Building Board of Appeals
Meeting Minutes

June 25, 2021

Call to order

Mr. Hartwell called to order the regular meeting of the Building Board of Appeals at 9:00 am on June 25, 2021.

Roll call

Mr. Hartwell conducted a roll call. The following persons were present: Rylee Hartwell, Lance Windsor, Kyle Denham, Steve Urie-Ross, and Assistant City Attorney Jordan Paul, City Chief Building Official Bryan Wicklund, and City Building Inspector Jeff Oliver. Under advisement from the City Clerk, Ms. Ashley Micklethwaite has been removed from the Board. Mr. Hartwell asked for a motion to excuse Mr. Wilson and Mr. Wagner. Mr. Denham made a motion to excuse Mr. Wilson and Mr. Wagner. Seconded by Mr. Urie-Ross (4 Aye, 0 Nay)

Approval of Minutes

Mr. Hartwell asked for a motion to approve the minutes as presented. Mr. Denham made a motion to approve the minutes as presented. Mr. Urie-Ross seconded the motion. (4 Aye, 0 Nay)

Continued Items

Item 2913, 3615 S. Range Line Rd.

Aaron Gumpenberger was not present. Patrick Wood the Hotel Development Advisor was present. Mr. Wood informed the Board that Mr. Gumpbenberger has been working with the City on an Incentive package. Mr. Denham asked if the plans were complete, and Mr. Wood replied no they are not. Mr. Denham asked if he knew when they would be complete. Mr. Wood advised they are still working on the plans, trying to stick within the budget, and appease Marriott. Mr. Denham asked if construction would still begin this year, and Mr. Wood stated they are still hoping for the end of September. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2913, 3615 S Range Line Rd to the July 23rd Building Board of

Appeals meeting for a progress report and demolition hearing, seconded by Mr. Urie-Ross (4 Aye, 0 Nay)

Item 2921, 1124 Murphy Ave.

Michael Wilson was present as the owner of the property. Mr. Wilson informed the Board they are having issues with plumbing. Their sewer line is connected to the neighbor's sewer and it's blocked under their driveway, so they must run a whole new sewer line out to the alley. They will have to run a new line for the sewer as they can't just tie back in to the existing one and tear up the neighbor's driveway. The first quote they got was $9,000 and the second quote they got was $25,000. The cost of materials is very high right now. Mr. Oliver asked if the $9,000 was for the plumbing in the house and the sewer or the sewer only, and Mr. Wilson replied it was for everything. Mr. Denham asked what is left to complete besides the sewer connection. Mr. Wilson stated they can't put up sheetrock till the Electric is done, but the project is 90% finished. Arc Electric should be finishing up the Electric next week and they will call for an inspection. Mr. Oliver stated he has not seen much progress since last month. Mr. Wilson advised they have purchased vanities, shower inserts, toilets, cabinets, and flooring; they are all in storage waiting for install. They have not purchased the sheetrock yet as they are hoping the cost will go down. Mr. Denham asked if this item is a candidate for the 60-day option. Mr. Hartwell stated he is not opposed to that suggestion. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2921, 1124 Murphy Ave. to the August 27th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Urie-Ross. (4 Aye, 0 Nay)

Item 2924, 115 N. Landreth Ave.

Todd Patterson was present as the owner of the property. Mr. Patterson provided the Board with a timeline and photos of the property. Mr. Patterson informed the Board the project should be complete by mid-October, but it's listed as November 1st on the timeline. Windows not arriving till August 30th has pushed back the completion date. Windows should be installed by September 7th. Oversized Shower unit will not arrive till September 10th. Plumbers and Electricians are both working on the property. Mr. Patterson feels they should be ready for Rough in Inspections in ten days. The piers, beams, and joists have all been replaced. They have subfloor again. All the walls will be up as of 5:00 today. After a rough in inspection, they will be ready for sheetrock in a couple of weeks. Porches on the exterior should be completed by July 10th. Mr. Denham stated this project is a candidate for the 60-day option as it is proceeding well. Mr. Hartwell stated he was fine with that. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2924, 115 N. Landreth Ave. to the August 27th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Urie-Ross. (4 Aye, 0 Nay)

Item 2933, 510 W. B St.

Luke Pendergraft was present as the owner of the property and provided photos of the property to the Board. Mr. Pendergraft informed the Board they are finished with the exterior of the structure; they just need to clean up the yard. Mr. Hartwell asked when Mr. Pendergraft planned to have the project complete. Mr. Pendergraft replied once they get the walls are framed up, they will have a better idea of a completion date. They have the shower unit and cabinets ready for installation as soon as the walls are up. Mr. Wicklund stated he received a request to extend the permit from Mr. Pendergraft's Grandfather, but the permit does not expire until January. Mr. Hartwell asked for a motion. Mr. Windsor made a motion to continue Item 2933, 510 W. B St., to the July 23rd Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Denham. (4 Aye, 0 Nay)

Item 2937, 925 S. Murphy Ave.

