JOPLIN | BUILDING BOARD OF APPEALS

Building Board of Appeals

Meeting Minutes

June 23, 2023

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on June 23, 2023.

Roll Call

Mr. Denham conducted a roll call. The following persons were present: Kyle Denham, Garret Wagner, Lance Windsor, Gary Duncan, Steve Brown, Michael Wicklund, Assistant City Attorney Jordan Paul, City Building Official Jeff Oliver and Administrative Assistant Vicky Copeland.

Motion to Excuse

Mr. Windsor made a motion to excuse Mr. Tucker from the Building Board of Appeals Meeting on June 23, 2023, and Mr. Duncan seconded the motion. (6 Aye, 0 Nay, 1 Absent)

Approval of Minutes

Mr. Windsor made a motion to approve the Building Board of Appeals minutes from May 26, 2023, and Mr. Duncan seconded the motion. (6 Aye, 0 Nay, 1 Absent) Motion carried.

Mr. Brown was present for the meeting until he excused himself at 10:25 a.m.

Continued Items

Item 2913, 3615 S. Range Line Rd.

The owner of the property was not present at the meeting. Mr. Bolander is still in discussion with attorneys for the property. **Motion to continue Item 2913, 3615 S. Range Line Rd. to July 28, 2023, Board of Appeals meeting for progress report and demolition hearing made by Mr. Windsor. Seconded by Mr. Duncan. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 2968, 217 N. Gray Ave.

Donna Bray, owner of the property, was present. She stated she had been working 6-8 hours a day either on the house or the yard. She started she did get an inspection on the framing on the back room. She stated she was advised to either apply for a new permit or to get her permit extended. She started to put on the house wrap on the back of it but the wind kept blowing it down as she put it up. She spoke with several contractors, and she planned on applying for a new grant from the City in early fall. Ms. Bray stated she had never been made aware that there was someone within the City who helped people find funding and assistance. Mr. Denham asked Ms. Bray if she had the cost estimate and schedule of repairs that she was requested to bring at the last Board meeting. Ms. Bray stated no. She said the three licensed contractors she contacted do not want to work with the City. She stated others have asked her, who she "pissed off" on the Board and commented the Board is biased. The contractors would not give her a bid. Ms. Bray said she spoke with realtors, and they advised the residence was definitely worth repairing. She stated she was working hard on her home, and she had the bruises and cracked ribs to prove it. She said she had spoken with three different people regarding the new grant that would be available. She was just waiting for that to become available. Mr. Denham stated how would you know how much to ask for on the grant when you don't even know the repair costs. Ms. Bray stated she had costs from contractors. Mr. Denham said that was the request. Ms. Bray asked if anyone else brought their cost quotes to the Board. She stated that in all the times she had been before the Board no one else had been asked to show bids. Mr. Denham said that at the last meeting you were asked to provide that information and you said you would. She stated she planned on doing that but the three contractors she spoke with would not give her a written bid. Ms. Bray said she was doing her part the best she could. She stated she had not seen one person asked to show if they could afford to do the work on their homes. All of the things she had been asked or required to do nobody else had been asked to do those things. She stated she would have had her roof finished if she had not had to hire an attorney to get the demolition order

lifted. Because her car thing blew up and she was unable to be at a meeting. She said three times she had missed a meeting and every time she had missed a meeting due to an emergency, not because she was sitting on her couch doing nothing, due to an emergency, every time she had missed a meeting her home had been ordered demolished. There were people who had been on this agenda for two years and their home had not been ordered demolished. She stated as far as she knew she was the only one on this agenda that did not have an income property or a flip home, her residence was her home. She said she was the only one not making an income on her property. She stated she does not understand why the requirements were only for her. She is over there every single day at least six hours and you could ask the neighbors. She is working on the yard or working on the house always doing something on that property. She had moved so many bricks and so many rocks that her back was killing her, but she was doing it. She stated she was only one person, and she was doing her best. Mr. Denham asked Mr. Oliver if the framing inspection had been improved. Mr. Oliver stated Ms. Bray had to pull the visqueen off so they could check the nail pattern of the sheathing. Mr. Oliver stated he did not know if that was done or not. Ms. Bray stated the visqueen was not up there yet. She could not get it up there without someone to help her. Mr. Michael Wicklund stated he had driven by Ms. Bray's property yesterday and there was a tarp covering the back-alley entrance now. Ms. Bray said she had straps on that gate, and they had pulled two boards off the back of it, and they had pushed the gate open and gone in. She could not find anything missing and they had not been inside the house but for some reason they felt they needed to explore her yard. The house was secured. Mr. Oliver asked Ms. Bray when she had the contractors come out. He stated if you recall at the last meeting he had asked if she was able to set up an appointment with a contractor to please contact him. He wanted to come out and go through with the contractor so everyone would be on the same page. Ms. Bray stated she did not recall that being said. Mr. Oliver said so they can give her a correct quote. Ms. Bray said she did not remember that, and she apologized. She stated she had not reviewed the tape. She missed that. She stated she contacted three, two of them were licensed in Joplin and by the State of Missouri and they want nothing to do with the City of Joplin. Every one of the contractors said the structure was sound. The property needed some work. She stated no one in this room wants her house repaired more than her. Mr. Duncan asked Ms. Bray why she thought the contractors would not do that. Ms. Bray stated a lot of different reasons. They just feel like the people on the City Building Board overstretch their bounds and they required her to do things that were not necessary to do. For example, telling her she had to redo her wiring when she was not touching her wiring. The wiring was not being redone. She stated she does have an electrical company and the meter base must be replaced. The box inside and everything. She said she had a guy that was trying to find her a meter base at wholesale cost or get a good deal on. Mr. Denham stated he did not recall the Board telling her she would have to replace her electrical. He believed Mr. Oliver mentioned

