JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, FEBRUARY 23, 2024

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on February 23, 2024.

Roll Call

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

Motion to Excuse

Mr. Duncan made a motion to excuse Mr. Tucker and Mr. Wicklund from the February 23, 2024, Building Board of Appeals Meeting. Mr. Windsor seconded the motion. (5 Aye, 0 Nay, 2 Excused). Motion carried.

Approval of Minutes

Mr. Windsor made a motion to approve the Building Board of Appeals minutes from January 26, 2024, and Mr. Brown seconded the motion. (5 Aye, 0 Nay, 2 Absent). Motion carried.

Continue:

<u>Item 2986, 302 S. Connor Ave. and Item 2987, 306 1/2 S. Connor Ave.</u>
Levi Babb present (Blue Shutter Investments). Mr. Babb spoke about 306 S. Connor Ave, that the siding is going on and that he scheduled the plumber for next week rough ins. He mentioned that on 302 S. Connor Ave, that the HVAC contractor passed his test and submitted it to the city. It is Mr. Levi's understanding that they are waiting on a phone call to pick up and pay for the permits on it. Mr. Denham asked Mr. Oliver if he had anything to add. Mr. Oliver replied, no. Mr. Denham asked for any questions or comments. (none).
He asked for a motion to continue to our next meeting March 22, 2024.
Mr. Windsor made a motion that Item 2986 and Item 2987 be extended to the next Building Board of Appeals meeting on March 22, for progress report and demolition hearing. Seconded by Mr. Duncan. (5 Aye, 0 Nay). Motion carried.

<u>Item 3067, 219 N. Pearl Ave.</u> Lorene Simpson present (White Dog Investments). Ms. Simpson mentioned that they are purchasing this property from Mr. Greencell and it should go through in a few weeks. They have contractors lined up and will come in next week. It will take about 14 weeks to renovate the whole property. Mr. Denham asked when the closing will be. Ms. Simpson said that it's at the bank and it is a group project with Mr. Greencell. They are buying 26 properties. March 15th is when the bank will get back to them. Ms. Simpson was asked if there will be any obstacles with it being on the Building Board of Appeals with the bank. Ms. Simpson replied that they just learned a couple of days ago that it was on appeal. She explained the reason why Mr. Greencell is selling the properties. Mr. Oliver spoke on the condition of the property. He said that Mr. Hadley posted it and that it was re-habitable. A few areas are worse than others, a lot of smoke damage, but restorable. Mr. Denham asked if they would make this property a priority from the others they are purchasing. She replied absolutely, we have a few properties working on right now, but this would be the next one, since it is on the agenda. Mr. Denham asked for any questions or comments and if there is a motion.
Mr. Windsor made a motion to continue Item 3067, 219 N. Pearl Ave, to the Building Board of Appeals March 22nd meeting for progress report and demolition hearing. Mr. Wagner seconded the motion. (5 Aye, 0 Nay). Motion carried.

<u>Item 3051, 2131 Nashville Ave.</u> Tammy Simonds present.
Ms. Simonds spoke that they did some work on the foundation, and it is looking better. She explained that weather and money prevented them from doing a lot of work outside. Mr. Denham asked if they have a permit in place for the entire project. Mr. Oliver stated that the permit is for the windows and that they had discussed that she will need an electrician. Ms. Simonds mentioned a few electricians she has talked with. One of them is, Mr. Smittle and he will come over and give her an estimate and let her know what needs to be done this week. Mr. Oliver told her that she will need to schedule an inspection and have an inspector come out and look at what has been done with the windows, because some of the window sizes have changed. He also stated that if they are in the bedrooms and that they must make sure they meet the egress and that the framing is properly done around the windows. Ms. Simonds agreed to get an inspection scheduled. Mr. Denham asked if there were any questions or comments or if there is a motion.
Mr. Wagner made a motion that Item 3051, located at 2131 Nashville be extended to our next meeting agenda on March 22nd, for progress report and demolition hearing. Seconded by Mr. Duncan. (5 Aye, 0 Nay). Motion carried.

