JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, JULY 25, 2025

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on July 25, 2025.

Roll Call

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

Motion to Excuse

All present.

Approval of Minutes

Mrs. Harrington made a motion to approve the Building Board of Appeals minutes from June 27, 2025. Mr. Wicklund seconded the motion. (7 Aye, 0 Nay). Motion carried.

Item 3090 512 W 20th St Jason Wike

Mr. Wike stated that they rebuilt the outside with all new wood, the building is wrapped and sealed, and they will be starting the siding next. Mrs. Harrington said she drove by and saw that it is on their priority list now. She asked if the siding will be done this month. Mr. Wike said that their goal is to have the siding and the roof done this month or at least one will be done, then they will be able to start on the inside. He asked if it was no longer a dangerous building if it would still need to stay on this Board until completion. Mr. Denham said sometimes it does. Mr. Denham asked Mr. Wike, if their timeline was still the 90 – 100 days, as said at the last meeting. Mr. Wike said that a lot of that depends on the changes they have with the city, but if the inspections go smoothly, he stated that it would take approximately another 60 days.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3090, 512 W 20th St. be extended to our August 22nd meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3112 2408 W 4th St DeLong Melicio & Olga MG Juarez

Mr. Melicio said that they need more time for the ac signature. They have the electric and the plumbing signature done and are looking for the person who did the job for the air conditioning for that signature. Mr. Denham asked if they had met anyone from the building department. Mr. Melicio said they hadn't, and Mr. Denham advised him to do so. Mrs. Knoblock asked Ms. Dollison to explain the process. Ms. Dollison said that she had spoken with Jessica, and she brought a floor plan, but it needed to be updated with a detailed floor plan with all the trades listed before they could pull a permit. They are waiting for that. Ms. Dollison said that several letters had been sent, and she had talked on the phone with Jessica. Mrs. Harrington asked Ms. Dollison if she had been inside the building. She responded that she had been, and pictures had been taken. It is a fully gutted building, and it needs full renovations. Mrs. Harrington asked about the roof. Ms. Dollison said that the roof is secure, but it is in bad shape. Mr. Melicio asked before doing the electric work, if they could do the roof. Ms. Dollison said that we can schedule a consultation to go over what is needed. Mrs. Knoblock told them that they need permits to do any work and that is why they need a consultation to give the scope of work and permits required for it. They understood to go to the fourth floor and schedule the consultation. Mr. Denham said we need to see some progress on this.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3112, 2408 W 4th St be extended to our August 22nd meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3002 301 S Winfield Ave Anabel Lopez

Mrs. Lopez started by saying that she had made an appointment for a final mechanical inspection for Monday. Mrs. Harrington asked if the electricity was on. Mrs. Lopez said that it wasn't because they said last time that the plumbing and electric inspections had passed and then the mechanical was next. Ms. Dollison said that they covered the electrical rough-in. She asked if the unit was in place for the mechanical. Mrs. Lopez said that it was at her home so it wouldn't be taken. Ms. Dollison said that it would need to be in place before the inspection for the electrical final. Mrs. Lopez said she didn't think that was what was said. Ms. Dollison asked Mrs. Lopez if they could get the ac unit this weekend so they can have that inspection on Monday. Mrs. Lopez said they could. Ms. Dollison said that it needs to be connected so they can inspect it. Mrs. Harrington asked if the sheetrock and duct work was done. Mr. Wicklund said that the duct work needs to be in place and that is what Mr. Bryan Wicklund said at the last meeting. He said that if it wasn't stated to her, we should give her some time. It sounds like it wasn't very clear. Mr. Windsor agreed. Ms. Dollison asked if the unit was in the attic and Mrs. Lopez said that it was and that they had poured the cement outside to set the other unit on but didn't want it stolen, so it is at her house. Mrs. Lopez said yes that everything is all installed inside, except the outside unit. Mr. Wicklund said that he will make a motion to extend it for 30 days because it wasn't made clear. Mr. Denham asked if the condensing unit must be installed. Ms. Dollison said that they had not put the unit in and connected it and that is what they were waiting for to get that installed to do the electric final and then move on to the drywall. Some discussion on what inspections were done and what needs to be done. Mr. Hadley looked up what inspections had been done. Mrs. Harrington said that maybe Mrs. Lopez should have one person as her contact so that there is no confusion and she understands what needs to be done. Ms. Dollison said they would do that. Mr. Wicklund said to Mrs. Lopez that just to clarify, she does not have to have her unit set for Monday so that she is just having a duct work inspection. Mrs. Lopez said she understands.

