JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, February 28, 2025

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on February 28, 2025.

Roll Call

Mr. Denham conducted a rollcall. The following people were present: Kyle Denham Garret Wagner, Gary Duncan, Lance Windsor Steve Brown, Crystal Harrington, Assistant City Attorney Andrea Knoblock, City Building Officials: Jeff Oliver.

Motion to Excuse

Mrs. Harrington made a motion to excuse Mr. Wicklund from February 28, 2025, at the Building Board of Appeals Meeting. Mr. Duncan seconded the motion. (6 Aye, 0 Nay). Motion carried.

Approval of Minutes

Mr. Windsor made a motion to approve the Building Board of Appeals minutes from February 28, 2025, and Mrs. Harrington seconded the motion. (6 Aye, 0 Nay). Motion carried.

Item 3107 2301 W 4th St. Jan West

Ms. West stated that she has the contract for the demolition and that they have contacted all the utilities to pull all of it. Ms. Knoblock asked if she has a copy of the contract that they could keep. (a copy was made). She has hired the USA Demolition to demo the structure at 2301 W 4th Street. Mr. Denham said that they planned the demolition hearing today. Ms. Knoblock told her she didn't have to stay but they would have the dangerous building hearing at the end of the meeting.

Mr. Denham said we will vote on this after.

Item 3090 512 W 20th St. 1702 Wall LLC Jason Wickliff

Mr. Wickcliff said they were shut down for a bit because of the weather. He continued with saying that they bought the package together with the 6-plex and 4-plex and 2-plex on Moffet. He said that the 6 plex is almost finished and should be done by the end of April 2025. All of his crews will be going to the 4 plex after the 6 plex is finished. They must have the 6-plex done so the bank will let them keep their loan.

A motion was made by Mr. Duncan and seconded by Mrs. Harrington that Item 3090 at 512 W 20th St. be extended for sixty (60) days to the April 25th, 2025, meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 3101 2722 Rolla Mr. Burt

Mr. Burt stated that they were going to fix up the property but have taken a second look and will be demolishing the structure at 2722 Rolla by the end of next month. Mr. Oliver said that this is not on the agenda this month. Mr. Burt said that there were delays in getting it done because of the weather.

Mr. Denham thanked Mr. Burt for coming in and letting them know. (not on agenda)

Item 3084 1828 W 4th St Mrs. Russell

Mrs. Russell stated that the plumbing will be finished by Monday, and the siding is on and will be painted on the weekend. Hvac and electric will be next. Mr. Oliver said that all her inspections are current, and they are making progress.

A motion by Mr. Windsor and seconded by Mrs. Harrington that Item 3084 at 1828 W 4th St be extended to the March 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 2990 801, 803 & 805 W 1st St. Shawn Grindle

Mr. Grindle stated that they have signed a contract with Luke Gipson commercial Real Estate, and it will be listed on Monday to see what interest there is out there. They are still trying to move forward. The structure has been kept secured and it is fenced and some of the windows on the upper back are left open for air flow. Mr. Denham wished him good luck with the listing.

A motion by Mr. Duncan and seconded by Mr. Wagner that Item 2990 at 801, 803 & 805 W 1st St. be extended to the March 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 3103 504 S McKinley Ave. Cade Carver

Mr. Carver stated that they have cleaned up the outside and all brand-new floor joists are in and have passed inspections and they have put a new roof on. Siding, windows and doors will be in by the end of next week. Mr. Denham and Mr. Oliver both said that it is good to see all their progress.

A motion by Mrs. Harrington and seconded by Mr. Wagner that Item 3103 at 504 S McKinley Ave be extended to the March 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 3054 1624 W 4th St. Matt Smith

Mr. Smith stated that the inspections will be done this week for plumbing and framing. They are finishing up the electrical and should have those inspections in the next two weeks. They will need an extension on their permit. Mr. Oliver said that the permit expired on the 26th. Mr. Denham asked how much longer he thinks they will need. Mr. Smith said it would be nice to get six months, but he is unsure how long. The outside is secure, and it looks good. Mr. Denham said that it looks good from the outside. Mr. Oliver said that there are few today that the Board will look at where the permit has been extended for 3 months and is now looking to extend them again. Mrs. Harrington mentioned the inspections last month and asked which inspections were made. Mr. Smith said that the framing and plumbing is done and passed inspections. He said that when Tim was out doing inspections yesterday, he was told to wait until electric is done to get the hvac inspection. Mr. Oliver asked if he had his electrician. Mr. Smith said that Frank Herron is his electrician, and he had surgery, but he will be starting the job on Monday. Mrs. Harrington asked if the meter was set. Mr. Smith said no that they wouldn't set the meter until after the final inspections. Temp pole is out on the job.

