JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, May 24, 2024

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on May 24, 2024.

Roll Call

Mr. Denham conducted a roll call. The following persons were present: Kyle Denham, Steve Brown, Lance Windsor, Garret Wagner, Gary Duncan, 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

Mr. Windsor made a motion to excuse Mr. Christopher Tucker. Mr. Wicklund 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 April 26, 2024, and Mr. Duncan seconded the motion. (6 Aye, 0 Nay). Motion carried.

Motion to have a dangerous building hearing made by Mr. Wicklund and seconded by Mr. Brown. (6 Aye, 0 Nay). Motion carried.

DEMOLITION HEARING

Item 3067 219 N Pearl Ave

Turned over to the city. Ms. Andrea Knoblock, Attorney for the City of Joplin.

Mr. Jeff Hadley was sworn in. Questions by Ms. Knoblock to Mr. Hadley on how long he has worked for the city and if he had inspected the property in question. He replied, "1 year and that he has inspected the property at 219 N Pearl Ave.

Presented to Mr. Hadley were photos marked as Exhibit 1. Mr. Hadley said that these photos were taken the day he posted the property as a dangerous building on November 27th, 2023.

The second set of photos presented to him were marked Exhibit 1.1. Mr. Hadley stated that these photos were taken on February 22nd, 2024. These photos show the current condition of the property and that according to the City of Joplin code it is considered a dangerous building. Ms. Knoblock presented to the Board Exhibits 1 and 1.1. The Board accepted both.

Ms. Knoblock handed Mr. Hadley another set of documents marked Exhibit 2. Mr. Hadley stated that this document is a search by Great American Title Company to find the current owner of the property in question, which is Greencell LLC, and that Kevin Hunter is the sole member of Greencell LLC and is the owner of said property. The Board accepted Exhibit 2.

Ms. Knoblock presented Exhibit 3 to Mr. Hadley, and he replied that these are certified letters sent to Mr. Hunter and were signed by Mr. Hunter. May 24, 2024, is the date of this hearing on these documents. The Board accepted Exhibit 3.

The next set of documents that Ms. Knoblock presented were publications in the Joplin Globe and marked Exhibit 4. Mr. Hadley stated that these were published on February 1, 8,15, 22, 2024 and stated that this property would be demolished. The Board accepted Exhibit 4.

Ms. Knoblock continued by questioning Mr. Hadley about his experience that qualifies him as an inspector for the City of Joplin that entitles him to mark this property as a dangerous building. Mr. Hadley stated that he has been associated 10+ years with the Fire Department inspecting buildings for fire safety. Ms. Knoblock asked Mr. Hadley what his expert opinion was, if the premises are defined as a dangerous building according to Chapter 26 Article 10 Section 26-612 code of ordinances of the City of

Joplin. Mr. Hadley read from the city codes line 6 and stated as you can see from the photos passed around that there is extensive fire damage in the interior portion of the house. Ms. Knoblock offered Chapter 26 Articles 9 and 10 of the Joplin code of ordinances into evidence. The Board accepted. She also asked that the records be held open to include a copy of the Joplin Globe location dates. The Board accepted.

Ms. Knoblock asked Mr. Hunter if he had any questions for Mr. Hadley. He replied to no. Mr. Hunter apologized for being late and asked if he could ask for an extension on the property. He said that he still hasn't closed but agrees to meet with Mr. Jeff Oliver and see what plan he must file to get a building permit if this hasn't closed in the next 30 days. Mr. Hunter said they are still under contract to close but haven't yet. Ms. Knoblock asked the Board if they had any questions for the defendant. Mr. Wicklund asked why they haven't closed. Mr. Hunter said that it was the fault of the buyer, and that the buyer's representative was here last month. There was talk about the extensive damage to the property and Mr. Hunter mentioned that if he doesn't close in the next month that he will start the remodel himself. Mr. Hunter asked Mr. Oliver in his opinion if he thought the building was able to be remodeled or rebuilt. Mr. Oliver said that anything can be with the right amount of money, but whether it is worth the money to put into it would need to be determined. Mr. Denham asked when the fire was. Mr. Hunter said a vagrant broke into the property and started the fire. Mr. Denham asked how long the property was vacant. Mr. Hunter said he had a tenant and that tenant let someone else move in and he set the fire and that at the time his property was rented. Mr. Hunter mentioned that he would like to make it into a single-family residence and eliminate the side entrance. Mr. Oliver asked if he had any bids for a remodel. Mr. Hunter replied that he hadn't. The Board asked if the prospective buyer was getting a bank loan or cash. There was some discussion on what could be built new and what the codes were for the city. Ms. Knoblock asked if there was any other testament or evidence to present. Mr. Hunter said no.