she would have to do some electrical, but you have never let him in to know the condition inside. Ms. Bray stated she had been told that she would have to bring the water and electric up to code and she was not working on either one of those. But yes, she had definitely been told the electrical would have to be inspected. Mr. Denham stated inspected but not necessarily replaced. Mr. Denham stated they did not know the condition of the electrical. Ms. Bray stated there was no reason for you to know, it worked. She said she was not doing any work on her electrical. And that was what the contractors had told her. They said if you were not working on it there is no reason for it to be inspected. Mr. Denham stated well, when a house gets to this state of disrepair it is a good time for the City to make sure it is a safe environment. Ms. Bray said it is a safe environment. They told her that. There is no mold. The house was not falling down. The roof needed to be replaced and like she said she would have had that done by now if she had not had to spend every penny, she had to hire an attorney to keep it from being dozed down. The walls that were crumbling and the windows that were falling out had been replaced. The things that were originally tagged as an unsafe building were all fixed. Mr. Denham stated the Board just saw some pictures of windows that were definitely not fixed. The windows were decayed. Ms. Bray stated yes, those were fixed. She said that is not even what we started this on. We started this on the front porch and the back room and every time she comes there is something new. Mr. Oliver stated when the structure was posted it had to do with the whole structure not just the back room. Ms. Bray said, okay. Mr. Oliver said in his opinion this grant would not fund this project due to the condition of the house. Ms. Bray asked if he had talked to anyone. Mr. Oliver stated that was his opinion. Ms. Bray stated she was told there were no requirements yet and they were still working on it. Mr. Oliver stated he did not know the guidelines they had. Ms. Bray said they do not have any yet. Mr. Oliver stated he was going to assume just with his experience they would probably not fund this project due to the condition of the house. Ms. Bray said they would see, she guessed. Mr. Denham asked Mr. Oliver when this was very first brought before the Board. Mr. Paul stated the photographs reflect the date of posting to be July 1, 2021. Mr. Denham said so we are coming up on two years. He asked Ms. Bray if she felt the Board had treated her prejudicially and unfairly. Ms. Bray stated she did, and she was not the only one who thought that way. Mr. Denham stated he had been on the Board for many years, and he had never seen a property on the agenda this long that has had virtually no progress. Ms. Bray asked Mr. Denham how long he had been on the Board. He stated for many years, he did not recall how many years. Mr. Denham stated the Board had ordered the residence demolished three times and they had put a stay on it three times. He did not recall that every happening. He said he thought they were trying to help her, but she was not doing anything. She was not getting anything done. Ms. Bray stated the property was ordered to be demolished three times because she missed a meeting. She said other people never show up for meetings and their property was still standing. She missed a meeting because she had to have emergency surgery,