A motion by Mr. Windsor and seconded by Mr. Wagner that Item 3054 at 1624 W 4th St. and be extended to the March 28th meeting for progress report and demolition hearing and that the permit be extended for four months until June 27, 2025. (6 Aye, 0 Nay). Motion carried.

Item 3002 301 S Winfield Ave Annabel Lopez

Mr. Denham started saying that it looks like a lot of progress has occurred in the last several days. Mrs. Lopez started by saying that the weather was bad and that they didn't have any extra money for extra helpers. Mr. Denham said that they had asked last month for some kind of timeline and asked if she had brought something to give them. The outside will be 100% done this month. Mr. Oliver said that their permit expires today and that it has been extended twice. He said that their rough-in electric needs inspection before they can insulate and hang sheetrock. Mr. Denham asked if plumbing had been inspected. Mrs. Lopez said yes. Mr. Oliver said they are doing mini splits. Mr. Denham asked if she has an electrician to do the work. She replied yes, he has set up everything. Mr. Oliver said that the meter base needs to be set and it is still just propped up. Mr. Duncan asked what kind of extension she thought they needed. Mr. Oliver said that their electrician needs to call in for the rough-in inspection and meter base set. Mr. Denham reminded Mrs. Lopez not to cover up anything. Mrs. Lopez said that everything should be done within three months, May 23rd, 2025.

A motion by Mr. Wagnor and seconded by Mr. Duncan that Item 3002 at 301 S Winfield Ave be extended to the March 28th meeting for progress report and demolition hearing and the permit be extended for three months until May 23rd. (6 Aye, 0 Nay) Motion carried.

Item 3105 1608 Minnesota Ave Land Scout, Caden Pennick

Mr. Pennick said that he purchased the property at a tax sale and was waiting on his deed to get access inside and start working on it. Their plan is to do the revitalization program, so they are planning on having it torn down. They are working with an engineer because there is a drainage ditch right behind it and they must take care of that. They are requesting a 60-day extension to get the plans finalized and for them to coordinate with the engineer to get it out of the flood way. Mr. Pennick said that it is secure, but he could secure the back door better. Mr. Oliver asked after they figured out the flood plan with an engineer, will they still demolish the structure. Mr. Pennick said yes, and they will be putting up a new building. Ms. Knoblock asked what happened to the dangerous building placard that was on the building. Mr. Oliver said that he will repost it. Mr. Oliver said that the neighbor seems to be using that property and asked if he has had conversations with him. He replied that he had his phone number and gave him permission to park back there and until he had clear title to the property. He will have the neighbor remove his equipment and clean it up. Mr. Oliver said it would be appreciated.

A motion by Mr. Windsor and seconded by Mr. Brown that Item 3105 at 1608 S Minnesota Ave be extended to the March 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 3108 519 N Pearl Ave Kaleb Adams

Mr. Adams purchased the property at the end of last year and there were people living there. He is now clearing it all out, he has photos of before and after. He has been working on it daily and has employees working on it too. Their plan is to remodel it quickly. He buys and sells, and this is his third property he has bought. Mr. Denham asked if he has a permit. Mr. Adams replied, not yet. Mr. Oliver explained that the city will allow an individual one permit per year without being a general contractor, but he recommends that he gets that paperwork when he can. All the trades must be licensed, bonded and insured and they will need to be listed on their permit. Mr. Oliver continued saying if he hasn't called in for a consultation, he recommends it. Mr. Adams said that their main priority right now is cleaning it out. The rooms were full and piled to the ceilings with stuff. Mr. Adams said that he has cleared up trees and taken a lot of brush down. Mr. Oliver said to make sure he keeps the property secured, and asked when he will pull the permit. Ms. Knoblock asked about the dangerous building placard. Mr. Adams said he was posting it to sell "as is" and people were going in and out looking at it. He hadn't realized that it was posted. Ms. Knoblock said they would have it reposted.

