JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, MAY 30, 2025

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on May 30, 2025.

Roll Call

Mr. Denham conducted a rollcall. The following people were present: Kyle Denham Garret Wagner, Gary Duncan, Michael Wicklund, Crystal Harrington, Lance Windsor, Steve Brown, Assistant City Attorney: Andrea Knoblock, City Building Officials: Bryan Wicklund, Shelli Dollison.

Motion to Excuse

None to excuse. All present.

Approval of Minutes

Mr. Windsor made a motion to approve the Building Board of Appeals minutes from May 30, 2025, and **Mrs. Harrington** seconded the motion. (7 Aye, 0 Nay). Motion carried.

Item 3116 1220 New Murphy Blvd Jim Sanders

Mr. Sanders, attorney for the owner, Angel Oak and Faith Servicing. He started with saying that this is a 20-acre plot of land that was owned by American Fibrex that was foreclosed on. The current owners are actively seeking a buyer for the property, and they have someone that is interested and will be signing in the next week or two. Mr. Denham asked if the possible new owners know that it is on this Board. Mr. Sanders said that they do, and they have cut the price significantly because of the remediation that will need to be done due to the fiberglass left in the building. Mr. Denham stated that at the last meeting the relator representing it what was discussed is the openness of the building and that it was very concerning – nothing has happened in the last four weeks or more. Mr. Denham continued with what their options are and asked what his client's opinion on getting this property secure and safe. Mr. Sanders replied that his intent was to ask for continuance to allow the sale to go through. Mr. Duncan said that he lives in this neighborhood, and it has become a homeless hangout. People walk up and down the street, it's a big hill and they go to that building – it is a sad situation, in his mind it needs to be demolished. Mr. Windsor spoke and said that first the property needs to be secured. That is the most important thing, so that kids and homeless people are not getting into the building. Mr. Duncan said that last month they were told that there wasn't any money to do that. Mr. Sanders explained that that is his understanding also. The previous owner defaulted on their obligations. Mr. Duncan asked when the foreclosure was. Mr. Sanders responded early to mid-2023 was the foreclosure. There was some discussion on this. Mr. Windsor said we can't wait for this property to get sold. Ms. Knoblock asked the other gentleman, Mr. Van Story, to come to the podium. Mr. Van Story explained that the business left the property in July of 2020, and it sat for four years before they knew about it. He said that he had been at the location with the police on two occasions to make sure there were no issues. And at that time, it was already on this Board's agenda. In the real estate business, there is a phrase called imputed notice, and it is unfair. Mr. Denham asked what was unfair and that he didn't understand. Mr. Van Story said that it is unfair to the agents that are trying to represent the property. There was some discussion. Mr. Denham spoke and said we are looking for a resolution to make it safe. More discussions. Mr. Bryan Wicklund spoke and said we don't have any control over the police department, and he understands Mr. Van Story's concerns. Mr. Bryan Wicklund continued and said the first time the building department visited this site was on May 6, 2024, when it was posted and mailed a letter to the owner with no response. The property continued to get worse and that is why it was first posted on a few months ago. More discussion. Mr. Van Story said that the new owners are an electrical company. Mr. Sanders spoke and asked what happens if the sale falls through, is there an option to do a suspended imposition

of a demolition order. More discussion. Mr. Sanders said the sale is on the closing line. Mr. Denham asked if contracts were signed. Michael Kempten who is the representative of the new buyer was present. Mr. Denham asked if they had a closing date. Mr. Sanders said 45 days after the signing date. Mr. Duncan asked if they knew that it was a dangerous building. Mr. Kempten said they know, and they will address immediately. Mr. Duncan said that he is curious to hear if in June the sale went through. Mr. Wicklund asked why the 45 days if they have already done their inspections why wait. More discussion. Mr. Wicklund asked if either one of them had brought a copy of the contract. Some discussion on this. What are the terms of the contract, Mr. Wicklund asked. He also asked if an emergency meeting could be held in two weeks. Ms. Harrington said that the owner has had ample time to show up here and has sent people that can't answer their questions. That does not earn them grace as far as she is concerned. Mr. Wicklund said that he has been a real estate agent for the past 20 years and things can go fast if they need to. Mr. Denham asked Mr. Bryan Wicklund what the minimum they could do to secure this building. Mr. Bryan Wicklund said that after last month's meeting he emailed the representative here three options that are specific in our ordinances as far as what can happen down to how it needed to be secured what materials need to be used. Granted those are straight out of our ordinances. Mr. Van Story referenced the roof but in no way does this Board have concerns about putting a new roof on. The reason for that clause is to support the integrity of the building, to save it, to allow it to not get any worse. To answer your question, the building needs to be secure so people cannot get in it. More discussion. Mr. Bryan Wicklund continued that it was made very clear in our previous meetings that the city, not this Board, that we need to keep people out that aren't supposed to be in there. That is the only concern.