she missed a meeting because she was out of town and had car trouble and had to wait for Auto Zone to open the next day to get the part, and the last meeting she missed she started her car, and her radiator house blew off it. She could not get here. So, no the three times she had missed meetings every single one of them her home was ordered demolished. Nobody else has had that done to them. There were people on here a lot longer than her. Mr. Duncan told Ms. Bray that she was asked at the last meeting to come to today's meeting with an idea what the repairs would cost. Mr. Duncan stated you have not done what the Board asked. You were asked to present a budget that you know you could make the repairs so the issue remains that no one knows what the repairs would cost. He said you do not know how you are going to pay for the repairs, and it goes on and on and on. Mr. Duncan said this must stop. Ms. Bray stated she did know how she was going to pay for the repairs. She said she no longer had to pay rent so she would have that little bit of extra money each month. She was paying for everything. She said like she said she was not even aware until she spoke with the woman who was over this grant program that there was someone within the City who had contact with dozens of charitable organizations. She stated that had never been offered to her as an option. She had never been told there was someone in the City who specializes in helping people find resources they need. No one had ever said that. Mr. Denham pointed out a letter the Board had received from one of the neighbors urging them to demolish this property because of the condition. Ms. Bray stated she would like to see the letter. Ms. Bray was given a copy of the letter. She stated she had no idea who that person was who wrote the letter. She knows every person who lived on her block. So, she had no idea. She could not even think of anyone who had lived there seven years. She had never heard of this person, and she stated she was clearly delusional if she said she had done nothing and only there every couple of months. She had neighbors on both sides of her who she talked to every single day. Ms. Bray requested a copy of the letter. Mr. Thomas Walters, City of Joplin Community Development, stated he worked with a lot of non-profit agencies in the area. He said he had received a phone call this week regarding 217 N. Gray requesting assistance to making repairs at her house. He went over the conditions and what was happening. He said right off the bat there were some red flags on eligibility for a lot of those programs. He did make some phone calls and so far, it had been a dead end on a very short notice. He had reached out to 5-6 agencies and without some private dollars, without the rules that come with other funding sources he does not see an avenue at this time. He would have to have more time. There was no one now that has anything applicable. Mr. Paul asked, when you say housing resources are you talking about housing as in to find her a place to live or just resources to help her repair her home. Mr. Walters stated the request was to fix her home. There were only two programs that were a good fit with the scale of the repairs that were needed. That was the Critical Home Repair with the Habitat and the Home Funded Substantial Home Repair with the ESC. The amount of repairs the home may need may be outside the maximum

applicable. He stated without the private dollars he does not see an avenue with any of the partners at this time. Mr. Oliver asked Mr. Walters what the dollar amount limit was. Mr. Walters stated the Home Funded amount was $25,000.00 hard cost and there could be soft cost on top. Critical Home Repair was a little more than that. Once again, the house would need to be brought up to code and that would be difficult. Mr. Denham asked if Mr. Walters had seen the house. Mr. Walters stated yes. Mr. Denham asked Mr. Walters if he had seen the photographs they had. Mr. Walters stated yes, and he had also done some history of the site. As far back as the aerial and the street image view. Normally, you can see from the outside what the water infiltration might had done to the inside. Mr. Oliver asked if you use one program were you allowed to use the other program. Mr. Walters stated no that would be considered a double dip and you could not do that. Mr. Oliver stated so she would only have $25,000.00 unless there were some private funds. Mr. Walters stated yes. Mr. Paul asked for clarification on "private funds." He stated obviously non-profits are private funds. Mr. Walters said if there were donors willing to give to the non-profit to do the substantial rehab. Either one or multiple. Mr. Paul asked if that was literally going to somebody who is a private citizen who donated to that and stated specifically for the funds to be used on this project. Mr. Walters stated yes, they try to do that if they have more time, they will hold a fundraiser for someone. But usually that is six months out. Mr. Paul stated she also referred to "30" programs. He said that seemed like a high number of programs and asked if there were 30 programs that people can apply for to receive resources. Mr. Walters stated he worked with a lot of agencies, approximately 30 agencies, and he told her he would reach out to those who were most applicable. Mr. Oliver asked what program inspected this property. Mr. Walters stated Habitat Critical Home Repair drove by and inspected the outside. Mr. Oliver stated that just by a windshield survey they thought it was well out of the range of $25,000.00. Mr. Walters said yes and that further complicated things because they have a wait list of 100 long. Mr. Paul asked what was the largest private donation that Mr. Walters had ever experienced. Mr. Walters said The Fuller Center fundraised for an entire year and they ended up building a new house on Hill rather than rehabbing the one they were initially asked to rehab. Mr. Paul asked how much they raised for that project. Mr. Walters stated he thought like 80% of the cost to fully fund the construction of the home but it took a year. Mr. Oliver asked in order for them to do that and put a person in it what kind of criteria does that person have to meet in order for them to move into a new structure. Mr. Walters stated at minimum, income eligibility because even if they were not using federal dollars these non-profits still have their rules, by-laws, and policies. He said there is always that minimum even if it is private dollar funded project. Mr. Paul said that he assumed in Mr. Walter's experience all of these organizations look at the property and basically perform some kind of cost benefit analysis on should we just build a new home or should we try to repair this home. Mr. Walters stated that has definitely happened when they have looked at a home to evaluate it for rehab and