Item 2985, 130 S. Moffet Ave. Star Morrison present. (Mercury Sky Investments).
Ms. Morrison said she came a little early hoping that it would be taken off the Board. The property has a brand-new roof, all the old sewer lines have been removed and replaced, 90% of the old water lines have been removed and they are working on them now. The heating and air conditioning is about 75% done and the contractor is there working on it today. Ms. Morrison said that the siding and windows were shipped out yesterday, the 22nd, and her guess is that they should be here in 8 to 14 days. She had to special order some pieces. Security cameras inside and outside installed, and the cabinets and the electrical will be done in about 4 days. She believes that everything should pass inspections in the next week. The roof and framing have already passed inspections. Ms. Morrison mentioned that her insurance is about $1500 more with it being on the Board. Mr. Denham said they can extend for another 60 days if that helps. Ms. Morrison said she must keep a different rider on the insurance, since it's on the Board. Mr. Denham asked what the Board thinks. Mr. Windsor said he is confident that the work will be done. Mr. Denham said he doesn't have a problem with releasing it and we can always bring it back if we need to. Mr. Windsor believes that is a good idea.
Mr. Windsor made a motion to release Item 2985, 130 S. Moffet Ave from the Board agenda. Seconded by Mr. Brown. (5 Aye, 0 Nay). Motion carried.

Item 3054, 1624 W. 4th St. **Matt Smith present.**

Mr. Smith said he is closing on the property today the 23rd at noon. He wasn't aware that it was on the Board's agenda until about two weeks ago. He did submit some drawings yesterday, what he plans to do with the property. He has met with the inspectors at the property. Mr. Smith said he hopes to have this property up and rented by July. He has scheduled dumpsters to be dropped off this afternoon. Mr. Smith said he would have the property all cleaned up this weekend. He knows it has been an issue with the neighbors and the church with garbage in the yard from the fire. Mr. Denham asked Mr. Oliver if he had been there recently and if the fire was extensive. Mr. Oliver said he hadn't been there recently and that the back side is bad. The rest has a lot of smoke damage. Mr. Smith said that there is no structural damage to the front portion of the house and there is hardly any smoke damage. Mr. Smith said that there have been some squatters getting in. The back roof needs some framing, and they will have that done probably, if he can line up all his contractors, in the next month. Mr. Smith said they are not roofing the whole house, just the back bedroom.

Mr. Duncan made a motion that Item 3054, 1624 W. 4th St. be continued to our March 22nd Building Board meeting for progress report and demolition hearing. Seconded by Mr. Wagner. (5 Aye, 0 Nay). Motion carried.

Item 3026, 3027, 3028. 2611, 2617 and 2621 S. Pearl Ave. David Papen present and Jeremy Brown.

Mr. Brown spoke with the title company this morning and said they have all the updated title work. He spoke with the lender yesterday and they are waiting on a few documents. His client and their bank are scheduling a time to get a closing date set. Mr. Papen said that all the weathered wood and product and insulation on property has been removed. All electrical on the first floor has been removed so new wiring can be put in. They have a permit. They have an inspection scheduled for next week. Mr. Denham asked if Mr. Papen had closed on the property. Mr. Papen replied, no. Mr. Wagner asked what the Board should expect to see done by the March 22nd meeting. Mr. Papen said that they will be putting on structural LP siding on the outside, so it looks finished, which he went over with Mr. Bryan Wicklund yesterday. They will have windows and will be getting an inspection next week. Mr. Papen said he spoke with Mr. Oliver, and they will be putting temporary lighting inside. Mr. Denham asked when will construction start on the properties that need slabs. Mr. Papen said they won't start on them until they close. They hope to be closed by next meeting. Mr. Duncan spoke and said, so on March 22nd the Board should see all the things that you just said, plus you should own the property, is that correct. Mr. Papen replied yes. Mr. Denham asked if there were any other questions or comments and do we have a motion.

Mr. Wagner made a motion on Item 3026, 2611 S. Pearl; Item 3027, 2617 S. Pearl and Item 3028, 2621 S. Pearl be extended to our next meeting March 22nd for a progress report and demolition hearing. Seconded by Mr. Duncan. (5 Aye, 0 Nay) Motion carried. Mr. Papen asked why it needed to stay on the Board agenda. Mr. Duncan replied until Mr. Papen owns the properties it will stay on the agenda and that he won't be moved until that happens.

