Building Board of Appeals Meeting Minutes

July 23, 2021

Call to order

Mr. Denham called to order the regular meeting of the Building Board of Appeals at 9:00 am on July 23, 2021.

Roll call

Mr. Denham conducted a roll call. The following persons were present: Kyle Denham, Lance Windsor, Gary Wilson, Garret Wagner, Steve Urie-Ross, Assistant City Attorney Jordan Paul, and City Building Inspector Jeff Oliver. Mr. Denham asked for a motion to excuse Mr. Hartwell. Mr. Urie-Ross made a motion to excuse Mr. Hartwell. Seconded by Mr. Wagner (5 Aye, 0 Nay)

Approval of Minutes

There were no minutes to approve.

Continued Items

Item 2913, 3615 S. Range Line Rd.

Aaron Gumpenberger and Patrick Wood were not present at the meeting. Mr. Oliver informed the Board there will be no call in today. Mr. Oliver advised he drives by the hotel at least once a week and the property looks the same, but he is sure they are trying to move forward. Mr. Denham asked if it was September that they were trying to have the agreement in place with the hotel chain and Mr. Oliver replied yes, he believes so. Mr. Denham asked for a motion. Mr. Wagner made a motion to continue Item 2913, 3615 S Range Line Rd to the August 27th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Windsor (5 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, a Plumber is coming out on Monday and should be able to finish the plumbing quickly. All of the wire is run in the house, a new HVAC unit is installed, and all of the framing of the walls should be ready for sheetrock, which should be done in the next couple weeks. They should have the property almost finished by the next meeting and ready for final inspection. Mr. Denham advised the exterior looks very good. Mr. Oliver stated based on the progress, it could be released next month. Mr. Denham asked for a motion. Mr. Wagner made a motion to continue Item 2933, 510 W. B St., to the August 27th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Urie-Ross. (5 Aye, 0 Nay)

Item 2940, 217 Michigan Ave.

Owner was not present at the meeting. Mr. Oliver informed the Board he has attempted to call the owner several times and he has a copy of the permit in the file. He reached out to a Subcontractor, and they did get paid by the owner. Mr. Oliver stated his opinion would be to continue it as there is electrical and HVAC that has been done, but the HVAC has not been inspected. There has not been a lot of progress. There is still a busted window. Mr. Denham asked for a motion. Mr. Wagner made a motion to continue Item 2940, 217 Michigan Ave. to the August 27th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay)

Item 2942, 4323 W 27th Pl.

Linda Tarpley was present via phone on behalf of Wells Fargo Bank. Ms. Tarpley informed the Board the repair work is in progress and the vendor has provided estimated completion date of 07/30/2021. Wells Fargo is working with the Contractor and this will resolve the violation issues. Mr. Oliver stated he is not seeing much progress on the structure and no permit has been pulled. Ms. Tarpley advised she will speak with her clients about the permit and will keep in touch with Mr. Oliver regarding this issue. Mr. Oliver advised he is not sure who Wells Fargo is using for a Contractor, but they need to be licensed, bonded, and insured with the City of Joplin. Mr. Oliver provides Ms. Tarpley with direction of where the Contractor can obtain Licensing and Permits in City Hall. Mr. Denham asked for a motion. Mr. Windsor made a motion to continue Item 2942, 4323 W 27th Pl. to the August 27th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wilson. (5 Aye, 0 Nay)

Item 2946, 323 N. Mineral Ave.

Owner of the property was not present at the meeting. Mr. Oliver informed the Board that the progress on this structure has stopped, but he spoke with Christopher Hills on the phone yesterday. Mr. Hills is out of town and was speaking with an attorney friend about gaining more funds for repairs. Mr. Oliver asked the Board to continue this item to the next month's meeting. Mr. Denham asked for a motion. Mr. Wagner made a motion to continue Item 2946, 323 N. Mineral Ave. to the August 27th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (5 Aye, 0 Nay)

Item 2947, 2408 Willard Ave.

Justin Howerton and Misty Gamble were present as the owners of the property. Mr. Howerton informed the Board they have the windows replaced and OSB on the roof. An Electrician is coming over this weekend and they are getting the supplies for the electrical work. They are going to call to get the trusses inspected today, so he can do the sheetrock. Mr. Denham asked if they were stick built trusses and Mr. Howerton replied yes, they are engineered trusses. Mr. Denham asked Mr. Oliver if he had the opportunity to inspect the property. Mr. Oliver replied that he has not been through it, but it sounds like they are making progress and are ready to call for inspections. Mr. Denham encouraged the owners to clean up the debris around the structure and Mr. Howerton assures the Board they will keep working on the clean-up. Mr. Wilson asked if they live on the property or is someone there currently in an RV. Mr. Howerton advised they rented a place on Patterson Ave. Misty Gamble advised they do have an RV on the property and they have a friend looking after the place as they have been robbed five times. Mr. Oliver advised you can't live in a trailer on a property, the City has ordinances. Mr. Oliver advised the owners that they can call the Police and ask them to make an extra patrol by the house and tell them the man from Building Board asked them to do this. Mr. Denham asked for a motion. Mr. Windsor made a motion to continue Item 2947, 2408 Willard Ave. to the August 27th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wilson. (5 Aye, 0 Nay)

Item 2953 322 W. 42nd St.