instead it would be cost effective or better or for whatever reason the example would be The Fuller Center and what they did in 2019. Mr. Denham asked if there were any additional questions. There were none. Mr. Denham stated the Board had several options. They could continue the matter until next month or they could order it demolished. Mr. Paul stated if the property was ordered demolished the Board must hold a full hearing. **Motion to hold a Demolition Hearing on Item 2968, 217 N. Gray Ave. made by Mr. Michael Wicklund. Seconded by Mr. Windsor. (6 Aye, 0 Nay, 1 Absent) Motion carried.** Mr. Paul called Mr. Jeff Oliver, Building Inspector City of Joplin to testify. The oath was administered by Ms. Vicky Copeland. Mr. Paul questioned Mr. Oliver if he had the opportunity to inspect the property at issue and show reasonable likeness for the matter at issue. Mr. Oliver stated yes, he had inspected the property and it does qualify for demolition, and that can be seen in the photographs. (Exhibit 1.1 and 1.2) Exhibit 1.1 was taken on July 1, 2021 the date the property was posted. Photograph shows placard. Exhibit 1.2 was taken on June 21, 2023. Mr. Paul stated the photographs reflect the current condition of the residence. Mr. Oliver stated he had posted the property and it is reflected in the photographs. Mr. Oliver explained that he had a title search done using Great American Title showing Jack L. and Donna L. Bray as owners of the property. (Exhibit 2) Mr. Oliver stated he sent certified letters to Ms. Bray at 230 N. Moffet Ave, and he had a signed receipt. (Exhibit 3) Mr. Oliver stated he also sent certified letters to Freeman Health System, and he had a signed receipt. (Exhibit 4) Mr. Oliver stated he also sent certified letters to Missouri Department of Revenue Taxation Division, Jefferson City, Missouri, and he had a signed receipt. (Exhibit 5) Mr. Oliver stated this item was advertised in the Joplin Globe with the publication dates of November 18, 2021, November 25, 2021, December 2, 2021, and December 9, 2021. (Exhibit 6) Mr. Oliver expressed that he had based his opinions off the Code of Ordinances with sub-section line 4, line 6, line 10, line 12, and line 18. Mr. Paul entered into evidence a signed letter of complaint provided by Mr. Oliver that was received from a neighbor of Ms. Bray. (Exhibit 7) Mr. Oliver stated that in his professional opinion, he would recommend demolition of the structure. Mr. Paul instructed Ms. Bray that now was her opportunity to ask Mr. Oliver any questions or cross examine. Ms. Bray stated that at this point there was really nothing to say because the Board had already made up their mind, but she would say that if the Board ordered her home demolished, she would be homeless. Mr. Paul reminded Ms. Bray that she had the opportunity to testify and asked her if she wanted to ask Mr. Oliver anything. Ms. Bray stated, no, she did not think so. Mr. Paul asked the Board if they had any questions for Mr. Oliver. Mr. Paul told Ms. Bray that after she was sworn in she could tell the Board anything she wanted. The oath was administered to Ms. Bray by Ms. Vicky Copeland. Ms. Bray stated she had worked as they all knew she lived in the house for over 40 years. She said she had worked so hard without resources, without public assistance, she does not get food stamps or anything like that, she had raised her three sons in that home. That home is her home. She stated it was the only thing

she had in this world right now. If you put her out of her home, and she does live there, if you force me out of my home she would be living on the street. So, you can continue to either allow her to do the work she needs to do almost 100 % on her own. She stated she had a lot of the building materials. She had the roofing. She had the shingles to do the roof. She needs the decking. She said all these big numbers that people keep saying can't be done for that. She already has alot of the materials. She said you cannot put shingles on a roof until you can put decking on a roof. When she bought the shingles, her decking was going to be about $1100.00-$1200.00 and now it is about $9000.00 just for the decking. The price is presently dropping back down but she was still looking at $3,000.00. She stated she had a whole bunch of boards on her back decks. She bought them when she had an extra dollar. She said she had quit paying her other bills so she can work on her house. She stated she had no idea who the person is who wrote the letter, but they are full of crap because she is there every day and all day. She stated she could get that many letters from everyone else on the block. She said the neighbors had offered to come and speak to the Board on her behalf. She stated there was nothing they could say that would make any difference. She had reached that point because no matter what she did or how much she busted her ass she still cannot make any one happy. She stated the home was livable, it had problems. God knows it had problems. The saggy walls had been replaced, the falling out windows had been replaced, she was working on getting the roof done. She said her son was going to work on the roof the other day. He cannot lift 4 x 8 sheets of lumber on the roof by himself. She stated she was the only one who has been before the Board who was putting in as many hours and physical labor into this house. She stated this is her home. Two of her sons had moved out of state and has no help. She has a son who works seven days a week and her neighbor who is a contractor who is right there are ready to do the labor when they have a chance. But when they work a 12-hour day it was difficult to ask them to come home from work to start repairs on her home. Ms. Bray stated that pretty much everything she had done on the house she had done herself. She said she had the materials, she had enough to put all new floors in the house if she ever gets to that point. But like she said she had three contractors, and everyone told her that the property was absolutely worth fixing. It is the original home in that neighborhood. The earliest record at the County Courthouse was 1933. That was the original farmhouse in that area. Then the next house was built for her daughter when she was married. Ms. Bray stated she had the oldest home in the neighborhood. She stated she had a lot of work but there are at least 10 homes in a several block radius that was way worse than her house and they are just sitting there vacant. Ms. Bray said she had put up security lights, managed to keep the vandals out, she was still cleaning up after some of them and she was working her butt off. She stated there was a lot of trash and brush in the yard because they had been cutting branches and piling stuff up until she could get it loaded on the trailer. But right now, she cannot back a 16 ft. trailer in that yard, she had to wait on her son to do it. She said she was

