Building Board of Appeals
Meeting Minutes
February 25, 2022

Call to order

Mr. Denham called to order the regular meeting of the Building Board of Appeals at 9:03 am on February 25, 2022.

Roll call

Mr. Denham conducted a roll call. The following persons were present: Kyle Denham, Lance Windsor, Gary Wilson, Garret Wagner, Assistant City Attorney Jordan Paul, and City Building Official Bryan Wicklund. Mr. Denham asked for a motion to excuse Mr. Malone. Mr. Windsor made a motion to excuse Mr. Malone. Seconded by Mr. Wagner (4 Aye, 0 Nay)

Approval of Minutes

Mr. Denham asked for a motion to approve the minutes as presented for the January Board of Appeals meeting. Mr. Windsor made a motion to approve the January Building Board of Appeals minutes and Mr. Wilson seconded the motion. (4 Aye, 0 Nay)

Continued Items

Item 2913, 3615 S. Range Line Rd.

Aaron Gumpenberger was not present at the meeting. Patrick Wood was present at the meeting. Contractor Freddie Rickey was present at the meeting. Mr. Wood informed the Board the Joint Venture Partner was supposed to be finding the Contractor, but Mr. Wood will now be taking this process back over. Mr. Wood stated Freddie Rickey with Reliable Sewer and Septic will be helping to get the fence at the property boarded up in the next week or two and Mr. Wicklund replied they would need to be careful to make sure that no one is left inside the structure. Mr. Wood advised they have one member that is pushing for more evaluation regarding demolition as the structure is all concrete and he doesn't believe in tearing down structures that are built that way. Mr. Wood advised they are running the numbers for preservation of the structure now. Mr. Wicklund stated if the decision to not demolish the property is still an option, keeping it secured is even more important, this must be a daily

security check. Mr. Rickey advised he can go by the property every day to make sure it is secure. Mr. Wicklund asked if there would be a clearer direction on the demolition or otherwise in the next 30 days and Mr. Wood replied he hopes so. Mr. Wood advised he is not getting a lot of information from the JV Partner. Mr. Wicklund advised the Board appreciates Mr. Wood's quick response. Mr. Denham asked for a motion. Mr. Windsor made a motion to continue Item 2913, 3615 S Range Line Rd to the March 25th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Wilson. (4 Aye, 0 Nay)

Item 2921, 1124 Murphy Ave.

Ms. Wilson was present as the owner of the property. Contractor Freddie Rickey was present at the meeting. Ms. Wilson informed the Board they had an inspection yesterday, the framing, headers, tornado straps, and the concrete anchors are all done. Ms. Wilson advised the exterior is cleaned up and the brush has been removed, but they are having issues with the electrician. Ms. Wilson stated the electrician told her that he was done last Wednesday, but he had to wait 24 hours for an inspection from the city. Ms. Wilson stated they found out yesterday only half of the job is roughed in, so it was not ready for inspection. Mr. Rickey advised Mike's Electric is on standby, in case they need to go with them to finish the job. Mr. Denham asked when the electrician change might happen and Ms. Wilson replied if they are not done by the end of the week, they will call Mike's Electric. Mr. Denham asked if the framing passed inspection and Mr. Rickey replied yes. Mr. Wicklund stated the permit is expired as it was issued a year ago, so the owner needs to send an email or write a letter to request for extension. Mr. Wicklund stated if the contractors stay the same, they can extend the permit, but if there are changes just let them know. Mr. Wicklund stated the permit does need to be extended before any other inspections can take place. Mr. Denham asked for a motion. Mr. Wagner made a motion to continue Item 2921, 1124 Murphy Ave. to the March 25th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2940, 217 Michigan Ave.

Nancy Medina was present as the owner of the property. Ms. Medina informed the Board they are done with the sheetrock, mud, and texture, and then they will move on to the flooring. Ms. Medina advised they have an inspection scheduled today for the electric. Mr. Denham asked if the drywall was done before the electric and Mr. Wicklund replied no, they passed all the rough in inspections and are ready for permanent service to get the power on. Mr. Denham asked if this is something they could release from the agenda. Mr. Wicklund replied it is up to the Board, but the exterior is satisfactory to the requirements of the Board, there has been a lot of progress on the interior in the last 30 days, and he has no reason to think the owners will walk away from the property. Mr. Denham asked if Ms. Medina intended to rent out the property or live in it and she replied live in it. Mr. Denham asked for a motion. Mr. Wagner made a motion

to continue Item 2910, 217 Michigan Ave. to the March 25th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2942, 4323 W 27th Pl.

Due to time constraints and quorum requirements, this item was continued to the next meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2942, 4323 W 27th Pl. to the March 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2947, 2408 Willard Ave.

