JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, APRIL 26, 2024

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on April 26, 2024.

Roll Call

Mr. Denham conducted a roll call. The following persons were present: Kyle Denham, Steve Brown, Lance Windsor, Garret Wagner, Gary Duncan, Christopher Tucker, Michael Wicklund, Assistant City Attorney Andrea Knoblock, City Building Officials: Jeff Oliver, Jeff Hadley, Brian Wicklund and Administrative Assistant, Jo Anne Mergenthaler.

Motion to Excuse

None.

Approval of Minutes

Mr. Tucker made a motion to approve the Building Board of Appeals minutes from March 22, 2024, and Mr. Windsor seconded the motion. (7 Aye, 0 Nay). Motion carried.

<u>Item 3067 219 N Pearl Ave</u>. Kevin Hunter present with Property Manager for buyer, Lorraine Simpson.

Mr. Hunter stated that they are under contract to sell but hasn't closed yet. They are asking for 30 days to close. Mr. Gilstrap is the buyer, and his intention is to rebuild this structure.

Mr. Windsor made a motion to extend Item 3067 located at 219 N Pearl Ave to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Tucker. (7 Aye) Motion carried.

<u>Item 3074 1711 W A St.</u> Laney Peavler and Christopher McWilliams present.

Mr. McWilliams and his grandfather Mr. Peavler is asking to save Mr. Peavler's front part of the home and rebuild back half. They had inspectors there and Mr. McWilliams believes he can save it. Mr. McWilliams stated that grandpa is living in a rental now and it is taking up all his income. They believe it will be cheaper in the long run to fix the house than to pay rent. They will not live in the home while repairs and construction are being done. Mr. Oliver spoke and said that the main structure can probably be saved. He also stated that there was quite a bit of fire damage and if they decided to add on to the back of the home, they would have to raise the footing and foundation up due to the grade. Mr. McWilliams spoke and said that he agrees with Mr. Oliver that they would have to raise the foundation in the back. He also said that the corner is rotted but no water is under it. Mr. Wicklund asked if they have the means to fix the house. Mr. McWilliams said they would do most of the work themselves and feel that they can get it rehabbed. He knows that it would have new plumbing and new electric and insulated once finished. Mr. Wicklund asked if he had any bid estimates for the trades. They replied, no. Mr. Duncan asked how long it would take. Mr. McWilliams answered that he works for himself and would get a crew together. There is a privacy fence on one side of the property and chain link on other two sides. The house is secured. Mr. Tucker asked if Rose Peavler was related to Laney and he replied yes she is his mother. Mr. Duncan thought it would be good to come back next month with a timeline. Mr. McWilliams said that he knows the home needs work.

Mr. Duncan made a motion to extend Item 3074 located at 1711 W A St to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Tucker. (7 Aye) Motion carried.

Item 3063 320 S Winfield Ave. Diana Flores present.

Ms. Flores and her husband bought the property one month ago. She found out it was on the demolition list right after. Their goal is to remodel the house and live there. They have ordered materials for the roof (husband is a roofer) and brought in a 30' dumpster to clean out the house and property. They mowed the lawn and trimmed trees. They know there is foundation issues, but they have many family members and co-workers that will help. Mr. Oliver said that Donald Simmons owned the property and sold it to Jaden (who is here today). It was ordered demolished. At this time, Mr. Simmons said he thought he had the property sold to Jaden. Jaden has quick claimed it over to Ms. Flores. She tried getting a permit but was unable to because it was on the demolition list. There was conversation on the explanation of a quick claim sale. Mr. Wicklund said that Mr. Simmons still was the owner of the property. Mr. Tucker asked what their intent on the property is and do they have the funds. There was conversation about a warranty deed. Mr. Oliver was asked if it is fixable. He mentioned that they will need to pull a permit for everything with the trades listed, but they can do the roofing, painting etc. Mr. Denham said to bring in a timeline at next meeting. Mr. Bryan Wicklund said if you can't get ownership by the next meeting, the building department can sell a permit to a contractor. Mr. Tucker asked if Ms. Flores had the quick claim deed notarized. She said yes. Mr. Oliver said that there is a form that she will have to sign stating that there is a stay on the order of demolition, but that the stay can be lifted at any time, because of lack of ownership, lack of progress. She said she understands. Mr. Tucker said to have a consult with the inspectors to know what needs to be done.

