JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, April 24, 2026

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on April 24, 2026.

Roll Call

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

Motion to Excuse

Mr. Denham made a motion to excuse Mr. Wicklund

Approval of Minutes

Mr. Denham made a motion to accept the Building Board of Appeals minutes from March 27, 2026. Moved by Mr. Windsor seconded by Mr. Brown. (4 Aye, 0 Nay) Motions approved.

Next meeting will be May 22, 2026

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

Mr. Perry told the board that next coming up week there will be an inspection for rough in plumbing and electrical. Ms. Dollison confirmed that there is progress. Mr. Perry stated that electrical has been started and that the roof fascia needs to be put on. Mr. Perry intends to put a porch in the front.

A motion was made by Mr. Duncan and seconded by Mrs. Harrington that Item 3104 1909 W. 15th Street to be continued until May 22nd meeting. (4 Aye, 0 Nay) Motion carried.

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

Ms. Dollison reached out to The Flanagan Group, real estate agent, and was told they started repairs on the front of the roof and window need replaced. Ms. Dollison told the board the structure is sound. Mrs. Knoblock will prepare property for next month's meeting for demolition.

A motion was made by Mrs. Harrington and seconded by Mr. Duncan that Item 3112 2408 W 4th Street to be continued until May 22nd meeting. (4 Aye, 0 Nay) Motion carried.

Item 3117 **1248 S. Roosevelt Ave.**

Ryan Flangan gave an update on progress, last week windows were installed and a roofer will be at the property next week. The board requested a 60-day progress report, June 26th.

A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3117 1248 S. Roosevelt Ave. to be continued until June 26th meeting. (4 Aye, 0 Nay) Motion carried.

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

Ms. Dollison said there has been no communication since last meeting. The owner is still considering demolition but has yet to get a permit. The roof has collapsed, but the property has been secured. Owner also had the asbestos tested. Mrs. Angel Brown emailed Mr. Duncan stating she couldn't make the meeting due to a family situation, but has all utilities signed off, there was an issue with the gas due to needing to remove an old gas line. They're now ready for the next step to get the demolition permit.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3120 530 E. 7th Street to be continued until May 22nd meeting. (4 Aye, 0 Nay) Motion carried.

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

They are in the hiring process for an electrician, and he will start next week. They have cleaned up the house that was demolished, changed the water damage on the flooring, and are working more inside than the exterior. Ms. Dollison added the electrician to the permit this morning and plans to start next week.

A motion was made by Mr. Duncan and seconded by Mrs. Harrington that Item 3121 714 E. Hill St. to be continued until May 22nd meeting. (4 Aye, 0 Nay) Motion carried.

Item 3122

Mr. Cope didn't show for the meeting. Ms. Dollison reached out and didn't hear back from Mr. Cope. Ms. Dollison gave an update and stated permit is current and expires 7/2026. A picture of the rim joist was passed amongst the board of the decay was shared for viewing.

A motion was made by Mr. Duncan and seconded by Mr. Brown that Item 3122. to be continued until May 22nd meeting. (4 Aye, 0 Nay) Motion carried.

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

Mrs. Knoblock gave an update from attorney and property was sold yesterday. Mrs. Dollison stated she will give the new owners notice for next month's meeting.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3133 921 W. 5th St. to be continued until May 22nd meeting. (4 Aye, 0 Nay) Motion carried.

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

Mr. Campbell could not make it to the meeting. All windows have been replaced and he has received multiple offers.

A motion was made by Mrs. Harrington and seconded by Mr. Duncan that Item 3134 2705 S. Virginia Ave. to be continued until May 22nd meeting. (4 Aye, 0 Nay) Motion carried.

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

Ms. Dollison gave an update and property is under contract and closes on April 28, 2026.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3141 2402 S. Alabama Ave. to be continued until May 22nd meeting. (4 Aye, 0 Nay) Motion carried.

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

Jeff Hadley spoke to Mr. Finklea a couple days ago and said he'd be at the meeting. He's working on the interior, demo/gutting it. He removed the south side concrete pad and the mud seal will be to be replaced. Jeff stated he hasn't picked up or paid for a permit yet.

A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3142 723 S. Roosevelt Ave. to be continued until May 22nd meeting. (4 Aye, 0 Nay) Motion carried.

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

Mrs. Kerry Bolinger stated the house was purchased in 1989 and was going to sign it over to her son until he got into some trouble. Mrs. Bolinger stated she didn't know about the house being up for dangerous buildings and would like an extension to give her time to potentially sell it and/or demolish it herself. Her parents are on the deed, but they are deceased. Mr. Steere also stated he never got a notice. Mrs. Bolinger told the board she has a new last name and a different address. Property has been vacant for several years and is now secure after multiple break-ins. Mrs. Bolinger stated she can try to get the property listed to be sold by next meeting.

A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3143 1334 S. Roosevelt Ave. to be continued until May 22nd meeting. (4 Aye, 0 Nay) Motion carried.

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

The potential new owner intends to purchase permits for the renovation of the property. Mr. Jackson stated he had spoken with hm and they have discussed the plan.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3144 712 E. Pool Rd. to be continued until May 22nd meeting. (4 Aye, 0 Nay) Motion carried.

Item 3145 **122 N. Maple Ave.**

Property has been demolished.

A motion was made by Mr. Duncan and seconded by Mr. Brown that Item 3145 122 N. Maple Ave. to be released. (4 Aye, 0 Nay) Motion carried.

