JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, JANUARY 26, 2024

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on January 26, 2024.

Roll Call

Mr. Denham conducted a roll call. The following persons were present: Kyle Denham, Lance Windsor, Christopher Tucker, Gary Duncan, Garret Wagner, Michael Wicklund, Steve Brown, Assistant City Attorney Andrea Knoblock, City Building Officials Jeff Oliver, Jeff Hadley, Brian Wicklund and Administrative Assistant, Vicky Copeland.

Motion to Excuse

Everyone Present.

Approval of Minutes

Mr. Duncan made a motion to approve the Building Board of Appeals minutes from December 8, 2023. Mr. Tucker seconded the motion. (7 Aye) Motion carried.

Continue:

Item 3010, 1116 S Jackson Ave. Patrick Stone present.

Patrick Stone, Stone Companies spoke that the property laid dormant for 8 weeks while working on another job. Since, they have laid insulation and flooring in the interior and should be finished with that by next meeting. The siding on the back kick off will be done in the next four weeks. All permits are in place.

Mr. Windsor made a motion to continue Item 3010, 1116 S Jackson Ave to the February 23rd, Building Board of Appeals Meeting for progress report and demolition hearing. Seconded by Mr. Brown. (7 Aye 0 Nay) Motion carried.

Item 3030, 1010 E 20th St. Allyn Burt, present.

Mr. Burt stated that they are still moving forward and are anxious to get it all done. He mentioned that he has checked on pricing of fences and believes that the curb appeal would diminish from putting one up. Mr. Denham said that the fence would keep vandalism from reoccurring, but they haven't seen any progress yet. Mr. Burt said that they have a crew cleaning up and replacing windows and he has been checking on pricing of elevators – sizes are an issue. Economy is a factor, and the interest rates are up but they are still moving forward. Mr. Denham reported that the appearance is not the issue. It's an incomplete structure. Mr. Burt spoke and said he considered selling the property but is still moving forward. Mr. Denham asked if he anticipates anything to be done by the next meeting. Mr. Burt replied yes. Mr. Michael Wicklund asked what needs to be done to release from Board's agenda. Mr. Burt mentioned that his purpose is to have the property look good for the community. Mr. Windsor said that this building has been sitting there for over 10 years and it needs to be conditioned on a regular basis. Mr. Tucker spoke about windows being broken out and that he believes it needs a fence to stop this from reoccurring. Mr. Duncan asked what needs to be done to be in compliant with our Board. Mr. Bryan Wicklund spoke that there is an active building permit in place. It qualifies as a dangerous building since the tornado when there is no electric, plumbing and the framing is not complete. He stated that there are shell buildings in the city and if the building exterior is secure and looks good that is what is required. The city has agreed they would consider it a shell building, but it is not secured at present. (Mr. Duncan asked if we would release it from the Board, and the windows were broken again, would we put back on the agenda.) Mr. Burt explained the pressure and costs of replacing the windows. Mr. Michael Wicklund asked Mr. Burt if he would board up broken windows immediately. Mr. Burt replied yes. Mr. Denham asked if property was insured. Mr. Burt replied yes. Mr. Peter Edwards, City Attorney spoke briefly on Subsection 612 what necessitates the need to keep on the Board. Mr. Windsor said he would change his vote if windows were boarded up immediately. Another vote was taken.

Mr. Duncan made a motion to release Item 3030, 1010 E 20th Street from the Building Board of Appeals agenda and seconded by Mr. Michael Wicklund. (5 Aye 2 Nay -opposed Mr. Wagner and Mr. Brown). Motion carried.

Continued:

Item 3068, 1518 S Sergeant Ave. Mr. David Logan present.

Mr. Logan stated that on Monday they are scheduled for a walk through and will purchase a permit after. Jeff Oliver spoke and said he had a phone conversation and suggested a walk through before pulling a permit to make sure they are all on the same page as far as what is still needed to be done. Mr. Denham mentioned that this is considered New Business, and the Board is required to continue to next meeting.

Mr. Tucker made a motion to continue Item 3068, 1518 S Sergeant Ave to the February 23 Building Board of Appeals meeting for progress report and demolition hearing. Seconded by Mr. Brown. (7 Aye, 0 Nay). Motion carried.

