JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, February 27, 2026

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on February 27, 2026.

Roll Call

Mr. Denham conducted the roll call. The following people were present: Gary Duncan, Crystal Harrington, Steve Brown, Assistant City Attorney Andrea Knoblock, City Building Officials: Shelli Dollison, Jeff Hadley, and Spence Jackson.

Motion to Excuse

Mr. Denham made a motion to excuse Rob O'Brian, Michael Wicklund, and Lance Windsor. (3 Aye, 0 Nay) Moved by Mrs. Harrington, seconded by Mr. Brown.

Approval of Minutes

Mr. Denham made a motion to accept the Building Board of Appeals minutes from January 23, 2026. Moved by Mr. Duncan, seconded by Ms. Harrington. (3 Aye, 0 Nay) Motions approved.

Next meeting will be March 27, 2026

Item 3090 **512 W. 20th**

Passed framing inspection and plumbing rough in finishes today. Electrical rough in finishes today and doing sewer right now. Installation is scheduled for next Friday.

A motion was made by Mr. Duncan and seconded by Mr. Brown that Item 3090 512 W. 20th Street to be released from the board agenda.

(3 Aye, 0 Nay) Motion carried.

Item 3104 **1909 W. 15th**

Roof and sheeting on. Waiting on an inspection on Monday. Hasn't started on electrical yet – waiting for inspection. Ms. Dollison stated the permit expires in May and is working towards it. Sheeting inspection on Monday. Mr. Duncan asked if he could be done in May. He said yes, should be done before then.

A motion was made by Ms. Harrington and seconded by Mr. Duncan that Item 3104 1909 W. 15h Street to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Item 3112 **2408 W. 4th St.**

Jessica, Olga's daughter, told Ms. Dollison that the property is making progress but has yet to have any inspections. They also do have an active permit. Ms. Dollison stated they are working towards interior now, the facian in the front and part of the roof are done. Ms. Dollison stated at the next meeting she will have updated pictures of the property.

A motion was made by Ms. Harrington and seconded by Mr. Duncan that Item 3112 2408 W. 4th Street to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Item 3117 **1248 S. Roosevelt**

Emily stated that Ryan has a permit and working on bids to start working. Ryan has had excavation done. Mr. Denham mentioned for next meeting to have more progress and for Ryan to attend the meeting.

A motion was made by Mr. Duncan and seconded by Mr. Brown that Item 3117 1248 S. Roosevelt to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Item 3120 **530 E. 7th Street**

Angela Brown spoke to Kevin to start a permit process for demolition but hasn't heard any updates. Angela stated she will reach out on Monday and if there's no response, she will look for a different person. The front one we aren't demolishing, the second one we will in the middle and assess it from there. The stable is historic, so Kevin is conflicted on demoing that area or not. The main concern is the middle of the property and part of the roof that's missing. Has had offers to buy the property, but none have been serious. Debating to list the property or not currently. Ms. Brown asked if the permit will be approved by the city Ms. Dollison stated Kevin will need to pick up the application and take it to the utility office and discuss it with them or email it. They will send us and him when the sign offs are complete and will be able to pull the permit. Ms. Dollison stated he may have picked up a permit, but she is not aware of if so.

A motion was made by Mr. Duncan and seconded by Ms. Harrington that Item 3120 530 E. 7th Street to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Item 3121 **714 E. Hill St.**

They have a permit and a contract with an electrician, and they can start very soon. Ms. Dollison spoke with Nancy, saying they have pulled a full renovation permit and are getting things rolling. Mr. Denham asked how long of work to complete – They stated 4-6 months. Ms. Dollison stated she got a permit on the 20th. Ms. Harrington stated that with no progress within 4-6 months, that it may be hard to continue progress for the property.

A motion was made by Mr. Duncan and seconded by Ms. Harrington that Item 3121 714 E. Hill Street to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Item 3128 316 N. Schifferdecker

Ms. Dollison stated that Carlos couldn't attend due to being sick and that they are making quite a bit of progress and have been passing recent inspections since January. He is also laying floor in the living room.

A motion was made by Ms. Harrington and seconded by Mr. Brown that Item 3128 316 N. Schifferdecker Street to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Item 3130 1624 S. Jackson Ave.

Ms. Dollison stated that Valerie Vance is still working on the Vacant Dangerous Building Permit, however, there has been more police calls, break-ins, and neighbor complaints to the city. Ms. Vance can't seem to get the property secured. People are staying in the storm shed/storm shelter as well as the garage. Ms. Knoblock then stated the property is up for hearing today and not a candidate for a Vacant Dangerous Building permit. Ms. Dollison stated Valerie is aware the board can pull the property for demolition at any moment. Item 3130 was paused until later in the meeting for demolition discussion.

Item 3131 1112 S. Jackson Ave.

Sarah has pulled the Dangerous Building Permit that Kim Newhouse completed for her this morning and boarded on the windows last night. Attorney requested for property to be removed from the agenda. Mr. Denham stated they keep the property on the agenda until the permit is in place, then can remove from the agenda next meeting. Attorney was acceptable of that.