<u>Item 3002, 301 S. Winfield Ave.</u> Ipolito Lopez. Translator Barbie Richardson.
Mr. Lopez worked on the foundation, but he only can work on Saturdays, because he works another job. Mr. Denham asked Mr. Oliver when the last inspection was. Mr. Oliver replied, December 12th was the last footing inspection. Mr. Denham said that this has been on our agenda many times, and the Board hasn't seen much progress. Mr. Denham said they understand, but the Board needs to see progress. Mr. Denham mentioned that it would be beneficial if they could see a timeline of when the work might be done. Mr. Oliver was asked if there was a permit and he said yes, but there are quite a few inspections that still need to be done. Mr. Bryan Wicklund said that it originally had a roofing permit and then it had a residential improvement permit, which listed electrical, mechanical, and plumbing in September. Mr. Oliver asked if the framing inside was done and if he has the electrical and plumbing contractors scheduled to come in. He replied, no. Mr. Oliver said that Mr. Lopez needs to work on it, as far as getting it towards completion. Mr. Oliver also stated that it is a good idea to line up the contractors ahead of time and get people on paper. Ms. Richardson translated that he understands and once he has it closed in he will work on getting the contractors for the rest. Mr. Denham asked if there were any other questions or comments and do we have a motion to continue.
Mr. Wagner made a motion that 3002, 301 S. Winfield Ave be extended to our next meeting agenda on March 22nd for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay). Motion carried.

<u>Item 3015, 117 S. Byers Ave and Item 3016, 121 S. Byers Ave.</u> Dustin Mellies present. Byers Landing Apartments.
Mr. Mellies spoke about the framers getting the interior up to code, rotten lumber replaced. All subfloors and bathrooms needed to be replaced and are in process with that now. Signing contracts today and Monday with HVAC, electrical and plumbing contractors. Framing might be ready for them as early as next week. He will be checking in with the building department today to make sure that the right contractors are on the permits. Mr. Denham asked if he had a full permit in place. Mr. Mellies replied yes and that we are picking up steam out there, meeting with Missouri American Water and Marmet and they decided to stay with the same plans and keep it all electric. They are keeping the original plans and getting mechanical signed up. Mr. Denham said they appreciate that he is keeping it secured and asked if we have a motion to continue.
Mr. Windsor made a motion that Item 3015 and 3016, at 117 and 121 S. Byers Ave be extended to our next meeting agenda on March 22nd for progress report and demolition hearing. Seconded by Mr. Duncan. (5 Aye, 0 Nay). Motion carried.

<u>Item 3069, 3312 S. Moffet Ave.</u> Melinda and Jean Moore present.
Ms. Melinda Moore spoke on her mother, Jean Moore's home and hers. She has been in contact with Mr. Hadley and since their home has been posted they've been trying to get into a low-income apartment and are on a waiting list since November with Forest Hills Apartments. Other low-income ones are out of their budget, and they all have a waiting list too. Mr. Denham asked did the back part of the house collapse or was there a fire. It collapsed, she replied. Mr. Denham asked if she knew when a unit might open. The property manager has told them the end of December beginning of January, but still none. She has called many times, and they are told a few weeks yet. That is when they started reaching out to other places, but every place is more expensive than Forest Hills. Mr. Denham asked if she had tried the Joplin Housing Authority. She replied yes and was told to call different apartments which she did, but they are out of their budget. Mr. Denham asked if either Mr. Oliver or Mr. Hadley had been in the house. Mr. Oliver has been around the exterior only. Mr. Denham asked Mr. Oliver what his concern with the house was. He replied it is subject to collapse. Mr. Oliver said without seeing the inside I can't give you a 100% but it is very rough. Mr. Denham said to Ms. Moore that the Board doesn't want to keep them in a position where the house is unsafe to live in. Ms. Moore understood. She also stated that they have reached out to Habitat for Humanity, because her mother owns the property. Mr. Denham said he believe that they are a good candidate for Habitat for Humanity. Mr. Denham mentioned that since this is new business, the Board automatically continues for 30 days. He encourages that they exhaust all effort to get another place because he is worried that the house is unsafe.
Mr. Duncan made a motion that Item 3069, 3312 S Moffet Ave., be extended to our March 22nd meeting for progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay). Motion carried.