Mr. Duncan made a motion to put a stay on Item 3063 located at 320 S Winfield Ave and be extended to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Brown. (5 Aye 2 Nay) Motion carried.

Item 3065 1032 S Sergeant Ave. Nancy Aquero present.

Ms. Aquero spoke with two to three contractors, and none think the home should be demolished. This home has been ordered demolished, but a stay can be put on it, if the Board agrees. She asked what is the minimum that needs to be done so home would not be demolished. Mr. Wicklund asked for undated photos. Mr. Denham asked if she was at the Building Board meeting last month. She replied yes. Photos were passed around. Mr. Oliver said that we did a walk through with her a few weeks ago and the photos were taken then. Mr. Oliver said that the house needs a lot of work. Ms. Aquero said that her brother and his young family would like to move into the house this year. Mr. Oliver said that there are floor issues with this home and windows and siding that needs to be addressed. She was asked who owns the property and she said her brother does. Mr. Oliver asked her if she got quotes for the repairs or talked to any banks. She said yes about $100,000. She is talking about getting loans here and in Mexico. She knows it is a big investment. Her contractors told her that to rebuild new would be another $50,000. Mr. Oliver said that he would want to start new if putting $100, into a home. Mr. Windsor said that he would like to keep it on the demo list. Mr. Tucker said the same, that it is a lot of money to invest in just to rehab. Demolishment stands. Ms. Aquero understood.

Item 3068 1518 S Sergeant Ave. Sherry and Gene Stucki present.

Mr. and Ms. Stucki are concerned neighbors. Mr. Stucki said that he has looked into this home and in his opinion, it needs to be demolished. Ms. Stucki read what her and her neighbors think. This home has been abandoned for 6 years and has not been livable or rentable due to its condition. This property is not secured and has been a safety hazard. There have been squatters that have trashed it and the garage, and the fire department has been out several times to put out fires. Ms. Stucki said her home is only 8 feet away from this house. There is trash, animals roaming in and outside, exposure to electrical wires. They are requesting that the house be destroyed. Mr. Tucker asked Mr. Oliver if he has talked with the owners. Mr. Oliver said yes, they have a permit in place. Mr. Poindexter is not here today but has been previously. Mr. Bryan Wicklund said there has been no inspections on the house and that they go by the original window size for replacement (some windows have been replaced). Mr. Oliver said that they must go through the inspections and pass them. Mr. Tucker asked Ms. Stucki what has been done at property. She replied they cut the grass, and they had an electrician come out this past week. Mr. Denham said that he appreciates their frustrations, and that this property has a permit in place and an electrician. He said that they will keep an eye on the property and give it another 30 days.

Mr. Wicklund made a motion to extend Item 3068 located at 1518 S Sergeant Ave to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Tucker. (7 Aye) Motion carried.

Item 3072 220 N Byers Ave. Ivy Iverson present and guest.

Mr. Iverson said that he is in the process of remodeling, and they have been there every day. Mr. Denham asked if they own the property and if he has a permit in place for the remodel, and Mr. Iverson replied yes sir. Mr. Wicklund asked Mr. Oliver if he has an update. Mr. Oliver said they have made quite a bit of progress in the last couple of months. Mr. Iverson said that when he purchased the property that the house was posted, and he is doing everything he needs to do to get it off this Board. Mr. Oliver told Mr. Iverson he can take off the placard but as far as being removed from this Board, it is up to the Board to do that. Plumbing is done. They are framing it up and should be able to get electric done in next couple of months. His permit is good until 25 July. Mr. Iverson said that he likes to move into the house by the time his permit runs out. Mr. Bryan Wicklund asked about if he was aware of inspections and Mr. Iverson stated that he never got a phone call that the inspector was coming out, but would be there for the inspection.

Mr. Tucker made a motion to extend Item 3072 located at 220 N Byers Ave to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Brown. (7 Aye) Motion carried.

Item 3051 2131 Nashville Ave. Tammy Simonds present.