Item 2985, 130 S Moffet Ave. Star Morrison, Mercury Sky Investment present.

Ms. Morrison stated that she replaced the three load walls, the plumbing, electrical and the roof is being worked on. It passed framing inspection this morning. We are getting siding back up. The windows will be installed in 7 to 8 weeks. She believes the whole house will be complete in 60 days or less. Mr. Oliver believes we should hold on to this for another month or two to see how it plays out.

Mr. Michael Wicklund made a motion to extend for 60 days, Item 2985, 130 S Moffet Ave to our March 22nd Building Board of Appeals meeting for progress report and demolition hearing. Seconded by Mr. Tucker. (7 Aye, 0 Nay). Motion carried.

Item 3063, 320 S Winfield Ave. Donald Simmons present.

Mr. Simmons purchased the property a couple of years ago. There has been some recent vandalism. He purchased for low dollar sight unseen. Once he was able to get inside the interior was packed floor to ceiling with items that the last owner had placed from other properties he had owned. It took several truck loads to the dump to clear out the items from interior and clean it up. He has had several problems with neighbor who wanted to purchase the home. Mr. Simmons goal is to remodel for his daughter and will try to do the work himself. Mr. Oliver asked if he is going to do a lot of the work himself. Mr. Oliver recommends a walk through so that they all are on the same page as to what needs to be done to rehab this. It looks like a huge project. He asked Mr. Simmons if he has any idea what it will cost for the remodel and if he feels it will be worth it for him. Mr. Oliver said that he can go to the 4th floor to schedule a consult inspection. Mr. Simmons stated that since he bought the property at a low cost and figuring about $25,000 or $30,000 to complete it and with today's property prices in that area, he feels it will be worth it for him. He asked who to contact to set up the consult. Mr. Oliver told him he could call the city or go to the 4th floor to schedule the consult. Mr. Denham recommended that he consider clearing out the brush around the porch to keep vandals from hiding and getting in.

Mr. Michael Wicklund made a motion to continue Item 3063, 320 S Winfield Ave to the February 23rd Building Board of Appeals meeting for progress report and demolition hearing. Seconded by Mr. Windsor. (7 Aye, 0 Nay) Motion carried.

Continue:

Item 3021, 2131 Nashville Ave. Tammy Simonds present.

Ms. Simonds said that she has replaced some windows and the front door. They are working on getting the siding done. She has contacted an electrician, Danny Smittle he will be giving her an estimate to do her electric work. They had to remove the back porch due to the roof leaking and her electrical box was on it, so they had to take it off. There is no electricity at this point but hope to pull a permit for that soon. Mr. Oliver said that there is a permit for the windows, but she still needs the permit for the electrical and to get the structure livable. He said that this property has been an issue for many years. He is recommending a walk through with one of our inspectors to make sure they are on the same page with what needs to be done. It was asked if home is occupied and she replied, no. Then asked if someone is living in the RV on the property and she replied, no. She mentioned that she spoke with Paula Bone, Code Enforcement Officer for the City, and asked her if it is ok to leave RV there so her worker can use it while he works and was told it would be ok.

Mr. Wagner made a motion to continue Item 3021, 2131 Nashville Ave to the February 23rd Building Board of Appeals meeting for progress report and demolition hearing Seconded by Mr. Windsor. (7 Aye, 0 Nay) Motion carried.

Item 2990, 801, 803 & 805 W 1st St. Shaun Grindle present.

Mr. Grindle mentioned that all their bids just came in – in the last two weeks. We have been approved for a permit but has not purchased it yet. He is actively seeking financing for the second phase which is everything else. He couldn't get financing back in November without hard numbers on costs. He was asked if he is pursuing federal and tax credits, and he replied yes. He said that he was approved for federal and state tax credits after getting the final numbers in last week.

Mr. Grindle said that it will be 45 days to close the bridge loan to clear out the fire damage and in 60 days he will have more news. He was asked what his contingency plan is, if financing falls through. He replied to sell. Mr. Tucker asked does the Board have authority to waive permit fees or only council. Mr. Peter Edwards, City Attorney, replied no, only the City Council would.

Mr. Brian Wicklund mentioned that the permit fees were very minimal.

