JOPLIN | BUILDING BOARD OF APPEALS

Building Board of Appeals

Meeting Minutes

January 27, 2023

Call to order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on January 27, 2023.

Roll call

Mr. Denham conducted a roll call. The following persons were present: Kyle Denham, Lance Windsor, Christopher Tucker, Steve Brown, Gary Duncan, City Building Official Jeff Oliver and Administrative Assistant Vicky Copeland.

Motion to Excuse

Mr. Duncan made a motion to excuse Mr. Malone and Mr. Wagner from the January 27, 2023, Regular Meeting and Mr. Windsor seconded the motion. (5 Aye, 0 Nay, 2 Absent)

Approval of Minutes

Mr. Windsor made a motion to approve the Regular Meeting of Building Board of Appeals minutes from December 9, 2022, and the Special Meeting of Building Board of Appeals minutes from December 28, 2022, and Mr. Tucker seconded the motion. (5 Aye, 0 Nay, 2 Absent) Motion carried.

Continued Items

Item 2913, 3615 S. Range Line Rd.

The owner was not present at the meeting. Mr. Oliver stated a permit could possibly be in place and demolition could happen beginning in March. Mr. Oliver stated he believed the project was moving forward. Mr. Tucker asked about their discussions in their last meeting regarding assessing penalties for inactivity. He directed the question to Mr. Paul and in addition asked if the Board or the Council have authority to levy fines. Mr. Paul stated no it was more of a police and code issue to address property violations. Mr. Duncan stated it presented a public double standard. Mr. Tucker asked Mr. Oliver if there was a speculation of demolition costs. Mr. Oliver stated approximately $400,000.00. Mr. Tucker addressed the issue of filing a lien against the property to cover demolition costs. The Board agreed that it would be easier to recoup costs of demolition due to the location and size of the property. **Motion to continue Item 2913, 3615 S. Range Line to February 24, 2023, Board of Appeals meeting for progress report and demolition hearing made by Mr. Duncan. Seconded by Mr. Tucker. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 2947, 2408 Willard Ave.

Justin Howerton was present. Mr. Howerton stated 80% of trash had been picked up. He offered to provide the Board with up-to-date photographs. The Board declined to view the photographs. Mr. Howerton stated he worked on the property well into the night. Mr. Oliver stated the facia board and soffits were missing and he would like to see both of those replaced and cleaned up by next meeting. Mr. Oliver stated this protected the structure. He stated they were close to release, and he would be looking for a final inspection. Mr. Denham stated they needed a Certificate of Occupancy. **Motion to continue Item 2947, 2408 Willard Ave. to February 24, 2023, Board of Appeals meeting for progress report and demolition hearing made by Mr. Windsor. Seconded by Mr. Brown. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 2968, 217 N. Gray Ave.

Donna Bray, owner of the property was present. Mr. Denham asked for an update on the property. Ms. Bray stated the back of the house is framed in and this weekend they would work on roof rafters. She stated she is working on getting trash dumpsters. She stated she had serious health problems this month. There was a break-in and vandalism had occurred inside the residence. Ms. Bray stated the house is now secured and she was doing her best. Mr. Denham asked what type of progress she could have by next meeting on February 24th. Ms. Bray stated the sheathing, roof and back room secured

from water. Mr. Denham asked Mr. Oliver if there had been any inspections. Mr. Oliver stated, no. Mr. Denham stated the Board would like to see more progress. Ms. Bray stated she was constantly working on the residence. **Mr. Windsor made a motion to continue Item 2968, 217 N. Gray Ave. to the February 24, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 2985, 130 S. Moffet Ave.

