Building Board of Appeals Meeting Minutes

August 27, 2021

Call to order

Mr. Hartwell called to order the regular meeting of the Building Board of Appeals at 9:00 am on August 27, 2021.

Roll call

Mr. Hartwell conducted a roll call. The following persons were present: Rylee Hartwell, Kyle Denham, Lance Windsor, Gary Wilson, Garret Wagner, Steve Urie-Ross, Assistant City Attorney Jordan Paul, City Building Inspector Jeff Oliver and City Building Official Bryan Wicklund.

Approval of Minutes

Mr. Hartwell asked for a motion to approve the minutes as presented for May, June, and July Board of Appeals meetings. Mr. Urie-Ross made a motion to approve the May Building Board of Appeals minutes and Mr. Denham seconded the motion. (6 Aye, 0 Nay) Mr. Denham made a motion to approve the June Building Board of Appeals minutes and Mr. Urie-Ross seconded the motion. (6 Aye, 0 Nay) Mr. Denham made a motion to approve the July Building Board of Appeals minutes and Mr. Urie-Ross seconded the motion. (6 Aye, 0 Nay)

Continued Items

Item 2913, 3615 S. Range Line Rd.

Aaron Gumpenberger was not present at the meeting. Patrick Wood was present via phone. Mr. Wood advised they are making progress with a JV Partner to contract with them on three different properties: Joplin, St. Joseph and Mount Prospect. Mr. Wood stated they hope to have this agreement in place by the end of this year and construction started. Mr. Wood advised they are still having break ins, but they are slowing down because they have pilfered everything out of the property that they can. Mr. Hartwell asked Mr. Wood to keep moving forward. Mr. Hartwell asked for a motion. Mr. Wagner made a motion to continue Item 2913, 3615 S Range

Line Rd to the September 24th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Denham (6 Aye, 0 Nay)

Item 2921, 1124 Murphy Ave.

Michael Wilson was present as the owner of the property. Mr. Wilson informed the Board the plumbing is complete and the electrical is 90% done. They are supposed to meet with someone from the City to walk through the property today. Mr. Wilson stated they have a crew lined up from Sarcoxie to install the sheetrock and address any issues that the inspector may find today. Mr. Hartwell asked how long till this project is complete as this is month eleven. Mr. Wilson replied they decided to go with a mini split system for air and it took almost 8 weeks, but it should be here Sept 8th. Mr. Wilson said once the trades are done, the remaining items will be completed quickly. Mr. Denham asked if the sewer issue is resolved, and Mr. Wilson replied the neighbor is going to let them tear up his driveway and replace a section that is under his concrete. Mr. Wilson advised the water and electric are turned on. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2921, 1124 Murphy Ave. to the September 24th Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Urie-Ross. (6 Aye, 0 Nay)

Item 2924, 115 N. Landreth Ave.

Todd Patterson was present as the owner of the property. Mr. Patterson advised they experienced delays with Plumbers and Electricians and they also had 5 members of their crew get Covid and one lost his wife. Mr. Patterson advised the Electrical Rough In is finished and the Plumbing Rough In is a day from being finished. The windows and doors are about five days from arrival. They raised the porches up to be more in proportion to the house; the back porch will be screened in, but the front porch will be open. The property should be completed by the middle of October. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2924, 115 N. Landreth Ave. to the October 22nd Building Board of Appeals meeting for a progress report and demolition hearing, seconded by Mr. Windsor. (6 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 they got the sheetrock up and textured this week and they have the flooring ready to go down. Mr. Pendergraft stated they have the cabinets, vanities, light fixtures, and appliances ready to be installed. Mr. Hartwell asked when Mr. Pendergraft thought these items might happen. Mr. Pendergraft replied the flooring should be done by next week, the cabinets downstairs and upstairs would be next, and then they would move on to appliances. Mr. Hartwell asked Mr. Oliver to speak about this property and Mr. Oliver advised he had this property down to release today. Mr. Denham

stated this property is not a dangerous building anymore. Mr. Hartwell asks for a motion. Mr. Denham made a motion to release Item 2933, 510 W. B St., from the agenda, seconded by Mr. Urie-Ross. (6 Aye, 0 Nay)

Item 2940, 217 Michigan Ave.