A motion by Mr. Duncan and seconded by Mr. Wagner that Item 3108 at 519 N Pearl Ave be extended to the March 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 3107 (continued) 2301 W 4th St. Dangerous Building Hearing

A motion by Mr. Wagner and seconded by Mr. Duncan that Item 3107 at 2301 W 4th St the subject of a dangerous building hearing. (6 Aye, 0 Nay) Motion carried. The Board turns it over to the city.

Ms. Knoblock calls Mr. Oliver to be sworn in to testify. Ms. Knoblock asked Mr. Oliver to identify the photos 1-30 that the deputy fire marshal took. Ms. Knoblock asked if the photos accurately represent the condition of the property after the fire. Mr. Oliver stated that they do**. Exhibit 1-30** into evidence. The Board accepted. Mr. Oliver gave his name, his title at work, and how long he has worked for the city. He also gave his training and experience that qualified him as an expert in the construction of buildings. Exhibit 32 is a stack of photos that were taken by another inspector, Mr. Hadley, on November 19th, 2024, on the day it was posted as a dangerous structure due to a fire. The placard showing it as a dangerous building is the first photo. These photos accurately reflect the condition of the property. **Exhibit 32** admitted into evidence. The Board accepted. Exhibit 33 are photos that Mr. Oliver took on the 27th of February 2025 showing the same condition that it has been in since the day of the fire. He states that they fairly and accurately represent the condition of the property. Ms.

Knoblock asked if he had noticed any improvements to the property. He replied. no that the owner has secured the property, but there have been no improvements made. Mr. Oliver said that as the Board can see with photos being passed around that extensive damage due to fire and the water to put out the fire – the insulation and framing damage, and the roof line toward the gable area has extensive damage. Mr. Oliver explained that prior to the fire the building was in a dilapidated condition. Ms. Knoblock asked if he was able to view the second floor and Mr. Oliver said no, he hadn't, and all exits were compromised due to the fire. Mr. Oliver said that this was vacant property before the fire. Ms. Knoblock asked Mr. Oliver if he had heard the owner had insurance on the property but he had not. **Exhibit 33** admitted into evidence. The Board accepted. Exhibit 28 is the title search received from Great American Title showing Richard Clemmons as the owner. He has been to two meetings and is aware that it is on this Board, and he wishes to have the property demolished. **Exhibit 28** admitted into evidence. The Board accepted. Exhibit 29, Mr. Oliver continued stating that they sent certified letters to 5800 County Rd 306 Carl Junction to the owner, Richard Clemmons, and received a signed receipt. The final receipt shows today's date of this meeting that they have 10 days to contact the city, or it will be put before this Board. **Exhibit 29** admitted into evidence. The Board accepted. Exhibit 30, Mr. Oliver said that he sent over for advertising of this property at 2301 W 4th St in the Joplin Globe legal section with the publication dates of Thursday February 6th, 14th, 20th and 27th of 2025. **Exhibit 30** admitted into evidence. The Board accepted. Ms. Knoblock then asked Mr. Oliver for the definitions of the dangerous building code of Chapter 26 -612 that best describes the property in its current condition. Mr. Oliver read sub-sections line 4, 6, 7, 8, 10, 11, 12, 13, 14, 15, 17 & 18. He continued with, as seen by the photos, there is substantial damage to the structure and in his expert opinion it is a dangerous structure and not economically feasible to rehab due to the fire. Mr. Oliver's opinion under Chapter 26-614 if he felt that the property should be vacated. He replied yes, he does. Mr. Oliver said that due to the size and damage of the property it is not economically feasible to repair it because it is about 50 to 74% damaged and he recommends it to be demolished. The city offers certified copies of Chapter 26 Articles 9 & 10 of the Joplin code of ordinances into evidence before the Board. The Board accepted. The city requests that the record be held open for any publications coming from the Joplin Globe as well as these meeting minutes. The Board accepted. There was no one present in the audience therefore Ms. Knoblock has no evidence to present, and the evidence is closed and in front of the Board to decide.