Mr. Windsor made a motion to continue Item 2990 - 801, 803 and 805 W 1st St for 60 days to the March 22nd Building Board of Appeals meeting for progress report and demolition hearing. Seconded by Mr. Duncan. (7 Aye, 0 Nay) Motion carried.

Continued:

Item 3026, 2611 S Pearl Ave, Item 3027, 2617 S Pearl Ave., Item 3028, 2621 S Pearl Ave Attorney Mr. Jeremy Brown and Mr. Pappan present.

Mr. Jeremy Brown asked if he could approach the Board to present some materials for viewing. Mr. Bryan Wicklund mentioned that this is being brought back on the Board. It was released at the last meeting. There is no active permit currently. A check had been given for a permit but was returned insufficient. This is considered New Business. Mr. Pappan spoke and said that because of sickness, holidays and weather they have been unable to work on property. His sister had given a wrong check, but he will correct that. He said that there was a problem with the transfer of the property, because part of it was owned by the city. This was taken care of by the city less than a week ago. Mr. Pappan said he has spent $10,000 on materials and $3,000 on labor and has guys on the job and will be working five days a week and he can pay for the permit on Monday. A question by Board was asked to Mr. Bryan Wicklund about an issue with a neighbor. He replied that the city will work with property owner at no further cost to owner. Mr. Pappen spoke with lender and was reassured that this will close. Mr. Jeremy Brown said that they had been waiting for the letter since before December of the year before last. He hadn't had a chance to talk with this gentleman but has no reason to believe that it won't happen before next meeting.

Mr. Windsor made a motion to continue Item 3026 – 2611 S Pearl Ave, Item 3027 – 2617 S Pearl Ave and Item 3028 – 2621 S Pearl Ave to the February 23rd Building Board of Appeals meeting for progress report and demolition hearing. Seconded by Mr. Tucker. (7 Aye, 0 Nay) Motion carried.

Item 3054, 1624 W 4th St. Fred Hobson present.

Mr. Hobson talked about how he is trying to acquire the property and if he does, he will bring it up to code. He will get a building permit if he gets the property. He will bring in a dumpster and will replace all burned areas. He plans on replacing doors and windows to secure the property. He will also replace all the electrical and plumbing and put in new insulation. He asked the Board if there will be a new water main put in since that area all has a new main. Mr. Denham stated that it would be a private matter and to contact Missouri American Water. Mr. Oliver stated that he received a call from the realtor and wanted Mr. Hobson to know that it will stay on the Board's agenda. Mr. Oliver said he did have it on the agenda for a demolition hearing today. Mr. Hobson said he has been inside the property and the framework is in good shape. He is getting it all cleaned up. Mr. Hobson was asked what his timeline would be for closing. He reported that it would be closed February 3rd. He wants to do a title search first. Mr. Oliver asked who he had talked to. Mr. Hobson said that he spoke with a Mandy Wanell, a realtor out of Monet.

Mr. Duncan made a motion to continue Item 3054, 1624 W 4th St to the February 23rd Building Board of Appeals meeting for progress report and demolition hearing. Seconded by Mr. Windsor. (7 Aye, 0 Nay) Motion carried.

Continue:

Item 2986, 302 S Connor Ave and Item 2987, 306 ½ S Connor Ave. Levi Babb present.
Mr. Babb submitted a timeline and said that the only hold up is on 302 S Connor, because the HVAC contractor retired, and the new contractor who worked with him needs to take a test February 12-15. We will be good after he is tested and can get permitted. He was asked if he is using the same contractors for both properties, and he replied yes. Mr. Bryan Wicklund discussed that the city only takes the scores from the testing and does not administer any testing. Mr. Oliver asked about his timeline. Drawings have been resubmitted. Mr. Babb said that there was a small shed on the property which had a fire and the fire marshal had to kick the door in and they took care of it. Property is secured. Plumbing and siding contractor will start soon after permitted. On 306 ½ S Connor Ave there has been no progress made. Trying to get contractors there to get going. There is a permit in place and property is secured.
Mr. Michael Wicklund made a motion to continue Item 2986, 302 S Connor Ave and Item 2987, 306 ½ S Connor Ave to the February 23rd Building Board of Appeals meeting for progress report and demolition hearing. Seconded by Mr. Windsor. (7 Aye, 0 Nay) Motion carried.

