Building Board of Appeals
Meeting Minutes

February 26, 2021

Call to order

Mr. Hartwell called to order the regular meeting of the Building Board of Appeals at 9:02 am on February 26, 2021.

Roll call

Mr. Hartwell conducted a roll call. The following persons were present: Rylee Hartwell, Gary Wilson, Garret Wagner, Kyle Denham, Ashley Micklethwaite, and David Reeder.

Approval of Minutes

Mr. Hartwell asked if any members had amendments for the January 22, 2021 minutes. Ms. Micklethwaite stated she had a question regarding a statement that was made that she had requested that she wanted to make sure that the conversation between the board and Mr. Paul was added into the minutes. Ms. Micklethwaite wanted to know who Mr. Paul was? Mr. Hartwell stated that it was Jordan Paul, City Attorney.

Mr. Hartwell mentioned on a clerical standpoint: Under the roll call there was a paragraph about the minutes that needed to be removed and, under the minutes portion there is October 23, 2020 motion that needs to be removed. Mr. Hartwell stated that on Item 2924, under Other Business reflects in the body of the paragraph that Mr. Pendergraft stated that his plan is to invest $60,000.00 into the property. Mr. Patterson is the property owner of 115 N. Landreth St., Mr. Pendergraft is the owner of 510 W. B. St., that correction will have to be changed.

Mr. Hartwell asked for a motion to remove the statement of the amendment of minutes under roll call, secondly under other business Item 2924, 115 N. Landreth to reflect Mr. Patterson instead of Mr. Pendergraft.

Mr. Denham so moved. Motion passed and minutes are amended. (6 Aye, 0 Nay)

Continued Items

Item 2908, 2409 S. Willard Ave.

Mrs. Yatziri Allison was present as the owner of the property. Mrs. Allison informs the board that they have made a lot of progress this month. The installation is complete, also the drywall and a crew has come in and have done two runs of the paste, but we are doing one more just to finish. This upcoming week contractor is coming to finish tiling the bathroom and possibly the kitchen. Level out some of the flooring because when the concrete was poured it wasn't poured correctly. Then the electrical crew can come back in and finalize everything and get final inspections. Mr. Hartwell asked for a motion.

Mrs. Micklethwaite made a motion to continue Item 2908, 2409 S. Willard Ave to continue Item 2908, to March 26th for a progress report and demolition hearing, seconded by Mr. Wagner. (6 Aye, 0 Nay)

Item 2913, 3615 S. Range Line Rd.

Patrick Wood, Hotel Development Advisor with Aaron Gumpenberger is on the phone. Mr. Gumpenberger stated that they are about 6 weeks out for finalization the franchise agreement with Marriott. At the same time Pat is complying a quote estimate to go about the project as well as valued engineering opportunity. We have all the furniture, fixtures and equipment that are in boxes for inventory. Marriott must approve the inventory list and we don't see a problem with that. Pat will be there with his team beginning this weekend and into next week to take the inventory. Mr. Gumpenberger will be in Joplin the second weekend and week of March to look at the sight and meet with officials who would like to discuss. Our goal is to have our franchise agreement with Marriott sign and completed in April. Construction on the hotel will begin in August 2021 is our goal. The security issues we have one person that keeps coming back. Mr. Wood mentioned for the most part he has all the property secured. He must use heavy lag bolts for the area in order to stop the person. The problem is when they are blocked out, he will come in and he pile up trashed and burn a little hole that he can sneak in. Once a week I am repairing something like that, front gate was off last week, and it is fixed this week. Posted signs that we are on sight every day and will be prosecuted if caught. Mr. Gumpenberger stated that the people at the Residence Inn has warned us about one certain individual that seems to keep going back there. We will get a description of the individual and work with the police department. Mr. Hartwell asked if there were any additional questions for Item 2913, he called for a motion.

Mr. Wagner made a motion to continue Item 2913, 3615 S Range Line Rd to March 26th, Seconded by Mr. Denham. (6 Aye, 0 Nay)

Item 2916, 1217 Iowa Ave.

Swaden Smith from Sunnyvale Investment was present as owner of the property. Ms. Smith informed the board that she has a showing today for rental and the move in date would be March 15, 2021. There is just cleaning that needs to be done. Mr. Oliver stated that he made a note to release. Mr. Hartwell asks for a motion.

Mr. Denham made a motion to continue Item 2916, 1217 Iowa Ave. be released from the Board of Appeals agenda due to construction being complete. Seconded by Mr. Wagner (6 Aye, 0 Nay)

Item 2919, 2102 S. Joplin Ave.