Wendy Stevens, owner of the property was present at the meeting. Ms. Stevens stated the apartment above the garage was more inhabitable than the structure at 130 S. Moffet Ave. She stated she had removed four dumpsters from the home. The roof was damaged but now it is in the dry. She stated she currently has a roofer and had other trades coming to look at the property. She stated it was a continuous effort. She had two additional dumpsters scheduled. Ms. Stevens stated during the winter months they were working inside. She stated she will be general contractor. She could not provide the Board with a timeline because she felt it would take most of this year. Mr. Denham asked if there was an issue with the foundation. Ms. Stevens stated yes, there were 27-35 jacks under the house and 15 jacks were laying in the debris. Water damage had caused a lot of sinking and it needed to be leveled out. Mr. Denham asked if it was a basement or a crawl space. Ms. Stevens stated both. Mr. Denham asked if the basement was stone or concrete. Ms. Stevens stated stone. Mr. Oliver asked Ms. Stevens if she had background in construction. She stated yes. **Mr. Windsor made a motion to continue Item 2985, 130 S. Moffet Ave. to the February 24, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 2986, 302 S. Connor Ave.

Item 2987, 306 ½ S. Connor Ave.

Levi Babb, Blue Shutter Investments, owner of the properties was present. Mr. Babb stated he came in yesterday to obtain permits and he was missing the drawings on the north foundation. He was told that once he provided the drawings, he could pull permits. He stated that on February 6th he would be do all the roofs and pulling permits. Mr. Oliver stated you need permits, and he reminded Mr. Babb that he had been talking about it for the last three months. Mr. Denham stated the neighbors were still concerned about the security. Mr. Babb stated they drive by and check security every day. Mr. Denham asked what was the use of the big garage. Mr. Babb stated he had a meeting today at 10:00 a.m. with Overhead Garage Door and the building would

remain a garage. Mr. Denham questioned, the big structure. Mr. Babb stated the big structure would be separate. He would lease it out possibly for a small business. Mr. Denham questioned if the building was salvageable. Mr. Babb stated yes. Mr. Tucker stated there were lots of open windows and it appeared as though the carport was about to collapse. Mr. Tucker stated it was an eye sore. Mr. Babb stated he was looking forward to getting started. **Mr. Duncan made a motion to continue Item 2986, 302 S. Connor and Item 2987, 306 ½ S. Connor to the February 24, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Brown. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 2990, 801, 803, 805 W. 1st St.

Cleveland Apartments, owner of the properties was present. Mr. Denham asked for a progress report on the property. Mr. Shawn Grindle stated they have funding, and they will be starting to clear out the damage next week. Mr. Denham asked if there were permits in place. Mr. Grindle stated the permits have been applied for as of early this week and he is meeting with Mr. Oliver after this meeting. Mr. Grindle does not foresee that being a problem. Mr. Denham asked once the work was started was there a timeline on completion. Mr. Grindle stated to clear out the damage and to put a roof on it will probably be a couple of months. He stated he was hoping by spring. He stated it was all weather dependent. He stated if good weather continued the work would progress faster. **Mr. Duncan made a motion to continue Item 2990, 801,803, 805 W. 1st St. to the February 24, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 2996, 602 S. Sergeant Ave.

Amy Earp, owner of the property was present at the meeting. Mr. Denham asked for information on the property. Ms. Earp stated they went ahead last month and installed the lighting and security lighting and really slowed down the break-ins. They did go ahead and install the steel door on number six, got the guttering put back up and replaced the boards. Mr. Oliver stated that after discussion and a recent drive by that he had noticed the threshold on the door had not been put back in and the railing had not been fixed on the other side. Mr. Oliver stated he had hoped the threshold would have been put back in because the goal was to get that one unit rented out. Mr. Oliver stated he did not believe the property could be release just yet because the property needed to be weather tight before that could happen. Mr. Oliver stated she was right there and hopefully next month. Ms. Earp confirmed the threshold and the railing needed to be repaired. She stated she had the parts to repair the railing. Mr. Oliver reiterated the property must be weather tight. **Mr. Tucker made a motion to continue Item 2996, 602 S. Sergeant Ave. to the February 24, 2023, Board of**

Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay, 2 Absent) Motion carried.

Item 3001, 2703 West D St.