Mr. Denham tabled this until the end of the meeting due to a large audience.

Item 3090 512 W 20th Street Jason Wike

Mr. Wike had been talking with Shelli. They have replaced studs and replaced floor joists. The rest of the plumbing is out and ready for the new. They added sheathing on the outside, reinstalled the door that was at the top of the gable and secured it from the inside. Framers are finishing up another job, then they will start this job with sheathing and siding. It will take three to four months to complete.

A motion was made by Mr. Duncan and seconded by Mrs. Harrington that Item 3090 at 512 W 20th Street be extended to June 27th for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3105 1608 S Minnesota Ave Brit Hale

Mr. Hale started saying that they have been waiting for the floodway removal and have been talking with Kaleb Roberts and are waiting for him to sign off and will apply for the permit once he has. Mr. Windsor asked what his timeline for completion of the project and Mr. Hale responded that after the next meeting about 90 days, but they are hoping for closer to 60 days. Mr. Denham asked if it was secured and Mr. Hale said that it was.

A motion was made by Mr. Wagner and seconded by Mr. Windsor that Item 3105 at 1608 S Minnesota Ave be extended to June 27th for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3015 & 3016 117 & 121 S Byers Ave. Dalton Barwick

Mr. Barwick stated that they had started the interior. The north building is about 80% done and trimmed out. Plumbers started their trim outs. The stoves, refrigerators and cabinets and shelves have been delivered. The southern building started painting, floors done and started hanging cabinets. The fire compression line got installed. The vault was delivered last Thursday. Dale Brooks signed off on everything. They plan on getting the meter in after it is all dried up. Concrete work is set to begin when the fire line is done. Mr. Denham asked what their timeline would be. Mr. Barwick said at the end of August. They are working on 20 units, 10 on each side. Mr. Wicklund asked what needs to be done to get it off our agenda. Mr. Denham asked when their permit expires. Ms. Dollison said in June.

A motion was made by Mr. Wicklund and seconded by Mr. Windsor that Item 3015 & 3016 at 117 & 121 S Byers Ave be extended to June 27th for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3114 815 S Ohio Ave Sammy Huff

Mr. Huff said they are waiting for their application for demolition by the city to be approved. Mr. Bryan Wicklund said that they have applied for the demolition program through the ARPA program and they are waiting for his approval to have it demolished. Mr. Bryan Wicklund said he would approve of it today.

A motion was made by Mr. Wicklund and seconded by Mr. Wagner that Item 3114 at 815 S Ohio Ave be released from our agenda due to upcoming demolition. (7 Aye, 0 Nay). Motion carried.

Item 3104 1909 W 15th St. Antwan Perry

Mr. Perry said that he tried pouring a footing, but the weather had delayed him. The sheathing is done and once the weather is better, he can get the footing done. Ms. Dollison said that she spoke last week to him about getting some photos and a progress report as soon as the footing had been set. She would also like to get a better idea of his plans going forward.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3104 at 1909 W 15th St. be extended to June 27th for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3120 530 E 7th St. Angel Brown

Ms. Brown said they are getting figures from contractors for demolition. Mr. Denham asked if she would have figures by the next meeting. He also asked if the building was secured and she responded yes.

A motion was made by Mr. Windsor and seconded by Mrs. Harrington that Item 3120 at 530 E 7th St be extended to June 27th for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3002 301 S Winfield Ave. Annabel Lopez

Mrs. Lopez said before their permit expired; they did the inspection of the electrical and it passed, but Liberty couldn't hook it up until it was released. Ms. Dollison said the electric passed its rough-in inspection. but waiting for their heating unit in the attic and then complete the electric and then they can move forward from then. Mr. Bryan Wicklund said that another inspection needs to take place. He said that they looked at a portion of the electricity, but not the permanent service outside. Mr. Denham asked how many months she will need to finish the project so they can extend her permit. Mrs. Lopez said that the only thing after the electric passes is the ac unit, she believes about 3 months to finish. Mr. Bryan Wicklund said that the permit was extended to today's date and as the inspections go, the electric rough-in passed one week ago. He said that the mechanical rough-in and the permanent electrical inspections need to pass final inspections and then Liberty will hook up the permanent electrical. Mrs. Lopez talked briefly about their money situation.

A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3002 at 301 S Winfield Ave have their existing permit extend to August 22nd, and their Item be extended to June 27th meeting for progress report and demolition hearing. (6 Aye, 1 Nay). Motion carried.

Item 3108 519 N Pearl Ave Kaleb Adams

Mr. Adams said that Mr. Bryan Wicklund and Ms. Shelli Dollison came out to the location and went through the list of what needed to be fixed. He will be getting the permit on Monday morning. Mr. Denham asked about the timeline to complete. Mr. Adams said about 2 months after they get the permit, which they will get next week. Mr. Wicklund said to Mr. Adams that he saw on the marketplace that this property is being listed for sale and asked him if it was and if he is letting potential buyers know that it is on this board's agenda. Yes, he has. He will be getting the permit whether it sells or not.