Bob Baldwin owner of the property was present. Mr. Baldwin stated that the weather has been bad, and the house has two furnaces and two houses that broken water pipes to be taken care of, the only thing left is get the smoke alarms in. Waiting to hear from the electrician that he reached out to. Mr. Hartwell asked Mr. Oliver what else needed to be done to this house? Mr. Oliver stated when the smoke alarm is complete, I wouldn't consider it a danger any longer. There is a second story window that is broken that need to be repaired. The building next to it has broken windows. Mr. Baldwin stated he saw those and will get them secured. Mr. Hartwell mention that if he completes the smoke alarms and the window could the property be released next meeting? Mr. Oliver stated that is correct. Mr. Hartwell asks for a motion.

Mr. Denham made a motion to continue item 2919, 2102 S Joplin, be continued to March 26th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Reeder. (6 Aye, 0 Nay)

Item 2920, 2838 Michigan Ave.

The Owner of the property was not present. Mr. Oliver stated that he had a note to release the property. If this board would like to hold on to it until completion, you can certainly do so. Mr. Oliver walked through the property yesterday. They are taping and mudding the sheetrock. There is always someone there working on it. Ms. Micklethwaite wanted to know if people can live in the structure right now. Mr. Oliver stated they could not. Mr. Hartwell asked for a motion.

Ms. Micklethwaite made a motion to continue item 2920, Michigan Ave to the March 26th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wagner, with Mr. Reeder opposing. (5 Aye, 1 Nay)

Item 2921, 1124 Murphy Ave.

Michael Wilson was present as owner of the property. Mr. Wilson informed the board that they didn't get what they wanted done in the last month due to the fact they both had COVID and down for a few weeks. Then the storms approached, but we were still able to get the windows replaced and a lot of sheetrock pulled out so the electrician can come in March. Mr. Hartwell wanted to know about the siding. Mr. Wilson stated it was not done and we will have siding done in March. Mr. Hartwell stated that previously Mr. Wilson stated he wanted the project to be done by June. Mr. Wilson is striving for that month. Mr. Hartwell asked for a motion.

Mr. Wagner made a motion to continue item 2921, 1124 Murphy Ave be continued to the March 26th Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Reeder. (6 Aye, 0 Nay)

Item 2924, 115 N. Landreth Ave.

Mr. Todd Patterson was in attendance for the property at 115 N. Landreth Avenue. Mr. Hartwell reviewed the handout that was given prior to the meeting. Mr. Patterson advised the board that they wanted to give a timeline of the progress. Most of the exterior work that is scheduled for May will occurring next month in March. Contractors and permits are finalized. Will begin roofing, guttering, exterior painting, and power wash next month. Mr. Hartwell stated that is sounds like by March 26, 2021 the exterior will be complete. Mr. Patterson stated 90 percent. The roof work will start approximately on the 16th of March and be completed by the 22nd or 23rd. The temporary pole went in on Wednesday and will be calling on Monday for an inspection. Garage will be turned back into the garage. There will be new garage doors and concrete poured. One change that originally, we would be taking out some walls and put up different walls on the south side so both bedrooms will be on the south side. Now the walls will stay the same except opening two of them to archways. The bedrooms will be in separate wings. There was originally a staircase in the living room, it has been taken out so it will be restored. It will come down in the kitchen area. Ms. Micklethwaite stated that she would like to commend Mr. Patterson with a very simple but beautiful timeline.

Ms. Micklethwaite made a motion to continue Item 2924, 115 N. Landreth Avenue, to March 26th, Seconded by Mr. Wagner, Mr. Denham abstained (5 Aye, 0 Nay, 1 Abstain)

Item 2926, 1308 Central Ave.

Mr. David Hammond was in attendance for the property at 1308 Central Avenue. He informed the board that the electrician is there, doing the rough in as we speak and HAVC there on Monday to give us a bid. Mr. Oliver asked if the window issue had been corrected? Mr.

Hammond stated it was and the inspectors will be out when the electrical is done and inspect both items. Mr. Hartwell asks for a motion.

Mr. Denham made a motion to continue Item 2926, 1308 Central Ave, to March 26th, Seconded by Ms. Micklethwaite. (6 Aye, 0 Nay)

Item 2928, 1615 Virginia Ave.

Cory Mounts the owner of the property was present. Mr. Mounts stated that Mr. Oliver met him at the property a couple of weeks ago and gave some guidance on type of permits needed. We have obtained those permits and started cleaning the property outside and inside. We are just waiting on now is the windows, siding and carpet. Once windows are installed, we will be able to start the painting on the inside. Mr. Mounts hope is to have this completed with 2 or 3 weeks. Mr. Harwell asks for a motion. Mr. Dunham made the motion to continue Item 2928, 1615 Virginia Ave, to March 26th, Seconded by Mr. Wagner. (6 Aye, 0 Nay)

Item 2933, 510 W. B St.