Thomas Couch, 2703 W. D St., Joplin, Mo. owner of the property was present at the meeting. Mr. Couch stated it may be today or next week he would meet with the electrician to see what he thinks and then in the next week or two get his permits. He stated the electrical needed redone and he needed to replace a couple of windows and finish putting up the siding. Other than that, he just went back to work and the issue is financial right now. Mr. Oliver asked the name of the electrician. Mr. Couch stated he was not sure. He stated a friend of his knew someone here in town. Mr. Oliver stated he had this property set out to have a possible demolition hearing today. Mr. Oliver provided history on the property. He stated there was a fire at the residence. The property was posted in July 2022. Shortly after that Mr. Oliver stated he met with Mr. Couch on site. Mr. Oliver stated he did not have any photos of the inside of the property, but he did recall that there was a lot more work to be done on the property than just electrical. Mr. Oliver stated that Mr. Couch presently did not have a job. Mr. Couch stated he was supposed to start a new job this next week. Mr. Oliver asked Mr. Couch how he would fund this rehab project without a job. Mr. Couch stated the IRS owed him some money, so he was waiting to receive that. Mr. Oliver stated it had been six months since that initial conversation and he was told then that he would need to pull permits and get started on it and six months we are still here. Mr. Oliver stated he was concerned about funding and if it could be done. Mr. Couch stated in the next couple of weeks. Mr. Oliver stated he would leave it up to the Board. He stated the permit would need to be for more than electrical. Mr. Oliver stated he would need framing inside done and possibly plumbing whatever had been affected by the fire. He stated there was framing and inspections that needed to be done before wiring. Mr. Tucker referred to the names of Bill and Elise and asked Mr. Couch if they were his parents. Mr. Couch advised they were his grandparents. Mr. Couch stated he was supposed to speak with an attorney this week to get everything straightened out and put in his name. Mr. Tucker asked if they were deceased. Mr. Couch stated yes. Mr. Oliver asked if Mr. Couch had a potential job lined up and asked him to elaborate. Mr. Oliver asked if he had a job since their initial visit. Mr. Couch stated he had worked for a good friend of his for years. His name was David Carver, Webb City, and he does footings for new homes. Mr. Couch stated he has experienced a rough year. Mr. Oliver asked if Mr. Carver could vouch for him as far as working or possibly assisting him with his project. Mr. Oliver stated he had some concern voiced from the neighbors in the area about the property. Mr. Couch stated he believed the property the neighbors were talking about was on Perkins St. Mr. Oliver stated it was not just him at that location. Mr. Oliver stated he had tagged two other properties in the area recently and they are

headed to this Board as well. He stated one of the properties was just down the street and the other one was across Perkins St. Mr. Oliver stated the City had a responsibility to care for our properties for our neighbors. Mr. Couch stated the deed to the property goes back to 1857. The property belonged to his grandfather's parents. He was trying to keep it and get it fixed. Mr. Oliver stated he understood but it could not continue to sit like this in this condition any longer. Mr. Couch stated he just put some of the siding back up. Mr. Denham stated the Board had a choice, they could extend it and give him another month to try and get the deed and come up with a financing plan or go ahead and have a demolition hearing. Mr. Tucker stated he speculated that he would probably not be able to get a deed within 30 days in Probate Court, but they give everyone else a shot. Mr. Oliver advised Mr. Couch to bring in some quotes with dates to the next meeting. Mr. Denham stated that even if the deed was not changed over that the wheels needed to be set in motion. He stated the property could not continue to remain in the present condition. Mr. Denham advised Mr. Couch to contact Mr. Oliver if he had any questions. **Mr. Tucker made a motion to continue Item 3001, 2703 West D Street to the February 24, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Brown. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3002, 301 S. Winfield Ave.