A motion was made by Mr. Wicklund and seconded by Mr. O'Brien that Item 3002, 301 S Winfield Ave be extended to our August 22nd meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3117 1248 S Roosevelt Ave Ryan Flanagan

Mr. Flanagan said that they had some nuisance requests. He is representing the property for sale, and they have submitted offers to the current owner, which he is selling the property in its present condition. Mr. Denham said that this was on our agenda today for demolition. He asked if they are making it clear to potential buyers that it is on our agenda. Mr. Flanagan said that this is his first time here and his understanding of the violations doesn't line up with what they are telling him. Mrs. Knoblock explained that those are nuisance violations, which is a code enforcement violation which is different from this Board. Those citations are handled at the civil court. This Board can order the structure to be demolished, which is different. Ms. Dollison said that the property was posted on August 21st, 2023. The back wall structurally on the west side is not sound and there is decay around the windows and door frame. There are concerns about the foundation. Mr. Denham asked Ms. Dollison if she had met with the owner. Ms. Dollison said no that she hadn't. She had several phone calls with him and spoke with him about getting the permit. Mrs. Knoblock said that the client, Michael Forest, purchased the property in October 2023, after it had already been posted. Mr. Duncan asked if they had an active buyer. Mr. Flanagan said that an offer has been submitted but they do not have a signed agreement. Mr. Denham said that this has been on this Board for the 4th time and that the owner has not shown up for any of our meetings. Some discussions. Mrs. Harrington asked if the building was secure. Ms. Dollison said that it was secured about a month ago, windows are boarded up. Mr. Wicklund asked about the crawl space in the back on the south side. Mr. Flanagan said he wasn't aware of an opening and would investigate it. Some discussions. Mr. O'Brien asked Mr. Flanagan how long he had the listing, and he responded for about 30 days. Mr. Flanagan said he understands the Boards' concerns, but the building is solid and would be good for someone to rehab it. Mr. O'Brien said that he is inclined to give them another 30 days to see if there is progress. A motion was made by Mr. O'Brien but was not seconded. Mr. Denham said that the motion dies for lack of a second motion. Ms. Dollison said that they had not heard from anyone and that they needed a floor plan to get a permit and they need to see some progress. Mr. Wicklund said that the owner has not shown up for any of these meetings. Mrs. Harrington said that in the last meeting it said that the structure was vacant and unhabitable, and she asked if neighbors had complained. Mrs. Knoblock said that there have been several complaints.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3117, 1248 S Roosevelt Ave be a subject to dangerous building hearing. (7 Aye, 0 Nay) Motion carried. They will table this until the end of this meeting.

Item 3121 714 E Hill St Nancy Aguero

Mrs. Aguero said that they received bids from contractors for the demolition, but they are crazy prices. They are demolishing the side of the building in the back and on the other side they will rehab. Ms. Dollison said that they have been working with the city, and they will pull a permit for repair after they get a contractor to pull the demo permit. Ms. Aguero asked if they could cover the back part after the demo. Ms. Dollison said that Steve Nelson did call her and may be doing the demolition. Mrs. Aguero will be hiring someone to close up that section after the demolition, to secure the building. Mr. Denham said that after they take that half down, they will need to secure the other part.

A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3121, 714 E Hill St. be extended to our August 22nd meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3123 701 S McKinley Ave Aldo Garcia

Mr. Garcia said that the contractors never showed up to rehab, so he decided to have it demolished by SWMO Demolition. It is outside the track for demolition. Ms. Harrington asked if the outbuilding would be taken down too, and he said yes that it would be.

A motion was made by Mr. Windsor and seconded by Mr. Wicklund that Item 3123, 701 S McKinley Ave be extended to our August 22nd meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3033 1010 W 3rd St Tyler Ledford

Mr. Ledford started by saying that he has taken over as being the general contractor at this job, which he doesn't normally do. He said that he was delayed by two weeks because the contractor he hired did not follow through with the work, so he is no longer on the job. Mr. Ledford hired a contractor to replace some rafters and the workers fixed a few things, and they put the new roof on, and they have the siding delivered. They will start the siding on Monday. Mrs. Harrington mentioned to Mr. Ledford that she was worried about all the material by the curb, that it might get taken. Mr. Denham asked if they will still be needing the 90 days that was said last month. Mr. Ledford said that he is not sure it will be done in 60 days, but they are spending more dollars now to get this finished up. He believes it will be almost done in 60 days.