There was some discussion. Mr. Wicklund made a motion to have Item 3067 219 N Pearl be demolished. Seconded by Mr. Windsor. (5 Aye, 1 Nay). Motion carried. Mr. Denham told Mr. Hunter that he has 30 days to appeal.

Item 3076 2025 S Byers Ave.

A motion by Mr. Wagner seconded by Mr. Windsor to have item 3076 2025 S Byers Ave be the subject of a dangerous building hearing. (6 Aye, 0 Nay). Motion carried.

Turned over to the city.

Ms. Knoblock called Mr. Jeff Oliver to be sworn in. Ms. Knoblock questioned Mr. Oliver, she asked what his position in the city is and how long he has worked for the city. Mr. Oliver replied about 15+ years. Ms. Knoblock asked if he had inspected the property in question. He replied that he had.

Ms. Knoblock handed him a set of documents to identify, listed as Exhibit 1. Mr. Oliver said that the documents are photos taken of the property. One set is from the original posting of February 13, 2023. The other set is from a reposting of February 6, 2024. They both represent that this property is a dangerous building as seen by the photos and posting of the placard on the building. Some questions by Ms. Knoblock. Mr. Oliver said the next set are photos taken by Mr. Hadley yesterday that show the current condition of the property. The Board accepted Exhibit 1 and 1.1 into evidence.

Ms. Knoblock asked what was done to show ownership of the property. Mr. Oliver stated that a title search was done by Great American Title Company which showed the owner as Wilky Ordonez and Jennefer Alverez Ochoa. Mr. Oliver stated that he had had a phone conversation with Mr. Ordonez that morning. Ms. Knoblock presented Exhibit 2 as evidence to the Board. The Board accepted.

Ms. Knoblock presented to Mr. Oliver another set of documents. Mr. Oliver said that these documents are certified letters that he had sent out to Mr. Ordonez, and he has a signed receipt for these certified letters that say the date of the demolition hearing. Ms. Knoblock presented Exhibit 3 as evidence to the Board. The Board accepted.

Ms. Knoblock handed Mr. Oliver Exhibit 4 and asked Mr. Oliver to explain what they are. Mr. Oliver said that these are publications in the Joplin Globe showing the dates of May 2, 9, 16 and 23rd of this year 2024 that says this property is before this Board for a demolition hearing. Ms. Knoblock presented Exhibit 4 to the Board. The Board accepted.

Ms. Knoblock continued questioning Mr. Oliver about his experience in this position that qualifies him as an expert. He replied that he has had 20+ years' experience in this field and that this property is a dangerous building according to the Joplin code. He continues with reading sub-section line 4, line 5, line 12, and line 18. He states that as seen by the photos the front porch has collapsed at this property. He also stated that the house was posted over a year ago and he has had a few conversations with the owner and the owner had it up for sale, but that the buyer did not come through. Mr. Oliver also had a conversation with the owner that morning and the owner agreed that

it was ok to go forward with the demolition. Ms. Knoblock offered Chapter 26 Article 9 and 10 of the Joplin code of ordinances into evidence. The Board accepted.

She also asked that the records be held open to include a copy of the Joplin Globe location dates and the minutes of the Building Board of Appeals. The Board accepted. Ms. Knoblock said there was no one here to represent the property. The city rests and turns it over to the Board.

A motion was made for demolition by Mr. Windsor and seconded by Mr. Duncan that Item 3076 2025 S Byers Ave be declared a dangerous building according to Chapter 26 Articles 9 and 10 Section 26-612 sub-section 4, 5, 12 and 18 and so ordered demolished and to include any outbuildings. (6 Aye, 0 Nay). Motion carried.

Item 3077 1202/1204 S Wall Ave. Mike Hindbaugh present.

A motion made by Mr. Duncan and seconded by Mr. Brown that Item 3077 1202/1204 S Wall be subject to a dangerous building hearing. (6 Aye, 0 Nay). Motion carried. The Board turns it over to the city.

Ms. Knoblock calls Mr. Jeff Hadley to be sworn in. Mr. Jeff Hadley was sworn in. Questions by Ms. Knoblock to Mr. Hadley on how long he has worked for the city and if he had inspected the property in question. He replied, "1 year and that he has inspected the property at 1202-1204 S Wall Ave.

Ms. Knoblock marked photos Exhibit 1 and asked Mr. Hadley to identify the photos. Mr. Hadley replied that the first photo is from April 10, 2023, when he posted the property as a dangerous building according to the Joplin City Code of Ordinances. The rest of this stack of photos show that there is one wall completely missing off the exterior and represents the current condition of the property. He also stated that the wall missing was from a car striking the building.