Anabell Lopez, 301 S. Connor Ave., Joplin, Mo. appeared on behalf of the property. Ms. Lopez stated they were supposed to close escrow on February 1st but now it looks like the closing date would be moved to February 15th. She stated the property needed a lot of work. She stated the first thing they would like to do is the roof and then they would go from there, step by step. Mr. Denham asked if she knew the scope of work that needed to be done on the property. Ms. Lopez stated yes. Mr. Denham asked if she had met with anyone from the City. She stated she came in and asked how to get a permit and they stated once she got the keys to the property, she could get the permits. But she stated since escrow had not closed, she did not know how it would work out. She stated she spoke with the realtor and the realtor advised her to attend this meeting. She stated the first item on their agenda was the roof and they would go from there. Mr. Oliver stated they did have a conversation a couple of weeks ago and he wanted to confirm with Ms. Lopez that once she purchased the property and got a permit that would not release the property from this Board's Agenda. Mr. Oliver stated they were going to follow it all the way through until it was completed. He stated they would have to have all the licensed contractors and electricians all listed on that permit. He stated maybe you have already done that legwork securing those trades, but they all must be licensed contractors. Ms. Lopez state she understood, and she asked if she needed to come back to this Board meeting. Mr. Oliver stated yes, and she must continue to

report to the Board until they are basically done with the rehab of the home. Mr. Oliver stated he would send a letter monthly with the date of the meeting. He stated she would need to give the Board a report of their progress. Mr. Oliver stated what they did not want to see is for her to buy a permit and do nothing for two or three months and for the property to sit there. He stated the Board would have a right at that point to revoke your permit and order it demolished. Ms. Lopez stated she understood. **Mr. Duncan made a motion to continue Item 3002, 301 S. Winfield Ave. to the February 24, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3003, 129 S. Patterson Ave.

Sherry Garvin, owner of the property was present. Ms. Garvin stated at the last meeting they were just under contract, and they had not closed. There was a problem with the title. She stated they finally got closed in the middle of January. Ms. Garvin stated they have the roofers lined up, he will be taking the chimney down and re-roofing. She stated the property will be re-sided with new windows probably before the February meeting. Mr. Denham stated then you will continue with the inside. Ms. Garvin stated they will do the outside first just to enhance the appearance. She stated the property is all boarded up now and secure. She stated they will get the outside done first weather permitting. The inside needs everything. Mr. Oliver stated to be sure and come in and get permits. Ms. Garvin stated yes not a problem. She stated she will have the permit in place by the February meeting. She stated they were just waiting for the title. They did not want to do anything without a title. Mr. Denham stated he was glad to see it closed and hoped to see some great progress. Ms. Garvin stated you will. **Mr. Tucker made a motion to continue Item 3003, 129 S. Patterson Ave. to the February 24, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3004, 630 S. Porter Ave.

Pham Thanh Cong & Cuc Thi, owner of the property was present at the meeting. The owner stated they were working on the siding, roofing and windows. The owner requested additional time. Mr. Oliver commended the owner for doing such a good job and moving along quickly. **Mr. Tucker made a motion to continue Item 3004, 630 S. Porter Ave. to the February 24, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Brown. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3010, 1116 S. Jackson Ave.

Amy Earp, owner of the property was present. She stated there was one broken window and they have that boarded up and secured. The property is posted for sale with Burt Real Estate. Mr. Denham asked if Ms. Earp was letting the potential buyers know the property was on the Board's Agenda. Ms. Earp stated yes, and the realtor had spoken with Mr. Oliver just to make sure they had it listed correctly. Mr. Denham asked if the property had been secured in the back. Ms. Earp stated yes. Mr. Denham asked if the property did not sell what were the plans. Ms. Earp stated they would have to get a permit and begin rehabbing the property. The property was part of the estate and under the advisement of the attorney they were going to list it first. Mr. Denham asked what the issue was with this property that placed it on the Board's agenda. Mr. Oliver stated the property was actually posted in 2020 and part of it had a fire in it as well. Mr. Oliver stated there was a permit pulled at the time and some framing work had been completed but it had set vacant since. Mr. Oliver stated the fire department had been called out a few months ago to a house nearby and they reported this house again. Mr. Oliver stated the house had been open at the time and wires were stripped out of it. He stated it would be a complete remodel for whoever takes it on.
Mr. Windsor made a motion to continue Item 3010, 1116 S. Jackson to the February 24, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (5 Aye, 0 Nay, 2 Absent) Motion carried.