Owner was not present at the meeting. Mr. Oliver stated at the last meeting the Board had some discussion about revoking the permit on his property, but the permit is only four months old. Mr. Oliver stated there has been no progress for a couple months. Mr. Oliver advised he would like to wait another month or two before revoking the permit. Mr. Oliver stated no one answers the phone and you can't leave a voicemail at the number he has on file. Mr. Oliver has been in the structure and advised the Board that the property is rough, the floor is soft in some areas. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2940, 217 Michigan Ave. to the September 24th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wagner. (6 Aye, 0 Nay)

Item 2942, 4323 W 27th Pl.

Linda Tarpley was present via phone on behalf of Wells Fargo Bank. Ms. Tarpley reminded the Board there was a fire at this property in 2020, the owner is deceased, and Wells Fargo is the lienholder. Ms. Tarpley has been requesting confirmation of the work that was to be performed, licenses, and permits, but she has not received any of this information. Ms. Tarpley advised the property is set for a foreclosure sale on September 13th. Ms. Tarpley stated the responsibility for this property will revert to the potential purchaser or it could remain with Wells Fargo depending on the outcome of the sale on that day. Mr. Hartwell asked Mr. Oliver to speak about this property. Mr. Oliver advised the structure has remained secured, a storm door was added, but they do need to put a garage door on it. Mr. Oliver advised the Board could continue this one more month to see what happens with the new owner and see if they can get them to pull a permit. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2942, 4323 W 27th Pl. to the September 24th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wagner. (6 Aye, 0 Nay)

Item 2946, 323 N. Mineral Ave.

Owner of the property was not present at the meeting. Mr. Oliver informed the Board there has not been much progress, but a permit is in place. Mr. Oliver advised he spoke with the owner last month, but there has been no contact this month. Mr. Oliver requested the Board continue this property so he may attempt to establish contact with the owner. Mr. Hartwell asked for a motion. Mr. Wagner made a motion to continue Item 2946, 323 N. Mineral Ave. to the September 24th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (6 Aye, 0 Nay)

Item 2947, 2408 Willard Ave.

Misty Gamble was present as the owner of the property. Ms. Gamble informed the Board she got the debris hauled off on the side of the house. Ms. Gamble stated they are at a standstill because her father-in-law passed away from Covid and they had to pay for a funeral. Mr. Hartwell asked Mr. Oliver to speak about this property and Mr. Oliver replied there has not been much progress. Mr. Denham asked if she knew when the new roof would be put on the structure. Ms. Gamble replied she has paid for the supplies to do this, but they did not want to cover up anything until Mr. Oliver has had the opportunity to inspect. Mr. Hartwell and the Board confirmed that there should be a roof on the house by the next meeting and if there isn't a demolition hearing may take place. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2947, 2408 Willard Ave. to the September 24th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (6 Aye, 0 Nay)

Item 2955, 622 S. Porter Ave.

Owner was not present at the meeting. Mr. Oliver informed the Board that Mr. Edwards signed the consent form at last month's meeting. Mr. Oliver advised he got a phone call from The Veterans Administration and they have found housing for Mr. Edwards, and they expect to have him out of the home by the first week of September. Mr. Hartwell asks for a motion. Mr. Denham made a motion to continue Item 2955, 622 S. Porter Ave. to the September 24th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (6 Aye, 0 Nay)

Item 2956, 1502 Bird Ave.

Owner was not present at the meeting. Mr. Oliver stated he had Mr. Paul look at this property for a demolition hearing. Mr. Oliver informed the Board the back windows remain broken, and the gutters are hanging off the structure. Mr. Oliver advised he has had no contact with the owner. Mr. Oliver reminded the Board that the structure remained unsecured for months, but the doors were recently secured. Mr. Hartwell asks for a motion. Mr. Denham 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. Windsor. (6 Aye, 0 Nay)

Item 2958, 2421 S. Florida Ave.

