JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, August 23, 2024

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on August 23, 2024.

Roll Call

Mr. Denham conducted a roll call. The following people were present: Kyle Denham Garret Wagner, Gary Duncan, Lance Windsor Steve Brown, Assistant City Attorney Andrea Knoblock, City Building Officials: Jeff Oliver, Jeff Hadley and Bryan Wicklund.

Motion to Excuse

Mr. Duncan made a motion to excuse Mr. Wicklund from the August 23, 2024, Building Board of Appeals Meeting. Mr. Wagner seconded the motion. (5 Aye, 0 Nay). Motion carried.

Approval of Minutes

Mr. Wagner made a motion to approve the Building Board of Appeals minutes from July 26, 2024, and Mr. Duncan seconded the motion. (5 Aye, 0 Nay). Motion carried.

Item 3002 301 S Winfield Ave Annabell Lopez present

Mrs. Lopez said that they had already sided with the structure. Bryan Wicklund mentioned that the meter can't be hooked up to the electric until all the rough-ins and framing inspections are done. She can call in for a rough-in electrical inspection, but that won't get the electricity on, or she can stop on the third floor on her way out to schedule the inspection for Monday. Mr. Denham said that this has been on the Board's agenda for over 20 months. He asked her to bring in a timeline by the next meeting. She said she would.

A motion was made by Mr. Wagner and seconded by Mr. Brown that Item 3002, 301 S Winfield Ave be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3087 102 S Sergeant Ave Paul Daniels present

Mr. Daniels said that he has entered in a contract with Steve Nelson, Nelson Enterprises, to sell his property at 102 S Sergeant Ave and he should be able to work on it within this month. His plan is to sell 108 S Sergeant, which is next door to 102, so that there is a bigger lot with a car pad and corner lot. Mr. Oliver asked him if it would be done by the next meeting in late September. Mr. Daniels said yes.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3087, 102 S Sergeant Ave be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3085 1616 S Pearl Ave Carl Brooks & Thomas Holloman present

Mr. Holloman bought property from Mr. Brooks. He is looking for contractors. He does not have a permit. Mr. Denham asked if he had scheduled an appointment with the city to see what they require to get it off the Board's agenda. He stated that Mr. Brooks had. Mr. Oliver said in their phone conversation, Mr. Brooks told him that he had done some floor joist work previously and that it would need to be removed because it had not been inspected. He asked if they would have a permit in place by the next Board's meeting. There was some conversation about contractors. Mr. Oliver said that this property was posted over a year ago, if someone is not around the property then things are most likely to be vandalized. Ms. Knoblock said that they still have Carl Brooks as the owner. Mr. Denham asked if they would have a game plan by their next meeting and they said yes.

A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3085, 1616 S Pearl Ave be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3086 125 N Maple Ave. Brenda Tully & contractor present

The contractor said that all wiring had been stripped out of the house. Ms. Tully has owned the home since January 2024 and she put it in her son's name, Justin Blackshear. Mr. Oliver asked if they intended on rehabbing the home and if so if they figured all the expenses in doing so and if they have investigated getting a loan when they bought the property. Mr. Oliver asked if they had talked with any licensed contractors yet. They replied, no. Mr. Denham said that vacant houses attract vagrants. Mr. Oliver asked if they knew the cost of rehabbing the home. They said about $40. Mr. Hadley said that after his walk through that the house needs all new electricity, heat and ac and plumbing. He also stated that the roof looks old but there is no water leakage, there is part of the ceiling in the living room down and the sheet rock in the bedrooms will have to come down to put in new electrical. Mr. Denham said he doesn't believe that $40,000 would be enough to get this done. Ms. Knoblock said that the house was posted on March 9th. Mr. Duncan said that he would give 30 days but believes it will be an upward battle for them and he agrees with the chairman that $40,000 will not be enough. He would like to see by next month definite plans for money and what their plans are. Mr. Oliver said that if they can get a permit, they will need to make steady progress, if not the Board can revoke the permit and order it demolished. Mr. Windsor said that as the chairman said we are not in a habit of giving advice but if it were my property I'd get an estimate of what the property would be worth once it has been rehabbed and livable and what the cost ends up that you put into it.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3086 at 125 N Maple Ave be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3094 2808 E 7th St. James Foster present.

Mr. Foster said that he is planning on having the building demolished. Mr. Denham asked if he had a contractor yet and whether the city could give him some licensed ones if he hadn't. Mr. Denham also mentioned that he could sign a release form and have the city demolish it. Mr. Oliver explained the process and about the asbestos inspections and that added cost. He said he would sign the consent form.

A motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 3094, 2808 E 7th St be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 2990 801, 803 & 805 W 1st St. Shaun Grindle present.

Mr. Denham said that last time they met they were working on the financing. Mr. Grindle said that it didn't work out but there have been some changes since then. Shipp changed their percentages, and they have made an agreement with Thomas Walters with the city to provide some low-income housing from the Home Act. They are going to reapply at the end of the month. He spoke with Thomas Walters, and he has started the amending process. Mr. Denham asked how long of a process it will take. Mr. Grindle said that since they have already submitted with the state about six (6) weeks but usually 9 months. They are just updating the paperwork and changing the numbers. Mr. Denham said that this property has been on their agenda for the 20th time, and he appreciates what they are doing with the property and that it is fenced and secured. Mr. Grindle said he lives next door and has put in security cameras in the alleyway, and he is watching the house.

A motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 2990, 801, 803 & 805 W 1st St be continued to our October 25th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3089 1919 S Byers Ave. Rachelle Williams present.

Ms. Williams said that she received her first notice a week ago. She talked about the fire in the garage. She spoke with Jeff Oliver about a month ago, he told her that the electricity needed to get on and water connected. She was in the process of trying to find people to do that work when the garage was burnt down. The meter was pulled when she had just paid $2700 to get electricity on. She has someone there removing the garage debris. It's her plan to get water and electricity on. She does not live in the structure, but her son does and possibly one other person. Ms. Knoblock asked if her son rents out rooms and if he has a webpage called Bungalow's on Byers. Ms. Williams said that in the past her son had rented out rooms when they had water and electricity but doesn't now and that he does have that webpage. Ms. Knoblock asked if she knew that there was an outstanding sewer bill since 2016 for $2500 that hadn't been paid. Ms. Williams was not aware of it. Ms. Knoblock said there have been 5 calls to the city for fires and 2 EMS calls for overdoses just in 2024 at this property. Ms. Williams was not aware. Ms. Knoblock said that the meter was removed after an April 1st fire when a firefighter was electrocuted. She also said that the property is uninsured. Ms. Williams did not know and said that she doesn't want to throw her son out because he needs a place to live, bit she knows that the house is unsafe. Mr. Denham said that your son is not allowed to live in the house without water and electricity. Ms. Knoblock said that this property has been a tremendous expense to the city. Ms. Williams acknowledged that and asked about selling the property. She also asked about the city demolishing the house and asked for information on that. Mr. Oliver asked her if she was interested

in signing a consent form and he explained the process. There was discussion on how to pay for the demolition and the cost. Mr. Oliver explained that she wouldn't have to pay for the demolition, because it falls within the area that the city has grant money for. Ms. Williams said she would rather sell the property. Ms. Knoblock asked Mr. Hadley when he had been at the property last. He said he had been there on Wednesday and there was one roll out dumpster out back and a pretty good pile of debris from the remains of the garage. He also said that there were several open or broken windows in the home. Ms. Williams said that they went by there this morning and that is accurate. Ms. Williams said that Freddy Ricky with Reliable Plumbing is doing the removal of the debris from the garage. Ms. Williams came back and said she talked with some realtors to buy the property. One is Alex Kindle and another Dustin Millies. Mr. Millies was there, and he spoke briefly. Mr. Bryan Wicklund spoke about the grant the city has and how it works when the property is vacant and when it isn't. Mr. Oliver said there were no utilities at the time so whoever is living on the property would be squatters. Ms. Williams said she would entertain anything that the Board decides. There was much discussion about squatters and Ms. Williams said she didn't think she could get her son or others out without an order. She said she would sign the consent form to have the city demolish the house. Mr. Oliver said to follow him to the second floor to get the form and have it notarized.

A motion was made by Mr. Duncan and seconded by Mr. Wagner that Item 3089, 1919 S Byers Ave be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 2986 302 S Connor Ave. Levi Babb present, Blue Shutter Investments

Mr. Babb said that the siding was completed yesterday and the plumbing rough-in is completed. Fire suppression tap will be next and done in a week or so. As soon as that is done the electrician will come in. Finish work will be quick. The plan for the shop building will be to get it cleaned up after the house. The shop they are undecided with what they will do with it, but probably storage. Mr. Babb said that they will be painting it grey to match the house. They will be blocking up the windows now and be putting in new windows. Mr. Babb said that he believes they should be completed within the next three months. Mr. Denham asked if there were any neighbors there to speak on the property. None present.