A motion was made by Mr. Duncan and seconded by Mr. Brown that Item 3131 1112 S. Jackson Ave. Street to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Item 3133 **921 W. 5th Street**

Ms. Knoblock stated attorney appeared once or twice on this property, then he was calling in. Property became HUD property. Ms. Dollison stated owner is attempting to sell the property and has had individuals call in to inquire about the property. Ms. Knoblock mentioned this property will be moved to the end of the meeting for a demolition hearing or to be put aside for next months meeting. Property was moved to end of meeting.

Item 3134 **2705 S. Virginia Ave**

Mr. Campbell stated Woody's Glass has almost put all the windows in – they mismeasured one of the windows and will hope to have one put in next week. Ms. Harrington asked about the door with plywood still on it. Mr. Campbell responded that the door will be fixed with the windows come on Monday. Mr. Campbell told the board that he does have this property listed for sale and is signed with a contract. Ms. Harrington stated that the property hasn't been posted yet that she has seen.

A motion was made by Ms. Harrington and seconded by Mr. Duncan that Item 3134 2705 Virginia Ave. to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Item 3141 **2402 S. Alabama Ave.**

Mr. Campbell said at the last meeting he was told to sell the property as a suggestion and has it listed with his other property on the market. Mr. Campbell assured the board that the property now is fully secured. Ms. Dollison agreed that there has not been any calls for awhile in regard to the property. Ms. Harrington said there isn't a sign posted for this house either and Mr. Campbell said there will be and is on the market with Keller Williams.

A motion was made by Ms. Harrington and seconded by Mr. Duncan that Item 3141 2402 S. Alabama Ave. to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Item 3139 **1509 S. Picher Ave.**

Ms. Dollison stated that she receives emails from Samantha, the owner, due to her living in California. Samantha is still working with the insurance company. There was a consultation at the property last week with a contractor and engineer. Ms. Dollison stated that Samantha has yet to decide if she would like to rebuild or demolish the property. Ms. Dollison told the board she believes by next meeting a decision will be made.

A motion was made by Ms. Harrington and seconded by Mr. Brown that Item 3139 1509 S. Picher Ave. to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Item 3142 **723 S. Roosevelt Ave.**

Jeff Hadley told the board the property is under a new owner as of a month and a half ago. The new owner, Christopher Finkley, came yesterday to fill out a permit, yet left without turning it in. Mr. Hadley stated the owner is working with contractors to see where to begin on the property, but the goal is to re-do everything from plumbing to framing. The property is secured; Mr. Hadley told the board.

A motion was made by Mr. Duncan and seconded by Ms. Harrington that Item 3142 723 S. Roosevelt Ave. to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Item 3142 **723 S. Roosevelt Ave.**

Christopher showed up after board had continued motion. Mr. Denham allowed Christopher to speak on the property. Christopher stated that he had bought the property a month and a half ago unaware of all that was wrong with it until he started getting letters. Christopher plans to go behind the walls and gut it out and has 3 potential electricians ready to go with bids. Christopher stated the house is over 100 years old. He wants to start off with the headers, windows, and gutting the sheet rock before getting the electrical permit. Christopher told the board he wants to get an inspection going on the property and move forward as soon as he can. Christopher stated that since the weather is getting

warmer, he is ready to start gutting to see what he's working with first, then will progress on fixing the home. Christopher assured the board he will have progress notes to give next meeting, and the goal is to finish the house so one of his children can live in it.

A motion was made by Mr. Duncan and seconded by Ms. Harrington that Item 3142 723 S. Roosevelt Ave. to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Item 3143 **1334 S. Roosevelt Ave.**

Property was set aside for demolition hearing. Ms. Dollison told the board she has had no contact with the owner and has posted as Dangerous Building. Ms. Knoblock stated there is no returned receipts and misspellings on the documents. Board stated this is the second time the property has been on the board. Ms. Knoblock stated she needs to figure out more on the ownership and obituaries for the title search.

A motion was made by Ms. Harrington and seconded by Mr. Brown that Item 3143 1334 S. Roosevelt Ave. to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Item 3144 **712 E. Pool Rd.**

Mr. Jackson stated that Ulloa purchased a Residential Improvement permit on February 20th and met with Mr. Bell on February 24th to talk about what needs done. Ulloa is wanting to tear the addition out and start over starting next week. Board looked over updated pictures of the property.

A motion was made by Ms. Harrington and seconded by Mr. Duncan that Item 3144 712 E. Pool Rd. to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

New Business

Item 3145 122 N. Maple Ave.

Ms. Dollison told the board that the shed has burned down January 7th and again February 9th and two weeks ago, the shed burned again. Ms. Dollison was told that there is potential to sell property. Ms. Dollison stated that there is a police report in the file regarding all the fires. Mr. Denham mentioned this is the third time the property was on the agenda.

A motion was made by Mr. Duncan and seconded by Mr. Brown that Item 3145 122 N. Maple Ave. to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Item 3146 1610 S. Missouri Ave.