Luke Pendergraft owner of the property was present. Mr. Pendergraft informed the board that a lot had not been done due to the weather. A temporary pole and temporary inspection completed and hope to have electric by next week. The electrician set a meter base and a panel box. All the walls and ceilings are out, next is the hardwood flooring. It is going to have to be replaced. Mr. Hartwell wanted to know why this came before this board. Mr. Oliver stated that it was a fire. Mr. Pendergraft stated that most of the damage was the interior walls and the ceiling. There wasn't any damage to the roof. The flooring was rotted out and one spot in the living room that had a burn spot. The exterior is probably going to be textured, but we are not entirely sure yet. One side of the house is wood, and we will try to put vinyl over it. Mr. Hartwell discussed the timeline which was complete by the end March. Is that timeline still in place or has it changed? Mr. Pendergraft stated the timeline has changed to May 31st. He also stated that by the next meeting we are hoping to have all the flooring taken out, having electricity, and Dependable Heat and Air is coming out next week to about replacing the gas unit and changing it to electric. Mr. Hartwell stated that the stairs and the exterior needs to be secured and asks for a motion.

Mr. Wagner makes a motion to continue Item 2933, 510 W. B St. to be continued to March 26th for a progress report and demolition hearing. Seconded by Mr. Denham. (6 Aye, 0 Nay)

Item 2937, 925 S. Murphy Ave.

Tim Bender was present from the closure title company. Tim stated that since the last meeting we have been securing bids for electrical and plumbing. There was a hole in the floor to replace

the seal plat to jack the house up. We do have one bid in on the electrical from JAG Electric for a replacement meter loop and then interior panel box. That is what we have done since last month. The structural part we are getting bids on. The roof was replaced, and bids are extremely difficult this month. One bid came, two electricians came in to take bids and we have received on back. The building is secure and old furniture has been put in the back yard and it will be removed. Mr. Wagner asked if there was a timeline? Mr. Bender stated they did not but the first thing they want to do is get the electric fixed. Ms. Micklethwaite stated that at the last meeting she requested a timeline for completion of this project, and you don't have a timeline established. It would be very beneficial for us to have one. Mr. Bender apologized and over-looked that and by next meeting I will have one and a progress report.

Mr. Hartwell asks for a motion. Mr. Wagner made a motion to continue item 2937, 925 S. Murphy Ave until March 26th, Seconded by Mr. Denham. (6 Aye, 0 Nay)

Item 2938, 2116 S. Connor Ave.

Owner of the property was not present. Mr. Hartwell asked for a motion to hold a demolition hearing on item 2938, 2116 S Connor Ave.

Mr. Denham made a motion to hold a demolition hearing on item 2938, 2116 S. Connor Ave, seconded by Mr. Wagner be the subject of a dangerous building hearing. (6 Aye, 0 Nay). After evidence was presented to the board, Mr. Hartwell asked for a motion.

Mr. Wagner made a motion to demolition item 2938, 2116 S. Connor Ave, be declared a dangerous building in accordance with Joplin Code of Ordinances, Chapter 26, Articles 9 and 10, Section 26.6-12 Subsection 6 and so order demolished and to include any out buildings, second by Mr. Denham. (6 Aye, 0 Nay)

Item 2939, 210 Winfield Ave.

Owner of the property was not present. Mr. Oliver stated that this property can be released it has been demolished. Mr. Hartwell asks for a Motion.

Mr. Denham made a motion to release item 2939, 210 Winfield, Seconded by Mr. Wilson. (6 Aye, 0 Nay)

Item 2940, 217 Michigan Ave.

Gaudencio (No last name provided on sign in sheet or on recording) was present in place of the owner. All we want is a little bit of time to fix it. Mr. Hartwell wanted to know from Mr. Oliver what his thoughts were. Mr. Oliver stated that the electrician and plumber has not been selected and no permit. Mr. Oliver and Mr. Gaudencio met on sight and spoke about what

needed to be done. He also came in earlier this week to get the paperwork for the permit. He is searching for what subs he wants to use. He was spoke with B&J which the name has been changed and waiting for a response. Mr. Hartwell stated that by the next meeting we need to have the permit in place and progress starting. Previous meeting it was stated Jeff asked if could bring a timeline to this meeting. In the past month you pulled the paperwork last week and move faster. We need to show progress. Mr. Oliver stated that it needs to be secure, it wasn't when Mr. Oliver drove by. Mr. Hartwell asks for a motion.