doing her best and if the Board put her out of her home, she would be homeless because she had nowhere to go. She stated she really hoped the Board could sleep with that on their conscience. Because she knew that some of the Board members had wanted her home torn down from day one. But it was her home and not an income property or a flip house. She stated again, it is my home. Mr. Paul asked Ms. Bray if there was anything else she wanted the Board to consider today. Ms. Bray responded, she could not think of anything because she believed they were at the point where for some reason someone had gotten mad at her over the years, and they are going to do whatever they wanted to do. Mr. Paul asked Ms. Bray, just to be clear are you disputing Mr. Oliver's testimony as it stands today being in violation of City code. Ms. Bray laughed and said it was not dangerous. She stated she was in the house every day. It needed work and maybe by the City's definition but the dangerous part that she was told from the very beginning was that back room, that had all been taken care of and the porch, it was gone. She stated she just took it off because she could not afford to fix it. Someone had put plywood decking on it many many years ago and plywood and rain doesn't work. It was completely rotted out. It lasted about four years. She said there was absolutely nothing dangerous about her home. She stated it was ugly and it had some really bad things that need to be fixed but there was nothing dangerous. She said she is in it every single day; she is 68 years old and has several disabilities, if her home was dangerous, she would not be here today. Mr. Paul stated so hearing the evidentiary portion will close at this point and the Board can deliberate and any member can make a vote to basically not find it dangerous or to find it dangerous and order it demolished or repaired or vacated. Any of those options are the options for the Board today. **Motion Item 2968, 217 N. Gray Ave. be declared a dangerous building in accordance with the Joplin Code of Ordinances and so ordered to be demolished including any outbuildings and any storm shelters and ordered to be vacated made by Mr. Wagner. Seconded by Mr. Michael Wicklund.** Mr. Denham concluded by addressing Ms. Bray and stating this was not a personal thing, the Board had tried to work with her. He said two years we have tried to work with you, and we have not seen much progress. **(6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 2985, 130 S. Moffet Ave.

The owner of the property was not present at the meeting. Mr. Oliver stated he would need to speak with Mr. Bryan Wicklund regarding this property. The secondary structure is currently occupied. The demolition would only be the primary structure. **Mr. Duncan made a motion to continue Item 2985, 130 S. Moffet Ave. to the July 28, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Michael Wicklund. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 2986, 302 S. Connor Ave.

Item 2987, 306 ½ S. Connor Ave.

Levi Babb, Blue Shutter Investments, owner of the properties was present. Mr. Babb stated the windows would be taken out beginning on Monday. This process should take three days. The estimated completion for the windows, door and siding should be three weeks. Mr. Babb stated the foundation person is 1.5 months out for a start date. Mr. Oliver said only the roof permit had been pulled and he asked Mr. Babb the status of the sprinkler system. Mr. Oliver stated that Mr. Rick Woods needed an update. Mr. Oliver asked if the electrician and HVAC people were in place. Mr. Babb stated yes. Mr. Denham requested a printed schedule on both properties to be provided to the Board at the July meeting. Mr. Babb stated there had been no progress on 306 ½ S. Connor Ave. **Mr. Michael Wicklund made a motion to continue Item 2986, 302 S. Connor Ave. and Item 2987, 306 ½ S. Connor Ave. to the July 28, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

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

Shaun Grindle, owner of the property was present. He stated they had repositioned the east wall and 2/3 of the roof had been replaced. **Mr. Windsor made a motion to continue Item 2990, 801, 803 & 805 W. 1st Street to the August 25, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wagner. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 3002, 301 S. Winfield Ave.

