JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, March 27, 2026

Call to Order

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

Roll Call

Mr. Denham conducted the roll call. The following people were present: Gary Duncan, Lance Windsor, Michael Wicklund, Rob O'Brian, Crystal Harrington, Steve Brown, Assistant City Attorney Andrea Knoblock, City Building Officials: Shelli Dollison, Bryan Wicklund, Jeff Hadley, and Spence Jackson.

Motion to Excuse

Mr. Denham made no motion of excusable.

Approval of Minutes

Mr. Denham made a motion to accept the Building Board of Appeals minutes from February 27, 2026. Moved by Mr. O'Brian, seconded by Ms. Harrington. (6 Aye, 0 Nay) Motions approved.

Next meeting will be April 24, 2026

Item 3104 **1909 W. 15th ST.**

Antwan Perry was present and spoke to the board about property. Mr. Perry stated that the siding is on, but electric work and sheet rock still needs to be done. The electric and sheet rock should be completed by next month. Mr. Perry told the board that electric work should get started next week. Mr. Perry told the board he lost his helpers, so he's been doing the work on his own while working a full-time job, but still on track for May. Mr. Perry plans on selling the property and Mr. Denham mentioned that the property has been on the agenda for a year now.

A motion was made by Mrs. Harrington and seconded by Mr. O'Brian that Item 3104, 1909 W. 15th Street is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

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

Owner decided to sell the house and met with the Flanagan Group. She stated they don't have time to fix up the house. Mr. Denham mentioned that she needs to mention to the potential buyer that it needs to be aware of the property up for the board. Ms. Dollison stated that there hasn't been any progress – gutted inside, needs plumbing/electrical/mechanical, front porch has been repaired, roof's been fixed, and they've cleaned inside the home. Mr. Denham suggested the house to be marketed quickly due to vacant houses are quick to be vandalized. Owner was told by realtor it's better to sell as is and Mr. Denham mentioned the property has been on the agenda for a year.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3112, 2408 W. 4th Street is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

Item 3117 **1248 S. Roosevelt**

Mr. Flanagan stated the foundation, and footing has been going on the exterior of the property. Mr. Flanagan stated they're going to install a new roof by April 24th meeting, wanting to make sure the framing is good before they start the roof. The plan is to turn the property into a duplex and flip it. The lower floor will be residential.

A motion was made by Mr. Wicklund and seconded by Mr. Duncan that Item 3117, 1248 S. Roosevelt is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

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

Mrs. Brown made a little progress and spoke with the contractor at last month's meeting. On the 27th, he told Mrs. Brown he would get started on the application process. She got ahold of him on the 17th and asked to send her stuff, but he didn't for a few days. Mrs. Brown got in contact with four other contractors and ended up with two that would discuss taking the job; one went by - the other no showed. In mean time, she has heard from the first contractor, and he contacted the water company and sent her the water company sign off, but nothing on electricity or gas at this point. Right now, just trying to get the demolition permit. Backup plan is if doesn't get done timely, to get her partner on a business license to have him rent equipment to take care of the demolition. Bryan Wicklund stated they pro-rate the licenses, but unsure of the insurance. Mrs. Brown was told of two other contractors that she can reach out too, but hasn't got a hold of them since she is getting updated information from the first contractor. Bryan Wicklund asked if she had the asbestos inspection done, she responded with yes. Right now, according to Mrs. Brown, they're just waiting on gas and electric.

A motion was made by Mrs. Harrington and seconded by Mr. O'Brian that Item 3120, 530 E. 7th Street is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

Item 3121 **714 E. Hill**

Owner plans to take off back garage doors and plans to put left side doors, windows, and put up framing inside to make bedrooms in the home. Next step is to do the doors, windows, all framing, and get an electrician on site. Owner doesn't know when it will be done to have everything complete. Once the electrician finishes the work, they will have a better idea of having the property finished. Owner stated the property will more than likely be done regarding what was listed to April's meeting. Ms. Dollison stated she has met them on-site and they're aware of what needs to be done.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3121, 714 E. Hill Street is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

Item 3122 **230 S. Oak Ave.**

Bryan Wicklund stated Mr. Cope called and stated he was sick and couldn't make the meeting. Mr. Cope was working on the siding but seen significant damage to the rim joist. The rim joist has been holding him up and that's why siding hasn't been completed. Mrs. Harrington agreed to keep progress updated in 30 days. Micheal Wicklund asked city attorney regarding treading lightly, how can they approach this property? Mrs. Knoblock stated that as long as there's progress that's within the permit, Mr. Cope is fine. Bryan Wicklund assured the board that when Mr. Cope replaces the rim joist, he will get in touch with Mr. Cope regarding needing an inspection before he moves on to other repairs/work being done.

A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3122, 230 S. Oak Ave. is is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

Item 3128 **316 N. Schifferdecker Ave.**

Ms. Dollison stated that the owner has completed Rough In's and the property is on the way to being complete. Ms. Dollison stated the property can be released off the agenda.