Sylvia Morrison was present as the translator for Iliani Lopez and Maria Barbosa who are the owners of the property. Ms. Morrison informed the Board they are still trying to find an electrician. Mr. Oliver stated he did an inspection at this property a week ago and they do have new service, but it's not turned on yet. Mr. Oliver stated the owners did put in the hard-wired smoke detectors. Miss Morrison asked Mr. Oliver if there was any additional work they need to do. Mr. Oliver stated he had this property down as complete. Mr. Hartwell asked for a motion. Mr. Denham made a motion to release Item 2937, 925 S. Murphy Ave. from the agenda. Seconded by Mr. Urie-Ross. (4 Aye, 0 Nay)

Item 2940, 217 Michigan Ave.

Owner was not present at the meeting. Mr. Oliver informed the Board there is a permit in place and he did a consult with the owner. Mr. Oliver stated he has not heard from Mr. Adaca recently. Mr. Oliver advised letters are going to an address in California, but the last letter was returned and had no such number written on it, but he had a couple others signed for at that address. Mr. Oliver requests that the Board continue the meeting for thirty days so he can try to reach Mr. Adaca. Mr. Denham stated it looked like the property was open on the south side where the window was out. Mr. Hartwell stated he's not sure if something is getting lost in translation. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2940, 217 Michigan Ave. to the July 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (4 Aye, 0 Nay)

Item 2942, 4323 W 27th Pl.

Mr. Oliver received an email from Ms. Tarpley with a list of repairs. Wells Fargo has hired a Contractor to do the work on the exterior of the structure and the clean up on the inside, but it

will not be a complete renovation. Mr. Oliver passed around a copy of the email from Ms. Tarpley with the list of repairs for the Board to review. Mr. Hartwell asked the Board is comfortable continuing this property after reading Ms. Tarpley's email with the list of repairs or do they need to speak to the Attorney today on the conference call. Mr. Denham stated he is sure they are going to follow through with the work on the property, and he does not feel a call is necessary. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2942, 4323 W 27th Pl. to the July 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (4 Aye, 0 Nay)

Item 2946, 323 N. Mineral Ave.

Owner of the property was not present at the meeting. Mr. Oliver informed the Board there is a permit in place and they have made good progress, but the progress seems to have slowed in the last two weeks. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2946, 323 N. Mineral Ave. to the July 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (4 Aye, 0 Nay)

Item 2947, 2408 Willard Ave.

Owner was not present at the meeting. Jeff Oliver informed the Board they have pulled a permit and replaced some trusses. Mr. Oliver asks the Board to continue this property to the next Board meeting. Mr. Denham stated Mr. Oliver might ask the owners to get a dumpster as there is quite a bit of debris piled up, and Mr. Oliver replied ok. Mr. Denham stated he is glad to see progress on this property. Mr. Windsor stated it is good to see the new trusses going up. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2947, 2408 Willard Ave. to the July 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay)

Item 2952, 622 + 622 1/2 N. Byers

Owner of the property was not present for the meeting. Mr. Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr. Denham, Second by Mr. Urie-Ross. (4 Aye, 0 Nay) Mr. Paul calls Jeff Oliver under oath and is sworn in by Olivia Stockdale, Notary Public. Mr. Paul questions Mr. Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr. Oliver states yes, he has inspected the property and it does qualify for demolition, and that can be seen in the photographs that are being passed around. Mr. Oliver explains that he had a title search done using Great American Title showing Jim Burger & Cindy Nelson as the owners. Mr. Oliver states that he sent a certified letter to Jim Burger & Cindy Nelson at 3323 S. Valley View Drive in Springfield, Missouri and he does not have a signed receipt. Mr. Paul asked if 3323 S. Valley View Drive is the address on file with the Jasper County Assessor for tax purposes and Mr.

Oliver stated yes. Mr. Paul advised the first page of the photos is a placard placed on the structures and could Mr. Oliver explain to the Board what that is and the purpose of the placard. Mr. Oliver stated the placard is to notify any persons that may approach the buildings that they are dangerous. Mr. Oliver stated it is also an attempt to have any persons that may have an interest in the property contact the City. Mr. Paul stated that in addition to mailing letters to the last known address, you also posted notices on both structures. Mr. Paul asked Mr. Oliver did anything else to notify any interested parties of this action. Mr. Oliver tells the board that the item was advertised in the Joplin Goble with the publication dates of 6/3, 6/10, 6/17, and 6/24 of this year. Mr. Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section line 6, 10,12, and 18 for 622 N. Byers. Mr. Oliver advised that he based his opinions off the Code of Ordinances with sub-section line 10,12, and 18 for 622 ½ N. Byers. Mr. Oliver explains that in his professional opinion, he would recommend demolishing both structures. Mr. Hartwell asks for a motion. Motion to demolish Item 2952, 622 + 622 1/2 N. Byers to include any out-buildings made by Mr. Denham, Second by Mr. Urie-Ross. (4 Aye, 0 Nay)

Item 2953 322 W. 42nd St.

