Building Board of Appeals
Meeting Minutes

May 22, 2020

I. Call to order

Mr Hartwell called to order the regular meeting of the Building Board of Appeals at 9:02 am on May 22, 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.

III. Approval of Minutes

Mr Hartwell asked if any members had amendments for the February 28, 2020, minutes.

Mr Ledford motioned for approval of minutes as read. Mr Callihan seconded the motion for approval. (5 Aye, 0 Nay)

IV. Open issues

Item 2876, 1911 S. Bird Ave.

Mr. Neal Robbins was present for the meeting as the owner of the property. Mr Robbins addresses the board and starts by informing the board members that he has made a lot of progress on the home and has passed the foundation, footing, and framing inspections. Mr. Oliver and Mr. Wicklund agree with Mr. Robbins assessment of the progress that he has made, and inspections have been partially passed. Mr. Ledford lets Mr Robbins know that he is going in the right direction and taking the right steps to finishing the project. Mr. Ledford asks Mr. Robbins if the electrical and plumbing has been completed? Mr Robbins replies that they have not been started yet and inspected has to get contractors brought in to do those two trades. Mr. Oliver, asks Mr Robbins if he will have the roof done and siding by the next meeting? Mr Callihan states that with the amount of time that this structure has been on the agenda he wants to see it completed by the next meeting. Mr Robbins agrees and siding and new roofing will be Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2888, 603 Monroe Ave.

Owners of the property were not present for the meeting. Mr Oliver states that the progress on this home is very close to being finished. He hopes to catch someone at the residence soon to be able to ask them to finish the siding, but it is his recommendation to release this item after the siding has been applied. Mr Ledford asked for clarification that this was the home that had a fire due to a generator. Mr Oliver confirmed that Mr Ledford was correct, the home did have a fire due to a generator, but currently, it does appear that the home is occupied, and all of the utilities are back on with passed inspections. Motion to continue till June 26th, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2889, 3207 N. St. Louis Ave.

Owner of the property was not present for the meeting. Mr Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Callihan, Second by Mr Wagner. (5 Aye, 0 Nay) Mr Paul calls Jeff Oliver under oath and is sworn in by Olivia Stockdale. 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 Gerald Koehler living trust as the owner of the property. Mr Oliver states that he sent certified letters to Mr Koehler with signed receipt. Mr Oliver states that he had communication after the certified letter and Mr Koehler has been present and aware of every meeting and currently has the property sold. Mr Oliver states that the owner sent him an email showing the new ownership showing Mark Baylor and Steve Hershenburger. Mr Oliver tells the board that the item was advertised in the Joplin Goble. Mr Oliver expresses that he has based his opinions off of the Code of Ordinances with sub-section line 6. Mr Oliver explains that this is a very large structure that had a fire which destroyed 3/4 of the building and in his opinion, he would recommend demolishing the structure. Motion to demolish item number 2889, 3207 N. St Louis. made by Mr Wagner Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2894, 301 N. Jackson Ave.

Owners of the property were not present for the meeting. Mr Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Wagner, 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 210 Rentals LLC as the owners of the property. Mr Oliver states that he sent certified letters to 210 Rentals with signed receipt. Mr Oliver states that he sent certified letters to TJ Smith Properties, the previous owners of the property also with a signed receipt. Mr Oliver States that roughly a week ago he received a call from one of the owners of TJ Smith Properties and they stated that they no longer have any interest in the property. Mr Oliver states that he sent certified letters to Pinnacle Bank with signed receipt in relation to a deed on the property. Mr Oliver states that he sent certified letters to Peoples Bank of Seneca with signed receipt in relation to a deed on the property. Mr Oliver tells the board that the item was advertised in the Joplin Goble. Mr Oliver expresses that he has based his opinions off of the Code of Ordinances with sub-section line 10, 12, 13, and 18. Mr Oliver explains that he had one phone conversation with Carolyn from 210 Rentals on March 6th, she came into the office to pick up a demolition application but never turned in the application to receive the permit. Mr Oliver stated that he believes they had a demolition contractor lined up, but they were not licensed inside the City to perform the job. Mr Oliver informs the board that the property has changed multiple hands and progress has never happened with the case, so he brought it to the board. Motion to demolish item number 2894, 301 N. Jackson Ave. made by Mr Callihan, Second by Mr Wagner. (5 Aye, 0 Nay)

Item 2896, 811 W. 2nd St.