<u>Item 3068 1518 S. Sergeant Ave.</u> Dale Poindexter here for David Williams.
Mr. Poindexter asked for an extension to March 22nd. They have just started on the property. They have the outside cleaned up and disposed of. It's locked up and they haven't seen any e vagrancy there. They have a permit pulled and have a few windows to change out. Inspectors have been in and looked at everything. Mr. Denham asked what kind of timeline do they have. Mr. Poindexter replied by March 22nd they will be making a lot of progress. They are getting the electrician and plumber in place to pull the permits. The flooring, the windows and the siding is what they are working on now. He asked if they are allowed the extension that there will be progress made. Mr. Denham said that we typically extend items like this until the next meeting which is March 22nd. Mr. Denham said do we have a motion.
Mr. Windsor made a motion that Item 3068 1518 S. Sergeant Avenue be extended to our March 22nd meeting for progress report and demolition hearing. Seconded by Mr. Wagner. (5 Aye, 0 Nay). Motion carried.

Item 3011, 911 W. B St. Philip Bentz present.
Mr. Bentz said they have made a lot of progress, that they did do some back tracking this past month. The sewer and the electrician had to be called back in to fix some things and now they are ready for inspections. The sheetrock should be called in by the first part of next week. Mr. Denham asked about a porch framing issue. Mr. Oliver said that has been resolved. Mr. Oliver asked Mr. Bentz if all the rough-in inspections will be done this next week. Mr. Bentz said yes. The one thing that the plumber is waiting on, is that he needs to cut three new pipe jacks in the roof. Mr. Bentz said he will have that done Monday. Mr. Denham asked if there are any other questions.
Mr. Duncan made a motion that Item 3011, 911 W. B St be extended to our March 22nd meeting for progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay). Motion carried.

Item 3056, 217 S. Pearl Ave. Elizabeth Rodriguez for Isidro Ruiz.
This past month has been hard with weather, but they finished tearing down drywall. They have electric wires exposed so electrician can come out. They are ready to pour cement for the porches no later than Wednesday next week and will be calling today or Monday for the inspector to come out. Her boss noticed that the retention wall and sidewalk to house is deteriorating. She presented pictures and asked do we call Missouri One Call? Mr. Denham said yes if you are digging footers you need to call them first. Ms. Rodriguez said she will call them today. Their goal is to get inspector out so they can pour cement and get electrician out, and to have all the electricity done, retention wall, sidewalks and porches fully done by next month. Mr. Denham asked if they are keeping it secured. Ms. Rodriguez responded, so far, no squatters, we've been making the rounds. Mr. Denham asked do we have a motion.
Mr. Wagner made a motion for Item 3056 217 S. Pearl Ave be extended to our March 22nd meeting for progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay). Motion carried.

Item 3065 1032 S. Sergeant Ave.
Mr. Oliver spoke briefly on Item 3065. There was a permit pulled about three months ago for siding and windows, but nothing has been done on this property, so he did set it out for a demolition hearing. It's been in bad shape for a while. It was posted and there was a site visit with one of our inspectors. Mr. Denham asked if there is a motion to have Item 3065, 1032 S. Sergeant Ave. be a subject to a dangerous building hearing.
A motion made by Mr. Duncan, seconded by Mr. Windsor that Item 3065, 1032 S. Sergeant Ave be a subject to a dangerous building hearing. (5 Aye, 0 Nay). Motion carried. The Board turns it over to the city.