A motion by Mr. Wagner and seconded by Ms. Harrington that Item 3107 at 2301 W 4th be declared a dangerous building according to Joplin's code of ordinances Chapter 26 Articles 9 & 10 Section 26-612 Subsections line 4, 6, 7, 8, 10, 11, 12, 13, 14, 15, 17 & 18 and so ordered demolish and to include any outbuildings. (6 Aye, 0 Nay). Motion carried.

Item 3106 817 Chestnut Ave. Dangerous Building Hearing

A motion by Mr. Duncan and seconded by Mr. Wagner that Item 3106 at 817 Chestnut is the subject of dangerous building hearing. (6 Aye, 0 Nay) Motion carried. The Board turns it over to the city.

Mr. Oliver is still under oath and was asked to state his name, his title and what qualifies him as an expert in the inspection of buildings. He replied. Ms. Knoblock presented photos 1-13 to Mr. Oliver, he said these photos were taken of the property the day it was posted on November 12th, 2024, by Jeff Hadley, his coworker. They fairly and accurately represent the property as a dangerous building. **Exhibits 1-13** admitted into evidence. The Board accepted. Exhibit 14 – 24 are a set of photos that Mr. Oliver took of the property on February 27th, 2025. Mr. Oliver said that this structure is a severely dilapidated structure, the exterior and foundation is in poor condition. There are multiple windows out or boarded over and the side of the home had open walls and soffit, and siding is falling off. **Exhibit 14-24** admitted into evidence. The Board accepted. The city had a title search done for 817 Chestnut Ave with Great American Title. It shows Steven Michael and a Willamina Swift as the owners. In Exhibit 23 there is a tax sale certificate with the date of 8/26/24, which lists the purchaser William Williams as the purchaser of the delinquent taxes. **Exhibit 25** admitted into evidence. The Board accepted. The city sent out certified letters but received no signed receipts. The third letter sent to Maple Leaf Holdings with no receipt. **Exhibit 26** admitted into evidence. The Board accepted. The city advertised the property at 817 Chestnut in the Joplin Globe legal section with the publication dates of February 6, 14, 20 and 27th of 2025. **Exhibit 27** admitted into evidence. The Board accepted. Exhibit 28 is a printout of the water service which shows it to be inactive, and the last bill was April of 2022. **Exhibit 28** admitted into evidence. The Board accepted. Ms. Knoblock asked from Mr. Oliver's inspection of the property at issue which of the definitions of a dangerous building under Chapter 26-612 best describes its defects. Mr. Oliver read subsection lines 4, 6, 7, 10, 11, 12, 13, 14, 15, 18 and spoke about why the structure was too far gone to be rehabilitated and in his professional opinion it should be demolished. The city offers certified copies of Chapter 26 Articles 9 & 10 of the Joplin code of ordinances into evidence. The Board accepted. The city requests that the records be held open for any publications from the Joplin Globe as well as the minutes of this meeting. The Board accepted. The evidence is closed and in front of the Board to decide.

A motion by Mr. Windsor and seconded by Mr. Brown that Item 3106 at 817 Chestnut Ave is declared a dangerous building according to Joplin's code of ordinances Chapter 26 Articles 9 & 10 Section 26-612 Subsections line 4, 6, 7, 10, 11, 12, 13, 14, 15, and 18 and so ordered demolish and to include any outbuildings. (6 Aye, 0 Nay). Motion carried.

Item 3015 & 3016 117 & 121 S Byers Ave

Mr. Oliver said that at last month's meeting they extended the permit for these two projects, and they are making progress. He believes that due to the weather conditions they lost a week or two. He knows that one is ready for sheetrock but with the temps they couldn't tape or mud. One of them still needs to pass some rough-in inspections but that permit is good until April 25th, so he asks the Board to extend both until the March 28th meeting.

A motion by Mrs. Harrington and seconded by Mr. Duncan that Item 3015 & 3016 at 117 & 121 S Byers Ave be extended to the March 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 3033 1010 W 3rd St.

There was some discussion at last month's meeting about this property. Mr. Oliver stated that the permit expired back in December 2024. Mr. Oliver ran into James, one of the owners, on his way to lunch one day. James is aware that it is on this Board and that the permit expired. Mr. Oliver was hoping to see someone here at this meeting today. Mr. Olivers thoughts are to have a meeting later with the Board regarding future cities' directions on property maintenance. He asks the Board to extend this property one more month. Mr. Denham asked if this property is owned by the same company that owns the property next door, Ledford Construction, and Mr. Oliver said it is.