A motion was made by Mr. Duncan and seconded by Mrs. Harrington that Item 3033, 1010 W 3rd St be extended to our August 22nd meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3116 1220 NW Murphy Blvd. Mr. Jim Sanders & Mr. Van Story

They started by saying the property is secure, solar lights and cameras are secure, and they have reduced the price of the property. Mr. Van Story said that the only thing not compliant about was the USB board instead of plywood, but no one is getting into the building, it is secure. Mr. Denham said that they are trying to close it in. They are chasing investors and lowered the price from $379,000 to $299,000. Mrs. Knoblock asked if they were going to pursue the dangerous building permit, so they could stop coming to these meetings. Mr. Van Story said he didn't know how to do that. Mrs. Knoblock said that he would need to go to the 4th floor and fill out an application for that. She said that Mr. Bryan Wicklund discussed this before, but he is not here today. Some discussions. Mrs. Knoblock said that she has Mr. Van Story's email and will send him the application. There was discussion on the USB board used to secure the building and it won't be permitted for this dangerous building permit. Mr. Wicklund asked if they would consider donating the property to the city. They know that the owner is trying to get it off their legger. Some discussions.

A motion was made by Mr. Windsor and seconded by Mr. O'Brien that Item 3116, 1220 NW Murphy Blvd be extended to our August 22nd meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3104 1909 W 15th St Antwan Perry

Mr. Perry said that he missed last month's meeting, but the house is wrapped, and the windows are in. Doors are not in, but it is boarded up and secure. The big tree in the backyard is down. They are pouring the footings this week. Ms. Dollison said he did pass a partial inspection for the sheathing. To her understanding it is not dried out enough for them to pour the footings for the addition. Mr. Perry said he is out there every day at the property. Mr. Denham said that there was no progress and that is why a demolition hearing was discussed. Mr. Perry said that the siding and the footers would be done by the next meeting, and he should be blocking up. Mr. Windsor told Mr. Perry that if they see progress with it, that is good with him.

A motion was made by Mr. Duncan and seconded by Mrs. Harrington that Item 3033, 1010 W 3rd St be extended to our August 22nd meeting for progress report and demolition hearing. (5 Aye, 2 Nay) Motion carried.

Item 3120 530 E 7th St Angela Brown

Mrs. Brown said at this point they don't think they can sell the property. They are looking at tearing down the center section. She would like to schedule that for the first part of September. She thinks it will be better to wait until then to get it all cleaned up and because the weather has been so hot. She said that one of the reasons that the demolition has been so affordable is that the guy doing the demo will be taking the concrete. The other guys that work with her ex-husband will be staking the brick and taking care of that. Mr. Denham asked if once the center is torn down if the remaining sections will be secure. Mrs. Brown said yes it will be and has been secure. She said that her plan is to be done by the end of October. Mr. Wicklund asked what her plan is for the far south side. She said that she would like to leave it because of its historical value, and it is secure. Mr. Wicklund asked what her plan for the north side or the whole property. Mrs. Brown said she would hopefully like to sell the whole block to someone who wants to restore it for its historical value and do something with it. Some discussions on the buildings' historical value. Mr. Wicklund asked at the end of October what her plan is, if it is to put it up for sale. She said that is her ultimate plan. Mr. Denham said that since the middle section will be demolished in September, he doesn't see any sense in bringing her back until then. The board agreed. Mr. Wicklund asked if she had hired anyone yet. She responded yes, and that these guys are both 70 years old and don't think they should be out in this heat.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3120, 530 E 7th St be extended to our September 26th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3122 230 S Oak Ave Yes Builders / Steve Cope

Mr. Cope said this is a small property to rehab and his permit is in place. He may or may not rehab the outbuilding. He is doing the work himself. Mr. Denham asked if the foundation was solid. Mr. Cope said that there is no decay and the roof is good. He said that the carport on the shed collapsed and was on the ground. He plans on getting a trailer and hauling it off and will have it all cleaned up. Mr. Duncan asked if a building permit is required to demolish the shed. There was some discussion on this. Mr. Cope said that it is an accessory building and not the main dwelling and he has a building permit for the property. Mr. Denham asked about the little thing poking out over the door. Mrs. Knoblock asked if he would be salvaging the shed. Mr. Cope said that it depends. Mr. Cope said there will be new windows and doors and the part that sticks out will be gone. Some more discussion.