Item 2976, 1417 W. 20th St.

Tim Bender, owner of the property was not present at the meeting. Mr. Denham asked for a Motion for a Dangerous Building Hearing on Item 2976, 1417 W. 20th St. ***Mr. Brown excused himself from the hearing due to a prior obligation. Motion to hold a Demolition Hearing on Item 2976, 1417 W. 20th St. made by Mr. Duncan. Seconded by Mr. Tucker. (4 Aye, 0 Nay, 3 Absent) Motion carried.** Mr. Paul called Mr. Jeff Oliver, Building Inspector City of Joplin under oath. Ms. Copeland administered the oath. Mr. Paul questioned Mr. Oliver if he had the opportunity to inspect the property at issue and show reasonable likeness for the matter at issue. Mr. Oliver stated yes, he had inspected the property and it does quality for demolition, and that can be seen in the photographs. (Exhibit 1.1, 1.2, 1.3) Mr. Oliver stated the property had been vacant and a car ran into the side of the house and the photographs reflect the damage. No permits were ever pulled. Mr. Paul stated the photographs reflect the current condition of the residence. Mr. Oliver stated he had posted the property and it is reflected in the photographs. Mr. Oliver explained that he had a title

search done using Great American Title showing John M. Browning and Ticely Browning to be the owners of the property. But the property was subject to a tax sale. The Brownings were key holders at the time the search was ran but it was subject to a certificate of purchase at a tax sale. That would be the 2021 tax sale. It is your understanding that the owner obtained a title in August/September 2022 when those deeds are issued by the Collector. It is your understanding that County 2021 LLC is the current owner of the property. The principle or point of contact would be Tim Bender. (Exhibit 2) Mr. Oliver stated that he sent certified letters to the Brownings and does have some signed receipts. (Exhibit 3) Mr. Oliver stated he sent certified letters to Alliance Title; Tim Bender and he does have signed receipts. (Exhibit 4) Mr. Paul stated that Mr. Bender had appeared before the Board over the past year, and he was aware of these proceedings. Mr. Oliver stated this item was advertised in the Joplin Globe with the publication dates of January 6, January 13, January 20 and January 27 of 2022. (Exhibit 5) Mr. Oliver expressed that he had based his opinions off the Code of Ordinances with sub-section line 6, sub-section line 12 and subsection line 18. (Exhibit 6) Mr. Oliver stated that in his professional opinion, he would recommend demolition of the structure. **Motion Item 2976, 1417 W. 20th St. be declared a dangerous building in accordance with the Joplin Code of Ordinances and so ordered to be demolished including any outbuildings and any storm shelters and ordered to be vacated made by Mr. Windsor. Seconded by Mr. Duncan. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

Item 3009, 218 N. Wall St.

Entrust Group Inc., owner of the property was not present. Mr. Paul referenced an email that was sent to the Board. Mr. Oliver presented history on the property. It had been posted and brought before this Board previously a couple of years ago and at that time he did basically enough to get it off the Board. He is an out of state owner. Mr. Oliver stated when it was released the hopes were he would move forward. Instead, work stopped. He stated here we are a year or two later. The property was turned in by a Council member. So obviously the property was revisited and was in the condition to post. He stated the property was reposted and brought back before this Board. Mr. Oliver stated when he took photographs the other day the front door was wide open. He stated he had a conversation with the owner by phone in December 2022. The owner reiterated his plans to rehab the property. He did not have a course of action. Mr. Oliver stated he does have a local contact. He stated the property is open and he had an opportunity in the past and nothing was done. Once he received a letter about this meeting suddenly, he sent an email and called. Mr. Denham stated the email indicated the owner had problems with flooding in California. Mr. Denham questioned