A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3108 at 519 N Pearl Ave be extended to June 27th for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3085 1616 S Pearl Ave Thomas Holloman

They have been working on the property and the floor and cabinets will be done next week. He believes they will be completed by the end of next month. They are waiting for their final inspections. Mrs. Harrington mentioned that last month Mr. Oliver said that it might be ready for release this month. It looks good.

A motion was made by Mr. Duncan and seconded by Mr. Wagner that Item 3085 at 1616 S Pearl Ave be released from the agenda due to construction nearly completed. (7 Aye, 0 Nay). Motion carried.

Recess.

Item 3116 continue

Mr. Van Story apologized for coming off too strongly previously and asked for his forgiveness. He forwarded a copy of the contract to Ms. Knoblock, and she has received it. He suspects that the buyer has not executed the contract on the outcome of this meeting. They had been in a multiple offer situation which tied up the negotiation process by a couple of weeks during this last month. The buyer has solid intentions. He spoke about the money and how long it will take to close. He said he would use his persuasion with the seller to allow the buyer to secure the property, at least minimal. He spoke briefly about the list he got from Mr. Bryan Wicklund and how Ben and himself would not be able to comply with the full list. At this point and time speaking from the brokerage point, whether the Board could give them 30 days to give us the time to do minimal security at the sight and be able to get this closed. It will be a good financial windfall for the community. Mr. Sanders spoke and said he echoes what Mr. Van Story said this from the buyers point. Ms. Knoblock interrupted Mr. Sanders and asked Mr. Templin if he could speak about the intent on the property. He said that he couldn't and that it is dependent on what happens here today. Mr. Denham asked if Davis Electric was an electrical contracting business or a manufacturing business. He responded yes to both. They are based in Nixa. Mr. Wicklund asked if the buyer has already inspected the property three times, why are we having 30 days for inspections. Mr. Van Story mentioned he thought possibly they would be financing the remodel part of the project and that might be why they are asking for the 30 days. He said that the contract says on or before the 30 days. Mr. Wicklund said he is not voting for an extension without the property being properly secured, whether it is at the buyers or sellers' expense, someone has to pay to get this property secured quickly. Mr. Duncan agreed and said the building is not going away whether you sell in 30 days or not it is still going to be a problem, unless it is secured. Some discussions. Mr. Denham asked Mr. Sanders to come forward. He said to him - we have three options at this point; we can continue it; we can order it demolished or order it repaired. He continued with, whether it gets sold or not the building still has to be secured. It is going to take months to get plans developed and reviewed and approved – it cannot stay open as it is. He asked Mr. Sanders why the owner doesn't secure the building and make it part of the negotiations. Mr. Sanders spoke and said he doesn't have the authority to speak on the owner's behalf to have this done and to secure the building. He believes that the owners might be open to allowing the buyers to take possession of the building to make it secure. He is confident that they would agree to that. Mrs. Harrington said it would be nice to hear from an actual owner, she understands that it is a lending group but that is the problem. Mr. Wicklund spoke to Mr. Sanders and said as an attorney are you not advising the owners about the liability risk that is far going to exceed the cost

of boarding this up and securing the property. Mr. Sanders said they are aware of the liability and willing to sell it at a catastrophic loss to someone who will be able to restore it and make it economically viable and beneficial to the community. Mr. Denham asked if it was insured. Mr. Sanders said that he assumes so and then yes, he can say that it is insured. More discussions. Mr. Wicklund asked the attorney and Board if we could ask for two weeks to negotiate their contract with all parties signed and it must be secured. If they can't do it in two weeks then we have an emergency meeting that there was no update and it didn't happen – buyer walked and we can pursue it from that point on, instead of waiting 30 days. Fully executed contract – special agreement that buyer and seller understand and/or splitting the cost of securing the property to the city standard. Ms. Knoblock asked if there is a private security company out to check on the property. Mr. Sanders said he knows that they have inspection companies that come out monthly, but it is mostly about the condition of the property and not actual security. Mr. Denham asked Mr. Bryan Wicklund if it was possible. Mr. Bryan Wicklund said that he would defer to the legal department as far as reviewing sale documents. He said that in whatever order the Board is giving it needs to be very clear in the period they are giving them certain documents to be signed and the property completely secured. Mr. Wicklund said that his thought is two weeks out to negotiate the contract and get all lined up and two weeks in securing the building, if not done by the next meeting it comes down or ordered repaired. More discussions and explanations. Mr. Sanders said from our end we can make that happen. Mr. Bryan Wicklund was asked if two weeks had enough time to board up the property and make it secure. Mr. Bryan Wicklund said that he didn't think so but if they started soon, 30 days would be enough time. Mr. Wicklund mentioned to Mr. Sanders, not to wait the two weeks to start securing the building and to get bids from contractors now. More discussion.

