JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, AUGUST 22, 2025

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals

Roll Call

Those that were present are the following: Kyle Denham - Chair, Rob O'Brien, Gary Duncan, Lance Windsor, Michael Wicklund, Crystal Harrington, Assistant City Attorney Andrea Knoblock, City Building Officials: Bryan Wicklund, Shelli Dollison, Jeff Hadley, Spence Jackson.

Motion to Excuse

Mr. Windsor made a motion to excuse Mr. Brown from August 22, 2025, at the Building Board of Appeals Meeting. Mr. Duncan seconded the motion. (6 Aye, 0 Nay). Motion carried.

Approval of Minutes

Mr. O'Brien made a motion to approve the Building Board of Appeals minutes from July 25, 2025, and Mr. Windsor seconded the motion. (6 Aye, 0 Nay). Motion carried.

Item 3002 **301 S Winfield Ave**

Ms. Dollison stated that they passed their finals, and everything is good. She said that Liberty will be setting their pole sometime this week.

A motion was made by Mr. Wicklund and seconded by Mrs. Harrington that Item 3002 at 301 S Winfield Ave be released from the agenda due to their completion.

Item 3015 & 3016 **117 & 121 S Byers Ave**

Ms. Dollison said that they had their final for the electric and it didn't pass because it wasn't labeled correctly. The inspector will be back there next week.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3015 & 3016 at 117 & 121 S Byers Ave be extended to our September 26th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 3033 **1010 W 3rd St**

Ms. Dollison said no changes or updates since last month. Mr. Tyler Ledford spoke and said that they are working on wrapping up the siding outside. They had some delays with their vendor. Inside they have got more under-floor plumbing and are ready for the inspection, when that is done, they will finish the floor out and the rest of the house fix the studs around the building. He continued with next they will be ready for electrical and mechanical rough-in. Mr. Ledford said that they haven't made as much progress as they expected this month, but they are moving forward.

A motion was made by Mr. Windsor and seconded by Mr. O'Brien that Item 3033 at 1010 W 3rd St be extended to our September 26th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 3090 **512 W 20th St**

Ms. Dollison stated that there have been some updates with the windows and wrapping. She has had no contact but can see progress. Mrs. Harrington said she couldn't see any progress and that the windows were wrapped last month. They had said last month that they would have the siding or a new roof done by this month. Mr. Denham mentioned to Ms. Dollison that if she has contact with them that they would like to see more progress by the September meeting.

A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3090 at 512 W 20th St be extended to our September 26th meeting for progress report and demolition hearing. (5 Aye, 1 Nay) Motion carried.

Item 3104 **1909 W 15th St**

Ms. Dollison said that their windows and doors had started, and their footings had been poured. Mr. Antwan Perry spoke and said he is moving forward until it is completed. Mr. Denham asked Mr. Perry when he thought he would be done. Mr. Perry said now that he has the footings done, he could move forward faster. Mr. Denham asked what he might have done by September 26th. Mr. Perry replied that he would have the floor framing done.

A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3104 at 1909 W 15th St be extended to our September 26th meeting for progress report and demolition hearing. (5 Aye, 1 Nay) Motion carried.

Item 3108 **519 N Pearl Ave**

Ms. Dollison had a phone conversation with Mr. Adams, a little confusion about the asbestos in the siding. Permit is pulled and he is making progress. Mr. Adams spoke; he tore off the front porch and is ready to replace it. The windows are boarded up. The chimney was taken out and the guttering was off. He is working on the steel plate and the framing. It is secured Mr. Bryan Wicklund spoke and said securing is a priority and that has been done. The Board will not release it from their agenda with the windows boarded up in the way that it is. Mr. Bryan Wicklund asked Mr. Adams if he planned on putting windows in or keeping them boarded up and applying for the vacant dangerous building permit. Mr. Adams said he planned on keeping them boarded- until he had done everything on the list he was given. Mr. Denham asked Mr. Adams for a timeline of how the construction will progress by the next meeting. Mrs. Harrington said at the last meeting Mr. Duncan asked for a timeline, it is imperative now. Mr. Adams agreed.

A motion was made by Mrs. Harrington and seconded by Mr. O'Brien that Item 3108 at 519 N Pearl Ave be extended to September 26th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 3112 **2408 W 4th St**

Ms. Dollison said everything is in place to pull the permit; they will need to hire a contractor. A consultation with them scheduled for that afternoon. Mrs. Harris translated for the owners. They said that they will be hiring a contractor by next month. He asked if he needed a permit for the roofing and siding. Mr. Bryan Wicklund replied that it would be part of the building permit, then they could start the work. Mrs. Harris confirmed they needed to hire a contractor to start the work.