the reason for the owner not following through with the property located at 218 N. Wall St. Mr. Oliver stated that is what the owner stated. Mr. Tucker asked which Council member reported the property. Mr. Oliver stated he did not know; he did not remember. Mr. Denham asked if the owner of the property was a Joplin resident. Mr. Oliver stated he was not sure. Mr. Duncan asked Mr. Oliver if he had any idea how long it had been vacant. Mr. Oliver stated he did not know if the owner ever secured the property after the first time they spoke in December. Mr. Windsor stated he felt like nothing would be taken care moving forward. Mr. Duncan agreed and thought the Board should move forward with a demolition hearing. ***Mr. Brown excused himself from the hearing due to a prior obligation. Motion to hold a Demolition Hearing on Item 3009, 218 N. Wall Ave. made by Mr. Duncan. Seconded by Mr. Tucker. (4 Aye, 0 Nay, 3 Absent) Motion carried.** Mr. Paul called Mr. Jeff Oliver, Building Inspector City of Joplin under oath. Mr. Paul questioned Mr. Oliver if he had the opportunity to inspect the property at issue and show reasonable likeness for the matter at issue. Mr. Oliver stated yes, he had inspected the property and it does quality for demolition, and that can be seen in the photographs. (Exhibit 1.1, 1.2) Mr. Oliver stated he had posted the property and it is reflected in the photographs. Mr. Oliver explained that he had a title search done using Great American Title showing Entrust Group Inc., Mark Woodcom to be the owner of the property. (Exhibit 2) Mr. Oliver stated that he sent certified letters to Entrust Group in California which is the address on file with the Assessor and an address in Jefferson City where they had a registered agent for the Secretary of State's Office and does have signed receipts. (Exhibit 3) Mr. Oliver stated this item was advertised in the Joplin Globe with the publication dates of January 5, January 12, January 19 and January 26 of 2023. (Exhibit 4) Mr. Oliver stated the owner had actual notification of the Board meeting and had replied with an email. Mr. Oliver expressed that he had based his opinions off the Code of Ordinances with sub-section line 12, sub-section line 15, sub-section 17, sub-section 18 and subsection line 19. (Exhibit 5) Mr. Oliver stated the owner had years to make repairs to the property and make it a livable structure, permits had expired and, in his opinion, construction had been abandoned. Mr. Oliver stated that in his professional opinion, he would recommend demolition of the structure. **Motion Item 3009, 218 N. Wall St. be declared a dangerous building in accordance with the Joplin Code of Ordinances and so ordered to be demolished including any outbuildings and any storm shelters and ordered to be vacated made by Mr. Windsor. Seconded by Mr. Duncan. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

New Business

Item 3011, 911 W. B St.

Phillip Bentz, 6667 Manta Rd., Neosho, Missouri represented the owner of the property and he stated he had a business interest in the property. Mr. Bentz stated they pulled a permit on it yesterday to get started on the outside in the next couple of weeks. He stated they do not have much of a timeline on the property at this time. He stated he should be able to provide a timeline by the February meeting. Mr. Denham asked if he had pulled a permit on the entire renovation. Mr. Bentz stated yes. Mr. Oliver stated this matter would be continued because it was under New Business but if Mr. Bentz could provide some sort of timeline on paper at the February meeting. Mr. Bentz stated they should have that front roof and porch locked in by next meeting. He stated who knew how much damage would occur between now and then on the inside. He stated they would be able to analyze it once that was done. Mr. Duncan stated he noticed on the back side there was a window out on the alley side, and it was open. Mr. Duncan asked if the property would be secured by next month. Mr. Bentz stated that is the goal. He stated even if the window is not in, yet they could have a temporary board put over it. He stated the last time they ordered windows they were six weeks out. Mr. Oliver stated anything he could do to keep it secured. Mr. Denham stated buildings like this tend to draw a lot of nighttime activity. Mr. Denham stated anything you could do to secure the property even if it is temporarily. **Mr. Tucker made a motion to continue Item 3011, 911 W. B. St. to the February 24, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Duncan. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3012, 832 S. Pennsylvania Ave.

