JOPLIN | BUILDING BOARD OF APPEALS

# BUILDING BOARD OF APPEALS

## MEETING MINUTES

## FRIDAY, JUNE 27, 2025

### Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on June 27, 2025.

### Roll Call

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

### Motion to Excuse

Mrs. Harrington made a motion to excuse Mr. Wicklund.
Seconded by Mr. Windsor. (5 Aye, 0 Nay) Motion carried.

### Approval of Minutes

Mr. Duncan made a motion to approve the Building Board of Appeals minutes from April 25 and May 30th, 2025. Mrs. Harrington seconded the motion.
(5 Aye, 0 Nay). Motion carried.

**Item 3090 512 W 20th St 1702 Wall, Jason Wike**

Mr. Wike stated that there is a buyer coming in who is buying out his partner on all 6 different properties. He said that they will be starting this property on Monday. Mrs. Harrington asked at what point this property is going to be a priority. Mr. Wike said that when they bought the 6 plex at 1702 Wall and the green house next to it that they bought it in a package deal. He continued with, the 6-plex is 90% done and when his guys finish it, they will all be moving over to the 4-plex. He has gone inside the 4-plex and has been doing some of the interior work. He met with the plumber and replaced the floor joists. Mrs. Harrington said that this was posted in August of 2023. There was a discussion on this. They fired their contractor and put windows and doors in. Mrs. Harrington said that from the outside it looks horrible. Mr. Wike said that the first thing they will work on at the 4-plex will be outside. Mr. Denham asked if 4 months would wrap up the project. Mr. Wike said 90 to 100 days will be done. Mr. Denham said that it has been on this agenda 9 times and they would like to see it done. Mr. Denham asked what their plans were for that greenhouse. Mr. Wike said they would like to tear down the greenhouse building and put up an 8-plex and will put in full drawings to the city.

**A motion was made by Mr. Duncan and seconded by Mr. Brown that Item 3090 at 512 W 20th Street be extended to July 25th for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

**Item 3105 1608 S Minnesota Ave Brit Hale / Land Scout**

Mr. Hale said that the property will be demolished in 30 to 60 days.

**A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3105 at 1608 S Minnesota Ave be extended to July 25th for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

**Item 3121 714 E Hill St. Nancy Agiero**

Ms. Agiero said that they would like to save the property. They have talked with electric and plumbing contractors, and they will be bringing plans to her later today. Mr. Denham asked Ms. Dollison about this property. Ms. Dollison said that they produced drawings, and they are working towards securing contractors and will be getting a permit in July.

**A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3121 at 714 E Hill Street be extended to July 25th for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

**Item 3015** **117 & 121 S Byers Ave** **Dustin Mellies**

Mr. Mellies said that the north building is almost done. The south building the electrician received in their material and gear and mounted. He states that what is holding them up is the fire suppression and they are trying to wrap it up and get it approved and are working with Dale. The trench in the back is open and they are ready to start the concrete when it is dry. They will have the extra materials hauled off and have it all mowed when dry, too. This is their top priority so they can get it leased. Mr. Denham asked if the pipe material was rejected by Dale. Mr. Mellies said that it was the in-ground line that was rejected by Dale, the connections and the pipe. Mr. Mellies said that all the rough-ins and dry walls were done, and the cabinets are set, and, on the north building, the mechanical will be there today. Mr. Denham asked about the canopy. Mr. Mellies said that once the concrete is done, they will get it shingled and facia on the outside.

**A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3015 at 117 & 121 S Byers Ave be extended to July 25th meeting for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

**Item 3108** **519 N Pearl Ave** **Kaleb Adams**

Mr. Adams said that his application for a permit was submitted, and Tim is processing and will let him know when it is done. Mr. Bryan Wicklund said that it was just submitted this morning. Mr. Adams said that they are behind about a month with the rain etc. Mrs. Harrington asked about it still being on the market for sale. Mr. Adams said that it was, but he is still fixing it up in the meantime. Mr. Adams explained that when he bought the house, he didn't know that it was on this Board. He has cleaned out the house. More discussions. Mr. Denham said that it was posted November 13, 2024. Mr. Bryan Wicklund explained that it is recorded when demolished and that it has been on this Board for 6 times/6 months. Mr. Adams said that Ron came out and he had been working with the inspector. He explained to the Board some of his delays with family matters and he is trying to do all that he can at this time.