Anabell Lopez, 301 S. Connor Ave., Joplin, Mo. appeared on behalf of the property. Ms. Lopez stated the roof was not complete. They had installed two windows and were waiting on the rest of the windows. They wanted to go with stucco on the outside and they were finishing filling cracks. She said part of the basement wall was collapsing. **Mr. Wagner made a motion to continue Item 3002, 301 S. Winfield Ave. to the July 28, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 3003, 129 S. Patterson Ave.

Kylin Smith, owner of the property was present. Ms. Smith stated the siding and sheetrock had been installed. Mr. Denham stated the property looked great. **Mr. Duncan made a motion to continue Item 3003, 129 S. Patterson Ave. to the July 28, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Michael Wicklund. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 3010, 1116 S. Jackson Ave.

Patrick Stone, owner of the property was not present. Mr. Oliver stated the owner had attended previous meetings and a permit was in place. **Mr. Wagner made a motion to continue Item 3010, 1116 S. Jackson Ave. to the July 28, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3011, 911 W. B St.

Stephen Spicer, owner of the property was not present at the meeting. Mr. Oliver stated there had been no progress and the permit was set to expire. **Mr. Michael Wicklund made a motion to continue Item 3011, 911 W. B St. to the July 28, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Duncan. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3014, 822 S. Byers Ave.

Joe Micklson, owner of the property was not present. Mr. Oliver stated the property was in the same condition and there had been no progress. Mr. Oliver said the property had been sold. **Mr. Michael Wicklund made a motion to continue Item 3014, 822 S. Byers Ave. to the July 28, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wagner. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3015, 117 S. Byers Ave.
Item 3016, 121 S. Byers Ave.

Tyler Casey, owner of the property was present. Mr. Casey stated the roof was on and they were working on the siding and soffits. Mr. Casey said they now have an architect involved and working on plans to satisfy the City. The exterior and demo permits were in place. They need the mechanical permit. They had received a deficiency letter from the City which has increased their overall budget but that would stop the progress. **Mr. Windsor made a motion to continue Item 3015, 117 S. Byers Ave. and Item 3016, 121 S. Byers Ave. to the July 28, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Brown. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 3024, 430 N. Byers Ave.

Joshua LaForest with JBL Capital, representative of the property was not present. Mr. Oliver stated the property could be released. The property was demolished. **Mr. Wagner made a motion to release Item 3024, 430 N. Byers Ave. Seconded by Mr. Duncan. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 3026, 2611 S. Pearl Ave.
Item 3027, 2617 S. Pearl Ave.
Item 3028, 2621 S. Pearl Ave.

David Papen, owner of the properties was not present. Mr. Oliver stated the owner had submitted plans before last month's meeting and they were being reviewed. The plans had not been approved. **Mr. Michael Wicklund made a motion to continue Item 3026, 2611 S. Pearl Ave., Item 3027, 2617 S. Pearl Ave., Item 3028, 2621 S. Pearl Ave. to the July 28, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Duncan.**
(5 Aye, 0 Nay, 2 Absent) Motion carried.

Item 3029, 508 N. Cox Ave.

Owner of the property was not present. **Motion to hold a Demolition Hearing on Item 3029, 508 N. Cox Ave. made by Mr. Duncan. Seconded by Mr. Michael Wicklund. (5 Aye, 0 Nay, 2 Absent) Motion carried.** Mr. Paul called Mr. Jeff Oliver, Building Inspector City of Joplin to testify. The oath was administered by Ms. Vicky Copeland. Mr. Paul questioned Mr. Oliver if he had the opportunity to inspect the property at issue and show reasonable likeness for the matter at issue. Mr. Oliver stated yes, he had inspected the property and it does qualify for demolition, and that can be

seen in the photographs. (Exhibit 1.1 and 1.2) Exhibit 1.1 was taken on February 13, 2023, the date the property was posted. Photograph shows placard. Exhibit 1.2 was taken on June 21, 2023. Mr. Paul stated the photographs reflect the current condition of the residence. Mr. Oliver stated he had posted the property and it is reflected in the photographs. Mr. Oliver explained that he had a title search done using Great American Title showing David Latham as owner of the property. (Exhibit 2) Mr. Oliver stated he sent certified letters to the owner at the address provided by Mr. Latham, and he had no signed receipts. (Exhibit 3) Mr. Oliver stated this item was advertised in the Joplin Globe with the publication dates of May 4, May 11, May 18, and May 25, 2023. (Exhibit 4) Mr. Oliver expressed that he had based his opinions off the Code of Ordinances with sub-section line 4, line 7, line 10, line 12, line 18 and line 19. Mr. Oliver stated that in his professional opinion, he would recommend demolition of the structure. **Motion Item 3029, 508 N. Cox Ave. be declared a dangerous building in accordance with the Joplin Code of Ordinances and so ordered to be demolished including any outbuildings and any storm shelters and ordered to be vacated made by Mr. Duncan. Seconded by Mr. Wagner. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3030, 1010 E. 20th St.