Item 3057, 1209 S Iowa Ave. Felicia Carey present.
Ms. Carey said that the property is not technically hers until August this year. She bought the property in a tax sale for a small amount. Mr. Denham says that there was a major fire damage in the back. Mr. Peter Edwards, City Attorney, said that the city will move ahead with the dangerous building hearing today and asked if she consents to it. She replied that the building needs to come down but wasn't sure how the process all worked. Mr. Edwards explained the process and that Mr. Oliver will have a bid hearing and will be able to tell her the cost of that lowest bid within 60 to 75 days. Jeff Oliver apologized for not having any business cards with him but when she leaves, she can go to the 4th floor and ask one of the clerks for his card.
Mr. Michael Wicklund made a motion for a demolition hearing for Item 3057, 1209 S Iowa Ave for today, January 26th, 2024. Seconded by Mr. Tucker. (7 Aye, 0 Nay) Motion carried.

Item 3056, 217 S Pearl Ave. Elizabeth Rodriguez present.
Ms. Rodriguez is representing on Isidro Ruiz for this property. They were going to rebuild the porches but because of weather and holiday they started working on the interior. They removed old sheetrock on walls and ceiling and old plywood on floors. They have quotes from electrician so that work can be started. They know they can't cover anything up without an inspection. When the weather gets nicer, they will start the footings for the porch and rebuild them. At that time will call for an inspection of the footings.
Mr. Duncan made a motion to continue Item 3056, 217 S Pearl Ave, to the February 23rd Building Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (7 Aye, 0 Nay) Motion carried.

Continue.

Item 3011, 911 W B St. Phillip Bentz present.

Mr. Bentz said that the kitchen floor had to be completely replaced. All rough in plumbing should be done next week. He also said he knows his permit expires today and has submitted a request to extend. He has Jeremy Evans lined up to do the sheetrock. The electrical passed rough-in inspection in December and he thought the framing for the porch had also. Mr. Bryan Wicklund stated that the electrical rough-in inspection passed on December 21st, but the framing still has an outstanding disapproval. Mr. Bentz said he would get that scheduled for the framing inspection today.

Mr. Tucker made a motion to continue Item 3011, 911 W B St to the February 23rd Building Board of Appeals meeting for progress report and demolition hearing. Seconded by Mr. Wagner. (7 Aye, 0 Nay) Motion carried.

Item 3033, 1010 W 3rd St. Lance Ledford present for Ledford Construction and Brandy Kay Properties. (302 , 304 N Gray)

Mr. Ledford stated that bids were taken for two houses, and they were demolished. He has the funding for a duplex for that property at 302 and 304 N Gray. He has a building permit in place for 1010 W 3rd St and waiting on windows. He believes by next Thursday the windows will be finished. He has a crew to get exterior finished up and to put siding and roofing on.

Mr. Wagner made a motion to continue Item 3033, 1010 W 3rd St to the February 23rd Building Board of Appeals meeting for progress report and demolition hearing. Seconded by Mr. Windsor. (7 Aye, 0 Nay) Motion carried.

Continue:

Mr. Wicklund made a motion to hold a Dangerous Building Hearing on Item 3057, 1209 S Iowa Ave. Seconded by Mr. Tucker (7 Aye, 0 Nay) Motion carried. The Board turns it over to the city.