**A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3108 at 519 N Pearl Ave be extended to July 25th for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

**Item 3124** **701 S McKinley Ave** **Aldo Garcia**

Mr. Garcia said that he is going to college and works too. He is trying to work on the house and doing what he can. He is looking for a contractor to help with it and he has met with the city inspectors. Ms. Dollison said that she gave him some options -to have it demolished and there is an issue with the roof falling in the back. It was originally posted in 2020 and there have been no inspections since. Mrs. Harrington said driving through the alley that the back is worse than the front. Mr. Denham asked Mr. Adams if he was leaning on having it demolished and that it is possible that ARPA would pay for it. Ms. Dollison said that it is a vacant property and that it is on a marketable lot. Mr. Bryan Wicklund said that unfortunately this property is outside the grant option but there are other options. He said that he could sign a waiver, and the city would be responsible for demolishing, and he would have several years to pay it back.

**A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3124 at 701 S McKinley Ave be extended to July 25th meeting for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

**Item 3033** **1010 W 3rd St.** **Tyler Ledford**

Mr. Ledford started with the plumbing rough-ins are done under the floor and soon all rough-ins will be done. They have had an issue with their contractor and will get someone else and will make this property a priority. Mr. Denham asked if he knew that his permit expires today and he would need an extension. Mr. Bryan Wicklund said that the original permit was from December 2023 to December 2024 and if he extended the permit, it would expire December 20, 2025. Mrs. Harrington said that they were told 3 months ago that they would make this property a priority. Mr. Ledford said that they got this property in a package deal. He said that they will get the outside wrapped up with siding and it will look better on the outside at the next meeting. Mrs. Harrington said that she is not comfortable with extending it until December this year. Mr. Ledford said they have had big changes with their crew. Mrs. Harrington said that Mr. Ledford was on this board for several years and knows the process and they need to focus on this property, because it is not fair to the neighbors in this neighborhood. Mr. Denham asked Mr. Ledford if 90 days to finish was enough time. Mr. Tyler Ledford said that the siding would be done before the next Board meeting.

**A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3033 at 1010 W 3rd St permit be extended for 90 days pending progress. (5 Aye, 0 Nay) Motion carried.**

**A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3033 at 1010 W 3rd St be extended to July 25th for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

**Item 3120 530 E 7th St Angela Brown**

Mrs. Brown has started receiving bids for the part of the building they will be demolishing. She is still waiting for her husband to get the rest of his belongings out of the building. Mr. Denham asked if the building was secure and Mrs. Brown said that it was and that just part of the roof collapsed. They will know by next month's meeting if the potential buyers will be buying.

**A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3120 at 530 E 7th St be extended to July 25th for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

**Item 3002 301 S Winfield Ave Anabel Lopez**

Mrs. Lopez stated that most of the work is done. Mr. Bryan Wicklund said that ductwork needs to be done and inspections first. Ms. Shelli Dollison said that their permit expired in February. Mr. Denham asked if 3 months to finish would be enough time. Mrs. Lopez said they should be done this month. Mr. Bryan Wicklund said that he could extend the permit for 3 or 4 months. Mr. Windsor said he would like to see this happen for them. Mr. Bryan Wicklund asked about the air conditioning and if it was inside. He said that the ductwork must be in place and then installation and sheetrock will be next.

**A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3002 at 301 S Winfield Ave be extended to July 25th for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

**Item 3118 115 N Galena Ave Adam Breeze/Robert Davis**

Mr. Breeze stated that they became aware of this issue, on the Board, on June 5th. On 6/22 they got the squatters out. They are pending an insurance claim. The property is being remediate because the borrower is deceased and is given 90-day continuance with the VA. A permit is being pulled for the hole in the roof. Mr. Bryan Wicklund said that no one has applied for a permit. Ms. Shelli Dollison said that there are two windows at the back that need to be boarded up. Mr. Denham said that this was scheduled for a demo hearing today and asked the Board if they wanted to continue to give them time. Mr. Denham said that they could phone in their status. Mrs. Andrea Knoblock said that the photos will be shared with the Board. Mr. Denham said that it is a vacant building and that it might help if all the vegetation around the building was cut down. Mr. Denham said that something needs to happen sooner than later. Mr. Windsor said to make it safe and be able to see it more clearly with a line of sign to the building. He also said that it needs to be sealed and boarded up.