Mr. Denham made a motion to continue item 2940, 217 Michigan Ave to March 26th, Seconded by Mr. Reeder. (6 Aye, 0 Nay)

Item 2941, 127 W. 28th St.

Owner of the property was not present. Mr. Oliver stated that this property can be released it demolition is complete. They did leave a concrete picnic table and a couple of decorative rocks out there but as far as the structure it is gone. Mr. Hartwell asks for a Motion.

Mr. Denham made a motion to release item 2941, 127 W 28th Street, Seconded by Mr. Wilson. (6 Aye, 0 Nay)

Item 2942, 4323 W 27th Pl.

Linda Tarpley, Attorney for Wells Fargo Bank, who holds the lien on this property. Mr. Hartwell mentioned that it is slated for demolition hearing today. Ms. Tarpley stated that was correct and will have a report and photographs by Monday. The doors, are secured, boarded the windows and winterized the plumbing. After today's hearing I will go to the property and inspect the property to see what has been done. This property is vacant, but the barrower is deceased now. Ms. Tarpley received this case without a lot of information and would like to see the property herself. The vendor is sending pictures to her and she will forward them on to this Commission. Mr. Oliver stated that if it is secure, he doesn't think the City would have a problem giving Wells Fargo the opportunity to fix it or sell it to someone to fix it. Obviously, we want that done as quickly as possible. Mr. Wagner asked approximate how long is the process for Wells Fargo? Ms. Tarpley stated it takes months. It is a real lawsuit and there is a process that follows. Since it is a new construction the likelihood that there would be a defect in the title is unlikely. Mr. Hartwell stated that the property needs to be secure and the backyard, which has some debris that needs to be clean up. Mr. Hartwell asks for a motion.

Mr. Denham made a motion to continue item 2942, 4323 W 27th Pl to March 26th for a progress report and demolition hearing, seconded by Mr. Wagner. (6 Aye, 0 Nay)

Item 2943, 111 S. Moffet

Charles Mote was present as the property owner. Arrangements have been made with an excavating company to level the property, fill it in and seed it. The agreement has just been finalized and doesn't have a completion date. Mr. Hartwell wanted to know if the contractor has indicated how long that would take? Mr. Mote stated he did not but under his understanding items could be removed quickly. K&B Excavating is the company, Kevin Evans. Mr. Oliver stated he was not familiar with that company, but if they are licensed with in the City of Joplin. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2943, 111 S. Moffet, to March 26th, seconded by Mr. Wagner (6 Aye, 0 Nay).

Other Business

Mr. Denham asked about a house Willard that had a significant fire. A burnt car still in the driveway is that coming up on our agenda. Mr. Oliver responded that he had two conversations with the owner. She stated they did not have insurance, but they are working on trying to get some contractors. As far as the structure goes, he agreed to sit on it for about a month or so to see if she can get some things in order.

Ms. Micklethwaite mentioned she thought that if properties have a fire are, they automatically placed on the agenda. Mr. Oliver stated that we don't necessarily place on the agenda as soon as the fire has occurred. A lot of times when a fire happens and depending on the condition of the structure, we want to give the owners time to get with their insurance company and see if it will be rehabbed or demolished. That always takes a little bit of time.

Mr. Hartwell mentioned that Mr. Callihan has resigned from the board. He did have a conversation with him earlier this week. He has been frustrated with some of the progress we have been making recently. He chose to resign earlier this week. Mr. Callihan was the Vice Chairman, there fore Mr. Hartwell called for an election for a new Vice Chairman today.

Jordan Paul did mention that if the board want to take a couple of weeks to think about it and vote on it next time.

Mr. Hartwell stated he would entertain a motion to open nominations for the Vice Chairman position.

Ms. Micklethwaite made a motion to open the nominations for Vice Chairman, Seconded by Mr. Denham. (6 Aye, 0 Nay).

Nominations: Mr. Wagner nominated Ashley Micklethwaite and seconded by Mr. Reeder. Ms. Micklethwaite accepted the nominations and was voted in as Vice Chairman. (6 Aye, 0 Nay)

Mr. Hartwell asked for a motion to adjourn the meeting. Motion made, second to motion to adjourn the meeting at 10:30am.

Approved Rylee Hartwell

Rylee Hartwell, Chairman

Approved Olivia Stockdale

Lindsay Dunn, Notary Public

OLIVIA STOCKDALE
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 18604967
My Commission Expires Dec. 11, 2022

My commission Expires: June 29, 2024