Building Board of Appeals
Meeting Minutes

February 28, 2020

I. Call to order

Mr Hartwell called to order the regular meeting of the Building Board of Appeals at 9:02 am on February 28th, 2020.

II. Roll call

Mr Hartwell conducted a roll call. The following persons were present: Rylee Hartwell, Curtis Ledford, Gary Wilson, Mark Callihan, and Garret Wagner.

No motion to excuse the members that are absent from the meeting.

III. Approval of minutes from last meeting

Mr Hartwell asked if any members had amendments for the January minutes.

Mr Ledford motioned for approval of minutes as read. Mr Callihan seconded the motion for approval.

IV. Open issues

Item 2876, 1911 S. Bird Ave.

Neal Robbins was present for the meeting as the owner of the property. Mr Robbins stated that he has accomplished a lot of work since the last meeting and got new 4x6's placed, and the foundation leveled and plans on adding new windows. Mr Callihan asked about the timeline that Mr Robbins has as it has already been before the board seven times. Mr Robbins replied that he wants to have the remodel completed by summertime. Mr Hartwell turns to Mr Oliver and Mr Wicklund to question if there is a permit in place. Mr Oliver answered back stating that yes Mr Robbins has made a lot of progress during this time. Mr Oliver informs the board that he has spoke with the neighbor of the property that was present for the last meeting and she is happy with the progress that is being made and working towards finishing the home. Motion to continue till March 27th, 2020 made by Mr Wagner, Second by Mr Ledford. (5 Aye, 0 Nay)

Item 2882, 328 N. Connor Ave.

No owner was present for the meeting. Mr Oliver states that he has not heard from the owner and there is a permit in place but there has not been any progress lately. Mr Callihan states that even though there has not been progress lately the house looks good, the windows are in and he would like to release the property from the agenda. Motion to release item number 2882, 328 N. Connor Ave. made by Mr Callihan, Second by Mr Wagner. (5 Aye, 0 Nay)

Item 2888, 603 Monroe Ave.

No owner is present for the meeting. Mr Oliver informs the board that the house was caught on fire, they are working on it but have failed an electrical inspection but had a reinspection and passed. Mr Oliver states that the gentleman that owns the property is out of Texas and the tenets let the utilities laps and were using a generator and that's what started the fire. Mr Callihan informs the board that he is concerned that the property looks the same as last month and questions how much work has actually been done. Mr Hartwell questions if it is a funding issue for the hold up or if there has just not been any progress made Mr Oliver replied that his last conversation with the owner hasn't stated. Mr Hartwell asks Mr Oliver to make contact with the owner before the next meeting. Motion to continue till March 27th, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2889, 3207 N. St. Louis Ave.

Mr Gerald Koehler and his wife were present for the meeting. Mr Koehler addresses the board stating that he has presented a letter to the board with his intent and plans to know by March 10th if he is going to be rebuilding the structure or if it will need to be demolished. Mr Hartwell questions Mr Koehler if he has a personal goal to get this project complete one way or the other as it has already been six months after the structure had a fire. Mr Koehler says that his contractor is cleaning out the building currently and will have a better idea by March 10th of what he needs to do. Mr Hartwell asks Mr Koehler if it is his intent once everything has been reviewed by the contractor and City staff if the structure is repairable if he intends on moving forward with repairing the structure? Mr Koehler replies that if that's what can be done that is his intent, to repair the structure. Mr Callihan and Mr Hartwell both are concerned for the timeline of the project and ask Mr Koehler what his timeline is. Mr Koehler states that he wants to get the outside completely redone and a new roof and then he can start working on the inside. Mr Koehler states that he should have all of his musical instruments out of the building in two weeks and moved over to his second structure. Larry Hiler was present for the meeting and is a neighbor to the property. Mr Hiler addresses the board and stating that he is frustrated as it appears to look as though no work has been done and its past the 6-