**A motion was made by Mr. Windsor and seconded by Mrs. Harrington that Item 3118 at 115 N Galena Ave be extended to July 25th for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

**Item 3116 1220 NW Murphy Blvd Angel Oak Bridge Lending Fund**

Mr. Sanders, the attorney, started by saying that the Board was given photos to circulate from the contractor (about 100 photos). Mrs. Knoblock asked the Board to take a brief break to review them but asked Mr. Sanders for an update first. He continued saying that the contractor was retained on 6/3 and went out and took the photos. The photos are all - date and time stamped. The contractor had problems procuring materials, but they have physically gone out and started installing plywood and secure doors and started this past Tuesday. They have been working each day this week. Mr. Van Story began saying, as seen in photos 1-70, work started on 6/23rd. They had authorization from the title holder on June 17 or 18th to get materials and deal with rain. The building is secure but somehow vagrants got in on Tuesday and apparently had a key to the gate, and they almost had a confrontation getting them out. They are making their best effort to secure. They need 8 working days with no rain. This is a massive project. He spoke about getting a buyer. Mrs. Knoblock said she received a copy of the quote from the contractor and asked who the contractor was. Mr. Sanders said it was Cotton Construction and said he had a copy of it, and they passed it around to the Board members. Pictures from the contractor are before work to determine the quote and then some of them with starting the project. Five-minute recess to examine the photos.

One of the inspectors and Mr. Bryan Wicklund went over to the building and saw progress and said that they were doing a decent job in making it secure, but he could tell that they weren't done. Mr. Bryan Wicklund mentioned the if they wanted it, they could get a Vacant Dangerous Building Permit, which the city offers for a six-month period it would remove this property from this Board. He also told them that they are not using the right material that code requires to secure the building, but he is not saying to not continue. He continued with, someone had driven through the fence just passed the gate and the fence was gone. The fencing and securing will help but still needs constate monitoring and he said that the police don't have the staff to monitor daily. Mr. Sanders said that his intent was to go with option one and have it physically secured and get a buyer there. Then the buyer would be responsible for further actions and making the property viable. Mr. Van Story said that he believed that the contractor was using ½ inch OSB to secure the building. Mr. Bryan Wicklund said that it clearly isn't exterior grade, and he doesn't believe that it isn't ½ inch. Mrs. Knoblock said that on the quote it says ½ inch OSB. Mr. Van Story said that there were more homeless people today on the property and that the affidavit they had filed ran out in January. Mr. Duncan asked if it was posted. Mr. Van Story said there had been signs up but they had been taken down. He will get more to put up. He is confident that they will find a buyer. Mr. Duncan asked him if for the land or the building. Mr. Van Story answered both that just the steel in the building is scrapable and will bring in about $600,00. He continued with - the mortgage company foreclosed at $2.8 million, and

they are asking 280,000. They are trying to get someone in there. There was a discussion on this. He said that there are 3,000 tons of installations in the building and it is all salvageable. Mr. Denham said that he is glad that they are making progress in securing the building, but it will be an ongoing process until sold and beyond. Mr. Sanders said they are trying to make property to good use, and they will get another affidavit for trespassing. They believe that they can get the building secured in 8-10 working days and they will investigate into hiring someone to monitor the building. Mrs. Knoblock said when they go to the Police Dept to get the affidavit they could ask about policemen that would pick up extra shifts to monitor the property. Mr. Sanders spoke about this. Mr. Denham asked if there was electricity on the site. Mr. Van Story said that all the wiring had been ripped out. Mr. Denham said that Empire Electric used to put in lights outside but was not sure if Liberty would do that. Mr. Sanders will check into this. There was more discussion on the Vacant Dangerous Building Permit with removing it from this Board after the property is made secure, for six months. The Vacant Dangerous Building Permits can be renewed up to two years.