Ms. Simonds has torn off the back of the house and is starting the walls and floors in the kitchen area. She is semi-retired and will be able to spend more time on working on the property along with friends. Mr. Oliver mentioned that their permit is for windows and siding and that he has told her that she needs to get an electrician. Mr. Denham said this property has been on our Board for seven (7) months and asked her what her schedule was to get off the Board. Mr. Denham asked if she has the funds to complete the work. Ms. Simonds said that she doesn't have the funds at this moment. She said she only planned on working on the property a little at a time and not the whole thing at once. Mr. Wicklund asked Mr. Oliver what needs to be done to get off the Board. Mr. Oliver said that the plumbing would just be repairs, but she needs to get a licensed electrician and get a permit for that. She will also need to allow an inspector to come into the house for a framing inspection and pass it. Mr. Tucker asked if an electrician gave her an estimate on the house, yes about $30,000. Mr. Duncan asked about the permits. Mr. Bryan Wicklund spoke briefly about the permits. Mr. Oliver asked why she hasn't called for inspections. Mr. Tucker spoke about the $30,000 electrician price. Mr. Oliver asked if her son was living there, and she replied yes, sometimes. She said it is a roof over his head. Framing inspection needs to get done by next meeting.

Mr. Duncan made a motion to extend Item 3051 located at 2131 Nashville Ave to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Tucker. (7 Aye) Motion carried. Mr. Denham told Ms. Simonds to schedule an inspection before next meeting.

Item 3071 1822 S Indiana Ave. Marty Coss present and guest.

Mr. Coss said that he met with Mr. Oliver, and they agree that the house needs to be demolished. Mr. Olliver said that the property falls within the grant money. The house is being kept secured by Mr. Coss and watched over. Mr. Oliver said that if the Board wishes, they could give it another month to see if the program starts up. There was some discussion about the grant money. Mr. Wicklund asked if the grant money would be retroactive. Mr. Wicklund answered that it could be approved. Some discussion on the program. Mr. Wicklund asked about Mr. Coss's divorce and Mr. Coss replied that he is in the middle of his divorce. Ms. Knoblock said that a marital consent of waiver would need to be signed or a quick claim. Mr. Wicklund said he would go ahead with the demolition. Mr. Oliver talked about the process and how long a demolition would take place. Mr. Denham said that the outside of the house is not that bad, so he is fine with letting it sit for another month. **Mr. Wicklund made a motion to extend Item 3071 located at 1822 S Indiana Ave to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Duncan. (7 Aye) Motion carried.**

Item 3026, 3027, 3028. 2611, 2617, 2621 S Pearl Ave. David Papen and Jeremy Brown.

Mr. Papen spoke about what he has accomplished in the past month. They have all the plumbing scoped and items all fixed in the second building with siding going up on three sides. Photos were sent to Mr. Bryan Wicklund showing that they have all the window, roofing, and siding to complete the job and should be done with all the outside in two to three weeks. May 12th, he sent to Mr. Bryan Wicklund the go ahead with all four sides, all plumbing is done. Masonry, other siding, and doors they will start next week. Permit is still in place for all three buildings. Mr. Wicklund mentioned that he should have led off with if he had closed on the property. Mr. Papen said that next week he will be making a large payment and another one two or three weeks after. Mr. Jeremy Brown said he verified all of that and the closing date will be July 15th. Mr. Wicklund said that by next meeting we should see those payments. Mr. Jeremy Brown verified that information.

Mr. Windsor made a motion to extend Item 3026, 3027, 3028 located at 2611, 2617, 2621 S Pearl Ave, to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Wagner.
(5 Aye 2 Nay) Motion carried.

Item 3076 2025 S Byers Ave. Wilky Ordonez present.

Mr. Ordonez has been talking to Jeff Oliver about this property. He has someone interested in buying. Their intention is to clean up property and rent it out. The company name is Modern Capitol from Oklahoma, and he is staying in contact with them. They know it is on the Board. Mr. Oliver asked if they could contact him so he can make them aware of what needs to be done and they need to get a permit. Mr. Denham said that this is New Business, so they need to extend it for 30 days.
Mr. Wagner made a motion to extend Item 3076 located at 2025 S Byers Ave to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Windsor. (7 Aye) Motion carried.