David Williams was present at the meeting. Mr. Williams informed the Board the windows are installed in the front of the house. Mr. Williams stated Plumbing and Electric are completed and the drywall, floors, and paint are almost finished. Mr. Denham asked when Mr. Williams would have the property ready to occupy and Mr. Williams replied thirty days or less. Mr. Denham asked Jeff Oliver if inspections had taken place on this property. Mr. Oliver replied the inspections had taken place and he had this property down to release as he believes it isn't a

danger anymore. Mr. Denham asked for a motion. Mr. Wagner made a motion to release Item 2953 322 W. 42nd St. from the Agenda. Seconded by Mr. Urie-Ross. (5 Aye, 0 Nay)

Item 2954, 317 W 14th St.

Owner was not present at the meeting. Mr. Oliver informed the Board that this structure has been demolished and can be released. Mr. Denham asked for a motion. Mr. Wagner made a motion to release Item 2954, 317 W 14th St. from the Agenda. Seconded by Mr. Wilson. (5 Aye, 0 Nay)

Item 2955, 622 S. Porter Ave.

James Edwards was present as the owner of the property. Mr. Edwards advised the City says the structure must be demolished, he does not have the funds to do so, and he has no place to move to. He is working with Jennifer at Economic Security Corporation and she is trying to find him a place that takes pets. Mr. Denham asked if he has a place to live currently and Mr. Edwards replied he is still living in the property. Mr. Edwards stated if part of the house does cave in, it won't affect the rest of the house, and he is not in danger of being hurt. Mr. Denham asked Mr. Oliver if this was the property where the South wall was leaning drastically, and Mr. Oliver replied that is correct. Mr. Oliver advised in the two months that this property has been before the Board, the roof is much worse, and he had it set as a demo hearing today. Mr. Oliver advised If the hearing happens today, the Board will probably include an order to vacate the structure. The Board won't necessarily put a timeline on that, but Mr. Oliver's opinion is that Mr. Edwards needs to get out of the structure as soon as possible. Mr. Denham asked if he has checked with the housing authority. Mr. Oliver advised Thomas Walters is working with Mr. Edwards, who has been moved to the top of the list. Mr. Oliver asked if Mr. Edwards would sign a consent form to demolish the structure and the city will work with him on the timeframe of getting him out of the structure and Mr. Edwards agreed. Mr. Edwards signed the consent form and the Clerk Olivia Stockdale notarized it. Mr. Denham asks for a motion. Mr. Windsor made a motion to continue Item 2955, 622 S. Porter Ave. to the August 27th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wilson. (5 Aye, 0 Nay)

Item 2956, 1502 Bird Ave.

William Endicott was present as the owner of the property. Mr. Endicott informed the Board the property is under contract to be sold; they are just waiting on title work. Mr. Endicott advised the Board he needs to get the demolition extended. Mr. Oliver asked who the buyer is for the property and Mr. Endicott replied he was not aware as this is his Dad's property, and he is out of the country. Mr. Oliver stated he had this property set for a demolition hearing, but if the Board would like to continue this property to next month to see what happens that's fine. Mr. Oliver advised the structure was open for many months after the fire, but he did see

someone at the property securing it over the last week. Mr. Denham asked if the new buyer is aware that this property is on the agenda and could be demolished. Mr. Endicott replied he believes that is correct, this is being purchased as an investment property. Mr. Denham asked the Board if they would like to continue this item to next month or hold a demolition hearing. Mr. Windsor stated he feels they could wait to see what the new owner is going to do with the property, but if there is no new owner by the next meeting, they could hold the hearing. Mr. Oliver stated if the property is continued to next month, Mr. Endicott should bring a copy of the title or contract or the buyer could bring them. Mr. Denham stated if the property doesn't close by the next meeting, there is a good chance it will be the subject of a dangerous building hearing and ordered demolished. Mr. Denham asked for a motion. Mr. Windsor made a motion to continue Item 2956, 1502 Bird Ave. to the August 27th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (5 Aye, 0 Nay)

Item 2957, 715 W. 4th ST.