Jared Meacham was present as the owner of the property. Mr. Meacham informed the Board they have a cleaning crew coming in on Monday and he has also been working on cleaning as well. Mr. Meacham stated the home has been sold to Murphy Roofing and Restoration LLC through Pro 100 Realty and the closure of the sale is on the 8th of September. Mr. Hartwell

asked if the new owners were aware that the property is before the Board and Mr. Meacham replied yes. Mr. Hartwell asked Mr. Oliver to speak about this property. Mr. Oliver stated he would like to have the new owners contact information and was there a reason they could not show up today at the meeting. Mr. Meacham replied he didn't think of that, the realtor just told him to make sure the demolition is halted. Mr. Oliver advised Mr. Meacham the new owner needs to pull a permit and get to work on it right away. Mr. Hartwell asked the Board to speak about this property. Mr. Windsor stated if Mr. Oliver can make sure the new owners don't delay progress on the property, they can continue this item. Mr. Denham stated that the new owners must have a plan by the next meeting, or he recommends a demolition hearing. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2958, 2421 S. Florida Ave. to the September 24th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (6 Aye, 0 Nay)

Item 2960, 801 ½ Chestnut Ave.

Owner of the property was not present for the meeting. Mr. Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr. Windsor, Second by Mr. Denham. (6 Aye, 0 Nay) Mr. Paul calls Jeff Oliver under oath and is sworn in by Rachel Freund, 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. Paul asked Mr. Oliver if the photographs reflect a placard that he placed on the property and is the purpose of that placard to notify any party that might be present on the property of this proceeding and Mr. Oliver replied yes. Mr. Paul asked what Mr. Oliver did to ascertain the ownership of the property and Mr. Oliver explains that he had a title search done using Great American Title showing Robert and Maria Soltow as the owners. Mr. Oliver states that he sent two certified letters to Robert and Maria Soltow and he has signed receipts. 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 8/5, 8/12, 8/19, and 8/26 of this year. Mr. Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section lines 10, 12, 13, and 18 for Item 2960, 801 ½ Chestnut Ave. Mr. Oliver explains that in his professional opinion, he would recommend demolishing the structure. Mr. Hartwell asks for a motion. Motion to demolish Item 2960, 801 ½ Chestnut Ave. to include any out-buildings made by Mr. Wagner, Second by Mr. Denham. (6 Aye, 0 Nay)

Item 2961, 814 W 9th ST.

Owner of the property was not present for the meeting. Mr. Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr. Denham, Second

by Mr. Urie-Ross. (6 Aye, 0 Nay) Mr. Paul calls Jeff Oliver and reminds him that he is 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 photographs reflect a placard that he placed on the property and is the purpose of that placard to notify any party that might be present on the property of this proceeding and Mr. Oliver replied yes. Mr. Paul asked what Mr. Oliver did to ascertain the ownership of the property and Mr. Oliver explains that he had a title search done using Great American Title showing Deloris Andrews and Roy Lee Ray as the owners. Mr. Paul asked Mr. Oliver what if anything else did you do to notify any interested party of this action. Mr. Oliver states that he sent certified letters to Deloris and Roy Ray and he has signed receipts. Mr. Oliver tells the Board that the item was advertised in the Joplin Goble with the publication dates of 8/5, 8/12, 8/19, and 8/26 of this year. Mr. Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section lines 4, 10, 12, and 18 for Item 2961, 814 W 9th ST. Mr. Oliver explains that in his professional opinion, he would recommend demolishing the structure. Mr. Hartwell asks for a motion. Motion to demolish Item 2961, 814 W 9th ST. include any out-buildings made by Mr. Denham, Second by Mr. Windsor. (6 Aye, 0 Nay)

Item 2962, 1127 S. Sergeant Ave.

Owner was not present at the meeting. Mr. Oliver informed the Board there is now a permit in place, but there has not been much progress made. Mr. Oliver asked the Board to continue this item to next month's meeting. Mr. Hartwell asks for a motion. Mr. Denham made a motion to continue Item 2962, 1127 S. Sergeant Ave. to the September 24th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (6 Aye, 0 Nay)

New Business

Item 2963, 418 W. 2nd St.