Ms. Knoblock presented another set of photos marked Exhibit 1.1. Mr. Hadley said that these photos were taken on May 16, 2024, when another part of the building was struck by a car. Ms. Knoblock presented another set of photos marked Exhibit 1.2 and asked Mr. Hadley about these photos. Mr. Hadley said these photos were taken yesterday and show where the two vehicles hit the walls and were covered up. Ms. Knoblock presented Exhibit 1,1.1 and 1.2 to the Board. The Board accepted.

Mr. Hadley continued saying that a title search was done by Great American Title Company and show that Michael Hindbaugh and his successors in trust under Glen A Hindbaugh. Ms. Knoblock presented Exhibit 2 as evidence. The Board accepted.

Mr. Hadley also sent out certified letters to Mr. Hindbaugh and they are signed and returned. Ms. Knoblock moved to present Exhibit 3 as evidence. The Board accepted.

Ms. Knoblock asked if Mr. Hadley had run a notice in the Joplin Globe. Mr. Hadley said yes, he had, dates being May 2, 9, 16, 23 of 2024. Ms. Knoblock presents Exhibit 4 as evidence. The Board accepted.

Ms. Knoblock continued by asking Mr. Hadley about his experience that constitutes him as an expert in this field. He gave his experience. Ms. Knoblock asked if in his opinion as an expert in this field according to Chapter 26 Article 10 Section 26-612 of the Joplin code of ordinances if this property in question constitutes as a dangerous building. Mr. Hadley replied, yes. He continued reading line 4, line 6, line 12, and line 18. Mr. Hadley stated that as can be seen by the photos being passed around that the building has substantial damage to the front exterior wall caused by a couple of vehicles running into it. Ms. Knoblock states that the city offers Chapter 26 Articles 9 and 10 of the Joplin code of ordinances as evidence before the Board. The Board accepted.

She also asked that the records be held open to include a copy of the Joplin Globe location dates and the minutes of the Building Board of Appeals. The Board accepted.

Ms. Knoblock asked if Mr. Hindbaugh had any questions for the inspectors. Mr. Hindbaugh replied to, No. Ms. Knoblock asked if the Board had any questions to address the building inspectors. They replied, no. The city rests and has no other evidence.

Mr. Hindbaugh said he is getting bids next week and is going over with the insurance company on it and hopes they will decide whether to demolish it or repair the front half where all the damage was. He has built walls inside to support the roof. He was then sworn in. Ms. Knoblock asked if there were any questions. Mr. Hindbaugh said that he needs some time, he will be talking with a lawyer too and the insurance company. Mr. Oliver explained the process and timeline of a demolition. He told Mr. Hindbaugh that he has 30 days to work things out with the insurance company but after that 30 days the city will solicit for bids for demolition, which takes a couple of weeks. Then whether Mr. Hindbaugh does, or the city does, it will need an asbestos inspection to take place since it is a commercial building. Ms. Knoblock turns it over to the Board for a decision.

Mr. Denham said his concern was the brick wall. He acknowledged that Mr. Hindbaugh is supporting the roof but still has concerns about the wall. A motion by Mr. Duncan and seconded by Mr. Windsor that Item 3077 12-2/1204 S Wall Ave be declared a dangerous building in accordance with Joplin code of ordinances Chapter 26 Articles 9 and 10 Section 26-612 sub-section 4, 6, 12 and 18 and so ordered demolished to include any outbuildings. (6 Aye, 0 Nay). Motion carried.

Item 3063 320 S Winfield Ave. Present Diana Flors

Stay of demolition granted April 26th for the property at 320 S Winfield Ave. Ms. Flors said that last month the property wasn't in their name, and she thanked Mr. Wickland for his help with that. Ms. Flors also stated that they had acquired a 30 ft dumpster to clean out the property which they have. She continued with that they had scheduled to do inspections, but husband was called out of town for work, and he is expected to be back sometime this day. She will be scheduling the inspections after this meeting on the 3rd floor. Ms. Flors is asking for a one-month extension. She picked up the packet with contractors listed to call and will be getting quotes after the inspection and be able to get something to bring to the board next month.

Mr. Oliver asked if she remembered that there is a standing order for demolition of this property and it sounds like she has tried, but he made it clear to her that this is urgent.

Mr. Denham spoke and said this inspection is just to tell you what needs to be done, right. She replied, yes.

Mr. Wicklund asked if she has ownership now of the property and she replied yes.

Mr. Denham said that they put a stay on this thinking that there would be more action and it seems there hasn't been. She replied that she understood.

Mr. Oliver said that there is a lot of work to be done. Mr. Wicklund asked if they have the funds to do the full remodel. She replied that they make good money and bought the property with cash and that they are focusing on all their saving to go toward this.