Ms. Knoblock called Mr. Jeff Oliver, Building Inspector City of Joplin to testify. The oath was administered to Mr. Jeff Oliver by Ms. Vicky Copeland. Ms. Knoblock asked how long he has been employed in his current position with the City of Joplin. Mr. Oliver replied about 15 years. Ms. Knoblock asked if he had the opportunity to inspect the property at 1209 S Iowa Ave. Mr. Oliver stated yes. He had photos taken of the property on August 17, 2023 (Exhibit 1), the date he posted the property. Other photos were taken on December 7, 2023 (Exhibit 1.1), on a routine drive through. Photos (Exhibit 1.2) were taken on January 25, 2024, yesterday. Mr. Oliver said that the photos reflect the current condition of the property. Mr. Oliver had a title search done using Great American Title showing the Estate of Billie Joe Leon Simon, as the owner of the property and Felecia Carey tax sale purchaser (Exhibit 2). It shows no judgements or liens on the property. Mr. Oliver sent certified letters to notify owners (Exhibit 3). These certified letters Mr. Oliver sent to a Colton Woods, and he has a signed receipt, and to Felicia Carey. He stated that he does not have a signed receipt for that one. Mr. Oliver stated that item (Exhibit 4) is the affidavit of publication showing 1209 S Iowa as being advertised in the legal section of the Joplin Globe with publication date as November 16th, November 23rd, November 30th and December 7th of 2023. Ms. Knoblock asked from the inspection of the property at issue do you have an expert opinion as to whether these premises constitute a dangerous building as defined in Chapter 26 Article 10 Section 26-612 of the Code Ordinance of the City of Joplin. Mr. Oliver replied that he based his opinions of the property off the Code of Ordinances with subsection lines 6 and as you can see from the photos that have been passed around, this property was a subject of a fire and in my opinion is not a habitable structure and needs to be demolished. Ms. Knoblock said that the city offers Chapter 26 Article 9 and 10 of the Joplin Code of Ordinances into evidence. Ms. Knoblock asked that the record be held open to include any other publications in the Joplin Globe and as well as the minutes of the Building Board of Appeals. There were no defendants present today. Ms. Knoblock asked the Board if they have any questions. The city rests.

Mr. Wagner made a motion that Item 3057, 1209 S Iowa Ave be declared a dangerous building in accordance with the Joplin Code of Ordinances Chapter 26 Section 9 and 10 Section 26-612 Subsection 6 so ordered be demolished including any outbuildings. Seconded by Mr. Duncan. (7 Aye, 0 Nay). Motion carried.

Continued:

Mr. Michael Wicklund made a motion to hold a Dangerous Building Hearing on Item 3062, 509 N Byers Ave. Seconded by Mr. Wagner (7 Aye, 0 Nay) Motion carried. The Board turns it over to the city.

Ms. Knoblock reminded Mr. Jeff Oliver, Building Inspector City of Joplin that he was still under oath, and we have already gone over his qualifications. Ms. Knoblock questioned Mr. Oliver if he had the opportunity to inspect the property at issue. Mr. Oliver said yes that he took photos of the property at 509 N Byers (Exhibit 1), the day it was posted on August 9, 2023. There were more recent photos that he took on January 25th, 2024 (Exhibit 1.1). Mr. Oliver said that these photos show the current condition of the property. Mr. Oliver said that he had done a title search with Great American Title showing a Ronald Bishop as the owner (Exhibit 2). Mr. Oliver sent out certified letters to Mr. Bishop at the property addressed 509 N Byers Avenue. He mentioned he does not have any signed receipts for these letters (Exhibit 3). Ms. Knoblock asked if there was anything else Mr. Oliver had done to notify any other interested parties. Mr. Oliver replied that to notify all interested parties he had also published in the legal section of the Joplin Globe. The dates of those publications were January 4, 11, 18, and 25, 2024 (Exhibit 4). Mr. Oliver replied that in his expert opinion he believes that the property at issue constitutes a dangerous building as defined in Chapter 26 Article 10 Section 26-612 of the Code Ordinance of the City of Joplin subsection line 4, line 6 and line 12 as you can see from the photos that have been passed around - this property has been severally damaged. The roof is starting to fail and the photos show that it is a brick structure, there is a lot of settling, cracking and bricks falling off the structure. It certainly does not meet the city codes or ordinances in its current condition. Ms. Knoblock said that the city offers Chapter 26 Article 9 and 10 of the Joplin Code of Ordinances into evidence to the Board. Board accepts. Ms. Knoblock asked that the record be held open to include any other publications in the Joplin Globe and as well as the minutes of the Building Board of Appeals. There are no defendants present today. Does the Board have any questions. The city rests.

Mr. Windsor made a motion that Item 3062, 509 N Byers Ave be declared a dangerous building in accordance with the Joplin Code of Ordinances Chapter 26 Section 9 and 10 Section 26-612 Subsection 4, 6 and 12 so ordered be demolished including any outbuildings. Seconded by Mr. Brown. (7 Aye, 0 Nay). Motion carried.