Owner was not present at the meeting. Mr. Oliver asked the Board to continue this item to next month's meeting. Mr. Hartwell asks for a motion. Mr. Wagner made a motion to continue Item 2962, 1127 S. Sergeant Ave. to the September 24th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Denham. (6 Aye, 0 Nay)

Item 2964, 2526 E. 12th St.

Russ Shuttlebauer who lives at 2505 E 12th St. is a concerned neighbor asking on behalf of the neighborhood what will happen to this house. Mr. Hartwell explained what the process is for New Business items before the Board. Mr. Shuttlebauer asked if the house was set on fire and

he would like a copy of the report. Mr. Wicklund advised Mr. Shuttlebauer can go the fire station and request a copy of the report. Mr. Denham asked when the fire occurred and was the house occupied. Mr. Shuttlebauer replied the fire was about six weeks ago and the house was vacant. Mr. Denham asked Mr. Oliver if they could order a repair to board up the garage door and the openings. Mr. Wicklund stated this could be ordered secured at next month's meeting. Mr. Hartwell asked if we have had no other communication other then the signed receipt for the letter that was mailed to the owner and Mr. Oliver replied correct. Mr. Hartwell asks for a motion. Mr. Denham made a motion to continue Item 2964, 2526 E. 12th St. to the September 24th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wilson. (6 Aye, 0 Nay)

Item 2965, 2023 Bird Ave.

Forest Mallonee was present as the owner of the property. Mr. Mallonee informed the Board that there were delays in progress due to him having Covid. Mr. Hartwell asked if Mr. Mallonee's intention was to rehab the property and Mr. Mallonee replied yes. Mr. Hartwell asked if Mr. Mallonee intended to sell the property and Mr. Mallonee advised no, he intends to keep it. Mr. Oliver advised Mr. Mallonee that a complaint was received on this property. Mr. Hartwell advised Mr. Mallonee that the Board would need a timeline of completion and a permit in place by the next meeting. Mr. Wilson asked Mr. Mallonee to cut the grass and brush to avoid future complaints. Mr. Hartwell asks for a motion. Mr. Windsor made a motion to continue Item 2965, 2023 Bird Ave. to the September 24th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wilson. (6 Aye, 0 Nay)

Item 2966, 806 S. Connor

Sharon Wiggins-Alexander was present on behalf of her parents, the owners of the property. Mr. Hartwell asked if the property owners live in the home and Ms. Wiggins-Alexander replied they do not. Mr. Paul asked if her intention was to keep the home and Ms. Wiggins-Alexander advised the home needs to be demolished. Mr. Paul explained the process for demolition if her parents sign the consent form. Mr. Hartwell advised Ms. Wiggins-Alexander that this was a finding of fact hearing. Mr. Hartwell asks for a motion. Mr. Denham made a motion to continue Item 2966, 806 S. Connor to the September 24th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (6 Aye, 0 Nay)

Item 2967, 722 S. Indiana Ave.

Owner was not present at the meeting. Mr. Oliver asked the Board to continue this item to next month's meeting. Mr. Hartwell asks for a motion. Mr. Wagner made a motion to continue Item 2967, 722 S. Indiana Ave. to the September 24th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Denham. (6 Aye, 0 Nay)

Other Business

Mr. Oliver advised the Board, if the Veterans Administration does get Mr. Edwards out of 622 S. Porter Ave. by the first week of September, he may go ahead and advertise this property for demolition before the next meeting and then the Board can just release the property. Mr. Hartwell and the Board agreed this is fine.

Mr. Hartwellasked for a motion to adjourn the meeting. Motion made by Mr. Denham, second by Mr. Urie-Ross to adjourn the meeting at 10:43 am.

Approved Rylee Hartwell

Rylee Hartwell, Chairman

Approved Rachel Freund

Rachel Freund, Notary Public

RACHEL FREUND
NOTARY PUBLIC-NOTARY SEAL
My Comm. Expires
July 25, 2025
ID. # 21884848
Commissioned for Jasper County
STATE OF MISSOURI

My commission Expires: July 25, 2025