Allyn Burt, owner of the property was present. Mr. Burt stated they were still waiting on the backordered windows. He said they were finished with the clean out and they were waiting on the building permit. Mr. Denham asked if there was a time frame in place. Mr. Burt stated no, this project should have been completed by now. He stated 22 windows had been busted out and 11 of the windows had been replaced. **Mr. Duncan made a motion to continue Item 3030, 1010 E. 20th St. to the July 28, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Michael Wicklund. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 3031, 109 S. Forest Ave.

Owner of the property was not present. **Motion to hold a Demolition Hearing on Item 3031, 109 S. Forest Ave. made by Mr. Windsor. Seconded by Mr. Wagner. (6 Aye, 0 Nay, 1 Absent) Motion carried.** Mr. Paul called Mr. Jeff Oliver, Building Inspector City of Joplin to testify. Mr. Paul questioned Mr. Oliver if he had the opportunity to inspect the property at issue and show reasonable likeness for the matter at issue. Mr. Oliver stated yes, he had inspected the property and it does qualify for demolition, and that can be seen in the photographs. (Exhibit 1.1 and 1.2) Exhibit 1.1 was taken on February 6, 2023, the date the property was posted. Photograph

shows placard. Exhibit 1.2 was taken on June 21, 2023. Mr. Paul stated the photographs reflect the current condition of the residence. Mr. Oliver stated he had posted the property and it is reflected in the photographs. Mr. Oliver explained that he had a title search done using Great American Title showing Jose Luis Ramirez as owner of the property. (Exhibit 2) Mr. Oliver stated he sent certified letters to the owner at 528 S. Lafayette, Neosho, Missouri 64850, and he had no signed receipts. (Exhibit 3) Mr. Oliver stated he also sent certified letters to Missouri Department of Revenue Taxation, and he had signed receipts. (Exhibit 4) Mr. Oliver stated this item was advertised in the Joplin Globe with the publication dates of May 4, May 11, May 18, and May 25, 2023. (Exhibit 5) Mr. Oliver expressed that he had based his opinions off the Code of Ordinances with sub-section line 4, line 6, line 12, and line 18. (Exhibit 5) Mr. Oliver stated that in his professional opinion, he would recommend demolition of the structure. **Motion Item 3031, 109 S. Forest Ave. be declared a dangerous building in accordance with the Joplin Code of Ordinances and so ordered to be demolished including any outbuildings and any storm shelters and ordered to be vacated made by Mr. Wagner. Seconded by Mr. Duncan. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3033, 1010 W. 3rd St.
Item 3034, 302 S. Gray Ave.
Item 3035, 304 S. Gray Ave.

Travis Ledford, owner of the property was not present. Mr. Ledford is intent on rehab. **Mr. Michael Wicklund made a motion to continue Item 3033, 1010 W. 3rd St., Item 3034, 302 S. Gray Ave. and Item 3035, 304 S. Gray Ave. to the July 28, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wagner. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3036, 208 S. Oliver Ave.

Owner of the property was not present. **Motion to hold a Demolition Hearing on Item 3036, 208 S. Oliver Ave. made by Mr. Michael Wicklund. Seconded by Mr. Wagner. (5 Aye, 0 Nay, 2 Absent) Motion carried.** Mr. Paul called Mr. Jeff Oliver, Building Inspector City of Joplin to testify. Mr. Paul questioned Mr. Oliver if he had the opportunity to inspect the property at issue and show reasonable likeness for the matter at issue. Mr. Oliver stated yes, he had inspected the property and it does qualify for demolition, and that can be seen in the photographs. (Exhibit 1.1, 1.2 and 1.3) Exhibit 1.1 was taken on February 13, 2023, the date the property was posted. Photograph shows placard. Exhibit 1.2 was taken on June 21, 2023. Exhibit 1.3 was

submitted by Andy Nimmo, Joplin Fire Department the night of the fire. Mr. Paul stated the photographs reflect the current condition of the residence. Mr. Oliver stated he had posted the property and it is reflected in the photographs. Mr. Oliver explained that he had a title search done using Great American Title showing Kenneth Heistand as owner of the property. (Exhibit 2) Mr. Oliver stated he sent certified letters to the owner at 208 S. Oliver, Joplin, Missouri, and he had no signed receipts. Mr. Oliver also stated he sent 2 letters by regular mail (Exhibit 3) Mr. Oliver stated this item was advertised in the Joplin Globe with the publication dates of June 2, June 9, June 16, and June 23, 2023. (Exhibit 4) Mr. Oliver expressed that he had based his opinions off the Code of Ordinances with sub-section line 6, line 10, line 12, and line 15. Mr. Oliver stated the building was the subject of a fire. Mr. Oliver stated that in his professional opinion, he would recommend demolition of the structure. **Motion Item 3036, 208 S. Oliver Ave. be declared a dangerous building in accordance with the Joplin Code of Ordinances and so ordered to be demolished including any outbuildings and any storm shelters and ordered to be vacated made by Mr. Wagner. Seconded by Mr. Michael Wicklund. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3037, 112 & 114 N. Byers Ave.