A motion made by Mr. Duncan and seconded by Mr. Windsor that Item 3112 at 2408 W 4th St be extended to our September 26th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 3116 **1220 NW Murphy Blvd**

Ms. Dollison spoke and said that Bryan and she had a consultation with a potential buyer for this property on the 7th, but they hadn't heard back. Mrs. Knoblock mentioned that there were some deficiencies in the material that was used to board it up. Mr. Sanders said solar lights and cameras have been installed. Mr. Bryan Wicklund discussed what he emailed four months ago: OSB boarding needs to be painted with exterior paint to match the building and secured with half inch carriage bolts. He continued, it needs to be secured properly for the vacant dangerous permit, or they need to start renovating it or the Board will hire someone to board it up properly. Some discussions. Mr. Sanders and Mr. Van Story both understood. Mr. Van Story said that the trespass affidavit had been filed. Mr. Denham asked if there were any potential buyers. Mr. Van Story said they have reduced the price, $289,000. It has been shown three times in the last two weeks, but no prospective buyers. Mr. Van Story said that there is 3,000 tons of insulation, about 100 truckloads, in the building and if someone could find a buyer for it and scrap metal too. Mr. Sanders said to clarify, so he could report back accurately; paint the exterior OSB ensure that the OSB is secured and bolted with carriage bolts. Mr. Bryan Wicklund reiterated what is needed for the vacant dangerous building permit to be in place by the Boards next meeting. There was only one month left to get the building secured with OSB and painted and then inspected. Mr. Bryan Wicklund said once that is done the permit can be issued. It costs $200 and is good for six months. During the six months the Board could release it. After six months it could be renewed three times. Mr. Wicklund asked Mr. Sanders if the owners were at a point where they would let the Board just tear it down. Mr. Sanders said the owners are still trying to find a buyer and are not willing to wash their hands from it. Mr. Wicklund asked how long they are willing to hold on. Mr. Sanders said he didn't know. Mr. Van Story said the potential owners got scared away by it being on this Board. Mr. Bryan Wicklund spoke about this. Mr. Duncan and Mr. Denham asked if the owners had investigated selling the insulation in the building separately. Mr. Sanders said he was unsure but knew they had investigated having it hauled out of the building and disposed of. The cost of doing that was much greater than what it is being listed for. Mr. Denham asked what kind of insulation. They responded rockwool. The old Holiday Inn building was mentioned and Mr. Bryan Wicklund had spoken about that danger. Mr. Sanders and Mr. Van Story will go back to their client and owners and will discuss with them what the Board has said. Mr. Duncan mentioned hiring a private security company besides just the cameras that were installed.

A motion was made by Mr. O'Brien and seconded by Mr. Duncan that Item 3116 at 1220 NW Murphy Blvd be extended to September 26th meeting for progress report and demolition hearing. (4 Aye, 2 Nay) Motion carried.

Item 3117 **1248 S Roosevelt Ave.**

Ms. Dollison said that they had a consultation with Mr. Forest. Inspector Tim Bell discussed repairs that will be needed to pull the permit. Mr. Forest will be talking with an engineer about a buckling wall. Mr. Flanagan, the listing agent for Mr. Forest, was present with Mr. Forest and said they have reduced the price and have secured a contract subject to a building permit. Mr. Denham asked if the potential owners knew it was on this Board. Mr. Flanagan said that they did. Mr. Denham asked if they had a closing date. Mr. Flanagan said on or before 60 days for the closing. Mrs. Knoblock mentioned it would be helpful if we knew who the owners would be because we will need to contact them. Mr. Flanagan wrote down Mrs. Knoblock's email so the new owner could send her that information. Mr. Denham asked if the building was secure. Mr. Forest said that it was. Ms. Dollison said it was secured on the lower level.

A motion was made by Mr. Duncan and seconded by Mr. O'Brien that Item 3117 at 1248 S Roosevelt Ave be extended to September 26th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 3118 **115 N Galena Ave**

Ms. Dollison said that the owner or the bank has signed a waiver to release it. Mrs. Knoblock recapped that this was subject to a fire and said that the insurance check was received by the city. They had signed a consent demolition form that she has. The city now can bid for the demolition and will be able to recoup our cost immediately.

A motion was made by Mrs. Harrington and seconded by Mr. Wicklund that Item 3118 at 115 N Galena Ave be released from our agenda due to the waiver of demolition being completed. (6 Aye, 0 Nay) Motion carried.