David Williams was present at the meeting. Freddy Ricky was also present at the meeting, to speak on behalf of the owner. The Electric is finished, and it has passed inspection. They are about to start on sheetrock patching this week, they will paint the exterior of the structure, and the windows are now ordered. Mr. Hartwell asked Mr. Oliver if he could share his perspective on this property. Mr. Oliver stated there was a small fire, there has been a permit pulled, and it has passed a couple of inspections. Mr. Oliver confirmed they are making progress on this structure and he requested the Board continue this property to the next meeting. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2953 322 W. 42nd St. to the July 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (4 Aye, 0 Nay)

Item 2954, 317 W 14th St.

Owner was not present at the meeting. Mr. Oliver informed the Board; Steve Nelson pulled a permit to demolish this property. Mr. Oliver stated his suggestion would be to continue this item for thirty days and the house will hopefully be demolished by the next meeting or the Board could release it if they want to. Mr. Hartwell asked for a motion. Mr. Windsor made a motion to continue Item 2954, 317 W 14th St. to the June 25th Board of Appeals meeting for a progress report and demolition hearing and to remove 319 W 14th St. from the Agenda. Seconded by Mr. Denham. (4 Aye, 0 Nay)

New Business

Item 2955, 622 S. Porter Ave.

James Edwards was present as the owner of the property. Mr. Hartwell asked Mr. Oliver to speak about the property. Mr. Oliver replied the house is in bad shape and they are worried about it collapsing on the side. Mr. Oliver stated the City reached out to him and he's cooperating, the hope is by the next meeting, that Mr. Edwards will have a place to go. Mr. Edwards stated Economic Security Corporation told him there are no houses for rent right now. Mr. Wicklund stated the Board can order the house demolished, and the City can still work with the owner on the timeframe of when that would happen. Mr. Wicklund stated it's not that the structure can't be repaired, it's that the owner does not have the funds to repair it. Mr. Denham asked if the owner was willing to sign a consent to have the structure demolished and Mr. Edwards replied yes. Mr. Hartwell asks for a motion. Mr. Denham made a motion to continue Item 2955, 622 S. Porter Ave. to the July 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (4 Aye, 0 Nay)

Item 2956, 1502 Bird Ave.

Owner was not present at the meeting. Jeff Oliver informed the Board there was a fire at this property. Mr. Endicott did do a little clean up on the perimeter of the property because there was a detached garage that burned a couple weeks prior to the house catching on fire. Owner is not responding to the letters Mr. Oliver has sent. Mr. Oliver stated he hopes it will be ready for a hearing next month. Mr. Denham stated it looks like it is a salvageable structure from the road and Mr. Oliver replied it can be saved. The structure is not secured at this time. Mr. Oliver asked the Board to continue this item to the meeting next month. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2956, 1502 Bird Ave. to the July 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (4 Aye, 0 Nay)

Item 2957, 715 W. 4th ST.

Owner was not present at the meeting. Jeff Oliver informed the Board there was a fire at this property. Mr. Oliver asked the Board to continue this item to the meeting next month. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2957, 715 W. 4th ST. to the July 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (4 Aye, 0 Nay)

Item 2958, 2421 S. Florida Ave.

Owner was not present at the meeting. Jeff Oliver informed the Board there was a fire at this property. Mr. Denham asked if this structure was occupied as it looked like someone was living there. Mr. Oliver stated the house is vacant. Mr. Oliver asked the Board to continue this item to the meeting next month. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2958, 2421 S. Florida Ave. to the July 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (4 Aye, 0 Nay)

Item 2959, 928 Murphy Ave.

Owner was not present at the meeting Jeff Oliver informed the Board this was a two-story structure that was recently the subject of a fire. Mr. Oliver asked the Board to continue this item to the meeting next month. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2959, 928 Murphy Ave. to the July 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (4 Aye, 0 Nay)

Mr. Hartwellasked for a motion to adjourn the meeting. Motion made by Mr. Denham, second by Mr. Urie-Ross to adjourn the meeting at 09:55 am.

Approved Rylee Hartwell

Rylee Hartwell, Chairman

Approved Olivia Stockdale

Olivia Stockdale, Notary Public

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

My commission Expires: December 11, 2022