Mr. Denham said we can continue the stay or lift the stay. Mr. Wicklund asked Ms. Flors that if she meets with the inspectors and you have gotten some quotes by next month and you say this isn't feasible to remodel then you would agree that it would need to be demolished. Ms. Flors replied yes, she agrees.

Mr. Windsor said that even though it has taken longer than expected he believes that she has put an effort in and now that she owns the property, we should give her a chance and another 30 days to see what she can accomplish.

A motion by Mr. Windsor was made to continue for 30 days and seconded by Mr. Wicklund that Item 3063, 320 S Winfield Ave be extended to the June 28th meeting for a progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

Item 3026, 2611 S Pearl Ave; Item 3027, 2617 S Pearl Ave and Item 3028, 2621 S Pearl Ave. Mr. Jeremy Brown, Attorney for Mr. Farrell and Mr. Farrell owner of property, present.

Mr. Jeremy Brown said, as you can see, Mr. Papen is not here today and has not come through with his payments so that contract has been terminated. Mr. Jeremy Brown is asking for some time. He mentioned that he has spoken with another possible buyer. That buyer is going to talk to his contractors to see what is available and we are going to talk with the bank. He also said that they will be reaching out to other possible buyers.

Mr. Wicklund asked Mr. Brown if he could disclose the potential buyer. Mr. Jeremy Brown said that he couldn't say but he is a client of his and is local and has the funds to do this.

Mr. Denham asked if we are ready for a demo. Mr. Oliver said they could be ready. Mr. Denham asked Mr. Jeremy Brown if the windows were installed. Mr. Jeremy Brown said they were not.

Mr. Bryan Wicklund asked Mr. Jeremy Brown if Mr. Papin was totally out of the picture with buying this property. There was some discussion on whether Mr. Papen was out of the picture completely. Mr. Jeremy Brown said that they are no longer under contract with him. Some discussion on who owns the property. Mr. Bryan Wicklund said that there are three structures here that the two on either side he believes would qualify as dangerous buildings based on lack of progress and abandonment. But the one in the middle, there has been some progress and, in his opinion, would not qualify as dangerous. There was much discussion from Mr. Bryan Wicklund on what constitutes a dangerous structure. He states that it has been a nuisance for several years. He said there are no leaning walls, no danger of anything falling from the structure, it is protected from the weather, it now has a good roof on it, it is secure. Mr. Bryan Wicklund went on to say it does not have electric, plumbing or mechanical but it is not being lived in and that there are a lot of buildings that don't have those which are vacant. At this point it doesn't qualify as a dangerous building.

Mr. Wicklund asked Mr. Jeremy Brown if he was notifying all potential buyers that it is on this Board, and he asked if the building in the middle is being kept secure and his reply was yes.

There was some discussion by Mr. Windsor to Mr. Jeremy Brown regarding Mr. Papin and if they could have closed with someone else.

Mr. Denham asked Mr. Bryan Wicklund when the original permit was taken out and when it was first on the Boards agenda. He replied that it was taken out on January 3, 2020, and was for all three properties.

There was some discussion with Mr. Denham who said he was concerned for the neighbors. Mr. Bryan Wicklund said that only one definition needs to qualify as a dangerous building and this one qualifies as a nuisance as one of the definitions. There was more discussion about giving Mr. Jeremy Brown more time to sell the property.

Mr. Duncan mentioned that he is not comfortable with the taxpayers giving money to a building that should have been taken care of four years ago. Mr. Oliver read line 18 of the code and line 19, in which he said that the two slabs on both side properties have not been touched and the center structure has made some progress.

Mr. Wicklund said he would be ok with demolition of the two slabs but thinks the Board should give Mr. Jeremy Brown 30 days to see if they can sell. There was more discussion on being able to sell in 30 days to close. Mr. Bryan Wicklund said that it is not required by the Board that they give an order for repair before a demolition hearing and that it is an option that they have, and they have used it very sparingly on structures. Mr. Bryan Wicklund continued with that the Board has the option to repair or to demolish, but it is not his recommendation to have the City pay for a repair. Mr. Windsor said he is not comfortable with the taxpayers paying for the repair of a building that should have been finished four years ago. Mr. Oliver spoke and said he can give two definitions and read line 18 and 19. There was more discussion. Mr. Oliver spoke up and so did Mr. Wicklund. Mr. Jeremy Brown asked for another 30 days.

Mr. Denham asked Mr. Ed Kunce to come up to the podium if he would like to speak. Mr. Kunce asked when the new roof was put on. Mr. Bryan Wicklund said January of 2024. Mr. Kunce had pictures on his phone taken yesterday. Mr. Kunce spoke about his retaining wall, which was there when he got the property, and it was there over 10 years ago. They told him it was fine that he didn't need to fix it because it was a Habitat for Humanity home. He continued getting notices about it and threatened with a summons. There was more discussion on this and how this Board could continue so long with this property. Some discussion by Mr. Kunce about the 6 points the city puts out to the citizens, which speaks about code enforcements and how they will contact the owners, but no one contacted him. Mr. Kunce is a citizen of Joplin and doesn't like being misinformed. He showed pictures on his phone and said that this property has been the same for the past 3 years.