A motion by Mr. Duncan and seconded by Mr. Brown that Item 3033 at 1010 W 3rd St be extended to the March 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Mr. Duncan excused himself.

Item 3056 217 S Pearl Ave

Mr. Oliver said that the permit expired today, and he had received a call yesterday from the owner's wife. The electrician has been out there, and they have received the windowpanes, and he is requesting more time. To have the inspections required the Board would need to extend this permit. Neighborhood Improvement has already sent a violation with property maintenance issues on this to the owner. We will pursue it along that avenue. There was some discussion with the Board on this.

A motion by Mrs. Harrington and seconded by Mr. Wagner that Item 3105 at 1608 S Minnesota Ave be extended to the March 28th meeting for progress report and demolition hearing and the permit be extended for 60 days until April 25th, 2025. (5 Aye, 0 Nay) Motion carried.

Item 3072 2020 N Byers Ave

Mr. Oliver started with this, which is like the last one. The permit expired today, and they have had a few inspections and are close to being done. The permit will need to be extended so they can have their last few inspections.

A motion by Mr. Wagner and seconded by Mrs. Harrington that Item 3072 at 2020 N Byers Ave be extended to the March 28th meeting for progress report and demolition hearing and the permit be extended for 60 days until April 25th, 2025. (5 Aye, 0 Nay) Motion carried.

Item 3085 1616 S Pearl Ave

Mr. Oliver said that there is an active permit, and he asks the Board to continue this until March 28th meeting.

A motion by Mr. Windsor and seconded by Mr. Wagner that Item 3085 at 1616 S Pearl Ave be extended to the March 28th meeting for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3091 4020 S Main St

Mr. Oliver said that he believes one more month and this will be ready to get off our agenda. The weather has slowed them down.

A motion by Mr. Windsor and seconded by Mrs. Harrington that Item 3091 at 4020 S Main St be extended to the March 28th meeting for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3102 519 S Picher Ave

This property was a subject of a fire in the back part of the home. It is owned by the same people that own the last one we went over. Once they are done with 4020 S Main St their plan is to start on this property next. Mr. Oliver asks the Board to continue this.

A motion by Mr. Wagner and seconded by Mr. Windsor that Item 3102 at 519 S Picher Ave be extended to the March 28th meeting for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3104 1909 W 15th St

Mr. Oliver said that JoAnne spoke with Antwan Perry briefly yesterday and he apologized for not being able to be at this meeting. He admitted that he hadn't had the sheathing inspection done but plans on having it done next week. The permit is good, and it has been extended once and they are moving slowly, but he asks the Board to continue to our March 28th meeting.

A motion by Mrs. Harrington and seconded by Mr. Windsor that Item 3104 at 1909 W 15th St be extended to the March 28th meeting for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3109 908 E 17th St New Business

This is an occupied structure and working with Economic Security to get this gentleman some help. Mr. Oliver posted the property and ended up having a conversation with the son of the deceased owner. He has been living there for years with no water or electricity. Mr. Oliver said that they are trying to find him a place and he is not objecting to it. The hope is to have this ready for a demolition hearing next month and that will move him to the top of the list to find a residence for him.

A motion by Mr. Wagner and seconded by Mrs. Harrington that Item 3109 at 908 E 17th St be extended to the March 28th meeting for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3110 719 S Roosevelt Ave.

This is new business, and Mr. Oliver asks the Board to continue. It is vacant.

A motion by Mr. Windsor and seconded by Mr. Wagner that Item 3110 at 719 S Roosevelt Ave be extended to the March 28th meeting for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3111 1501 E Hill St

This property was posted over a year ago. Mr. Oliver got a call from the owners saying they were going to rehab the property. A building permit was pulled, but no work has been done in months. It was reposted because of an open entry. Mr. Oliver asks the Board to continue to next month. Mrs. Harrington asked if anyone was living there, and Mr. Oliver said no.

A motion by Mr. Windsor and seconded by Mrs. Harrington that Item 3111 at 1501 E Hill St be extended to the March 28th meeting for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.