A motion was made by Mr. Wicklund and seconded by Mr. Windsor that Item 3122, 230 S Oak Ave be extended to our August 22nd meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3108 519 N Pearl Ave Kaleb Adams

Mr. Adams said he just got the permit pulled yesterday. He has been working with Tim Bell. Mrs. Knoblock said that this file is ready for a demolition hearing. She said that they have gone through all the publications and notices. Mr. Denham said that this property is set aside for a demo hearing today. Some discussion on this. Mr. Denham said that the board will work with you if you are serious about rehabbing the property. Mr. Adams said he is serious about rehabbing the property and he has put in $40,000 so far. He will be fixing a couple of windows, putting a new roof on and all new electric and plumbing. Mr. Adams said that the foundation is solid. Mr. Denham asked if he had met anyone from the city. Mr. Adams said yes, he had, he met Shelli and Bryan and Tim Bell, Ron and before that Todd. Mr. Denham asked how long he thought it would take to rehab the property. Mrs. Harrington asked if there have been any complaints from neighbors. Ms. Dollison and Mrs. Knoblock said they had not heard of any and the building was secure and not occupied and it is just outside the track. Mr. Windsor said that at our May 30th meeting Mr. Adams had said that he would be getting the permit that following Monday in the morning. Mr. Windsor is concerned that if it has taken Mr. Adams this long to get the permit then how long will it take to get this building rehabbed. Mr. Adams explained how he had been waiting to see if his drawings were approved so he could move forward. Mr. Duncan said that he is inclined by next month if he doesn't have a written actual plan that he would vote for the demolition, this property has been on this Board from November 2023.

A motion was made by Mr. Duncan and seconded by Mrs. Harrington that Item 3108, 519 N Pearl Ave be extended to our August 22nd meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3118 115 N Galena Ave Robert Davis

Mrs. Knoblock said that this was the fire property, and she had passed out a packet to each of them. She called Adam and asked about the progress on property. He stated that he last appeared on June 25th and since then his client has secured an insurance claim. They are waiting for bids from contractors to rehab but don't have yet. It is secure and the insurance claim has been finalized. Mrs. Knoblock explained to the Board what was just said on the phone. They have mailed the insurance check so the city will be in possession of a check made out to Flat Branch and the City of Joplin. This will cover demolition costs, if the city is required to demolish the structure. In the meantime, it is secured so they are requesting continuation until next month's meeting to finalize. Mr. Duncan asked what the decision will be for next month. Mrs. Knoblock said she believes that his client is getting bids to rehabilitate and/or demolish the property.

A motion was made by Mr. Windsor and seconded by Mrs. Harrington that Item 3118, 115 N Galena Ave be extended to our August 22nd meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Cont. Item 3117 1248 S Roosevelt Ave Michael Forest

Mr. Flanagan said that he believes there has been some confusion, and he introduced Michael Forest. He said that Mr. Forest bought this property directly from the owner and was working on nuisance violations and thought that's what the calls were about. Asking for continuance. They have interested parties in purchasing the property.

Mr. Forest said that he bought the property in the fall of 2023. In 2024 he met Tim Bell, city inspector, and went through the building with him. He indicated to get the permit, and they could move forward. This is the first certified letter Mr. Forest received dated July 1st. He thought he was dealing with abatement nuisances. Mr. Forest said that he had been speaking with Ms. Dollison, and she said that he didn't have to come to this meeting because she would take pictures and he thought he was just dealing with a violation of nuisance. Mr. Forest said that this building has a concrete floor, and the roof is good, and the upstairs building is finished. The downstairs has been cleaned out. Mr. Denham said that looking at the letters sent, it looks like they were sent to the Roosevelt address and not his address, so he did not receive them. Mrs. Knoblock said going through the title work the address is taken off a few sites, Beacon is one and it states the 1248 Roosevelt address, it is also on the general warrantee deed, 2024 Jasper County Real Estate taxes and their certified letters are unable to be forwarded. They did get a signed receipt in May at a different address. Ms. Dollison said that when they spoke in May they posted this building in Aug 2023 and according to section 26 a building cannot sit for 150 days without any result, either repair or demolition. She stated that when they spoke, she told him that the city needed a floor plan, and he