Mr. Denham said to Mr. Kunce that they appreciate him coming and speaking about all of this and he apologizes for this property being dragged out so long. Mr. Denham thanked Mr. Kunce for his time. Mr. Kunce said he loves his city and wants to be proud of his city and this has put a damper on that. Good things don't get said and bad things get yelled and people hear things, Mr. Kunce said.

Mr. Windsor made a motion that Item 3028, 2621 S Pearl Ave be subject to a dangerous building hearing. Seconded by Mr. Wicklund. (6 Aye, 0 Nay). Motion carried. The Board turns it over to the city.

Ms. Knoblock calls the first witness to be sworn in, Mr. Jeff Oliver. Ms. Knoblock questioned Mr. Oliver about his title with the city and how long he has worked for the city. She also asked if he had inspected the property. Mr. Oliver gave his qualifications and said that he had inspected the property in question.

Ms. Knoblock presented photos marked Exhibit 1.1 to Mr. Oliver. Mr. Oliver identified the pictures marked Exhibit 1.1 as pictures of the placard that he posted on March 7th, of 2023 of the cement slabs. Ms. Knoblock continued with presenting Exhibit 1.2 and Mr. Oliver identified this picture as a placard dated September 21 of 2023. Ms. Knoblock presented to Mr. Oliver Exhibit 1.3, and he responded that this is a photo of a new placard with a new date of January 16, 2024, showing it being posted as a dangerous building again. Ms. Knoblock asked Mr. Oliver to describe Exhibit 1.4. Mr. Oliver replied that this is another photo of the same slab which shows the same condition taken on February 22 of 2024 showing the same condition. Ms. Knoblock presented Exhibit 1.5 and asked Mr. Oliver to describe it. Mr. Oliver said that this is another photo of the cement slab at 2621 S Pearl Ave dated April 25, 2024. Ms. Knoblock presents Exhibit 1.1 through 1.5 to the Board. The Board accepted.

Ms. Knoblock presented to Mr. Oliver Exhibit 2 to describe. Mr. Oliver said that this is a title search received from Great American Title Company effective date as March 8, 2023, stating that J. Pearl Properties LLC IS the owner. Ms. Knoblock presents Exhibit 2 to the Board. The Board accepted.

Ms. Knoblock presented a stack of registered mail labeled Exhibit 3 to Mr. Oliver. Mr. Oliver said that this is certified mail that was sent to J. Pearl Properties addressed in Neosho, MO. He states that several were sent over a period of about a year and a half with a signed receipt for a couple of them. He continued that some were sent to Mr. Dennis Farrell's (the owner of J. Pearl Properties) attorney, Mr. Jeremy Brown. Other certified letters were sent to Mr. Brown, to Guaranty Bank and to Spencer out of St Louis, Spencer Finance LLC and to Mr. Papen who was a potential buyer at that time. Ms. Knoblock presents Exhibit 3 as evidence to the Board. The Board accepted.

Mr. Oliver states that he had also advertised the property in The Joplin Globe. Ms. Knoblock presented to Mr. Oliver Exhibit 4 to describe. Mr. Oliver said that it is the affidavit of publication in the Joplin Globe for the address of 2621 S Pearl Ave dates of publication were February 1, 8, 15, 22nd of this year (2024). Ms. Knoblock admits Exhibit 4 into evidence to the Board. The Board accepted.

Ms. Knoblock asked Mr. Oliver what constitutes him as an expert in the field. Mr. Oliver gave his credentials. Ms. Knoblock asked for his opinion as an expert and if he believes

that this property constitutes a dangerous building as defined in Chapter 26 Article 10 Section 26-612 of the Joplin code of ordinances. Mr. Oliver replied yes, he does and read line 18 and line 19 of the code and continued with - as seen by photos these slabs have had no activity for some time and feels this is a nuisance. Ms. Knoblock presents Chapter 26 Articles 9 and 10 of the Joplin code of ordinances into evidence to the Board. The Board accepted.

In addition, Ms. Knoblock requested that the record be held open to include a copy of the Joplin Globe publication dates and the minutes of the Building Board of Appeals into evidence. The Board accepted.

Ms. Knoblock asked if Mr. Jeremy Brown or Mr. Farrell would like to cross examine Mr. Oliver. Mr. Jeremy Brown said to Mr. Oliver that he had mentioned lines 18 and 19, and let's concentrate on 18 first, that is the public nuisance. Mr. Jeremy Brown asked what it means to be a public nuisance.