month mark from when the structure caught fire. Mr Hiler would like to see the structure deemed demolished. Mr Ledford agrees with Mr Hiler in stating that Mr Koehler has had plenty of time to show progress. Mr Callihan tells Mr Koehler that he will give it another 30 days and at that time a permit needs to be pulled for repair or demolition but the metal that is flapping in the wind needs to be addressed now. Mr Hartwell questions Mr Koehler asking if he had insurance on the building and where are the funds were if he has received any in terms of this claim. Mr Koehler replies that they are processing the claim and waiting on the funds but using emergency funds that they have currently. Mr Hartwell wraps up by stating that both himself and his colleges are becoming impatient with no progress being made, and he understands the situation, but something needs to be done to start improving the situation in the next 30 days. Motion to continue till March 27th, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2893, 123 S. Ozark Ave.

Owner of the property was not present for the meeting. Mr Oliver informs the board that there have been certified letters sent with one signed receipt from the owner Joseph Spangler. Mr Hartwell asks for a motion for a demolition hearing. Motion to hold a demolition hearing made by Mr Ledford, second by Mr Callihan. Mr Oliver is sworn under oath by Mrs Stockdale, Notary Public. Mr Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition. Mr Oliver explains that he had a title search done using Great American Title showing Joseph B Spangler as the owner of the property. Mr Paul asks what Mr Oliver has done to notify the owner of the hearing. Mr Oliver explains that he sent out certified letters to Mr Spangler at the address of 123 S. Ozark with one signed receipt, which is the address on file with the county. Mr Oliver tells the board that the item was advertised in the Joplin Goble with the dates of publication on 2/6/20, 2/13/20, 2/20/20, and 2/27/20. Mr Oliver informs the board that he has based his opinions off of the Code of Ordinances with sub-section line 4, 6, and 12. Motion to demolish item number 2893, 123 S. Ozark Ave. made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2894, 301 N. Jackson Ave.

Owner of the property was not present for the meeting. Mr Oliver explains that he did have this case set out for a demolition hearing but received a phone call stating that they were going to demolish the house themselves and would like to have the board continue the item. Mr Hartwell asks for a motion. Motion to continue till March 27th, 2020 made by Mr Callihan, Second by Mr Wagner. (5 Aye, 0 Nay)

Item 2896, 811 W. 2nd St.

Owner of the property was not present for the meeting. Mr Oliver stated that he needs to get some additional notice out to owners/ interested parties and asks for more time but should be ready by the next meeting for a demolition hearing. Motion to continue till March 27th, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2897, 211 S. Galena Ave.

Owner of the property was not present for the meeting. Mr Oliver reminds the board that this property had a fire recently. Mr Hartwell calls for a motion for a demolition hearing. Motion to hold a demolition hearing made by Mr Ledford, Second by Mr Callihan. Mr Paul recalls Jeff Oliver and reminds him he is under oath still. Mr Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition. Mr Oliver explains that he had a title search done using Great American Title showing Jacob Robert Havens as the owner of the property. Mr Oliver states that he sent certified letters to Mr Havens at the address of 211 S. Galena Ave. with one signed receipt. Mr Oliver tells the board that the item was advertised in the Joplin Goble with the date of publication on 2/6/20, 2/13/20, 2/20/20, and 2/27/20. Mr Oliver informs the board that he has based his opinions off of the Code of Ordinances with sub-section line 6. Motion to demolish item number 2897, 211 S. Galena Ave. made by Mr Wagner, Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2898, 1820 S. Virginia Ave.