needed to get a permit. She was not aware that he had talked with Tim Bell back in 2024. Mrs. Knoblock said that they received in May a signed receipt for the certified letter that states demolition hearing. They looked at the letter and Mr. Forest said that his wife signed for it, and he didn't know. Mr. Denham spoke about why they set it aside for a demolition hearing. Mr. Duncan asked what the sale price was, $39, 950. They have a current offer. Mr. Wicklund asked if the perspective buyers were aware that it is on this board. They do not, but they will be made aware. Mr. Duncan said that he doesn't want to wait for a sale. Mrs. Harrington spoke and asked if there was asbestos. Mr. Forest said he would get a structural engineer if that was what the Board would want. Mr. Duncan would like to see something happen moving forward. Mr. Forest said he would get the permit. Mr. Wicklund asked if it was a quick cash close, and can it be sold before their next meeting. Mr. Flanagan said absolutely, but he doesn't know how they will react once they are told that it is on this Board. Mr. Wicklund said we need an action from the potential buyer to pull a permit and get it rehabbed. Some discussions. Mr. Windsor spoke and said that he feels that there was some confusion regarding what needed to be done, so another month would be reasonable. He does agree with Mr. Wicklund that after that if they don't see any progress they will vote on a demo hearing. Mr. Denham repeated, a plan of action is required, a contract in place and the new buyer show up to our next meeting. Mr. Wicklund asked Mr. Flanagan if he could call Mrs. Knoblock and let her know that the property was sold and they had a signed contract. Mrs. Knoblock said just provide an update at least a week before.

Previous motions were rescinded.

A motion was made by Mr. O'Brien and seconded by Mr. Duncan that Item 3117, 1248 S Roosevelt Ave be extended to our August 22nd meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3015 & 3016 117 & 121 S Byers Ave T. Casey/D. Mellies

Ms. Dollison said they are still in progress. They had their inspections and are working through them. Mr. Windsor asked if they failed an inspection. Ms. Dollison said that Dale Brooks failed them on a pipe, but they are working on getting it taken care of.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3015 & 3016, 117 & 121 S Byers Ave be extended to our August 22nd meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

3105 1608 S Minnesota Ave Land Scout

Ms. Dollison said that they had pulled their demo permit. They should be doing the work this month. Mr. Denham asked the Board if they wished to release this and if it doesn't get demolished, they could bring it back on this Board.

A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3105, 1608 S Minnesota Ave be released from our agenda due to the demolition permit in place. (7 Aye, 0 Nay) Motion carried.

Item 3124 405 W 2nd St & 126 S Pearl Ave H&J Independence Holdings

Ms. Dollison said that they are waiting to make publications on this address. Mrs. Knoblock said that it is about $700 each time to do a publication so they try to do them in a group.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3124, 405 W 2nd St & 126 S Pearl Ave be extended to our August 22nd meeting for progress report and demolition hearing.
(7 Aye, 0 Nay) Motion carried.

New Business

Item 3125 1705 S Byers Ave

Ms. Dollison said that the owner reached out to Zoie to ask if they were eligible for the ARPA grant for demolition. We should know by next month if they are approved. Mr. Denham said this is New Business, so it will automatically continue until the next meeting.

A motion was made by Mrs. Harrington and seconded by Mr. Duncan that Item 3125, 1705 S Byers Ave be extended to our August 22nd meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3126 506 S St. Louis Ave T. Ledet & T. Spruk

Ms. Dollison said that she has reached out to the owners, and they are within the census track. She has encouraged them to complete the application for ARPA.

A motion was made by Mr. Windsor and seconded by Mrs. Harrington that Item 3126, 506 S St. Louis Ave be extended to our August 22nd meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3127 202 N Florida Ave John Yaple

Ms. Dollison said that this had been on their radar for some time. It was originally posted in February. She said a letter had been sent to the owner. Mrs. Harrington asked Mr. Wicklund if he was familiar with the property. Mr. Wicklund said yes, he was very familiar with the owner. This property has been broken into numerous times. Ms. Dollison said that it is unsecure, and it is not a safe structure. Mr. Hadley said that he had spoken with the owner a couple of times and said he was concerned with the broken windows and the owner responded that he was busy and he would get to it when he could. Mrs. Knoblock asked if he had been inside it. Mr. Hadley said that he peeked inside the windows. Mr. Wicklund said that it was vacant. Ms. Dollison said that there is a staircase from the back deck you can see in, and the staircase is probably not secure. She also said that the back deck is not safe. Some discussions.

A motion was made by Mrs. Harrington and seconded by Mr. O'Brien that Item 3127, 202 N Florida Ave be extended to our August 22nd meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Friday, July 25, 2025

Building Board of Appeals

Motion by Mr. Wicklund to adjourn the meeting.

Second by Mrs. Harrington.

(7 Aye, 0 Nay) Motion carried.

We stood adjourned.

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