Building Board of Appeals Meeting Minutes

July 24, 2020

Call to order

Mr Callihan called to order the regular meeting of the Building Board of Appeals at 9:04 am on July 24, 2020.

Roll call

Mr Callihan conducted a roll call. The following persons were present: Curtis Ledford, Gary Wilson, Mark Callihan, Garret Wagner, and David Reeder.

Mr Callihan asks for a motion to excuse Mr Hartwell and Mrs Micklethwaite from the meeting. Mr Ledford made a motion to excuse, seconded by Mr Wagner. (5 Aye, 0 Nay)

Approval of Minutes

Mr Callihan asked if any members had amendments for the June 26, 2020, minutes.

Mr Ledford motioned for approval of minutes as read. Mr Wagner seconded the motion for approval. (5 Aye, 0 Nay)

Open issues

Item 2876, 1911 S. Bird Ave.

Mr Neal Robbins was present for the meeting as the owner of the property. Mr Robbins states that he almost has the fascia completed and wants to know the boards thoughts on how the property looks with the improvements. Mr Oliver states that in his professional opinion that this property is no longer a dangerous structure and can be released from the agenda. Mr Callihan explains that he drove by the property and saw him out working and would agree with Mr Oliver's statement that the structure is no longer dangerous. Mr Ledford asks Mr Robbins to remind him if he purchased the home in the middle of the item being on the agenda or if he has been the owner from the start. Mr Robbins replies that he purchased the home in the middle of it being on the agenda, roughly February was his first meeting as the owner. Mr Wagner made a motion to excuse, seconded by Mr Ledford. (5 Aye, 0 Nay)

Item 2904, 128 S. Walnut Ave.

Owner of the property was not present for the meeting. Mr Callihan asks for an update from Mr Oliver. Mr Oliver explains that the home has been demolished and the item can be released. Mr Callihan asks for a motion. Mr Wagner made a motion to release item 2904, 128 S. Walnut Ave., seconded by Mr Reeder. (5 Aye, 0 Nay)

Item 2908, 2409 S. Willard Ave.

Mrs Yatziri Allison was present for the meeting as the owner of the property. Mrs Allison explains that the front door now has a bolt and lock on it. The plumbing inspection was passed earlier in the month, but delays happened because they were on the plumber's timeline. Since then though we have had a partial framing inspection and are on schedule for concrete to be poured today and someone is coming this weekend to finish the framing. Mr Oliver stated that he spoke with Rick Woods and confirmed that what Mrs Allision stated was correct and the inspections were passed, and they are making progress. Mr Callihan thanks Mr Allision for making progress and getting a lock on the front door. Mr Callihan asks for a motion. Mr Ledford made a motion to continue item 2904, 128 S. Walnut Ave., seconded by Mr Wagner. (5 Aye, 0 Nay)

Item 2909, 1716 Empire Ave.

Mr David Riggs present as the owner of the property. Mr Callihan asks Mr Riggs what his plans were for the property. Mr Riggs explains that he is waiting on a partial or full payment from the insurance company to hire a demolition contractor. Mr Riggs explains that he has tried to get in contact with his insurance adjuster and hasn't been able to get ahold of him this week. Mr Ledford asks Mr Riggs if he has spoken to any demolition contractors yet? Mr Riggs explains that he has not. Mr Oliver mentions that he wished that Mr Riggs was able to appear at the last month's meeting as he has prepared a contact list of licensed contractors for him. Mr Paul asks Mr Oliver if he has prepared a consistent form. Mr Oliver states that he has not but could have one ready quickly. Mr Ledford explains that this home meets almost every dangerous building subsection and it needs to come down quickly. Mr Riggs asks Mr Oliver to explain what a consent form is and contains. Mr Oliver and Mr Paul explains the information and that if he does not get the building demolished then the City can step in and act. Mr Riggs agrees and signs the consent form. Mr Oliver confirms that since he is signing a consent form that the board can release the item from the agenda if they want to. Mr Callihan asks for a motion. Mr Ledford made a motion to release item 2909, 1716 Empire Ave., seconded by Mr Wagner. (5 Aye, 0 Nay)

Item 2910, 1815 S. Moffet Ave.