Continue:

Mr. Tucker made a motion to hold a Dangerous Building Hearing on Item 3059, 909 W A St. Seconded by Mr. Michael Wicklund (7 Aye, 0 Nay) Motion carried. The Board turns it over to the city.

Ms. Knoblock called Mr. Oliver, Building Inspector for the City of Joplin. He was reminded that he is still under oath. Mr. Oliver stated he had inspected the property and had taken photographs on August 3, 2023, on the date it was posted (Exhibit 1). He also took more recent photos taken on January 25, 2024. Ms. Oliver stated that these photos show the current condition of the property. Mr. Oliver explained that he had a title search done using Great American Title, which shows Lola M Fraughton as the owner of this property. (Exhibit 2). Mr. Oliver sent certified letters mailed to the owner at the address 909 W A St, which is the address also given on the Jasper County Beacon website. Mr. Oliver said he doesn't have signed receipts for these. (Exhibit 3). Mr. Oliver stated that he had advertised in the Joplin Globe and the publication dates are January 4, 11, 18 and 25. (Exhibit 4). Mr. Oliver expressed his opinion of this property as a dangerous building as defined on the Code of Ordinances chapter 26 article 10 section 26-612 of the City of Joplin. Mr. Oliver reads subsection line 4, 12 and 18 and states, as you can see from the photos that have been passed around this property has been severally damaged. The roof is starting to fail and the photos show that some of the siding is missing allowing the elements to penetrate the structure and cause further damage. It appears there is an open ditch where a sewer issue had arisen. Mr. Oliver continued that he believes that this structure needs to be demolished. Ms. Knoblock entered all documents to the Board and the Board accepted them. There are no defendants present today. Ms. Knoblock asked the Board if they have any questions. They replied, no. The city rests.

Mr. Tucker made a motion that Item 3059, 909 W A St be declared a dangerous building in accordance with the Joplin Code of Ordinances Chapter 26 Articles 9 and 10 Section 26-612 Subsection 4, 11, 18 and 25 so ordered be demolished including all outbuildings. Seconded by Mr. Michael Wicklund. (7 Aye, 0 Nay). Motion carried.

Continue:

Mr. Duncan made a motion to hold a Dangerous Building Hearing on Item 3064, 2411 W Highland Ave. Seconded by Mr. Michael Wicklund (7 Aye, 0 Nay) Motion carried. The Board turns it over to the city.

Ms. Knoblock called Mr. Jeff Hadley, Building Inspector for the City of Joplin. Oath was administered to Mr. Hadley by Ms. Vicky Copeland. Ms. Knoblock questioned Mr. Hadley in your official performance of your duties have you inspected the property at 2411 Highland Ave. Mr. Hadley stated yes, he had inspected the property and had taken photographs on November 22, 2023, on the initial inspection (Exhibit 1). He also took more recent photos on January 25, 2024, which shows the current condition of the property (Exhibit 1.1). Mr. Hadley explained that he had a title search done using Great American Title, which shows Rodney D & Brenda L Carson as the owner (Exhibit 2). Mr. Hadley sent certified letters mailed to the owners. One was sent December 21, 2023, to a Rodney and Brenda Carson and another on January 24, 2024, to Economic Security with a signature receipt from that one (Exhibit 3). Mr. Hadley stated that he had advertised in the Joplin Globe and the publication dates are January 4, 11, 18 and 25th 2024. (Exhibit 4). Mr. Hadley was asked what makes him an expert in this field. He said that he had been in the fire service for 10 years doing inspections and cost and surveying building construction for life safety. Mr. Hadley express his opinion as this property as a dangerous building based on the Code of Ordinances chapter 26 article 10 section 26-612 of the City of Joplin. Mr. Hadley reads line 5, line 7 and line 10 and states, as you can see from the photos that have been passed around this property's floors are severally decayed and there is a large amount of trash throughout the home. He reads line 13 in the code and mentions that they have received several phone calls from residents about the structure and as well as doors being left open for unauthorized people to enter. Ms. Knoblock offered to the Board all documents and asked that the record be held open to include any other publications in the Joplin Globe and as well as the minutes of the Building Board of Appeals. Board accepts. No one is here today to represent this property. The city rests.