A motion was made by Mr. Windsor and seconded by Mr. Wicklund that Item 3128, 316 N. Schifferdecker Ave. is to be released. (5 Aye, 0 Nay) Motion carried.

Item 3131 **1112 S. Jackson Ave.**

Mark Peron, from US Bank, stated to his knowledge the property is under a Vacant Dangerous Building Permit and asked for the property to be removed from the Board agenda. Bryan Wicklund stated that there will be a maximum of 3 extensions if the property is kept secure and no further complaints within the next 6 months. It's up to the board to release it unless something changes on site and people are breaking into the property. Mr. Person stated nobody has " messed" with the property, the owner is making sure it's secured, and is working to sell the property, but having issues with HUD. Mr. Peron stated that they have complied with everything and does not see a reason to keep on the agenda.

Mr. O'Brian motioned for Item 3131, 1112 S. Jackson Ave. to be released from the board agenda; Mr. Windsor seconded the motion.

(3 Ney, 2 Aye) Mrs. Harrington, Mr. Wicklund, and Mr. Duncan voted Ney

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

Mrs. Knoblock asked to move this property to the end of the meeting as she will call an attorney regarding an update.

Item 3134 **2705 S. Virginia Ave.**

Mr. Campbell stated he has one board left on a window, and one window was broken into, so he's going to fix that with Plexiglass. Mr. Campbell stated he did have a solar-powered motion light, but someone stole it. Mr. Campbell stated he needed to get another solar powered motion light. The window that was broken will be fixed next Friday. Mr. Campbell said it's listed to be sold by Mr. Pink, realtor. Mr. Denham stated that potential buyers need to be aware the property is on the board. Mrs. Harrington complimented on the progress of his work that has been requested by the board.

A motion was made by Mr. Duncan and seconded by Mr. Wicklund that Item 3134, 2705 S. Virginia Ave. is to be continued until April 24th meeting.
(5 Aye, 0 Nay) Motion carried.

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

Mr. Campbell stated two boards are on windows that have been fixed and the landscaping was completed as well last week. Mr. Campbell stated the property is listed for sale and the property is secured. Mr. Campbell asked the board if the property can be removed from the Dangerous Building Board. Michael Wicklund argued the property is still in rough shape on the inside and the realtor needs to update the listing as it's described incorrectly. Mr. Wicklund stated more of the house besides the windows needs to be fixed; the soffits are damaged and rotted out with holes in the ceiling inside the home. Mr. Campbell claims a neighbor's kid went on the roof and is the reasoning for holes in the ceiling. Mr. Denham mentioned how he appreciates the work Mr. Campbell has done on the property that was discussed at last month's meeting. Mr. Wicklund stated that a large sum of money will be needed to fix up the property and it is not suitable for anyone to live in, possibly $75,000 remodel. Ms. Dollison stated that a permit is going to be needed to pull to fix the interior

damage. Mr. Denham mentioned the pictures were from November and claimed that there has been upgrades since then.

A motion was made by Mr. Duncan and seconded by Mr. O'Brian that Item 3141, 2402 S. Alabama Ave. is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

Item 3139 **1509 S. Picher**

Mrs. Knoblock stated to set this aside for demolition hearing.

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

Jeff Hadley stated that Christopher Finklea came in to get a permit application but was unsure of the progress on permit to rebuild. Bryan Wicklund stated that the permit was under review and stated that the repairs are $66,000, which includes all the trades. Mrs. Harrington stated that the property looked like they had just thrown everything out in the yard and windows are boarded. Mr. Hadley stated that he and another inspector have met with Mr. Flinklea regarding what needs to be done. Mr. Denham told Mr. Hadley the next time he spoke with Mr. Finklea to encourage him to come to next month's meeting to speak on progress in property. Mr. Finklea arrived late at the meeting stating he hasn't turned in a permit due to Kim Newhouse telling him he needed an electrician on the permit application. Mr. Finklea now has an electrician to add and will turn in the application soon. Christopher told the board he thinks he can get the property completed in seven months but has a full-time job and a lot of construction fixes to do. Christopher told the board he tore out concrete and will do framing and have inspections done once the framing is done. Mr. Denham asked Mr. Finklea to have progress notes come Aprils Meeting.

A motion was made by Mrs. Harrington and seconded by Mr. Brown that Item 3142, 723 S. Roosevelt Ave. is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

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

Mrs. Knoblock stated the property is in a bad state and that the owners are deceased and that are in the title. Ms. Dollison responded that she has reached out to the new owners but has yet to get a response. Mrs. Knoblock stated a son may have lived on the property, but unsure if he still resides at the residence, may still live in Joplin. Mrs. Knoblock asked to

have more time to dig more information regarding ownership of the property for next month's board meeting to give the correct owners more notice.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3143, 1334 S. Roosevelt Ave. is is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

Item 3144 **712 E. Pool Road**

Mr. Spence Jackson stated he found out last week that the owner doesn't plan to return to the states, so he will be moving ownership to a relative that lives in Carthage. The relative is working in Kansas City, but Mr. Jackson told the relative that it's crucial to be at next month's meeting. It's an addition that wasn't built to code, according to the relative, the plan is to be removed and to be rebuilt after all proper permits are implemented. As of right now, it's serving as a laundry room and bathroom.