Owners of the property were not present for the meeting. Mr Hartwell calls for a motion for a dangerous building hearing. (5 Aye, 0 Nay) 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 Anthony & Barbara Calwhite as the owners of the property. Mr Oliver states that he sent several certified letters to Anthony & Barbara Calwhite with one signed receipt. Mr Oliver informs the board that he sent several certified letters to First Star Bank as a potential lien holder. Mr Oliver tells the board that the item was advertised in the Joplin Goble. Mr Paul asks Mr Oliver if the placard has been posted on the structure and if that is what the photograph depicts, Mr Oliver replies, yes that is correct. Mr Oliver expresses that he has based his opinions off of the Code of Ordinances with sub-section line 4, 6, 12, and 18. Mr Oliver explains that the property

had a fire several months ago which caused a lot of damage and there are still a couple of openings in the structure. Motion to demolish item number 2896, 811 W. 2nd St. made by Mr Callihan, Second by Mr Ledford. (5 Aye, 0 Nay)

Item 2898, 1820 S. Virginia Ave.

Owners of the property were not present for the meeting. Beverly Weber was present at the meeting as the Fanny May attorney. Mr Hartwell asks for an update besides the correspondence with Mr Oliver and Mr Paul. Mrs Weber informs the board that she just got an update last night regarding the property and a demolition bids have been approved. The utilities should have already been pulled out and they are waiting for confirmation that the demolition is in progress. Mr Ledford questions if there has been a permit pulled? Mr Oliver states that there has not been a permit pulled. Mrs Weber states that it is in process and should take two weeks. Mr Wicklund explains the demolition process to Mrs Weber and states that you have to get all of the utility companies to sign off before we can issue a permit. Mr Callihan states that he drove by the property and there was brush that was gettin cleaned up and that certainly helps. Motion to continue till June 26th, 2020 made by Mr Callihan, Second by Mr Ledford. (5 Aye, 0 Nay)

Item 2903, 1012 Central Ave.

Michael Forrest was present at the meeting as the owner of the property. Mr Hartwell asks for Mr Forrest to explain what is going on with the property currently. Mr Forrest explains that he has been meaning to get the home improvements done for over a year and time as got away from him. Currently he has a sick family member in California that he needs to go take care of and asks for more time. Mr Forrest informs the board that he already has all of the sign offs from the utility company but doesn't think he can get it done within 30 days. Mr Forrest states that he keeps the property mowed and secured and wants to demo the property on him own. Mr Oliver states that he has worked with Mike in the past on several properties, but he picked up an application several months ago, so he wasn't sure what was going on with it as there was not any progress going on. Mr Oliver explains the process that he would have around 60 days to get it demoed before he would be able to get a crew out there. Mr Callihan and Mr Hartwell thanks Mr Forrest for coming to the meeting. Motion to continue till June 26th, 2020 made by Mr Callihan, Second by Mr Ledford. (5 Aye, 0 Nay)

Item 2900, 2107 Murphy Ave.

Owner of the property was not at the meeting. Mr Oliver informed the board that he needs to advertise the property, but after that he should be ready for demolition. Mr

Oliver asks for the board to continue the item. Motion to continue till June 26th, 2020 made by Mr Callihan, Second by Mr Ledford. (5 Aye, 0 Nay)

Item 2901, 1326 Grand Ave.

Owner of the property was not present for the meeting. Mr Stuart Bogart, attorney for Bank of America was present at the meeting. Bank of America asked for Mr Bogart to be present at the meeting as this is an uncommon situation where the loan is current and puts the decision back in the hands of the City as they would not be taking back the property at this time. Mr Oliver informs the board that house is still able to be rehabbed but it is still currently an open structure, the kitchen floors in the back are completely out. Mr Hartwell questions Mr Oliver regarding how long he has worked with this structure before it he put it on the board. Mr Oliver replied that it's been at least two years or more. Mr Oliver stated that he has a several phone conversations with who he believed was an aunt to the owner and she expressed interest in redoing the home but never did anything. Mr Bogart explains to the board that since the loan is current that the bank takes a hands-off approach and puts it back on the barrower to make the essential improvements and Bank of America states that they support whatever the City's decision is. Motion to continue till June 26th, 2020 made by Mr Callihan, Second by Mr Wagner. (5 Aye, 0 Nay)

Item 2902, 524 S. Byers Ave.