A motion was made by Mr. Wicklund and seconded by Ms. Harrington to compel and will execute an agreement by June 13th on Item 3116 1220 New Murphy Blvd.

A motion by Mr. Wicklund and seconded by Ms. Harrington that Item 3116, 1220 New Murphy Blvd be extended to our June 27th meeting for progress report or demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3033 1010 W 3rd St

Ms. Dollison said that they have a current permit but have not been able to reach them any other than the letter that was sent out after last month's meeting. There doesn't seem to be any further progress. Mr. Denham said that at the last meeting they said they would try to be done by June and that is when the permit expires again. Ms. Dollison said yes on June 27th the permit expires.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3033 at 1010 W 3rd St be extended to June 27th for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3112 2408 W 4th St

Ms. Dollison spoke with the owners, and their daughter is their translator. The owners wanted to start with just a roof permit, but she explained to them that they needed to pull a residential improvement permit. They have secured a plumber and someone for their mechanical and will be pulling the permit sometime within this month. Mr. Denham asked what the issues were for this property. Ms. Dollison said that the building had been gutted, and the roof had fallen in at the front of the building and part of the porch. They do understand what needs to be done.

A motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 3112 at 2408 W 4th St be extended to June 27th meeting for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3117 1248 S Roosevelt Ave

Ms. Dollison spoke with the owner, Michael Forest. She spoke with him yesterday and he has some windows to board up and there is a for-sale sign on the property. Within the next couple of days, he will have the windows and doors boarded up. Mr. Duncan asked what she said about the property for sale. Ms. Dollison said it is up for sale. Ms. Knoblock spoke briefly about who the owner was. Mr. Wicklund said that the property has transferred ownership, and it is MFH Homes. Ms. Dollison said that Mr. Forest is MFH Homes and that it is who she is sending letters to.

A motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 3117 at 1248 S Roosevelt Ave be extended to June 27th for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3118 115 N Galena Ave

Ms. Dollison stated that this property was a subject of a fire. She said letters had been sent but she received no response. She did a drive by several days ago. She saw that the mortgage company put a notice on the property. Property is vacant but there are still cars in the yard. Property is secured but there is a hole in the roof. Mr. Denham asked Ms. Dollison if it was up for a demolition. Ms. Dollison said yes if not heard from them it would be up for a demolition hearing next month.

A motion was made by Mrs. Harrington and seconded by Mr. Duncan that Item 3118 at 115 N Galena Ave be extended to June 27th for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3119 2341 E Zora St.

Ms. Dollison said that Mayberry Construction closed on it in April. They pulled their permit, and it is boarded up and secure. They will be restoring it and they are moving forward.

A motion was made by Mrs. Harrington and seconded by Mr. Duncan that Item 3119 at 2341 E Zora St be released from our agenda due to the Mayberry Construction. (7 Aye, 0 Nay). Motion carried.

New Business

Item 3121 714 E Hill St

Ms. Dollison stated that this property was first posted in 2019 and then reposted. Ms. Dollison met with the owners at the property and explained to them what needed to be fixed. The owner is going to school, and she assured her that she would be attempting to pull a permit by July. It's been vacant for a bit and vagrants and animals have gotten in. They have boarded it up. They discussed the old part of the home which was built in the 1900's and there is the roof, floor and almost everything is gone. It is potential for the newer section of the home to be salvageable. Mr. Denham stated that this is a new business, so we automatically continue to the next meeting.

A motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 3121 at 714 E Hill St. be extended to June 27th for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

Item 3122 230 S Oak Ave

Ms. Dollison stated that there have been no changes since 2023. She did speak with the owner, Mr. Steve Cope, and he said it was a maintenance issue. She explained the differences between dilapidation and maintenance. The carport on the shed has collapsed and he owns the property next-door that he rents and those renters are keeping up the property. Some discussions.

A motion was made by Mr. Duncan and seconded by Mr. Wicklund that Item 3122 at 230 S Oak Ave be extended to June 27th for progress report and demolition hearing. (7 Aye, 0 Nay). Motion carried.

A motion was made by Mr. Duncan and seconded by Mr. Windsor to have the consent of April minutes at our next meeting.
(7 Aye, 0 Nay) Motion carried.

30 May 2025

Building Board of Appeals

Mr. Duncan made a motion to approve April 25th, 2025, minutes at the next meeting due to needing review. Mr. Windsor seconded the motion.
(7 Aye, 0 Nay) Motion carried.

Mr. Wicklund made a motion to adjourn the meeting. Second by Mr. Wagner.
(7Aye, 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