Item 3073 512 S Cox Ave. Ahmed Sayed & Nurjahen Begum.

Mr. Sayed said he sent pictures and their progress to Mr. Oliver. They completed the foundation wall and painting, put on a new roof, electrician did plugs and switches, took down porch. The porch beams and post are in and just waiting on getting deliver on some headboards for front. Doing a dump run next week due to rain. They have gutted inside of house. They are framing the kitchen area and flooring is braced up and so has the dining area. Rafters are getting supported. Electric panel should be done next week. They hope to be done by July. They are hoping to bring back some of the historical value of the house. They have been in touch with the daughter of the famous boxer, Johnny Copland. Mr. Oliver said they are making progress. Mr. Tucker said he was in the home many years ago and saw the boxing stuff. They would like to bring back the historical value of the home.
Mr. Duncan made a motion to extend Item 3073 located at 512 S Cox Ave to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Tucker. (7 Aye) Motion carried.

Item 3056 217 S Pearl Ave. Elizabeth Rodriguez / Isidro Ruiz.

Ms. Rodriguez here on behalf of Isidro Ruiz. Ms. Rodriguez has pictures on her phone she took this morning and showed to all the Board. Ms. Rodriguez boss spoke with an inspector this past week. Footings were put in for a retention wall and are ready to put roof on porches. Mr. Denham asked about the windows and siding. She said that all the windows are in but boarded up so no one will break in. The siding is all fine. Mr. Wicklund asked Mr. Oliver for an update. He said they are making progress. Mr. Oliver asked if they intend on painting the exterior. Ms. Rodriguez said she hasn't been told about painting but if that is what the Board wants, she will tell her boss to make it all look the same.
Mr. Wicklund made a motion to extend Item 3056 located at 217 S Pearl Ave to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Wagner. (7 Aye) Motion carried.

Item 3054 1624 W 4th St. Matt Smith present.

Mr. Smith said he knows this has been before the Board 6 times and he hasn't made a lot of progress this past month. Mr. Smith said he purchased property two months ago and got a complete permit. He continued with all the demo has been done. All the windows and doors have been bought. Half windows haven't come in yet. By the next month all the windows and doors should be done. They have been working on the plumbing. Rain is holding up some work. Mr. Smith talked about the back and east side of the property and the asbestos that was taken care of.

Mr. Wicklund made a motion to extend Item 3054 located at 1624 W 4th St. to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Duncan. (7 Aye) Motion carried.

Item 3015, 3016. 117, 121 S Byers Ave. Dalton Barwick present.

Mr. Barwick said Dustin couldn't make it today. Framing going well. Inspector was out two days ago passed staircases on 117 S Byers. Mechanical next week, HVAC has been bought and accesses have been passed. 121 S Byers Tues and Wed had crews out there and no more holes in the floors. They closed in all the downstairs and installed 14 motion lights and got some cameras out there and fence is being reinforced. Mr. Tucker asked about vagrants. Mr. Barwick said he scared off two in the basement. Mr. Bryan Wicklund said to verify with inspector that inspections have been passed. Mr. Oliver asked if they will be hanging sheetrock by June and Mr. Barwick said yes. The meter stacks will be 6 months out and are trying to expedite that. Mr. Wicklund asked Mr. Oliver if he thought they should put this out for 60 days. He agreed.

Mr. Wicklund made a motion to extend Item 3015 and Item 3016 located at 117 and 121 S Byers Ave to our June 28th meeting for progress report and demolition hearing. Seconded by Mr. Tucker. (7 Aye) Motion carried.

Item 2986, 302 S Connor Ave.

Mr. Oliver said he received a call from Mr. Babb this morning. There was a lightning strike by his property and was blocked in by utility trucks and he did say he would try to make it to this meeting. They got delayed on the siding, but they are making some progress. He hopes to have the siding on by next meeting. The permit is complete with sprinklers.

Mr. Wicklund made a motion to extend Item 2986 located at 302 S Connor Ave to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Duncan. (7 Aye) Motion carried.

Item 2990. 801, 803, 805 W 1st St.