Ron Bishop, 1702 Kentucky, Joplin, Mo, owner of the property was present. Mr. Bishop stated the residence caught on fire. He stated he has contact five different contractors to do the demolition and clean that all up. He stated he had been speaking to Tyler in Planning and Zoning about the zoning of the property. Presently, it is zoned C-1 and from what he understood he cannot put a house back on the property. He would have to get it rezoned. He stated let's go back to the five demolition companies he had contacted; he had only received a call back from one. He stated he would give them a call again today. He stated before he did anything he would have to clean it all off. Mr. Oliver asked if he had started cleaning any of it up. Mr. Bishop stated just little bits. He stated he and his next-door neighbor were talking and his neighbor downstairs just pulled a permit. He does remodel and stuff. He has a couple of big trailers which I need to know if he needs to pull the permit or if I can pull the permit to start the demolition on it. Mr. Oliver asked if there was insurance on the property. Mr. Bishop stated no, he

did not. He just paid for the property. He stated he was saving up money for the insurance. Mr. Denham asked if Mr. Bishop was living there at the time of the fire. Mr. Bishop stated yes, he was the one person who escaped out of a second-floor window, and he still had scrapes, bruises and things that were healing up. Mr. Oliver stated so after our visit at the counter about three weeks ago it was discussed about you signing a consent form. Mr. Oliver asked if he had considered that option. Mr. Oliver stated he had a form with him today if that is something he had contemplated. Mr. Bishop stated he needed more information on how that worked. Mr. Bishop asked how the City recouped their money. Mr. Paul stated he could explain that. Mr. Paul stated the Consent for Demolition meant the City will accept bids so it is a fair process, and they will take the lowest bid, award it to a demolition contractor. The contractor would go out and perform the work and then there will be a special tax bill, a lien against the property for the cost of the demolition. It would remain until the property gets sold. At that point the title company would typically flag it and it would be something paid out at closing. That is how the process is supposed to work. Mr. Denham stated Mr. Bishop would also have the opportunity to pay the City back. Mr. Paul responded sure he could always pay it out of pocket. Mr. Bishop stated his overall plan so far is to get the place cleaned up and then come in and then talk to an architect to bring in another structure on the property. Mr. Bishop thought about a small woodshop, and he stated that Mr. Bellairs had said that was in the C-1 realm. Mr. Bishop stated he would put parking in the back. He stated that his next-door neighbor that does the remodel had a couple of big trailers and a couple of trucks, and they are parked on the street and behind his house and he mentioned he was looking for additional parking. Mr. Bishop stated he had thought about putting up a chain link fence around it and leasing his neighbor some space off the street. Mr. Bishop stated there were just a lot of things to think about right now about which way to go. He stated the big thing now was he may be interested in the paperwork for the biding of the demolition and consent. Mr. Bishop asked Mr. Oliver if he could pick up the consent form from him. Mr. Oliver stated anytime, and he had a consent with him now. Mr. Oliver advised Mr. Bishop the consent needed to be notarized and we had a notary available. Mr. Oliver stated if the consent was signed, he could get it advertised to get some bids and get the demolition moving. Mr. Oliver stated he wanted to remind Mr. Bishop that when they spoke at the counter, the garage that is there now would be part of the demolition. Mr. Oliver stated the garage was part of the property. Mr. Bishop stated the house is 832 S. Pennsylvania and the garage is 830 S. Pennsylvania. He stated it was built before the house. Mr. Bishop stated he had the garage full of a lot of his items and he had secured the garage. Mr. Oliver asked if he had thought about moving those items and getting another building for storage. Mr. Bishop stated he had been looking for places, but right now commercial property is very expensive. He stated there are a lot of empty places in town. Mr. Oliver stated the reason he asked was it would take a couple of weeks to get bids and then the contractor would take a couple of weeks to get to the project so

