and gave the address.

A motion was made by Mr. Duncan and seconded by Mrs. Harrington that Item 3103 at 504 S McKinley Ave be extended to the February 28th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried. Mr. Denham said that they have extended the permit.

Item 3054 Matt Smith 1624 W 4th St.

Mr. Smith said at the last meeting that they got all the siding on and painted. They are inside working now. The permit expires on February 26th, so he will be asking for an extension. Mr. Oliver asked if he had any inspections done. Mr. Smith explained that he talked with the inspector, and he said to leave the floor out, so they don't have to crawl under. The inspections were not called in yet because they got the siding on and painted so they can set the meter and work on it. Meter has not been set yet. The outside looks good, and the place is secure. The rough plumbing is almost done and should be inspected by the next meeting.

A motion by Mrs. Harrington and seconded by Mr. Duncan that Item 3054 at 1624 W 4th St. be extended to our February 28th meeting for progress report or demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3091 Brenda Suhr/ Rent Joplin 4020 S Main St

Brenda said that the electric was supposed to be finished yesterday but she hadn't talked with him yet. When it's done the inspection will be called in and then the sheathing. Mr. Denham asked if the framing inspection took place. After she had talked with the contractor, he said that mid-February they would be completed. Brenda said she knows the weather has slowed their contractor down a bit to get the sheathing in place.

A motion by Mrs. Harrington and seconded by Mr. Duncan that Item 3054 at 1624 W 4th St. be extended to our February 28th meeting for progress report or demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3102 Brenda Suhr / Rent Joplin 519 S Picher Ave.

Brenda said they have the same contractor, and he scheduled the walk through with the inspectors today so they can pull the permit. They will be finishing the other property first and will get into this one next. Mr. Wicklund asked Mr. Oliver what the problem was with this property and Mr. Oliver said there was a fire in the back. Mr. Oliver said that he believes it's rehab able. Mr. Hadley said that the fire started on the back porch and went straight up the wall and there was some smoke damage and some damage to the back porch. Mr. Denham asked for a more definitive timeline on this at the next meeting.

A motion by Mr. Wicklund and seconded by Mr. Windsor that Item 3102 at 519 S Picher Ave. be extended to our February 28th meeting for progress report or demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3015-3016 Dalton Barwick/ProX 117/121 S Byers Ave.

Mr. Oliver said that the permit expires on January 29th. Mr. Barwick said if he gets the extension today that his plan is to renew the permit after this meeting. Mr. Denham stated that he doesn't see much activity at the property. Mr. Denham said that Dustin had said that one contractor is going to do the whole thing now. Mr. Barwick replied that they got rid of the four contractors and have just one new contractor now and it has been to their benefit. They passed framing in both buildings and passed mechanical in 117. They are done with electrical in 121 and have hung all the sheetrock in 117, that happened the day before Christmas but due to the weather texturing, mudding and taping crumbled. They can't keep it warm enough inside even with the four heaters they have going, it only gets about 40 inside. They halted the sheetrock right now. The biggest push they are doing is that fire suppression line coming from Byers into the property and concrete work, which we need warmer weather. They are turning in for the mechanical inspection today. We are hoping that after the inspector comes out, they can request the fire marshal to come out. As long as the temperature keeps rising, they will be able to keep moving. All Current is the electrician and has been out there and the sheetrock crew. They have kept it secure with no incidents. They are hoping to be done by the end of March, but it is based on the weather. Mr. Oliver said that provided they pass all the inspections they will have all the rough ins done. Mr. Oliver said that he (Mr. Barwick) is thinking that insulation, hanging and finishing sheetrock, setting cabinets, finishing plumbing and lighting will ensure that they will have all of that done by end of March. Mr. Barwick replied this contractor has a 44-man crew and he has promised that so we will see. He currently has this project and six others going for us and he has stayed on top of it. They don't have water out at the project. Southern Comfort Homes is the new contractor, he is from Fayetteville, Arkansas. Mr. Wicklund said that they have quite a great reputation. Mr. Barwick said that they do a lot of custom homes, and he was one of their vendors and Mr. Barwick sent out a plea of help for this project and so far, so good. They are getting through everything. They have insulated all of 117 in hopes to keep it warmer inside. Mr. Denham asked the Board if their wish is to extend 90 days. Mr. Wicklund said he has no problem with 90.