Mr. Oliver said that there are slabs on the property that do not meet the city of Joplin's codes or ordinances in their current condition, basically they have been sitting there for years in that condition. Some discussion on lack of progress for years and when permits were issued to the potential buyer who is out of the picture now. Mr. Bryan Wicklund said that the permit was issued February 21, 2024. Mr. Jeremy Brown asked Mr. Oliver how long the permits are good for. He replied 1 year but progress needs to be made. Mr. Jeremy Brown continued with his questioning of Mr. Oliver. Mr. Jeremy Brown asked what the cost of the three permits was. Mr. Oliver replied that Mr. Bryan Wicklund will be able to answer that for you (once he is sworn in later). Mr. Oliver said that the property is not up to code, it is a trip hazard, someone could get hurt on the property. Mr. Jeremy Brown replied someone who trespasses could get hurt on the property. Mr. Oliver said in his response, correct. There was more questioning by Mr. Jeremy Brown to Mr. Oliver.

Ms. Knoblock asked if the Board had any questions for Mr. Oliver. Mr. Wicklund asked Mr. Oliver if he could use definition 13 as an option being that it is so close to a childcare facility. He replied yes, but the wording open in the code tends to mean a building on the property where someone could get inside unseen. Mr. Windsor asked Mr. Oliver if there were objects sticking out of the concrete. Mr. Oliver replied yes, they are plumbing pipes coming up from under the slabs. Mr. Jeremy Brown asked Ms. Knoblock if he could cross examine Mr. Olliver. Mr. Jeremy Brown mentioned the childcare that Mr. Wicklund spoke of and asked if that childcare facility is next to a five-lane road. Mr. Oliver said yes. Mr. Jeremy Brown just wanted to state that talking about a trip hazard over pipes and a five- lane road.

Ms. Knoblock said that Mr. Ed Kunce will be sworn in at this time to give his testimony. Mr. Kunce said that the slabs have a lot of vegetation growth and attract animals,

ground hogs and skunks. He mentioned mowing, weed eating and animals. He also mentioned there is no real fence there. There was some discussion by Mr. Ed Kunce about this property.

Mr. Jeremy Brown asked to see the Exhibits from Ms. Knoblock, which she gave to him to look over.

Mr. Bryan Wicklund was sworn in. Ms. Knoblock said to Mr. Bryan Wicklund that he was asked the price of a permit earlier. Mr. Bryan Wicklund said that at 2611 S Pearl Ave the total permit fees were $2354.67; 2617 S Pearl Ave fees were $1754.37; 2621 S Pearl Ave fees were $1971.70 which is the one we are addressing now Ms. Knoblock asked if the Board had questions for Mr. Bryan Wicklund. They replied to no. Ms. Knoblock asked if Mr. Jeremy Brown had any questions for Mr. Bryan Wicklund. He replied to no. The city rests and turns it over to the defendant. The defendant does not wish to testify and there is no evidence to present.

Ms. Knoblock said that Mr. Jeremy Brown can present his arguments. Mr. Jeremy Brown would like to call Mr. Farrell to question. Mr. Farrell was sworn in. Mr. Jeremy Brown asked Mr. Farrell about Mr. Papen who defaulted on their contract and how he is now looking for other buyers. Mr. Jeremy Brown had no other questions for Mr. Farrell. Ms. Knoblock had a few questions for Mr. Farrell. She said that he had heard the testimony of Mr. Kunce his neighbor and if he understands that he is angry and comes to each of the meetings and asked if he was aware of that. Mr. Kunce said he understands. Some questions continued. Mr. Farrell replied that he had just heard of Mr. Kunce last month.

Ms. Knoblock asked if the Board had any questions to address to Mr. Farrell. Mr. Duncan asked if he could not sell in the next month what his intentions were to do with the property. Mr. Farrell said he is only trying to sell it and they do not have the money to finish the project. Ms. Knoblock said there are no more questions from the Board and at this time the evidence is closed.

The city makes the argument that the slab appears to be abandoned and there is no buyer at this time. Ms. Knoblock said that Mr. Jeremy Brown could present his arguments. Mr. Jeremy Brown said that under the city code there must be one or more of 19 things and most relate to structure and here they are only relying on 18 and 19. He mentioned the cost of the permit and when they received that and how long that permit is good for. He also said that even though you concluded that it is a dangerous building under 26-614 once it is a dangerous building if it can reasonably be repaired it shall be repaired. And it is only damaged or decayed or not structurally safe, it shall be demolished. His opinion this is not a dangerous building and if Board decides it is they would have to fall within 26-614 and it shall be ordered repaired. Ms. Knoblock said it is turned over to the Board.