Item 3121 **714 E Hill St**

Ms. Dollison said that the owners have decided to demo part of the house on their own and then after that will pull a permit for the renovations. The city has had several consultations with them. Mrs. Aqiero said they are waiting on Liberty, Spire and Water so they can get the permit and start the demolition. She said it should be soon. Mr. Duncan asked about what part of the property they will be demolishing. Mrs. Aqiero said the front part of the main building. They will be keeping the large garage in the back and adding onto it.

A motion was made by Mr. Windsor and seconded by Mr. Wicklund that Item 3121 at 714 E Hill St be extended to September 26th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 3122 **230 S Oak Ave**

Ms. Dollison said that there had been no changes. He has pulled his permit. There was a discussion last month whether he would need a demolition permit for the shed and Mr. Bryan Wicklund said that they could do the demo under the permit that they have. The carport of the shed is still on the ground, and no progress has been made. Mr. Denham asked Ms. Dollison the next time she spoke with them, if they could get a timeline for when they would get started. Mrs. Harrington asked Ms. Dollison if he had told her he wouldn't be here today. She replied, "No".

A motion was made by Mr. Duncan and seconded by Mr. Wicklund that Item 3122 at 230 S Oak Ave be extended to September 26th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 3123 **701 S McKinley Ave**

Ms. Dollison said there has been no response and the property is outside the census tract, so it is not eligible for the ARPA grant. There has been no progress. Mrs. Knoblock said that this is set aside for a hearing today.

A motion was made by Mr. Wicklund and seconded by Mr. Windsor that Item 3123 at 701 S McKinley Ave be the subject of a dangerous building hearing. (6 Aye, 0 Nay) Motion carried. This was tabled to the end of the meeting.

Item 3124 **405 W 2nd St & 126 S Pearl Ave**

There was a fire at this house. The owner was not eligible for ARPA because they had an insurance check but never took care of the damage. It also had been bid out for demolition that was awarded to B&D Yard Builders. It is currently being bid for the asbestos abatement. They signed a waiver from the previous ARPA grant process. Mr. Wicklund asked if these are two properties. It is one property, but it was split to allow apartments.

A motion was made by Mr. Wicklund and seconded by Mrs. Harrington that Item 3124 at 405 W 2nd St & 126 S Pearl Ave be released from our agenda due to the waiver of demolition completed. (6 Aye, 0 Nay) Motion carried.

Item 3125 **1705 S Byers Ave**

Ms. Dollison said that they had a consult scheduled but owner didn't show up for it. This property is owned by a bank. They did discuss the ARPA grant, but they have not returned any calls. Mrs. Knoblock said that there is a mortgage with a First Community bank. Ms. Dollison said that this property is gutted, and it is leaning and about ready to cave in. Mrs. Knoblock said that the deed of trust is $73,000 and they said that the property is not worth that. She said they will need to get some letters out to the bank so the owners can be notified appropriately.

A motion was made by Mrs. Harrington and seconded by Mr. Windsor that Item 3125 at 1705 S Byers Ave be extended to September 26th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 3126 **506 S St Louis Ave**

Ms. Dollison said that this building is just a shell. They have been working with the owners who live in Louisiana. They have discussed options for ARPA. Mr. Bengi Fox is the agent for the owner and said that it is under contract. They ran into a title issue and were told it would take two months before they could sell. The potential owners are not aware that it is on this Board. Mr. Fox said that they intend to demolish the building and have spoken to the city. The building is secure. Mr. Wicklund asked if it was a local attorney. Mr. Fox said it is Nathaniel Gurley at Copeland & Brown. Mr. Hadley said that he spoke with Ms. Hamilton, and she wanted to talk to Mr. Fox and would like Mr. Fox to call her at her extension 1242 to talk about the property. She didn't say what she wanted to discuss.

A motion was made by Mr. Wicklund and seconded by Mrs. Harrington that Item 3126 at 506 S St Louis Ave be extended to September 26th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 3127 **202 N Florida Ave**

Ms. Dollison said she spoke with John, and he was interested in the ARPA, but they received information that this is part of a tax sale on Monday. They haven't heard anything else. Mr. Wicklund said he spoke with John yesterday. He owed back taxes and when filling out the ARPA information he was told he did not qualify because he had a loan against it. He is planning on letting it go back to the bank. Equity Trust Company is the name of the bank and owed is $51,000 and they will need to get a demo letter out to them so we can have a hearing.

A motion was made by Mrs. Harrington and seconded by Mr. Wicklund that Item 3127 at 202 N Florida Ave be extended to September 26th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

NEW BUSINESS

Item 3128 316 N Schifferdecker Ave

Ms. Dollison said that there is a permit, but no work has been done. She said that there is a very close neighbor, within 20 feet. The owners have dug a ditch in the back and there have been several complaints regarding it. The back of the house is gone, it has been boarded up and is secured, but there has been no progress. The work has been abandoned. They have a permit, and it expires in November this year. No inspections since last year. There are materials stacked inside the house, drywall.