Due to time constraints and quorum requirements, this item was continued to the next meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2947, 2408 Willard Ave. to the March 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)`

Item 2956, 1502 Bird Ave.

Deanna Weber was present as the owner of the property. Ms. Weber provided the Board an updated schedule for the project and informed the Board the exterior of the structure is almost complete, but she still has trim to do on some of the paint. Ms. Weber stated they have quite a bit of the interior clean up and drywall repairs finished, they also installed an attic access ladder. Mr. Denham asked Mr. Wicklund to speak about this property and Mr. Wicklund stated they are making good progress. Mr. Denham asks for a motion. Mr. Windsor made a motion to continue Item 2956, 1502 Bird Ave. to the March 25th Building Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wilson. (4 Aye, 0 Nay) Question was asked what would get this property off the Board's agenda and Mr. Denham stated the structure would have to be habitable, most of the work be done, it must pass all inspections, and have a Certificate of Occupancy.

Item 2958, 2421 S. Florida Ave.

Due to time constraints and quorum requirements, this item was continued to the next meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2958, 2421 S. Florida Ave. to the March 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2963, 418 W. 2nd St.

Matthew Bolin was present on behalf of PX Commercial LLC the owners of the property. Mr. Bolin informed the Board that last month they had run into a snag where Missouri-American

water was going to have to bring in a new water line. Mr. Bolin advised they have had great difficulty finding where to run this water line. Mr. Bolin's contractor finished the plumbing, electrical, and HVAC rough ins, but the plumber did not know where to stub out the main water hook up. Mr. Bolin spoke with Mr. Wicklund, and he stated if they know the general vicinity the water is going to be coming from, they could stub out the water line in the middle of the house for now. Mr. Bolin stated that Mr. Wicklund advised him it would be a little extra trenching, but if they get the line stubbed out, they could move forward with inspections and drywall, while they figure out the easement. Mr. Denham asked if there was any other electrical or mechanical work to be done and Mr. Bolin replied the contractor was waiting to get paid, so he could go buy the meter box and set it. Mr. Denham asked if the water issue gets resolved this month, how much longer does he think this project will take to complete and Mr. Bolin replied about six weeks. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2963, 418 W. 2nd St. to the March 25th Building Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2964, 2526 E. 12th St.

Due to time constraints and quorum requirements, this item was continued to the next meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2964, 2526 E. 12th St. to the March 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2967, 722 S. Indiana Ave.

Due to time constraints and quorum requirements, this item was continued to the next meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2967, 722 S. Indiana Ave. to the March 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2975, 1611 Missouri Ave.

Owner was not present at the meeting. Mr. Wicklund informed the Board that the property is vacant, and the owner is in a nursing home. Mr. Wicklund received a call from Stevenson Law, and they stated the owner needs to maintain ownership of the property or it could affect her Medicaid. Stevenson Law informed Mr. Wicklund they are fine with demolition as that would not affect the owner's Medicaid. Mr. Wicklund advised he received a voicemail from the owner's son Jedediah who stated he has a buyer for the property for $25,000 and did not want it demolished. Mr. Wicklund left a VM for Jedediah encouraging him to come to the meeting and he did not show up. Mr. Denham calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr. Wagner, Second by Mr. Windsor. (4 Aye, 0 Nay) Mr. Paul calls Bryan Wicklund under oath and is sworn in by Rachel Freund, Notary Public.

Mr. Paul questions Mr. Wicklund if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr. Wicklund states yes, he has inspected the property and it does qualify for demolition, and that can be seen in the photographs that are being passed around. Mr. Paul asked Mr. Wicklund if the photographs reflect a placard that was placed on the property and is the purpose of that placard to notify any party that might be present on the property of this proceeding and Mr. Wicklund replied yes, this property has been posted since July 19, 2021. Mr. Paul clarified for the record that Exhibit 1.1 is dated 2/24/22, Exhibit 1.2 is dated 1/25/22, and Exhibit 1.3 is dated 7/19/21. Mr. Paul asked what if anything did you do to ascertain the ownership of the property and Mr. Wicklund explains that a title search was done using Great American Title showing Loretta Stout as the owner. Mr. Paul asked Mr. Wicklund what if anything else did you do to notify the owner of this proceeding. Mr. Wicklund states that a certified letter was sent to Lenard and Loretta Stout dated February 11th. Mr. Paul stated there is a stack of letters from previous Building Board meetings with no signed receipts yet that were mailed to the address on file with the Jasper County Assessor's office and Mr. Wicklund replied yes. Mr. Wicklund advised there was a letter mailed to DOT Services Corporation that showed up on the title paperwork. Mr. Wicklund stated a certified letter was sent to Pacesetter Corporation as well. Mr. Paul clarified this is another party that was found to have an interest in the property on the title paperwork and Mr. Wicklund replied yes. Mr. Paul asked Mr. Wicklund what if anything else did you do to notify any interested party of this action. Mr. Wicklund tells the Board that the item was advertised in the Joplin Goble with the publication dates of 1/6, 1/13, 1/20, and 1/27. Mr. Paul clarified that Mr. Wicklund had contact with an Attorney representing the owner of the property, so they were aware of the meeting today and Mr. Wicklund replied yes. Mr. Wicklund expresses that he has based his opinions off the Code of Ordinances with sub-section lines 5, 7, 10, 13, 14, and 18 for Item 2975, 1611 Missouri Ave. Mr. Wicklund explains that in his professional opinion, he would recommend demolishing the structure. Mr. Denham asks for a motion. Motion to demolish Item 2975, 1611 Missouri Ave. to include any out-buildings made by Mr. Wagner, Second by Mr. Windsor. (4 Aye, 0 Nay)