Mr. Denham asked Mr. Bryan Wicklund if the most recent permit was taken out by Mr. Papen. Mr. Bryan Wicklund responded yes it was and Mr. Papen is no longer under contract with the owners. Mr. Denham asked if that permit has no bearing on their decision because of that. Permits were assured under Mr. Papen under his general contractor's license whether he is under contract does not affect the standing of that permit. Mr. Wicklund asked if the Board is allowed to revoke that permit. Mr. Bryan Wicklund responded yes. Mr. Denham asked for a motion.

Mr. Windsor made a motion, seconded by Mr. Wicklund, that Item 3028 2621 S Pearl be declared a dangerous building according to Joplin's code of ordinances Chapter 26 Articles 9 and 10 Section 26-612 sub-sections 18 and 19 and so ordered demolished. (6 Aye, 0 Nay). Motion carried.

A motion by Mr. Wagner and seconded by Mr. Windsor that Items 3027, 2617 S Pearl Ave and Item 3026, 2611 S Pearl Ave be continued to our June 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

Item 3072 220 N Byers Ave. Ivy Iverson present.

Mr. Iverson reported that he is still in the process of rebuilding. He stated that his plumbing is done and that his permit expires on July 25th, and he is working every day to get everything done so his family and him can move into the home. The next inspection is the framing before he can get the electrical done. Mr. Oliver said that he is making some progress. Mr. Denham asked for any questions and a motion.

A motion was made by Mr. Windsor that Item 3072, 220 N Byers Ave be continued to our June 28th meeting. Seconded by Mr. Duncan. (6 Aye, 0 Nay). Motion carried.

Item 3068 1518 S Sergeant Ave. Dale Poindexter present.

Mr. Poindexter is asking for an extension until next month. Mr. Denham asked if he has made any progress since the last meeting. The temp pole was set last week for their electricity. Mr. Poindexter asked Mr. Oliver a couple of questions and what needs to be done next to get permanent power. Mr. Oliver said that the electricity inside needs to be done and inspected. Mr. Bryan Wicklund said that things that affect the permanent electric service is the framing and all the rough-ins. He also said that they haven't done any electrical inspections yet. Mr. Denham asked for any other questions or comments. Mr. Wicklund asked if this is the property that a neighbor complained about at the last meeting. Mr. Poindexter said yes sir, and all that debris now is all gone and cleaned up and mowed. He also mentioned that if he puts the vinyl up it might make her happy. Mr. Denham asked for questions or comments.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3068, 1518 S Sergeant Ave be continued to June 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

Item 3073 512 S Cox Ave. Ahmed, contractor present.

Mr. Ahmed said he sent pictures to Mr. Oliver. The kitchen before the roughens being inspected, all the electric plugs, lights, etc. are in place. They were concerned with the foundation, so they put 3 4x4 supports under the kitchen and 3 more supports under the dining room and 2 more under the stairs. They have executed the shingles and just have a few taps to put on the ridges and hips and are getting ready for inspections. Also, the breaker box is put in. Two walls in the kitchen had to be rebuilt and the floor had to be levelled, also a new wall was added in the dining room to replace the rotten wall. The porch got braced up and new decking installed. They also took care of dumps so there was no debris on property. Two story house the joist had to be redone before the decking for the floors. They are very close to getting inspections done. They added rafters supports to the roof and truss too. Framing for closets and wiring done for the upstairs. Outside concrete facia and new suffete. Next week the plumber is venting for traps. Mr. Denham asked if there were any questions or comments.

A motion was made by Mr. Wicklund seconded by Mr. Windsor that Item 3073, 512 S Cox Ave be extended to June 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

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

Windows and doors are in except front door. At the back of the house is Tyvek now. Doors and windows sealed up, all safe. Mr. Denham asked Mr. Oliver if they were progressing well, and he replied yes. Mr. Denham asked for any questions or comments.

A motion was made by Mr. Wicklund and seconded by Mr. Windsor that Item 3054, 1624 W 4th St. be continued to June 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

Item 2986 302 S Conner Ave.

Mr. Oliver permit is in place not a lot of progress, but permit is still active. Asking the Board to continue to June 28th meeting.

A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 2986 at 302 S Conner Ave be extended to the June 28th meeting for the progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

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

Mr. Oliver said early last week he spoke at the counter with the owner, and they are still looking for financing and that he could not make the meeting today and he did get a new address for him. Mr. Denham asked if he had a plan B if he doesn't get financing. Mr. Oliver said they didn't get that far into the conversation.