DEMOLITION HEARING: Item 3065, 1032 S. Sergeant Ave,

City Attorney, Andrea Knoblock: the city calls Mr. Oliver. The oath was administered to him. Ms. Knoblock questioned Mr. Oliver if he had the opportunity to inspect the property at issue and photos were presented to him. She asked him if these pictures are ones that he took on his initial visit at this location, and if the first photo is of the posting of the house as a dangerous building. He replied that Mr. Hadley took the pictures on 9/13/23. Mr. Oliver said that he has been out to the site. The first photo is of the posting. (Exhibit 1.1) The second set of photos he took yesterday and represent the current condition of the property. (Exhibit 1.2). Mr. Oliver stated that he had a title search done using Great American Title showing Eduardo Efram Aquero Cervantes as the owner. Title work shows the owner has two address (Exhibit 2). Ms. Knoblock presented letters that shows three attempts to contact the owner by mail. Mr. Oliver sent out certified letters to the owner, and he does not have signed receipts. (Exhibit 3). Ms. Knoblock presented the 2023 real estate taxes paid by Mr. Cervantes, and she also presented the warranty deed to Mr. Oliver, these documents show Mr. Cervantes as the owner. Mr. Oliver stated that he had advertised in the Joplin Globe's legal section showing 1032 S. Sergeant Ave with publication dates of February 1st, 8th, 15th and 22nd of this year (Exhibit 4). Ms. Knoblock presented Exhibit 1.1, 1.2, 2, 3 and Exhibit 4 into evidence. Board accepted. Mr. Oliver was asked from the inspection of the property; does he have an expert opinion as to whether these premises constitute a dangerous building as defined in Chapter 26; Article X Section 26-612 of the Code of Ordinances of the City of Joplin. He responded, yes, he does and continued with reading lines 4, 12, 15 and 18, and as you can see from the photos, this structure is in a dilapidated condition. There are areas around the structure where the siding has failed, allowing the elements to penetrate the structure causing further damage. One photo shows the back of the structure where the electrical service has been damaged. While it does not have electric to the property, that it could not be done at this time because of the condition of the electric. Mr. Oliver in his professional opinion stated that this house qualifies as a dangerous structure. Ms. Knoblock said the city offers Chapter 26, Articles IX and X of the Joplin Code of Ordinances into evidence before the Board. Board accepted. In addition, Ms. Knoblock requests that the record be held open to include a copy of the Joplin Globe publication dates and minutes of the meeting of the Building Board of Appeals. Board accepted. Ms. Knoblock asked if the Board had any questions for the witness. Mr. Duncan asked he noticed the taxes for 2023 were paid and thought it being odd that they would pay taxes and do nothing. Mr. Oliver spoke that he knows one of the city inspectors did meet with the owners at the property a few months prior to pulling the permit, so they were aware that it was being looked at.

A motion by Mr. Wagner and seconded by Mr. Windsor that Item 3065, 1032 S Sergeant Ave be declared a dangerous building in accordance with Joplin's Code of Ordinances Chapter 26 Articles IX and X section 26-612 sub-section 4,12,15 and 18. The demolition shall include all outbuildings and the existing building permit to be revoked. (5 Aye, 0 Nay). Motion carried.

<u>Item 3061 1826 S Pearl Ave.</u> Motion made by Mr. Wagner and seconded by Mr. Duncan that this building be subject to a Dangerous Building Hearing. (5 Aye, 0 Nay) Motion carried. Board turned it over to the city.

The city calls Mr. Oliver and reminds him that he is still under oath. Mr. Oliver was shown photos taken on 9/26 of last year (2023), by Mr. Hadley. He also said that he has been out to the site and the pictures do represent the condition of the property and the first photo is of the posting. (Exhibit 1.1) Ms. Knoblock presented Mr. Oliver a second set of photos and asked if these were more current photos. Mr. Oliver answered yes these are photos that were taken by him yesterday and they represent the current condition. (Exhibit 1.2). Mr. Oliver had a title search done to show ownership of the property. The search with Great American Title showed a John Layne Henson as trustee for Joy Lyn. Mr. Oliver in answering Ms. Knoblock said on the Beacon title search it showed an additional address which is a Po Box in Duenweg. Ms. Knoblock asked if Mr. Oliver had attempted to reach the owner at both addresses. He replied yes and stated that John and his wife had been to a Building Board meeting about three months ago and he has had a phone conversation with the wife before lasts months meeting and again Wednesday of this week with her. (Exhibit 2). Mr. Oliver also said that he sent certified letters to Mr. Henson, at the PO Box address and there are signed receipts for them. (Exhibit 3). Mr. Oliver described the next set of documents that he was presented with as an affidavit of publication in the legals section of the Joplin Globe. It shows 1826 S Pearl Ave being advertised with publication dates of February 4th, 11, 18th and 25th of 2024. (Exhibit 4). Ms. Knoblock offered into evidence Exhibit 1.1, 1.2, 2, 3 and Exhibit 4. Board accepted. Ms. Knoblock asked of Mr. Oliver that from the inspection of the property at issue, does he have an expert opinion as to whether these premises constitute a dangerous building as defined in Chapter 26; Article X Section 26-612 of the Code of Ordinances of the City of Joplin. Mr. Oliver replied yes, he does and read line 4, line 12, line 18 and continued with, as you can see from the photos that have been passed around this structure is in a dilapidated condition. There are some areas around the soffit and eaves that shows the elements are causing further damage to the structure. There are various windows that have been boarded up with no attempt to rehab the structure. Due to the condition that it is sitting in and no attempt to repair the structure in my opinion this is a dangerous building. Ms. Knoblock offers Chapter 26, Articles IX and X of the Joplin Code of Ordinances into evidence before the Board. Board accepted. Ms. Knoblock, in addition, she requests that the record be held open to include a copy of the Joplin Globe publication dates and minutes of the meeting of the Building Board of Appeals. Board accepted. The city has no other witnesses or evidence to present. The city rests. There are no defendants here to testify so therefore the city turns over all evidence, testimonials and exhibits to the Board for decision.