Owner of the property was not present. **Motion to hold a Demolition Hearing on Item 3037, 112 & 114 N. Byers Ave. made by Mr. Michael Wicklund. Seconded by Mr. Duncan. (5 Aye, 0 Nay, 2 Absent) Motion carried.** Mr. Paul called Mr. Jeff Oliver, Building Inspector City of Joplin to testify. Mr. Paul questioned Mr. Oliver if he had the opportunity to inspect the property at issue and show reasonable likeness for the matter at issue. Mr. Oliver stated yes, he had inspected the property and it does qualify for demolition, and that can be seen in the photographs. (Exhibit 1.1 and 1.2) Exhibit 1.1 was taken on April 25, 2023, the date the property was posted. Photograph shows placard. Exhibit 1.2 was taken on 06-21-23. Mr. Paul stated the photographs reflect the current condition of the residence. Mr. Oliver stated he had posted the property and it is reflected in the photographs. Mr. Oliver explained that he had a title search done using Great American Title showing Katrinia Vukovich as owner of the property. (Exhibit 2) Mr. Oliver stated he sent certified letters to the owner at 5759 Snoberry Dr., Littleton, Colorado. and he had a signed receipt. (Exhibit 3) Mr. Oliver stated he also sent certified letters to 1st Community Bank in Neosho, Neosho, Missouri 64850, and he had no signed receipts. (Exhibit 4) Mr. Oliver stated this item was advertised in the Joplin Globe with the publication dates of June 2, June 9, June 16, and June 23, 2023. (Exhibit 5) Mr. Oliver expressed that he had based his opinions off the Code of Ordinances with sub-section line 6. Mr. Oliver stated that in his professional opinion, he would recommend demolition of the structure. **Motion Item 3037, 112 & 114 N. Byers Ave. be declared a dangerous building in**

accordance with the Joplin Code of Ordinances and so ordered to be demolished including any outbuildings and any storm shelters and ordered to be vacated made by Mr. Wagner. Seconded by Mr. Windsor. (5 Aye, 0 Nay, 2 Absent) Motion carried.

New Business

Item 3038, 2119 E. Manitou St.

Chuck Thompson, caregiver for the owner of the property, John Osborne, was present. Mr. Thompson stated the contractor had looked at the property. The contractor is working with the insurance. He stated the property needs attention. The insurance company has not settled, waiting on investigation. Mr. Thompson said the building was the subject of a fire and Mr. Osborne had owned the property for 15 years. Mr. Thompson stated he does not believe the owner can repair the property due to health reasons. **Mr. Wagner made a motion to continue Item 3038, 2119 E. Manitou St. to the July 28, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Duncan. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 3039, 810 W. 17th St.

The owner of the property was not present. The owner has pulled a permit. Mr. Oliver asked for this item to be continued. **Mr. Michael Wicklund made a motion to continue Item 3039, 810 W. 17th St. to the July 28, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3040, 1620 S. Wall Ave.

The owner of the property was not present. The property was the subject of a fire. **Mr. Duncan made a motion to continue Item 3040, 1620 S. Wall Ave. to the July 28, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wagner. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3041, 1101 S. Jackson Ave.

The owner of the property was not present. The property was the subject of a fire. The Code Enforcement Department had received an email from the owner. Mr. Oliver did offer a consent form to the owner. Mr. Michael Wicklund asked to be recused from Item 3041, 1101 S. Jackson Ave. **Mr. Wagner made a motion to continue Item 3041, 1101 S. Jackson Ave. to the July 28, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Duncan. (4 Aye, 0 Nay, 2 Absent, 1 Recused) Motion carried.**

Other Business

None

Mr. Denham asked for a motion to adjourn the meeting. Motion made to adjourn the meeting by Mr. Duncan. Seconded by Mr. Wagner. (5 Aye, 0 Nay, 2 Absent) Motion carried.

Approved _____

Mr. Kyle Denham, Chairman

Approved Vicky Lynn Copeland

Vicky Lynn Copeland, Notary Public

My commission expires: May 22, 2026

VICKY LYNN COPELAND
Notary Public - Notary Seal
STATE OF MISSOURI
Newton County
Commission Expires 05/22/2026
Commission Number #09804844