Mr. Oliver has had no contact with anyone. They were looking into getting some funding. Mr. Byan Wicklund has spoken with one of the partners in the ownership and they are still working on the funding. Mr. Bryan Wicklund met with the partner. The building department typically holds onto the plans for 6 months and that is the maximum amount of time. Mr. Bryan Wicklund said that he did give back the plans to that partner last week and he hasn't heard anything back since. Mr. Wicklund asked what needs to be done. Mr. Bryan Wicklund replied that the roofing is complete, and he believes that the inside is gutted and ready to be put back together. It will be new electric and plumbing and some framing from the fire needs to be addressed. Mr. Wicklund asked Mr. Oliver if they can ask them to check on repairs of the fence from a fallen tree. Mr. Denham added the weeds too.

Mr. Wagner made a motion to extend Item 2990 located at 801, 803 805 W 1st St to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Tucker. (7 Aye) Motion carried.

Item 3002. 301 S Winfield Ave.

Mr. Oliver reported that things are at a standstill, and he has had no contact. The permit is still good. It looks like the roof and back porch has been fixed. It has been on the agenda for 17 months. Mr. Wicklund asked Mr. Oliver what he thinks. He replied that he can reach out and try to reach someone with different verbiage. Mr. Wicklund asked if when he reaches out if he puts it in Spanish. He said no. There was talk about them being here at the meetings previously, but she couldn't take more time off from work. Mr. Oliver said that at one meeting they had an interpreter here to translate. Mr. Wicklund asked Ms. Knoblock if it is our obligation to translate. Mr. Denham said that there are apps available for translation, hopefully she will show up next meeting. Ms. Knoblock said that at the meetings we should have a translator. Mr. Bryan Wicklund said that they usually do.

Mr. Windsor made a motion to extend Item 3002 located at 301 S Winfield Ave to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Wicklund. (7 Aye) Motion carried.

Item 3033. 1010 W 3rd St.

Mr. Oliver said that this one has been on the agenda for a while. They do have a permit in place. They set up a dumpster and about four (4) months ago they said they'd have the windows done and that is still not done. Mr. Oliver said he is not sure what is going on. This is Ledford. Two buildings were torn down and this building wanted a total remodel. It is secured. Mr. Oliver said he can reach out again if there is no visible progress or inspections that it could go to demolition. Mr. Wicklund said he will make the motion with that caveat that we may be putting to a demolition order.
Mr. Wicklund made a motion to extend Item 3073 located at 512 S Cox Ave to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Duncan. (7 Aye) Motion carried.

Item 3039. 810 W 17th St.

Mr. Oliver said that he did receive an email from the owner from Kansas City. The outside is done and working on the inside. They are ready for wiring. It is up to the Board to release but Mr. Oliver said that he agrees with a release. Mr. Denham said he is comfortable with it being released.
Mr. Duncan made a motion to release Item 3039 located at 810 W 17th St from our agenda. Seconded by Mr. Wagner. (7 Aye) Motion carried.

Item 3075. 1617 S Ohio Ave.

Mr. Oliver said a neighbor bought the property and had the house demolished. This can be released.
Mr. Wagner made a motion to release Item 3075 located at 1617 S Ohio Ave from the agenda due to demolishing being complete. Seconded by Mr. Wicklund. (7 Aye) Motion carried.

Item 3077. 1202 & 1204 S Wall Ave. New Business.

Mr. Oliver said that this building was struck by a vehicle about seven (7) months ago. It is vacant and they did secure the front. They do not have a permit to do something with it.
Mr. Duncan made a motion to extend Item 3077 located at 1202 & 1204 S Wall Ave to our May 24th meeting for progress report and demolition hearing. Seconded by Mr. Tucker. (7 Aye) Motion carried.

Mr. Tucker made a motion for adjournment. Mr. Windsor seconded. (7 Aye) Motion carried.

Mr. Wicklund made a motion to adjourn the meeting. Seconded by Mr. Tucker. (7 Aye, 0 Nay). Motion carried.

Approved _____

Mr. Kyle Denham, Chairman

Approved _____

Jo Anne Mergenthaler, Notary Public

My commission expires Sept. 17, 2027

JO ANNE MERGENTHALER
Comm. Exp. Sept. 17, 2027
NOTARY PUBLIC NOTARY SEAL #23942087
Jasper County
STATE OF MISSOURI