A motion by Mr. Windsor and seconded by Mr. Wagner that Item 3061, 1826 S Pearl Ave, be declared a dangerous building in accordance with Joplin's Code of Ordinances Chapter 26 Articles IX and X section 26-612 sub-section 4, 12, and 18. The demolition shall include all outbuildings and the existing building permit to be revoked. (5 Aye, 0 Nay). Motion carried.

Item 3063 320 S Winfield Ave.

Motion to hold a Demolition Hearing on Item 3063, 320 S Winfield Ave made by Mr. Duncan seconded by Mr. Windsor. (5 Aye, 0 Nay). Motion carried. Board turns it over to the city.

Ms. Knoblock called Mr. Jeff Oliver, Building Inspector for the City of Joplin to testify and reminds him that he is still under oath. Mr. Oliver was asked if he had an opportunity to inspect the property. Mr. Oliver stated yes, he had, and as seen by the photographs taken on September 6 of 2023 and the ones, he took yesterday of the property that they represent their current condition (Exhibit 1.1 and 1.2). Mr. Oliver had a title search done using Great American Title showing Donald Simmons as the owner. Title work shows the owner has two address (Exhibit 2). Mr. Oliver sent out certified letters to the owner, and he does have a signed receipt. Mr. Simmons did attend last months meeting (Exhibit 3). Mr. Oliver stated that this item was advertised in the Joplin Globe legal section with publication dates of January 4th, 11th, 18th and 25th of this year (2024). (Exhibit 4). Ms. Knoblock asked if in his professional opinion, if this building constitutes as a dangerous building as defined in Chapter 26 Article X Section 26-612 of the Joplin Code of Ordinances. Mr. Oliver replied, yes, he does, sub-section line 3 (he reads), as you can see by one of the photos that it shows the foundation wall bowing outward, line 4 (he reads) the photos show that there are multiple areas of concern where the structure is failing allowing the elements to penetrate the structure causing further damage. Some of those photos shows an addition on the back of the structure that shows the roof has completely failed and back side windows are open. Line 8 (he reads) the chimney has loose bricks. Line 12 (he reads) as seen by photos this property is in a dilapidated condition and constitutes a dangerous structure. Ms. Knoblock, the city offers Chapter 26 Articles IX and X of the Joplin Code of Ordinances into evidence before the Board. Board accepted. In addition, she requests that the record be held open to include a copy of the Joplin Globe publication dates and minutes of the Building Board of Appeals. Board accepted. City rests.

A motion on Item 3063, 320 S Winfield Ave made by Mr. Wagner seconded by Mr. Windsor that Item 3063 320 S Winfield be declared a dangerous building according to Joplin's Code of Ordinances Chapter 26 Articles IX and X Section 26-612 sub-section 3, 4, 8 and 12 and so ordered demolished and include any outbuildings. (5 Aye, 0 Nay) Motion carried.

Item 3066 2633 E 8th St.

Motion to hold a Demolition Hearing on Item 3066, 2633 E 8th St made by Mr. Windsor seconded by Mr. Wagnor. (5 Aye, 0 Nay). Motion carried. Board turns it over to the city.