A motion by Mr. Duncan and seconded by Mr. Wagner that Item 3015 & 3016 at 117 & 121 S Byers Ave that their permit be extended for 90 days and be extended to our February 28th meeting for progress report or demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3056 Mr. Isidro Ruiz 217 S Pearl Ave.

Mr. Oliver asked Mr. Ruiz if the electrician had been there working on the electricity. Mr. Ruiz said he was there, and the electrician had run the wires through the wall, and he said that his permit is expiring. Mr. Oliver replied that it is correct that the permit expires, and they have already granted one extension, and he knows we can't control the subs, but this property has been on the agenda for going on for a year and a half. Mr. Oliver continued that it will be up to the Board to grant another extension, and he hasn't had an inspection since last July, almost 7 months. Mr. Wicklund asked about the expiration of the permit and Mr. Oliver said that it expires at the end of day today. Mr. Oliver said that they had someone showing up to our meetings and he has been to the last couple, but we need to see some progress. Mr. Wicklund asked Mr. Oliver what needs to happen to get off our agenda. Mr. Oliver stated that he has some newly broken windows and asked if he ordered new panes and Mr. Ruiz said yes, two need to be replaced. Mr. Oliver said that they would like to see the outside finished and he needs to be ready for final inspections. Mr. Wicklund asked if it was secured, and Mr. Oliver said that it is. Mr. Duncan asked Mr. Ruiz how long he thought it would take to finish the project. Mr. Ruiz said that it will probably take about two months to finish the inside. Mr. Denham asked if the plumbing was done. Mr. Duncan asked if 60 to 90 days it will be finished and Mr. Ruiz said yes. Mr. Ruiz said his plan is to hire another electrician to get the work done. Mr. Wicklund asked who his electrician now is. Mr. Ruiz said Arc Electric, and he already paid him half of the money. Mr. Oliver told Mr. Ruiz that he needed to go to the fourth floor to extend his permit to 4/25/25.

A motion by Mr. Duncan and seconded by Mr. Wicklund that Item 3056 217 S Pearl Ave that their permit be extended for 90 days and be extended to our February 28th meeting for progress report or demolition hearing.
(7 Aye, 0 Nay) Motion carried.

Item 3101 **2722 Rolla St.**

Motion by Mr. Wagner and seconded by Mr. Duncan that Item 3101, 2722 Rolla St. be the subject of a dangerous building hearing. (7 Aye, 0 Nay) Motion carried. The Board turned it over to the city.

Mr. Jeff Hadley was sworn in. He gave his name, his occupation and his experience and he had inspected the property at 2722 Rolla St. **Exhibit 1**: Photos presented to Mr. Hadley to describe. These photos were taken on the day he posted the structure as a dangerous building on August 21, 2024. **Exhibit 2:** This photo shows the tree that collapsed and landed on the front porch. A second photo showed the meter box that was disconnected due to the tree falling. The structure was vacant with no utilities connected. There are two outbuildings which one shows a missing door and open to the elements. Photos taken by Mr. Hadley on January 22nd of this year showed the house in the same state as previously posted. Mr. Hadley said that the only thing that had been done was the removal of the tree. **Exhibit 3:** A title search was done by Great American Title Insurance Agency showing the owner as Allen Burt. **Exhibit 4:** Certified letters were sent and there is a signed receipt with today's hearing date. Mr. Burt did come to last month's meeting, and he said that he had intentions of repairing the porch. **Exhibit 5:** An affidavit of publication in the Joplin Globe legal notice was run for the property at 2722 Rolla St on January 2nd, 9th, 16th, and 23rd of this year. Mr. Hadley read the definitions in the subsections and explained each starting with line 3, line 4, line 5, line 6, line 8, line 9, line 13, line 15, and line 18. Mr. Hadley states that in his expert opinion this is a dangerous building due to the instability of the roof and the open access to the out buildings. The Board accepted **all Exhibits** presented. Ms. Knoblock admitted Articles 9 & 10 of Chapter 26 of the Joplin code of ordinances into evidence. The Board accepted. She also requested that the records be held open to include the Joplin Globe publication dates and the Building Board of Appeals minutes. The Board accepted. Ms. Knoblock asked Mr. Hadley if it was reasonable that the building could be rehabilitated. He stated that the front porch would need to be repaired up to a safe standard and that they would need to make sure that there was no shock load or any other shock to the building from the tree falling on it. Mr. Hadley stated that Mr. Burt was told at the last meeting to fix the front porch or tear it down and only minimal work has been done since. Mr. Hadley recommends the demolition of the building. No witnesses are present, evidence is closed, and the decision is before the Board.