Owner of the property was not present for the meeting. Mr Callihan calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Ledford, Second by Mr Wagner. (5 Aye, 0 Nay) Mr Paul calls Jeff Oliver under oath and is sworn in by Olivia Stockdale. 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. Mr Oliver informs the board that the property at issue had a fire 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 Shilo Cook as the owner of the property. Mr Oliver states that he sent certified letters to Mr Cook at various addresses with signed receipt from the address in Pineville, MO. Mr Oliver states that Certified letters were sent to a John Co. Inc as an interested party in the property. Mr Oliver states that he also sent Certified letters to Mr Kevin Checkett as an interested party in the property. Mr Oliver tells the board that the item was advertised in the Joplin Goble with the publication dates of 7/2, 7/9, 7/16, and 7/23 of this year. Mr Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section line 6 and 13. Mr Oliver explains that this is a very large structure that had a fire which destroyed 3/4 of the building and in his opinion, he would recommend demolishing the structure. Mr Callihan asks for a motion. Motion to demolish item number 2910, 1815 S. Moffet Ave. made by Mr Ledford Second by Mr Wagner. (5 Aye, 0 Nay)

Item 2911, 910 Kentucky Ave.

Owner of the property was not present for the meeting. Mr Callihan asks for an update from Mr Oliver. Mr Oliver explains that the home has been demolished and the item can be released. Mr Callihan asks for a motion. Mr Ledford made a motion to release item 2911, 910 Kentucky Ave., seconded by Mr Wagner. (5 Aye, 0 Nay)

Item 2912, 1915 S. Moffet Ave.

Owner of the property was not present for the meeting. Mr Callihan asks for an update from Mr Oliver. Mr Oliver explains that the home has been demolished and the item can be released. Mr Callihan asks for a motion. Mr Wagner made a motion to release item 2912, 1915 S. Moffet Ave., seconded by Mr Reeder. (5 Aye, 0 Nay)

Item 2913, 3615 S. Rangeline Rd.

Mr Mike Patel was present for the meeting as the owner of the property. Mr Callihan asks for an update for Mr Patel. Mr Patel states that he has presented Mr Oliver with his outline for three different security options and he would personally like to choose option number two. Mr Callihan asks Mr Patel to clarify if option number two would have fencing around the whole property. Mr Patel explains that option two does not go around the whole property but option number three does. Mr Patel asks for clarification on what the city is requiring of him with the fencing on the property. Mr Ledford stated that instead of talking about the fencing that he wanted to hear from Fire and Police regarding the property and their take on how it has affected their departments. Mr Oliver agrees and mentions that he is more concerned with getting the property secured rather than the fencing. Mr Oliver states that in the last meeting he mentioned that the fencing in his option isn't going to do a lot of good and he would rather focus on securing the building. Mr Patel states that on the options that he provided with the three different options would all three have both securing the property and the perimeter. Mr Patel states that his plan was to bolt all the windows and doors down and have on site security 24hrs a day. Mr Ledford states that whatever option is chosen that he wants to make sure that Fire and Police are pleased with the measures that will be taken. Mr Callihan mentions to Mr Patel that he is dissatisfied with the amount of time that it has taken to get the proposals and options and to see something done with the property. Mr Patel explains that the companies took time to get back with their quotes and pricing as they wanted to physically walk the property first. Mr. Jim Ferguson, Fire Chief, states that he had communication with Mr Patel, and his first concern is that the pool needs to be drained. Mr Ferguson informs Mr Patel that on May 15th there was a fire in the pool room and two firefighters had to call mayday as they fell into the pool because the smoke was so thick. Mr Ferguson continues with the fact that both a fence and securing the property is just a minor deterrence for a little while. Mr Sloan Roland, Police Chief, was present at the meeting and informed Mr Patel that it would be in his best interest to sign a trespassing affidavit as when they do respond to calls at the building they can't arrest the trespassers because there is nothing on file and would suggest to get that signed immediately. Mr Patel agrees and states that he would like Mr Roland to send him the paperwork today to sign. Mr Roland agrees and gives Mr Patel the contact information to get the affidavit paperwork to sign and send back. Mr Callihan asks for a motion. Motion to continue made by Mr Ledford, second by Mr Wagner. (5 aye, 0 Nay)

Item (not yet assigned), 1116 S. Jackson Ave.