Item 3146 **1610 S. Missouri Ave.**

Mr. Duncan made a motion for Item 3146 1610 S. Missouri Ave. to be a dangerous building. Mrs. Harrington seconded the motion.

The board turned to the city for dangerous building hearing. The city calls the witness Ms. Dollison and requests her qualifications as a Lead Dangerous Building inspector. **Exhibit 1** – Photos; first picture was of the notice posted on April 14,2025 to the structure. Second picture is the porch decaying/falling in, roof falling in with the back tarped but rotting, sidings missing, and window seals are rotted. Property is a vacant home with no utilities. **Exhibit 2** - title work; ownership is Manuel Gomez, deed. Property tax is in Jasper County. **Exhibit 3** – Letters of building meetings, finding of fact, and state contacting City of Joplin. Ms. Dollison hasn't had contact with the owner. **Exhibit 4** - Joplin Globe postings. Ms. Dollison read Chapter 26 Section 6.10 definitions #3, 4, 7, 10, 11, 15. The property was recommended be demolished.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3146 1610 S. Missouri Ave. to be demolished. (4 Aye, 0 Nay) Motion carried.

Item 3147 **2029 S. Byers Ave.**

Mrs. Harrington made a motion for Item 3147 2029 S. Byers Ave. for a demolition hearing. Mr. Windsor seconded.

Board turned the property over to the city. The city calls Ms. Dollison as a witness about this property. **Exhibit 1A** – Photos; first picture is the structure showing damage and dilapidation. The posting date is February 6,2024 by Jeff Oliver. **Exhibit 1B** – November of 2025 is the property's current condition with no progress. The property is vacant with no utilities. Ms. Dollison noted the roof is rotting, underneath the porch is rotting on soffit, foundation is crumbling, there has been vandalism, siding is coming off, chimney is coming off, and the windows are boarded up. **Exhibit 2** – title work; Everette Stiver. There is the Beacon report, chain of titles, and Ms. Dollison hasn't had any contact with Mr. Stiver. **Exhibit 3** - letters; first notice, board meetings, and demolition hearing. **Exhibit 4** – Joplin Globe postings. Ms. Dollison read off Chapter 26 6.12 definitions # 3, 4, 7, 9, 11, 15, 17 and recommended the property be demolished.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3147 2029 S. Byers Ave. to be demolished. (4 Aye, 0 Nay) Motion carried.

Item 3148 **1716 W. A. Street**

Ms. Dollison spoke to Mr. Coleman and the family. They intend to purchase the demolition permit, but date has been set.

A motion was made by Mr. Windsor and seconded by Mrs. Harrington that Item 3117 1248 S. Roosevelt Ave. to be continued until May 22nd meeting. (4 Aye, 0 Nay) Motion carried.

Item 3149 **929 S. Roosevelt Ave.**

Ms. Dollison stated there is a new owner, James Herron, with J&J Investments. A consultation was held on site and Mr. Herron stated after looking at the property, he will purchase a demolition permit. No date was given for that permit.

A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3149 929 S. Roosevelt Ave. to be continued until May 22nd meeting. (4 Aye, 0 Nay) Motion carried.

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

Mrs. Harrington motioned for Item 3150 2027 S. Bird Ave. to have a demolition hearing. Mr. Duncan seconded the motion.

Mrs. Knoblock asked Ms. Dollison about **Exhibit 1** – photos; structure 01/2024 by Jeff Hadley. The entry way porch is falling, structurally not safe, opening to the attic is open to the elements, window seals are rotting, soffits are rotting, and siding is coming off. The property is vacant and Ms. Dollison is not aware of working utilities. **Exhibit 2 –** title work; Mr. Forest Mallonee, Jasper County property taxes, deed, and chain of title. Ms. Dollison stated she hasn't had contact with Mr. Mallonee. **Exhibit 3-** letters; Finding of Facts, declaration, and today's hearing. **Exhibit 4** – Postings on the Joplin Globe. Ms. Dollison read Chapter 26 Section 6.12 definitions #3, 4, 5, 6, 7, 10, 15. The property was recommended to be demolished.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3150 2027 S. Bird Ave. to be demolished. (4 Aye, 0 Nay) Motion carried.

New Business

Item 3151 **211 N. Oak Ave.**

Ms. Dollison posted April 1,2025 on the property. The property is vacant and open to elements. There is broken windows as well. Owner was aware of the meeting.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3151 211 N. Oak Ave. to be continued until May 22nd meeting. (4 Aye, 0 Nay) Motion carried.

Item 3152 **614 S. Moffet Ave.**

Ms. Dollison stated the property was brought to their attention by a fire – neighbors' fence was burnt. The fire department noticed a generator running at the property with illegal occupancy. They attempted to do renovations but never got a permit to do so. Ms. Dollison put a stop working order on the property in March of this year. There is also a burglary report on the property. The property is not secure.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3152 614 S. Moffet Ave. to be continued until May 22nd meeting. (4 Aye, 0 Nay) Motion carried.

Item 3153 **226 S. Walnut Ave.**

Ms. Dollison stated the property was brought to their attention by a neighbor that was concerned. The property is secured except for the back door. According to Ms. Dollison, you can't get into the property due to the porch falling in. The property is vacant and Ms. Dollison has yet to have a response.

A motion was made by Mr. Duncan and seconded by Mrs. Harrington that Item 3153 226 S. Walnut Ave. to be continued until May 22nd meeting. (4 Aye, 0 Nay) Motion carried.

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

(4 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