Owner of the property was not present for the meeting. Mr. Denham calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr. Wagner, Second by Mr. Windsor. (5 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 Michael and Nelva Forrest as the owners. Mr. Oliver states that he sent certified letters to Michael and Nelva Forrest and he has signed receipts. Mr. Oliver sent a certified letter to Robert Parrish with no signed receipt. Mr. Paul asked Mr. Oliver if Robert Parrish was the trustee on the deed of trust, that was revealed in the title search and Mr. Oliver replied yes. Mr. Paul stated Robert Parrish is not practicing law anymore, but the address where the letters were sent is the law group where he practiced, and Mr. Oliver confirmed correct. Mr. Oliver sent a certified letter to the First National Bank of Miami with a signed receipt. Mr. Paul asked if First National Bank of Miami was the actual lender on the loan and Jeff confirmed correct. Mr. Paul asked if Mr. Oliver if he posted a notice on the property and he replied correct. Mr. Paul asked Mr. Oliver what if anything else did you do to notify any interested party of this action. Mr. Oliver tells the board that the item was advertised in the Joplin Goble with the publication dates of 7/1, 7/8, 7/15, and 7/22 of this year. Mr. Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section line 6 and 18 for 715 W. 4th ST. Mr. Oliver explains that in his professional opinion, he would recommend demolishing the structure. Mr. Denham asks for a motion. Motion to demolish Item 2957, 715 W. 4th ST. Byers to include any out-buildings made by Mr. Wagner, Second by Mr. Wilson. (5 Aye, 0 Nay)

Item 2958, 2421 S. Florida Ave.

Jared Meacham was present as the owner of the property. Mr. Meacham informed the Board the home was damaged in a fire that was a suicide attempt and he has been unable to repair the property until now due to a hospital stay and his depression. He is contacting Contractors this week to get full estimates for the repair. Mr. Oliver asked if Mr. Meacham had insurance. Mr. Meacham replied he did not, but he is looking into some low-cost options for repairs, he is going to speak to banks this week or next. Mr. Denham asked if he was currently living at the property and Mr. Meacham advised he has a tent in the back yard. Mr. Oliver stated that living in a tent is not allowed, that he would need to find a place to go. Mr. Denham asked if the electric meter had been pulled and Mr. Meacham replied yes. Mr. Wagner asked Mr. Oliver what the extent of the repairs at this structure would be and Mr. Oliver replied this property requires a total remodel. Mr. Oliver recommended Mr. Meacham investigate the cost of dumpsters to start the cleanout process. Mr. Oliver asked about Mr. Meacham's employment, will he be able to have the funds to pay a loan if he gets one. Mr. Meacham advised he believes he can get a job and keep it as the medicine is helping his ability to stay motivated. Mr. Denham reminded Mr. Meacham of the seriousness of the situation, that they need to see some quick progress. Mr. Denham asked for a motion. Mr. Windsor made a motion to continue Item 2958, 2421 S. Florida Ave. to the August 27th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wilson. (5 Aye, 0 Nay)

Item 2959, 928 Murphy Ave.

Owner of the property was not present for the meeting. Mr. Denham calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr. Wagner, Second by Mr. Urie-Ross. (5 Aye, 0 Nay) Mr. Paul calls Jeff Oliver and reminds him that he is still under oath. 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. Paul asked Mr. Oliver if the first photo reflected that he posted a notice of the proceedings before this Board and Mr. Oliver replied that is correct. Mr. Oliver explains that he had a title search done using Great American Title showing Emile Ledoux as the owner. Mr. Oliver states that he sent certified letters to Emile Ledoux with no signed receipts. Mr. Paul asked Mr. Oliver if he sent the letters to 928 Murphy Ave and if that was the address on file with the Jasper County Assessor for property tax purposes, and that would be the address with the Recorder's office for the purpose of recording her vesting deed. Mr. Oliver replied that is correct. Mr. Paul asked Mr. Oliver what if anything else did you do to notify any interested party of this action. Mr. Oliver tells the board that the item was advertised in the Joplin Goble with the publication dates of 7/1, 7/8, 7/15, and 7/22 of this

year. Mr. Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section line 6, 12, 13, and 18 for Item 2959, 928 Murphy Ave. Mr. Oliver explains that in his professional opinion, he would recommend demolishing the structure. Mr. Denham asks for a motion. Motion to demolish Item 2959, 928 Murphy Ave. to include any out-buildings made by Mr. Wagner, Second by Mr. Urie-Ross. (5 Aye, 0 Nay)

New Business

Item 2960, 801 ½ Chestnut Ave.

Owner was not present at the meeting. Jeff Oliver asked the Board to continue this property to next month. Mr. Denham asked if this property was vacant, and Mr. Oliver replied yes. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2960, 801 ½ Chestnut Ave. to the August 27th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (5 Aye, 0 Nay)

Item 2961, 814 W 9th ST.

Owner was not present at the meeting. Jeff Oliver asked the Board to continue this property to next month. Mr. Denham asked if this property was vacant, and Mr. Oliver replied yes. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2961, 814 W 9th ST. to the August 27th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (5 Aye, 0 Nay)

Item 2962, 1127 S. Sergeant Ave.

Owner was not present at the meeting. Jeff Oliver asked the Board to continue this property to next month. Mr. Denham asked if this property was vacant, and Mr. Oliver replied yes. Mr. Denham asks for a motion. Mr. Wagner made a motion to continue Item 2962, 1127 S. Sergeant Ave. to the August 27th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (5 Aye, 0 Nay)

Mr. Denhamasked for a motion to adjourn the meeting. Motion made by Mr. Urie-Ross, second by Mr. Wagner to adjourn the meeting at 10:09 am.

Approved_____

Kyle Denham, Chairman

Approved_____

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