Ms. Knoblock called Mr. Jeff Hadley, Building Inspector for the City of Joplin to testify. He was sworn in and gave his occupation and experience. He was asked if in his professional position if he had an opportunity to inspect the property. Mr. Hadley stated yes. He was presented with photos which Mr. Hadley had taken on October 20th, of 2023, the first photo shows the placard posting the building as a dangerous building. The second set of photos were taken that represent their current condition (Exhibit 1.1 and 1.2). Board accepted. Mr. Hadley stated that he had a title search done using Great American Title showing George Rogers Duff and a Margaret Lauren as owners. He was asked if the title work shows a Duff living trust as a different address of 2651 E 8th St. He replied yes. (Exhibit 2). Mr. Hadley said he had sent out certified letters to the owner, and he does have a signed receipt from Mr. Duff (Exhibit 3). Board accepted Exhibit 2 and 3. Mr. Hadley also ran an ad in the Joplin Globe legal section with publication dates of February 1st, 8th, 15th and 22nd of 2024. (Exhibit 4). Board accepted. Ms. Knoblock asked Mr. Hadley that in his expert opinion does he believe this property constitutes as a dangerous building as defined in Chapter 26 Articles X Section 26-612 of the Joplin Code of Ordinances. Mr. Hadley replied yes, he does and read line 4, line 5, line 6, line 10, and line 13, and he said as you can see by photos, multiple windows missing and roof decaying. The city offers Chapter 26 Articles IX and X of the Joplin Code of Ordinances into evidence before the Board. Board accepted. In addition, she requests that the record be held open to include a copy of the Joplin Globe publication dates and minutes of the Building Board of Appeals. Board accepted. City rests.

A motion on Item 3066, 2633 E 8th St made by Mr. Windsor seconded by Mr. Brown, Item 3063 320 S Winfield be declared a dangerous building according to Joplin's Code of Ordinances Chapter 26 Articles IX and X Section 26-612 sub-section 4, 5, 6, 10 and 13 and so ordered demolished and include any outbuildings. (5 Aye, 0 Nay) Motion carried.

Item 3010 1116 S Jackson Ave

Mr. Oliver received an email from Mr. Stone, and he hopes to have it done by the next meeting. Mr. Oliver asked the Board to continue.

A motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 3010 1116 S Jackson Ave be extended to our next meeting agenda on March 22nd for progress report and demolition hearing (5 Aye, 0 Nay) Motion carried.

Item 3033 1010 W 3rd St

Mr. Oliver stated that he had received a call from James Ledford. They do have a permit and will be doing windows and starting the remodel of it in the next few weeks. Lance was here at last months meeting but unable to attend today so James called in.

A motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 3010 1116 S Jackson Ave be extended to our next meeting agenda on March 22nd for progress report and demolition hearing (5 Aye, 0 Nay) Motion carried.

Item 3039 810 W 17th St

Mr. Oliver stated that Mark sent an email again this month. He lives out of state but has a local contractor. He has a permit in place and work is slow but steady, so Mr. Oliver asks the Board to continue.

A motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 3039 810 W 17th St be extended to our next meeting agenda on March 22nd for progress report and demolition hearing (5 Aye, 0 Nay) Motion carried.

Item 3070 902 S Sergeant Ave

Mr. Oliver stated that he has had contact with the owner and a demolition contractor. Mr. Oliver believes this will be down by our next month's meeting, but he asks the Board to continue.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3070 902 S Sergeant Ave be extended to our next meeting agenda on March 22nd for progress report and demolition hearing (5 Aye, 0 Nay) Motion carried.

Item 3071 1822 S Indiana Ave.

Mr. Oliver stated that this is new item, so he asks to continue until next month. Mr. Denham asked what the issue is on this one. Mr. Oliver said that from the outside this house looks like pretty nice place, but it has been hit by termites. They went through the structure, and it is failing. The kitchen floor has dropped about 3 inches, and you can see part of the wall where the termites ate through. This house survived the tornado and that is why there is an X on the building.

A motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 3071 1822 S Indiana Ave be extended to our next meeting agenda on March 22nd for progress report and demolition hearing (5 Aye, 0 Nay) Motion carried.

23 February 2024
Building Board of Appeals

Mr. Duncan made a motion to adjourn the meeting. Seconded by Mr. Windsor (5 Aye, 0 Nay, 2 absent) Motion carried.

Approved _____
Mr. Kyle Denham, Chairman

Approved _____
Ms. Jo Anne Mergenthaler, Notary Public
My commission expires: Sept. 17, 2027