Owners for the property were not present for the meeting. Sarah & David Reeder were present for the meeting as the neighbors to the property. Mr Reeder informed the board that no progress has been made except for the grass being mowed. Mr Hartwell states that he drove by the property and agrees with Mr Reeder that nothing has been done and is comfortable with having a demolition hearing. Mr Oliver states that he has to advertise the property before they have a demolition hearing but that should be able to take place at the next meeting. Motion to continue till June 26th, 2020 made by Mr Wagner, Second by Mr Callihan. (5 Aye, 0 Nay)

V. New business

Item 2904, 128 S. Walnut Ave.

Owner of the property was not present for the meeting. Mr Oliver explains to the board that he has had a phone conversation with Darren Collins, and he intends to demolish the structure himself, but if he does not come in to get a permit, we should be ready for a demo hearing. Mr Oliver asks the board to continue this item. Motion to continue till June 26th, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2905, 2024 S. Connor Ave.

Owner of the property was not present for the meeting. Mr Oliver asks for the board to continue this item for 30 days, until the next meeting. The owners of this property did come into the office regarding the pre-letter that I send out and even offered a consent form for them to sign but have not heard from them since that time. Motion to continue till June 26th, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2906, 206 N. Wall Ave.

Owner of the property was not present for the meeting. Mr Oliver asks for the board to continue this item for 30 days, until the next meeting. Mr Oliver explains that this structure is very large and in very bad shape. Motion to continue till June 26th, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2907, 2310 W. 2nd St.

Owner of the property was not present for the meeting. Mr Oliver asks for the board to release this item as it has already been demolished. Motion to release item 2907, 2310 W. 2nd St. made by Mr Callihan, Second by Mr Ledford. (5 Aye, 0 Nay)

Item 2908, 2409 S. Willard.

Dustin & Yatziri Allison were present at the meeting as the owners of the property. Mr Hartwell asks for Mrs Allison to tell the board what is going on with the property. Mrs Allison explains that this is the first home that her and her husband had bought and thought they would save money by skipping steps like an inspection. Once they got into the house the realized the house was in a lot worse shape than they thought and the sale for the property was just a check transaction so there was nothing they could go back on. Mrs Allison explains that they have hired contractors to do all of the work and have a plan with phases that she prepared to share with the board today. Phase I, being plumbing, currently we have hired Buck Plumbing and actually have almost all of it done but to complete the project and get back on his schedule it would be roughly two weeks. Phase II would be to have concrete poured, everything besides plumbing, framing, and electric are in one-week increments. Phase III framing, we had a family friend come in and do the framing work and once we had an inspector come in, they told us that the majority of the work was not up to code and would have to be revised. Phase IV electric, we have hired Frank Harron, which I have confirmed that he does have his city license and we have paid for his work we just need to get on his schedule giving this phase a two-week window. Phase V would be doing dry wall installation. Mr Ledford asked for clarification on the inspection. Mr Wicklund explained that he thought that

maybe the inspection that they skipped was the home inspection when purchasing the home and Mrs Allision confirmed that was correct. Mr Hartwell asked Mr & Mrs Allison if they had any inspections from the City. Mrs Allison stated that they have. Mr Oliver explains that this property was posted a couple of years ago and someone purchased the home and started renovations but then stopped and had several new owners. Mr Ledford thanked Mr & Mrs Allison for coming to the hearing with a plan and phases and asked that they stick to it. Mr Oliver confirmed that he has had many phone conversations with Mrs Allison, and he informed her that he would suggest that they not spend any money until the hearing so that the board can state that it was okay to issue a permit. Mr Hartwell and all of the board members ask for a permit to be sold so progress can be made. Motion to release item 2908, 2409 S. Willard made by Mr Ledford, Second by Mr Wagner. (5 Aye, 0 Nay)

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 Hartwell

Rylee Hartwell, Chairman

Approved Olivia Stockdale

Olivia R Stockdale, Notary Public

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

My commission Expires: December 11, 2022