A motion was made by Mr. Duncan and seconded by Mr. O'Brien that Item 3128 at 316 N Schifferdecker Ave be extended to September 26th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Item 3129 315 N Mineral Ave

Ms. Dollison said that this property had a kitchen fire from an outlet back in July. No photos of the inside. They have set up a consultation with the owner and the electrician. The owner never showed up. The electrician did not want to go into the house because of infestation of cats and rodents. She has contacted the owner, who has been staying with a daughter since the fire and has tried working with her. Not sure if the structure is sound enough for repairs. Ms. Dollison said she has called the humane society about animals, but she has not reached out to the health department. She has not heard back from the owner on a consultation or the electrician. Notices are going to the new address of the owners. Mr. Denham spoke briefly about the integrity of the structure with all the decay.

A motion was made by Mr. Duncan and seconded by Mr. Wicklund that Item 3129 at 315 N Mineral Ave be extended to September 26th meeting for progress report and demolition hearing. (6 Aye, 0 Nay) Motion carried.

Mr. Denham turns over to the city.

Mrs. Knoblock called Ms. Dollison to be sworn in. Ms. Dollison is the Lead Dangerous Building Inspector and has been with the city since March 2025. She has worked for 8 years with the Department of Homeland Security, FEMA, doing preliminary damage assessments as a site inspector and project manager. She has also worked on the debris team, assisting in writing mitigation SOP. **Exhibit 1:** Photos of the front of the house are a fair and accurate description of the property in its current condition. Photos show the original posting placard as a dangerous building dated June 17, 2020, by Mr. Jeff Oliver. Second photo taken on May 8, 2025, shows the back of the building with the roof caving in. The door and the windowsills are rotted. Some windows are broken out. Mrs. Knoblock asked if the building was open to vagrants. Ms. Dollison said the building was gutted, and the wiring had been taken out. Exhibit 1 presented to the Board and the Board accepted. **Exhibit 2:** A title search was done and shows the owner as Aldo Garcia. The Beacon report, the Jasper County collector's tax bills and the warrantee deed all show the same owner. Exhibit 2 was presented to the Board and the Board accepted. **Exhibit 3:** Certified letters were sent to Mr. Aldo Garcia. The last letter was dated July 29th, 2025. The first letter had a signed receipt for it. There is a signed receipt of the fact-finding letter for our June meeting, when he appeared and discussed that he could not complete the work and wanted it to be demolished. A letter of hearing was sent to Mr. Garcia on June 29 which stated that today's meeting, August 22nd, that it would come before the Board for a hearing for demolishment. Exhibit 3 was presented to the Board and the Board accepted. Mrs. Knoblock said that in addition to speaking with Mr. Garcia, posting the structure, certified mail, a publication was sent to Joplin Globe. **Exhibit 4:** The publication sent to The Joplin Globe states the address 701 S McKinley Ave and that it is not feasible to rehabilitate this structure. Dates of publication were July 31st, August 7, 14, and 21st. Exhibit 4 was present to the Board and the Board accepted. The definitions of the dangerous building code that this property violates are: 2, 3, 5, 10, 11, 14, 15, 17, 18, and 19 and Ms. Dollison read each. She recommends this structure to be demolished. Mrs. Knoblock said that the city offers certified copies of Chapter 26 Articles 9 & 10 of the Joplin code of ordinances into evidence before the Board. Mrs. Knoblock requests that the record remain open for the affidavit of publication from The Joplin Globe, also to include this Board's meeting minutes. The Board accepted. Other than the Board there is no one present to speak on this property. Evidence is closed and is in front of the Board.

A motion was made by Mr. Wicklund and seconded by Mr. Windsor that Item 3123 at 701 S McKinley Ave was declared a dangerous building in accordance with Joplin code of ordinance Chapter 26 Articles 9 & 10 Section 26-612 Subsection 2, 3, 5, 10, 11, 14, 15, 17, 18 and 19 and so ordered demolish to include any outbuildings. (6 Aye, 0 Nay) Motion carried.

22 August 2025

Building Board of Appeals

Mr. Wicklund made a motion to adjourn the meeting.
Seconded by Mrs. Harrington.
(6 Aye, 0 Nay) Motion carried.

Approved _____
Mr. Kyle Denham, Chairman

Approved _____
Ms. Jo Anne Mergenthaler, Notary Public

My commission expires: Sept. 17, 2027.