Owner of the property was not present for the meeting. Beverly Weber was present as an attorney from Martin Lay representing Fanny May. Shari Ashner was present as an attorney from South Law representing the lender on the property, and Mr Calvert was present as an attorney representing Keller Williams. Mrs Weber explains to the board that she was just notified that the house had caught fire and is now on this board. Mrs Weber continues to let the board know that since it is a Fanny May loan that it will take some time to jump through all of the hoops for demolition, but Lester has an interested buyer as well. Mrs Weber states that they are looking at 2-4 weeks out to decide or get more information on if they are going to list the property or go forward with a demolition. The interested party that is looking into buying the property is Schuber Mitchell. Mrs Weber asks for the board to continue the item for 60 days so they can get more information on which way they are going to go with the property. Mr Hartwell asks Mr Oliver for an update on the property. Mr Oliver states that the property has been secured and vagrants shouldn't be able to enter the property but someone needs to continually check on the property. Mr Ledford asks about the Fanny May loan and Mrs Weber explains that it reverted back on January 27th to Champion Mortgage and Fanny May is the investor on

it. Mr Wicklund explains that if the request is to continue the item for 60 days then we actually have a permit that is available called a Vacant Dangerous Building Permit. You have to secure the building exactly the way that the City ordinances require, and the permit is good for a 6-month period as long as it meets the requirements for that 6-month period, and this is something the City can offer you. Mr Callihan asked Mrs Weber if this was an option to purchase and complete the requirements and she stated that it is and something they are interested in. Mr Oliver states that as long as it is a short-term request that he is okay with the measures they have taken to keep the structure secure. Mr Ledford states that he is comfortable with the way it is now without the vacant dangerous building permit if it is only for the 60-day time period, if it goes longer then the permit would need to be purchased. Mr Hartwell asks for the attorneys to be back and present in 60 days on April 24th. Motion to continue till April 24th, 2020 made by Mr Callihan, Second by Mr Wagner. (5 Aye, 0 Nay)

V. New business

Item 2900, 2107 Murphy Ave.

Owner of the property was not present for the meeting. Mr Oliver asks the board for more time with the case and to continue it to the next meeting. Motion to continue till March 27th, 2020 made by Mr Ledford, Second by Mr Wagner. (5 Aye, 0 Nay)

Item 2901, 1326 Grand Ave.

Owner of the property was not present for the meeting. Mr Oliver informs the board that he has been in contact with the owner of the property and they are planning on doing a renovating the property. Mr Oliver asks the board for more time to see if the owners pull a permit or start work on the property. Motion to continue till March 27th, 2020 made by Mr Callihan, Second by Mr Ledford. (5 Aye, 0 Nay)

Item 2902, 524 S. Byers Ave.

Owner of the property was not present for the meeting. David and Sarah Reeder were present as the neighbors of the property. Mr Reeder states that the property has been vacant since 2016 and currently has vagrants and animals going in and out of the structure. Mrs Reeder states that the Dangerous Building placard has even been removed from where it was posted. Mr Hartwell asks Mr Oliver if he has had any contact with the owners. Mr Oliver informs the board that he has not had any contact and the certified letters that were sent were all returned back. Mr Oliver lets Mr & Mrs Reeder know that because it is a new item on the agenda that they have to continue it for thirty days but at the next meeting he is inclined to demolish the structure. Motion to continue till March 27th, 2020 made by Mr Ledford, Second by Mr Wagner. (5 Aye, 0 Nay)

Item 2903, 1012 Central Ave.

Owner of the property was not present for the meeting. Mr Oliver informs the board that the owner listed on the agenda states that he sold the property and the new owner has picked up demolition paperwork, but nothing has been turned in. Mr Oliver asks for more time to see if the owner turns in any documentation. Motion to continue till March 27th, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

Mr Hartwell asks for a vicechair to be elected. Mr Ledford makes a motion to nominate Mr Callihan, seconded by Mr Wilson. (5 Aye, 0 Nay) Mr Callihan accepts the nomination and is now the vice chairman for the Dangerous Building Board.

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

Approved Rylee J. Hartwell

Rylee Hartwell, Chairman

Approved Olivia Stockdale

Olivia R Stockdale, Notary Public

My commission Expires: December 11, 2022

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