Mr. Tucker made motion that Item 3064, 2411 W Highland Ave be declared a dangerous building in accordance with the Joplin Code of Ordinances Chapter 26 Articles 9 and 10 Section 26-612 Subsection 5, 7, 10 and 13 and so ordered be demolished including all outbuildings. Seconded by Mr. Michael Wicklund. (7 Aye, 0 Nay). Motion carried.

Mr. Oliver identifies and speaks of the following properties:

Item 3002, 301 S Winfield Ave.

There is a permit in place for this one and Mr. Oliver does believe that a recent footing inspection did take place. He ask the Board to continue this to the next Building Board of Appeals meeting on February 23, 2024.

Mr. Tucker made a motion that Item 3002, 301 S Winfield Ave be continued to our February 23rd Building Board of Appeals meeting for progress report and demolition hearing. Seconded by Mr. Duncan. (7 Aye, 0 Nay) Motion carried.

Item 3039, 810 W 10th St.

There is a permit on this one and I ask the Board to continue it.

Mr. Wicklund made a motion to continue Item 3039, 810 W 10th St to our February 23rd Building Board of Appeals meeting for progress report and demolition hearing. Seconded by Mr. Brown. (6 Aye, 0 Nay) Motion carries.

Item 3060, 1819 S Virginia Ave.

This property was demolished, and Mr. Oliver asked the Board to release it from the agenda.

Mr. Michael Wicklund made a motion for the release of Item 3060 at 1819 S Virginia Ave from the Building Board of Appeals agenda. Seconded by Mr. Windsor.
(7 Aye, 0 Nay) Motion carried.

Item 3061, 1826 S Pearl Ave.

Mr. Olliver received a phone call recently from John's wife. They both were here at our last meeting. They are having some difficultly with the title and with family. This property belongs to the sister. Mr. Oliver told the wife that he would ask the Board to continue to give them one more month to see if anything can be done with their attorney. He will have it ready for demolition hearing for our next meeting if nothing gets resolved. Mr. Oliver was asked if he had been inside. Mr. Oliver said that Jeff Hadley is the one who posted it and if we have a hearing, he will be the one testifying on it. Mr. Oliver said that they will revisit the property before the next Building Board meeting.

Mr. Windsor made a motion to continue Item 3061, 1826 S Pearl Ave to the February 23rd Building Board of Appeals meeting for progress report and demolition hearing. Seconded by Mr. Brown. (7 Aye, 0 Nay) Motion carried.

Continued:

Item 3065, 1032 S Sergeant Ave.

Mr. Oliver had a walk through with a few people who came to the counter, and they were told what is required to be done. Nothing has taken place since. He recommends continuing one month to our February 23rd meeting.

Mr. Michael Wicklund made a motion to continue Item 3065, 1032 S Sergeant Ave to our February 23rd Building Board of Appeals meeting for progress report and demolition hearing. Seconded by Mr. Tucker (7 Aye, 0 Nay) Motion carried.

Item 3066, 2633 E 8th St.

There has been no contact with the owners since posting and initial letters. This is new business, so he asked the Board to continue.

Mr. Duncan made a motion to continue Item 3066, 1032 S Sergeant Ave to our February 23rd Building Board of Appeals meeting for progress report and demolition hearing. Seconded by Mr. Windsor (7 Aye, 0 Nay) Motion carried.

Item 3067, 219 N Pearl Ave.

This structure was subject to a fire. Mr. Oliver did receive a call from Kevin Hunter who is part of Greencell US a few days ago. He did a contract for a deed with David Lathum but is taking it back. He has other properties in similar condition that he has a construction company that he is going to sell a package deal to. He told him whether he sells or not to let us know and that it will remain on our agenda until it has rehabbed.

Mr. Windsor made a motion to continue Item 3067, 2633 E 8th St to our February 23rd Building Board of Appeals meeting for progress report and demolition hearing. Seconded by Mr. Brown (7 Aye, 0 Nay) Motion carried.

Motion to Adjourn by Mr. Tucker and seconded by Mr. Duncan. All those in favor. We stand adjourned.

Mr. Tucker made a motion to adjourn the meeting. Seconded by Mr. Duncan.

(7 Aye, 0 Nay) Motion carried.

Approved _____

Mr. Kyle Denham, Chairman

Approved _____

Jo Anne Mergenthaler, Notary Public

My commission expires: Sept. 17, 2027