there would be a window of time for you to remove your items from the garage. Mr. Oliver stated the property at 832 S. Pennsylvania was in bad shape sitting there and needed to be gone as soon as possible. Mr. Oliver stated he hated to leave the property sitting there any longer than needed. Mr. Bishop stated he would contact those other contractors today. He stated he had the bid for one and it was $9,000.00 but that was not removing the garage. Mr. Bishop stated he was not familiar with the zoning laws. He stated he knew there was a car shop near that structure and there was another car shop across in the alley. It was just a steel building. He stated he would have to bring in a drawing after he spoke with the architect. Mr. Bishop asked Mr. Oliver if he could give him a couple of weeks so he could get a firm offer on the demolition on the existing house part. Mr. Bishop believed that was the biggest eye sore. Mr. Oliver stated this was just an offer the City wanted to extend to assist Mr. Bishop in the demolition. Mr. Oliver stated the cost could be paid out in payments so he would not have to have the lump sum. Mr. Oliver stated this may help speed the process. Mr. Oliver stated since this Item was listed under "New Business" it would generally be carried over to the next meeting in February. He stated then at that time the Board would order it demolished whether he had done anything with it or not. Mr. Oliver stated it was inevitable and he was just trying to speed the process along and give him an option. Mr. Bishop stated the City may have more leverage on contractors than he would. Mr. Oliver stated he believed the bid Mr. Bishop received was accurate. He stated that most of the contractors on the list he provided Mr. Bishop did not differentiate much whether it was for the City or for an individual. He stated they are usually very close. Mr. Denham asked when the bid was put out how many contractors usually bid. Mr. Oliver stated anywhere between 3-7. Mr. Denham stated that usually it was more difficult for an individual to come up with that many bids. Mr. Oliver stated that was correct. Mr. Bishop asked if he could take a copy of the form with him. Mr. Oliver stated absolutely but keep in mind the form must be notarized. Mr. Tucker asked how the property would be zoned commercial with a residence on the property. Mr. Denham stated he did not know and that was a good question. Mr. Denham stated that would be something for Zoning and Planning. Mr. Denham stated there were some blanket rezoning done a few years ago to get neighborhoods properly rezoned. Mr. Denham stated there was quite a lot of residential down Pennsylvania Ave. as well. Mr. Denham stated so there is no question, the garage must be part of the demolition even though it was a separate lot it was considered part of the property. Mr. Oliver stated typically that was the way it was done. Mr. Oliver stated in the past it may have been overlooked if another residence were being rebuilt on the property in a timely manner. Mr. Oliver stated usually they would like to take care of it all at once. Mr. Denham stated this is under "New Business" so it must be continued. **Mr. Tucker made a motion to continue Item 3012, 832 S. Pennsylvania Ave. to the February 24, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Duncan. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3013, 1731 S. Pennsylvania Ave.

Steve Mickles, owner of the property was not present. Mr. Oliver stated this structure was the subject of a fire and he asked the Board to continue until February 24th meeting and it would be ready for a hearing at that time. Mr. Denham asked if there had been any conversation with the owner. Mr. Oliver stated no. He stated he had ordered a title search. Mr. Oliver stated the property had been vacant. ***Mr. Brown excused himself due to a prior obligation. Mr. Tucker made a motion to continue Item 3013, 1731 S. Pennsylvania Ave. to the February 24, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Duncan. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

Other Business

Mr. Denham asked for a motion to adjourn the meeting. *Mr. Brown excused himself due to a prior obligation. Motion made to adjourn the meeting by Mr. Windsor. Seconded by Mr. Tucker. (4 Aye, 0 Nay, 3 Absent) Motion carried.

Approved _____

Mr. Kyle Denham, Chairman

Approved Vicky Lynn Copeland

Vicky Lynn Copeland, Notary Public

My commission expires: May 22, 2026

VICKY LYNN COPELAND
Notary Public - Notary Seal
STATE OF MISSOURI
Newton County
Commission Expires 05/22/2026
Commission Number #09804844