A motion was made by Mr. Wicklund and seconded by Mr. Duncan that Item 2990 at 801, 803 and 805 W 1st St. be continued to June 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

Item 3002 301 S Winfield Ave. Barbie Richardson, interpreter for Annabel

Mr. Oliver said that he had spoken with the owner Annabel two weeks ago and that they had had an inspection. Ms. Richardson relayed the message that the foundation and they put blocks and walls framed and something electric. Someone stole the electric cable. Mr. Oliver explained what he was talking about on the electric. This month he is going to add the roof to the addition on the back side. He worked inside on Sunday because of the weather. Mr. Denham said there have been several months with no progress and the Board needs to see more progress. Mr. Denham said to ask him for a timeframe by next meeting and completion time. Mr. Denham asked if there were any questions.

A motion was made by Mr. Duncan seconded by Mr. Wicklund that Item 3002, 301 S Winfield Ave be continued to June 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

Item 3033 1010 W 3rd St.

Mr. Oliver said that Mr. Hadley had gone by on this and there had been some progress. Mr. Hadley spoke and said they had a crew there yesterday working. Mr. Wicklund asked what needed to be done to finish it to take it off their Board. Mr. Oliver said a permit had been pulled for all of it and that he would wait another month.

A motion was made by Mr. Wicklund seconded by Mr. Windsor that Item 3033 1010 W 3rd St be continued to the June 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

Item 3051 2131 Nashville Ave

Mr. Oliver said they pressed Ms. Simonds, the owner, to allow us to do a walk through and lined up an electrician. This has been an issue for several years. In the past windows busted out and son was staying in it. Mr. Denham asked if she had put in windows. Mr. Oliver said yes but he is concerned that they don't meet egress codes. Mr. Oliver said that is why a walk-through needs to be done but she is reluctant for some reason. Mr. Oliver told Ms. Simonds that electric, and all inspections needed to pass, and the windows done to get off this Board. Mr. Wicklund said that they asked her to get the framing inspection done last month and that didn't get done. Mr. Oliver said to his knowledge no. Mr. Denham mentioned that they will need to be ready for a demolition hearing next month.

A motion was made by Mr. Wagner and seconded by Mr. Wicklund to extend Item 3051, 2131 Nashville Ave to the June 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

Item 3056 217 S Pearl Ave.

Mr. Oliver said that a permit is in place. Mr. Hadley spoke with Ms. Ruiz, and she is unable to be at this meeting due to a family emergency, but she did say that MVP Plumbing was going to be there on the 23rd. The porch is done. They were getting a permit for the dormer. The electrical they received one quote and are getting two more quotes for June 6 and 12th. Mr. Denham said that they are making progress, and it is looking better. Mr. Denham asked for any other questions or comments.

A motion was made by Mr. Duncan seconded by Mr. Wagner that Item 3056, 217 S Pearl Ave be extended to the June 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

Item 3071 1822 S Indiana Ave.

Mr. Oliver spoke and said that the owner was here last month. The building has been kept secure. Mr. Oliver suggested to the Board to extend it for one more month. Mr. Wicklund asked Mr. Oliver if he had notified the wife. Mr. Oliver replied he has sent letters to the address on the title search and on beacon, but he would get with the attorney on that.

A motion was made by Mr. Wicklund seconded by Mr. Duncan that Item 3071, 1822 S Indiana Ave be extended to the June 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

Item 3074 1711 W A St.

Mr. Oliver said that the owner, Laney, came in and signed a consent form for the demolition about two weeks ago. Mr. Oliver said we haven't put it in the paper yet for bids, but we will be doing that.

A motion was made by Mr. Wicklund seconded by Mr. Wagner that Item 3074, 1711 W A St be released from our agenda due to the owner signing a consent form to have building demolished. (6 Aye, 0 Nay). Motion carried.

New Business

Item 3078 1602 S Byers Ave

Mr. Oliver stated that this is new business, so he suggests we continue with next month's meeting.

A motion was made by Mr. Wagner seconded by Mr. Duncan that Item 3078, 1602 S Byers Ave be extended to the June 28th meeting for the progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

Item 3079 1402 South St.

Mr. Oliver said that this is new business and asked the Board to continue but added that the owner pulled a demo permit, but it has not come down yet. Mr. Denham asked if it sits way back in the woods. Mr. Oliver said that the property sets back off the road and he suggests continuing to next month's meeting.

A motion was made by Mr. Wicklund seconded by Mr. Duncan that Item 3079, 1402 South St. be extended to the June 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

Item 3080 810 Missouri Ave.

Mr. Oliver mentioned that this is new business and that we will need to continue with next month's meeting.

A motion was made by Mr. Duncan seconded by Mr. Wagner that Item 3080, 810 Missouri Ave be extended to the June 28th meeting for progress report and demolition hearing. (6 Aye, 0 Nay). Motion carried.

Motion to Adjourn by Mr. Windsor and seconded by Mr. Wicklund. (6 Aye, 0 Nay). 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