Ms. Dollison posted property in April. They have removed siding and the back of the house is sitting open and vacant. There has been no response from owner. There is no interior flooring, and the front view looks good compared to the back half. Mr. Denham asked if this property is a good candidate for a demolition hearing? Ms. Dollison said yes.

A motion was made by Ms. Harrington and seconded by Mr. Duncan that Item 3146 1610 S. Missouri Ave. to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Item 3147 2029 S. Byers Ave.

Ms. Dollison posted on February 24,2024 and has yet to receive a response. The back of the property is secure. Ms. Knoblock stated the property is non-buildable and only available for purchasing the neighboring owner.

A motion was made by Mr. Duncan and seconded by Ms. Harrington that Item 3147 2029 S. Byers Ave. to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Item 3133 **921 W. 5th St.**

Ms. Knoblock called attorney for property (Jason). Ms. Dollison updated Jason regarding the property. Jason told the board he hasn't had time to check with client regarding the property and under his assumption the property was up for demolition. Jason asked Ms. Knoblock if he could reach out to the owner and call her back. Ms. Knoblock and board agreed to wait for his call in the next 30-so minutes left of the meeting.

Item 3130 **1624 S. Jackson Ave.**

Mr. Duncan motioned for hearing and Ms. Harrington seconded the motion be the subject to Dangerous Building. Mr. Denham turned the property over to the city.

Ms. Knoblock, city attorney assistant, provided evidence to the board with first witness, as Ms. Shelli Dollison. Ms. Dollison was sworn in by Mr. Denham. Ms. Knoblock then asked Ms. Dollison of her credentials as an employee of the city building department. **Exhibit One** was the original posting of Dangerous Building of the residential structure as a stick frame structure. The first picture was the Dangerous Building posting marked by Jeff Hadley on July 24, 2025. A picture of the interior in September of 2025 with noting the back structure (add on) and roof leaks, the floors filled with garbage all over it, and mold on the walls with no improvements. **Exhibit Two** is the title of ownership, Doyles Vance and Beverly Vance are deceased and Valerie has yet to meet at property but has communicated through calls and emails to Ms. Dollison. **Exhibit Three** are the certified letters of building board meetings from January of 2026 going back to July of 2025. Ms. Knoblock noted certified mailings that go back to at least October 24, 2025. There are some returned receipts and final letter of today's meeting, February 27, 2026. **Exhibit Four** is the Affidavit Joplin Globe postings; October 2, 9, 16, 2025. **Exhibit Five** is the correspondence with Valerie of ownership in emails. Valerie has been unsuccessful in securing the property. **Exhibit Six** was the testaments of neighbor and issues there has been at property. Also attached are the times and dates of the reports of complaints to the police. Dollison read an email from Missy Raines on February 15, 2026. Ms. Knoblock asked Ms. Dollison if she believe the statements to be true. Ms. Dollison stated based on the complaints, etc she believed the statements to be true. Ms. Dollison told the board that she had put the boards back on the property herself. **Exhibit Seven** are complaints and concerns from individuals that live in the city of Joplin. There were 6 responses on the property. Dollison summarized the complaints; people are breaking in the back door and air conditioners are being stolen

from the windows. **Exhibit Eight** is the police call logs. There was a request made to note the frequency of break-ins and vandalism at property; call in dates January 1, 2024 – October 14, 2025, recovered stolen property, patrol, burglary, open door/window, trespassing, and checking back of building, recovered stolen property. Ms. Knoblock moved to the definitions for Dangerous Building Chapter 26- 6 12 definitions Ms. Dollison listed were # 2, 3, 10, 11, 13, 15, 16, and 17. Ms. Knoblock asked Ms. Dollison if in her opinion the board this property should be demolished. Ms. Dollison responded with "yes". Ms. Knoblock stated that there were no more witnesses and no more evidence to present, and no witnesses to come forward regarding the property.

A motion was made by Mr. Duncan and seconded by Mr. Brown that Item 3130 1624 S. Jackson Ave. to be declared a dangerous building based on Joplin's city code of ordinance Chapter 26 Articles 9 and 10 section 26-6 12 Subsections 2, 3, 10, 11, 13, 15, 16, 17.

(3 Aye, 0 Nay) Motion carried

Item 3133 **921 W. 5th St.**

Continued – Ms. Knoblock called Jason back and the call was forwarded to voicemail at 10:14am. Ms. Knoblock stated she isn't aware of what to do with the property and that Ms. Dollison states is secure with people calling in to purchase it.

A motion was made by Ms. Harrington and seconded by Mr. Brown that Item 3133 921 W. 5th St. to be continued to our March 27th meeting for progress report and demolition hearing.

(3 Aye, 0 Nay) Motion carried

Mr. Denham motioned to adjourn the meeting – Mr. Duncan motioned first, then proceeded second by Ms. Harrington.

(3 Aye, 0 Ney)

Kyle Denham, Chairman

Maggie Maynard, Notary Public

MAGGIE MARIE MAYNARD
Notary Public, Notary Seal
State of Missouri
Jasper County
Commission # 26481741
My Commission Expires 02/26/2030