A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3144, 712 E. Pool Road is is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

Item 3145 **122 N. Maple**

Ms. Dollison stated the property was purchased by Sid Davis (Big John's) and he'll get a demolition permit. Mr. Denham stated this property was part of a big fire.

A motion was made by Mr. Wicklund and seconded by Mr. Duncan that Item 3145, 122 N. Maple is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

Item 3146 **1610 S. Missouri**

Ms. Dollison said she has not received any response from the owner, and the property is in bad shape from there not being a floor – gutted (dirt floor) and removed the siding. Ms. Dollison stated the property is ready for demolition in next month's meeting. Ms. Dollison stated can be ready for demolition next month.

A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3146, 1610 S. Missouri is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

Item 3147 **2029 S. Byers Ave**

Ms. Dollison stated there is no response and that the only address for the owner is said address. Mrs. Knoblock stated that she'll investigate this property more to figure out who the ownership belongs too for next month's meeting.

A motion was made by Mr. Windsor and seconded by Mrs. Harrington that Item 3147, 2029 S. Byers is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

New Business

Item 3148 **1716 W. A Street**

Ms. Dollison stated there is no response from the property owner and the house is vacant. Mr. Denham motioned for 1716 W. A Street is to be continued for 30 days.

A motion was made by Mrs. Harrington and seconded by Mr. Wicklund that Item 3148, 1716 W. A Street is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

Item 3149 **929 S. Roosevelt**

Ms. Dollison stated the property was posted in July of 2025 and has yet to receive a response. Ms. Dollison stated that as soon as the property was put on the agenda, the property was sold. The concern is the roof in the back, windows, and doors, rotting. The new owner, James Herron, is aware the property is on the agenda.

A motion was made by Mr. Windsor and seconded by Mrs. Harrington that Item 3149, 929 S. Roosevelt is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

Item 3150 **2027 S. Bird Ave.**

Property was posted July 31, 2024 – the property is in the same condition ever since and has yet to receive a response according to Ms. Dollison. Mrs. Knoblock stated she can prepare the property next month for demolition.

A motion was made by Mr. Duncan and seconded by Mr. O'Brian that Item 3150, 2027 S. Bird Ave. is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

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

Owner hired a company to secure the property and got an email last night to call the attorney, Jason, during meeting for updates. Jason stated the owner has a cash offer to purchase the property but doesn't have the name of the buyer. Ms. Dollison stated there have been several inquiries about why the property is on the board and noted the property is secure. Jason assured Mrs. Knoblock the property should be closed within 30 days since it's a cash offer.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3133, 921 W. 5th Street is to be continued until April 24th meeting. (5 Aye, 0 Nay) Motion carried.

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

Mr. O'Brian made a motion to have Item 3139, 1509 S. Picher Ave. to have a demolition hearing seconded by Mr. Wicklund. (5 Aye, 0 Ney)

The board moved 1509 S. Picher Ave to be moved to the city as a dangerous building demolition hearing. Mrs. Knoblock called first witness, Ms. Shelli Dollison. Ms. Dollison was sworn in by Mr. Denham. Mrs. Knoblock asked about Ms. Dollison's credentials as a Dangerous Building Lead Inspector. Mrs. Knoblock showed Ms. Dollison **Exhibit 1** – Pictures of the postings Ms. Dollison posted on the front door. Ms. Dollison stated the main concern was the fire last July (2025); there are electric concerns, the bedroom was burned, through the floor joist, and smoke damage to the house. Ms. Dollison stated the property is vacant but not secure and that the owner lives out of state. **Exhibit 2** is the title search of owner Samantha Johnson, which includes deed, property taxes, as well as information of decan. **Exhibit 3** is certified letters and emails between Ms. Dollison and Ms. Johnson. In between the emails, Ms. Dollison stated Ms. Johnson has decided it would be best to

demolish the property rather than fix it up due to lack of funds. Ms. Dollison stated the definitions are # 3, 6, 10, 11,13, 15, and 17. Ms. Dollison stated in her opinion, the property is good to go for demolition.

Mr. Denham motioned for Item 3139 1509 S. Picher Ave. to be demolished.
Mr. Duncan motioned and Mr. Windsor seconded.

(5 Aye, 0 Ney)

Building Board of Appeals

Mr. Duncan made a motion to adjourn the meeting.
Second by Mr. Wicklund.

(5 Aye, 0 Nay) Motion carried.

Approved _____
Mr. Kyle Denham, Chairman

Approved Maggie Marie Maynard
Maggie Maynard, Notary Public

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