A motion was made by Mr. Duncan and seconded by Mr. Wagner that Item 2986, 302 S Connor Ave be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3090 512 W 20th St Jason Wike present.

Mr. Wike said that they just purchased 1702 and 1710 Wall, 201 S Moffet with 512 W 20th St. in a package deal. They started the demo on the inside of 512. As they started that they noticed some of the outside walls needed repair. When they started the repair, they got a stop work order because it wasn't within the scope of their permits. Jonathan Tasset is working with the city to get all the drawings together. It will need a sprinkler system and there will be four units. There are two big lots and eventually the Moffet property will get demolished and then there will be a 6-plex or 8-plex there and a parking lot. Mr. Denham asked him to bring a timeline to the next meeting. Windows and new doors are all in and we just want to finish the siding on the outside. Mr. Oliver talked about closing the openings on the outside. Mr. Bryan Wicklund spoke and said that there has never been a permit for any of this work, but there is an application in place, and it is in review. He continued with, there is some framing that needs to be addressed, and he is hesitant with a go ahead on the siding. Mr. Wike said that he had already paid the contractor, Julius Woods, for the permits and he thought they had the permits. Mr. Bryan Wicklund said that they will need to have a discussion with Rick Woods and himself to see where they are at with the permitting. Much discussion by Mr. Wike about plans and money. Mr. Denham asked if they had discussions with Planning and Zoning and Mr. Wike said yes, they had in the beginning and walked all the property with Tyler and Rick.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3090, 512 W 20th St be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3093 310 N Joplin Ave. Gary Mishler present. Willie J Properties.

Mr. Mishler said that they purchased the property a little over a year ago and at the time was in the middle of completed other projects and now they have the funds to either demo the property and build a duplex style townhouse or pay a contractor to rehab the property. Mr. Mishler said that they plan on reaching out next week to the city to see whether a duplex will work there. The building is secure, but the detached garage doesn't have a garage door or back door.

A motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 3093, 310 N Joplin Ave be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3091 4020 S Main St. Brenda Suhr present.

Ms. Suhr said that this property was originally damaged by a tree that hit the roof and knocked the porch off the foundation. They are in contact with contractors for demo quotes and for possibly rehabbing the property. They heard that it would cost approximately $45,000 to remove the porch and fix the roof. Mr. Denham asked if the property includes the garage apartment in the south. Ms. Suhr said yes but they did not notice any storm damage to it. Mr. Denham mentioned that if they choose, they can sign a consent form for the city to demolish the property. Mr. Oliver said to schedule a consultation with the city to have a walk through so that everyone is on the same page. She said she would, and they were waiting on the quotes from contractors too.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3091, 4020 S Main St be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3073 512 S Cox Ave. Mr. Begum present.

Mr. Begum spoke and said that the roof, the outside plumbing and the frame had all passed inspections. Mr. Denham asked what their timeframe for completion was. They said in about 30 to 45 days everything should be done and then they are going to sell the property. Mr. Bryan Wicklund asked if they were aware that the electric did not pass inspection. They said they did know that, and that the electrician was going back to redo it.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3073, 512 S Cox Ave be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3084 1828 W 4th St. Dennis Russell present.

Mr. Russell said he is cleaning out the inside. The floor and roof are bad, and he is waiting on contractors to give him bids. He does have a plumber and electrician. He has no permits yet. Mr. Denham asked if he will have contractors by their next month meeting. Mr. Russell said yes, and the property is secure.

A motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 3084, 1828 W 4th St be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3095 1119 S Picher Ave. Doug Humphrey present.

Mr. Humphrey spoke and said that it is his understanding that his property lies in the area where there is grant money to pay for demo costs. Mr. Humphrey would like to sign a consent form for the city to demo the property. Ms. Knoblock had him go to the fourth floor to see Mr. Oliver to explain and get the consent form to sign and notarized.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3095, 1119 S Picher Ave be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3015 & 3016 117 & 121 S Byers Ave Dustin Mellies present.

Mr. Mellies said they are 90 to 95% completed with all framing, electrical, plumbing, heating & air and fire suppression. Sheetrocking should be done in two or three weeks. The property is secure. The shed porches will get roofed when done with the house.

A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3015 & 3016, 117 & 121 S Byers Ave be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3054 1624 W 4th St. Matt Smith present.

Mr. Smith stated that he got the heat and air system put in, inspections are next. They are starting with the plumbing. The outside windows are boxed and tyvex on. The roof should be done by the next Board meeting. The property is secured, and permits are in place.

A motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 3054, 1624 W 4th St be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3068 1518 S Sergeant Ave.

A motion was made by Mr. Windsor and seconded by Mr. Duncan to revoke existing permit 2024-0402 for lack of progress and no inspections.
A motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 3068, 1518 S Sergeant Ave be the subject of a dangerous building hearing. (5 Aye, 0 Nay) Motion carried.

Mr. Jeff Oliver was sworn in. **Exhibit 1** These are photos that were taken of the structure on December 16, 2021, of 1518 S Sergeant Ave and a placard was posted on the building, showing the current condition at that time of posting. **Exhibit 2** This is a

title search done by Great American Title that shows David Williams as the sole owner. **Exhibit 3** This is from Jasper County Tax Assessment 2022 and the second page is year 2023, it shows David Williams delinquent on the taxes. **Exhibit 4** These are certified letters sent to Mr. Williams with multiple signed receipts. There is also a lien holder with Tyler Loan, that was received with a signed receipt, and Simmons Bank. The top letter shows the date of this meeting but there is no signed receipt for that. **Exhibit 5** This is an affidavit of publication in the Joplin Globe of 1518 S Sergeant Ave with dates of February 1, 8, 15, 22nd of 2024. Mr. Oliver stated that Mr. Poindexter, who was doing some of the work, had been to a few of the Board meetings in the past. **Exhibit 6** This is an email sent to Liberty asking about the electric service, which hadn't been on since April 2, 2019. There is also a utility document stating that water service has been inactive since December 2019. **Exhibit 7** is from the Joplin Fire Department showing a chart that states that 61% of fires in the City of Joplin are in vacant properties. **Exhibit 8** is a neighborhood complaint, which 11 neighbors have signed. **Exhibits 1- 8** were accepted into evidence by the Board. Ms. Knoblock asked him if in the inspection of the property in his expert opinion, if this house is a dangerous building as described in Chapter 26 Articles 10 Section 26-612 and which of the definitions, he had based his opinion on. Mr. Oliver said, Subsections 4, 12, 13, 14, 18 & 19 and he read each. **Exhibit 9** These are the most recent photos of the interior and exterior of the property dated August 12, 2024**. Exhibit 9** was accepted into evidence. Ms. Knoblock offered Chapter 26 Article 9 & 10 of the Joplin Code of Ordinances into evidence before the Board and any future Joplin Globe and future minutes of the Joplin Board of Appeals into evidence. The Board accepted. Tanya Brock was sworn in to testify. She lives at 1520 S Sergeant Ave, about 8 feet from the property. She stated that there have been many homeless people that have tried to steal her electricity and water. They throw bags of restroom material into her backyard. There are rodents and two fires were started. The fire department has shown up once. This has diminished her home property and impairs the peaceful enjoyment of her home. City rests.

A motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 3068, 1518 S Sergeant Ave be declared a dangerous building in accordance with Joplin code of ordinance's, Chapter 26 Articles 9 & 10 Section 26-612 Subsections 4, 12, 13, 14, 18 & 19 and so ordered demolished to include any outbuildings. (5 Aye, 0 Nay) Motion carried.

Item 3056 217 S Pearl Ave

Mr. Oliver stated that the permit is still good until November 2024. He doesn't know of any progress this past month but said they have been working on it. Mr. Denham mentioned that there look to be broken windows.

A motion was made by Mr. Wagner and seconded by Mr. Windsor that Item 3056, 217 S Pearl Ave be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3072 220 N Byers Ave

Mr. Oliver stated that at last month's meeting it was granted a 2-month extension. Their permit is good until September 25th. They have been steady but not sure if there has been a lot of progress in the last month. Mr. Oliver said that they have been diligent and have put in a lot of money into the property. He also said that our inspectors have been out there, and they are working with them. Mr. Bryan Wicklund said that they failed their framing inspections six times. Mr. Oliver said two of those were because of stairs, but they are trying.

A motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 3072, 220 N Byers Ave be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3092 806 S Jefferson Ave

A motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 3092, 806 S Jefferson Ave be continued to our September 27th Building Board meeting for a progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

A motion was made by Mr. Duncan and seconded by Mr. Wagner to adjourn. (5 Aye, 0 Nay) Motion carried. We stand adjourned.

23 August 2024 **Building Board of Appeals**

Mr. Duncan made a motion to adjourn the meeting. Seconded by Mr. Wagner.

(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