Item 2976, 1417 W. 20th St.

Tim Bender with Alliance Title Services was present at the meeting. Mr. Bender informed the Board the structure is vacant, and they have two bids for reconstruction so far. Mr. Bender stated they are waiting on the payout from the Hartford insurance company and the repairs will start shortly thereafter. Mr. Denham asked if the contractors gave him an idea of how long it would take for them to get started and complete the project and Mr. Bender replied they did not, but they are estimating between $37,000 and $57,000 on the repairs. Mr. Bender stated he has had a difficult time obtaining bids due to so many people wanting to work on new construction, not remodels. Mr. Bender stated it is their intention to get the property fully

repaired and livable. Mr. Denham asked if the property is secured, and Mr. Bender replied yes, and they are keeping an eye on the property to make sure no one enters the structure until it is repaired. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2976, 1417 W. 20th St. to the March 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2977, 915 Chestnut Ave.

Due to time constraints and quorum requirements, this item was continued to the next meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2977, 915 Chestnut Ave. to the March 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2979, 1918 S. Moffet Ave.

Due to time constraints and quorum requirements, this item was continued to the next meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2979, 1918 S. Moffet Ave. to the March 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2980, 802 S. Connor Ave.

Tim Bender with Alliance Title Services was present at the meeting. Mr. Bender informed the Board that there was a title issue on this property, but that is cleared up now. Mr. Bender advised by the next meeting, the exterior of this property will be completely cleaned up and the debris will be cleared out. Mr. Bender stated they will get replacement windows ordered this week. Mr. Bender advised he has not been inside the property yet, but he knows the electricity is off. Mr. Denham asked if Mr. Bender is the owner of the property and Mr. Bender replied it is owned by a foreclosure company and they are managing it for them. Mr. Wilson asked if the property was vacant. Mr. Bender confirmed the property is vacant and reiterated they would remove any trash and debris that was unsafe. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2980, 802 S. Connor Ave. to the March 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2981, 2304 S. Empire Ave.

Due to time constraints and quorum requirements, this item was continued to the next meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2981, 2304 S. Empire Ave. to the March 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

New Business

Item 2982, 1924 S. Jackson Ave.

Due to time constraints and quorum requirements, this item was continued to the next meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2982, 1924 S. Jackson Ave. to the March 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2983, 1101 S. Sergeant Ave.

Due to time constraints and quorum requirements, this item was continued to the next meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2983, 1101 S. Sergeant Ave. to the March 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

The Building Board of Appeals meeting on February 25, 2022 ended at 9:45 am.

Approved_____

Kyle Denham, Chairman

Approved_____

Rachel Freund, Notary Public

My commission Expires: July 25, 2025

Building Board of Appeals
Meeting Minutes
February 25, 2022

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Continued Items

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to continue Item 2910, 217 Michigan Ave. to the March 25th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2942, 4323 W 27th Pl.

Due to time constraints and quorum requirements, this item was continued to the next meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2942, 4323 W 27th Pl. to the March 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2947, 2408 Willard Ave.

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Item 2979, 1918 S. Moffet Ave.

Due to time constraints and quorum requirements, this item was continued to the next meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2979, 1918 S. Moffet Ave. to the March 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2980, 802 S. Connor Ave.

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New Business

Item 2982, 1924 S. Jackson Ave.

Due to time constraints and quorum requirements, this item was continued to the next meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2982, 1924 S. Jackson Ave. to the March 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2983, 1101 S. Sergeant Ave.

Due to time constraints and quorum requirements, this item was continued to the next meeting. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2983, 1101 S. Sergeant Ave. to the March 25th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

The Building Board of Appeals meeting on February 25, 2022 ended at 9:45 am.

Approved _____

Kyle Denham, Chairman

Approved Vicky Lynn Copeland

~~Rachel Freund~~, Notary Public

VICKY LYNN COPELAND

My commission Expires: ~~July 25, 2025~~

05-22-26