**A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3116 at 1220 NW Murphy Blvd. be extended to July 25th for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

## NEW BUSINESS

**Item 3122 230 S Oak Ave Yes Builders/Steve Cope**

Ms. Dollison said that Steve Cope is the owner and has pulled his own permit yesterday to make his own repairs on the building and the shed. Mr. Bryan Wicklund said that the permit came in yesterday and he listed the project evaluation at $5000 for the shed and the lean to on the front of the shed. The patio cover attached has fallen. The permit does not list any subs, and he has not been inside the house. No city inspectors have been inside. Mr. Cope was a member of this Board and knows how the Board works, and he knows the cost of repairs. Mr. Cope wants to fix it up and make it a rental. Mr. Bryan Wicklund said that Mr. Cope is keeping it secure and it has never been inspected inside. Ms. Dollison said that she took pictures of the inside through the windows but couldn't get great pictures. The ceiling is not falling in on the main structure. Mr. Bryan Wicklund said that the electric work is not connected, so some electric work will need to be done, and he has no idea about the plumbing and mechanical.

**A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3122 at 230 S Oak Ave be extended to July 25th for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

**Item 3112 2408 W 4th St Olga MG Juarz**

Ms. Dollison spoke with the daughter who translates for the mother. The floor plan was submitted this morning but there are not enough details that are required for the permit. She is working on updating the floor plan and their tradesmen for the permit.

**A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3122 at 2408 W 4th St be extended to July 25th for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

**Item 3117 1248 S Roosevelt Ave MFH LLC /Michael Forest**

Ms. Dollison spoke with Mr. Forest, and he told her that he is getting the windows that are broke out boarded up. This property is vacant and not habitable. There are no set plans moving forward. Mr. Denham asked if there was an apartment on the top level. Ms. Dollison said he doesn't have a set plan going forward. Mr. Denham said that he needs to come to these meetings. Mr. Duncan said he is inclined to not continue if he doesn't show up for these meetings.

**A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3117 at 1248 S Roosevelt Ave be extended to July 25th for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

**Item 3104 1909 W 15th St Antwan Perry**

Ms. Dollison spoke with Mr. Perry at the property. He had dug a footing for the addition on the back of the house, but it is holding water. He will get it done when it dries out. There are no plans made until it dries out. Mr. Denham said that it has been on this agenda 12 times and it doesn't look like any changes, there is still a lot of debris in the yard and grass is high. Some discussion on this. The Board agreed that next month they will be ready for a demo hearing. Mr. Denham asked Ms. Dollison to let Antwan know.

**A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3104 at 1909 W 15th St be extended to July 25th for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

**Item 3123 405 W 2nd St and 126 S Pearl Ave**

Ms. Dollison started by saying this property was the subject of a fire and it burned in January of this year. The owner did get a pay out from the insurance company. There is a management company involved, and they have filed for ARPA but were not available to them because of the insurance pay out. There was discussion on McKinley and 405 being transposed. The owner applied for the ARPA and signed a waiver for the demolition. They were ineligible, and a letter was sent out. The city did not receive any funds from the insurance. She will check into the waiver. Mr. Bryan Wicklund said that they rely on the insurance company to follow through, but they did not put the city on the check for the pay-out, so no funds were received. Ms. Dollison said that she had sent letters out to the owners. Mr. Duncan said he is inclined if they are not going to show up and they have received payment from the insurance company then, let's not mess with this one. Mrs. Knoblock said that they can set this one aside for a hearing next month. Mr. Denham said this is a new business so we will need to continue.

**A motion was made by Mr. Windsor and seconded by Mr. Brown to rescind Item 3123, 701 S McKinley. (5 Aye, 0 Nay) Motion carried.**

**A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3124, 701 S McKinley be extended to July 25th for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

**A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3123 at 405 W 2nd St and 126 S Pearl be extended to July 25th for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.**

27 June 2025

# Building Board of Appeals

Mr. Windsor made a motion to adjourn the meeting.

Second by Mr. Brown

(5 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