A motion by Mr. Wagner and seconded by Mr. Windsor that Item 3101 2722 E Rolla St be declared a dangerous building in accordance with Joplin's code of ordinances, Chapter 26 Articles 9 & 10 Section 26-612 Subsections 3, 4, 5, 6, 8, 9, 13, 15 and 18 and so ordered demolish to include any outbuildings. (7 Aye, 0 Nay) Motion carried.

Item 3033 Brandy Kay Properties/Ledford 1010 W 3rd St.

Mr. Oliver said that the permit expired on December 4th, 2024. The only onsite inspection was a consultation before the project started on June 13th, 2024. Mr. Oliver asked the Board to continue it for another month. He believes that the property is up for sale. Mr. Oliver said that they put the windows in and some sheathing was done. Mr. Denham asked if there was any communication with Ledford and Mr. Oliver replied to no.

A motion by Mr. Windsor and seconded by Mrs. Harrington that Item 3033 at 1010 W 3rd St. be extended to our February 28th meeting for progress report or demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3073 Ahmed Sayed & Nurjahen Begun 512 S Cox Ave.

Mr. Oliver said that the only thing left on this property is their final inspection and a little clean up. Mr. Oliver suggests that the Board release it from their Agenda.

A motion by Mr. Duncan and seconded by Mr. Wagnor that Item 3073 at 512 S Cox Ave. be released from the Board's agenda. (7 Aye, 0 Nay) Motion carried.

Item 3085 Thomas Hollorman 1616 S Pearl Ave.

Mr. Oliver said that there is a permit in place, it has had an inspection this past week for their temporary electric, and he has seen people on site working. Mrs. Harrington asked about his pictures from two weeks ago. It looks like it is done but recently she saw the exterior with some missing siding and tar paper. Mr. Oliver replied that the inspectors have been there and it's a possibility that some of the siding had to come off for the inspection.

A motion by Mr. Windsor and seconded by Mr. Wagnor that Item 3085 at 1616 S Pearl Ave. be extended to our February 28th meeting for progress report or demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3090 512 W 20th St.

Mr. Oliver said that one of the owners was at the last meeting and they had a permit in place. The permit has been in place for two months. The contractor they hired has not shown up and he has seen no progress. For now, Mr. Oliver asks the Board to continue.

A motion by Mr. Windsor and seconded by Mr. Wagnor that Item 3090 at 512 W 20th St. be extended to our February 28th meeting for progress report or demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3105 Land Scout 1608 S Minnesota Ave.

Mr. Oliver said that this is new business, so he asks the Board to continue this item. This home has been in disrepair for some time, and we finally posted it. It is vacant. There are vehicles in the back yard. Mr. Oliver said that he believes the neighbors might be parking there too.

A motion by Mr. Wagner and seconded by Mr. Duncan that Item 3105 at 1608 S Minnesota Ave. be extended to our February 28th meeting for progress report or demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3106 Stephen Swift 817 S Chestnut Ave.

Mr. Oliver said that Mr. Hadley posted this property. Mr. Hadley has not heard from anyone regarding this property. It might be ready for a demolition hearing at the next meeting.

A motion by Mr. Duncan and seconded by Mrs. Harrington that Item 3106 at 817 Chestnut Ave. be extended to our February 28th meeting for progress report or demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3108 Kaleb Adams 519 N Pearl Ave.

Mr. Oliver said that this is a new item and on his drive by it this past week it looked like they were cleaning it out. He hopes that they receive one of his letters and will give him a call. He asks the Board to extend it to the next meeting.

A motion by Mr. Duncan and seconded by Mr. Wagnor that Item 3108 at 519 N Pearl Ave. be extended to our February 28th meeting for progress report or demolition hearing. (7 Aye, 0 Nay) Motion carried.

28 January 2025

Building Board of Appeals

Mrs. Harrington made a motion to adjourn the meeting.

Seconded by Mr. Wagner.

(7 Aye, 0 Nay) Motion carried.

Approved _____

Mr. Kyle Denham, Chairman

Approved _____

Jo Anne Mergenthaler, Notary Public

My commission expires: Sept. 17, 2027