Mrs Phyllis Currington was present as the owner of the property. Mrs Currington explains that vagrants had set fire to the house and didn't know that it had even happened until she got the letter from the building department. Mr Callihan explains to Mrs Currington that the item isn't

not on the agenda. Mrs Currington explains that the house is almost finished, and the inspector has been to her property multiple times. Mr Oliver explains that he had a couple of phone conversations and he went out and looked at the property he told Mrs Currington that he would pull the item from the agenda since progress has been made, but if the work was not completed then it might have to be put back on the agenda in the future. Mr Currington understood and thanked Mr Oliver for his time.

New Business

Item 2914, 1704 Grand Ave.

Owner of the property was not present for the meeting. Mr Oliver asks the board to continue the item for thirty (30) days as he believes the homeowner is going to demolish the property. Mr Ledford asks Mr Oliver if he has had any communication with the owner. Mr Oliver informs the board that he has had a couple conversations with the owners via different communication methods and he thinks they will be in soon to turn in paperwork to obtain a permit. Mr Callihan asks for a that he Motion to continue made by Mr Reeder, second by Mr Wagner. (4 aye, 0 Nay, 1 abstain)

Item 2915, 1215 Iowa Ave.

Owner for the property was not present for the meeting. Mr Oliver asks the board to continue the item for 30 days until the next meeting. Mr Callihan asks for a motion. Motion to continue made by Mr Ledford, second by Mr Wagner. (5 aye, 0 Nay)

Item 2916, 1217 Iowa Ave.

Owner for the property was not present for the meeting. Mr Oliver asks the board to continue the item for 30 days until the next meeting. Mr Callihan asks for a motion. Motion to continue made by Mr Ledford, second by Mr Wagner. (5 aye, 0 Nay)

Item 2917, 1401 Iowa Ave.

Owner for the property was not present for the meeting. Mr Oliver asks the board to continue the item for 30 days until the next meeting. Mr Callihan asks for a motion. Motion to continue made by Mr Ledford, second by Mr Wagner. (5 aye, 0 Nay)

Item 2918, 1333 Iowa Ave.

Owner for the property was not present for the meeting. Mr Oliver explains that he talked with one of the partners in the company that owns the property and he asked him to secure the property. Mr Oliver continued to state that the owner of the property informed him that he knows there are a couple of structures on the property that need to be demolished and

removed. Mr Oliver expresses to the board that he thinks this property might be taken care of by the owners. Mr Callihan agrees has he made a note while driving by that this house looked like it was fixable. Mr Ledford stated that he went by the property and saw the windows open and it smelt like paint and he thinks that why the windows were open. Mr Callihan asks for motion. Motion to continue made by Mr Ledford, second by Mr Wagner. (5 aye, 0 Nay)

Item 2919, 2102 S. Joplin Ave.

Owner of the property was not present for the meeting. Mr Oliver explains to the board that the property had a fire during the winter months. Mr Oliver stated that when he posted the structure the owner was on site and was able to talk to him and he made it seem like he was going to fix it quickly, which never happened. Mr Oliver continues to state that he had a voicemail from the owner this morning but couldn't make it due to a family member being sick. Mr Callihan states that if the owner doesn't show up for the next meeting that he would like to have the item ready for demolition. Mr Callihan asks for a motion. Motion to continue made by Mr Ledford, second by Mr Wagner. (5 aye, 0 Nay)

Item 2920, 2838 Michigan Ave.

Mr Chad Prater was present for the meeting as the owner of the property. Mr Prater explains that he purchased the property with the intent to renovate and he foresees the timeline to be around 90 days to completion. Mr Ledford asks Mr Prater if he has pulled a permit yet? Mr Prater states that he has not, he wants to review the home more and see exactly what he wants to do. Mr Callihan asks for a motion. Motion to continue item 2920, 2838 Michigan Ave. to August 28th made by Mr Ledford, second by Mr Wagner. (5 aye, 0 Nay)

Mr Callihan asked for a motion to adjourn the meeting. Motion by Mr Ledford, second by Mr Wagner to adjourn the meeting at 10:15am.

Approved _____

Mark Callihan, Vice Chairman

Approved _____

Olivia R 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