JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, SEPTEMBER 26, 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, Steve Brown. Assistant City Attorney Andrea Knoblock, City Building Officials: Bryan Wicklund, Shelli Dollison, Spence Jackson.

Motion to Excuse

No Absentees.

Approval of Minutes

Mr. Duncan made a motion to approve the Building Board of Appeals minutes from August 22, 2025, and Mr. Windsor seconded the motion. (7 Aye, 0 Nay). Motion carried.

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

Ms. Dollison said that they had permanent electricity on one of the buildings, 121, and are very close to getting permanent service on 117 and she feels it could be released.

A motion was made by Mr. Wicklund and seconded by Mr. Brown that Item 3015 & 3016 at 117 & 121 S Byers Ave be released from our Board's Agenda (7 Aye, 0 Nay) Motion carried.

Item 3033 **1010 W 3rd St**

Ms. Dollison said that their siding was completed. She does not have any updates or inspections on the interior. Mr. Denham asked when the permit expires, and he is glad that the exterior is nearly complete. Mr. Wicklund asked whether necessary to keep on the Board now that the siding and windows have been completed. Ms. Dollison said that they could work with them on the interior inspections and yes, she feels it could be released.

A motion was made by Mr. Duncan and seconded by Mr. O'Brien that Item 3033 at 1010 W 3rd St be released from the Board's Agenda due to the exterior being complete. (7 Aye, 0 Nay) Motion carried.

Item 3090 **512 W 20th St**

Mr. Jason Wike stated that the siding, windows and doors are complete, and it is safe and pretty. Ms. Dollison said that she would like to see more of the interior done on this.

A motion was made by Mr. Duncan and seconded by Mr. Wicklund that Item 3090 at 512 W 20th St be extended to our October 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3104 **1909 W 15th St**

Mr. Perry said that he has gotten his block wall up and the footing is done. Mr. Denham asked if he was framing himself and Mr. Perry replied that he was and that he has the materials and the addition should be framed by the next meeting. Mr. Perry said he is moving forward until it is completed. Ms. Dollison said he is making progress.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3104 at 1909 W 15th St be extended to our October 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3108 **519 N Pearl Ave**

Mr. Adams said he spoke with Ms. Dollison this morning. Ms. Dollison said that they discussed whether he was within the ARPA tract if that might be an option for him. There was discussion on the ARPA grant and whether this property qualified. Ms. Knoblock said that it was outside the census tract by a block or two and asked Mr. Bryan Wicklund to check on it. Ms. Dollison said that the porch had been taken off and at that time he saw that there was a little more decay than anticipated. Mr. Duncan asked about the timeline for completion. Mr. Adams said that if he doesn't tear down, he could be done by April. He will be getting an estimate on demolishing the house today and will rebuild. Mr. Bryan Wicklund said that it was outside the city trac and does not qualify for the ARPA grant. Mr. Adams gave the Board his timeline for completion to pass on to the Board members. Mr. Wicklund asked why he decided to demo and rebuild. Mr. Adams explained that it was smarter to rebuild with all the decay in the house. Mrs. Harrington asked when he would know if he would be tearing the house down and what he had done so far. Mr. Adams showed Mrs. Harrington on the sheets he gave them what was completed. Mrs. Knoblock told Mr. Adams that if he didn't want to tear the building down himself that the city would bid out and there would need to be an asbestos inspection, and it would take a few months before inspections would get done. Mr. Bryan Wicklund told Mr. Adams that it would be cheaper if he demolished the building himself and that this house has asbestos siding. Ms. Harrington asked if he was still selling the property. Mr. Adams said that he wasn't now because it was on this Board.

A motion was made by Mr. Wicklund and seconded by Mr. Duncan that Item 3108 at 519 N Pearl Ave be extended for to October 24th for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3112 **2408 W 4th St**

Ms. Dollison said that the permit was pulled, and they had started the renovations.

A motion made by Mr. Windsor and seconded by Mrs. Harrington that Item 3112 at 2408 W 4th St be extended to our October 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3116 **1220 NW Murphy Blvd**

Mr. Sanders talked with Ms. Dollison. The doors and windows were bided out and should conclude today. They shared some photos with Ms. Dollison. Discussion on the vacant dangerous building permit. Ms. Dollison said once the work is done today, she will go out and do an inspection and then they can pull the vacant dangerous building permit. Mr. Denham asked how long the permit is good for. Ms. Dollison said six months. Mr. Bryan Wicklund said that it does not automatically remove it from this Building Board, but it gives them six (6) months. It must maintain secured and a permit in place. They will continue to monitor it. Mr. Wicklund asked if the Board could deny the permit. Mr. Bryan Wicklund said that he didn't think so that only the requirements needed to be satisfied. Mrs. Knoblock told them that they can call next month so they won't need to come to the meeting.

A motion was made by Mr. Windsor and seconded by Mr. O'Brien that Item 3116 at 1220 NW Murphy Blvd be extended to October 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3117 **1248 S Roosevelt Ave.**

Mr. Flanagan said that the first contract fell through. It is back under contract again. Mr. Flanagan is the current buyer. They have bided out the plumbing and the roof. The south wall might need structural engineering. It was asked what they intend to do with the building. They replied to make it a duplex. Mr. Denham asked how close they were to close, and Mr. Flanagan said by winter, maybe December. Mr. Wicklund asked who the primary GC was. Mr. Flanagan said he didn't have one yet but is happy to share that information as soon as he has one. Mr. Denham asked if he would have it closed by their next meeting on October 24th. Mr. Flanagan said no that the closing date is November 7th. Mr. Flanagan said that the last time he was there it was secure. Mr. Bryan Wicklund asked if the contractors were aware that it was on this Board. He stated that a duplex is doable at that location. Some discussion. Mr. Flanagan spoke with inspector Tim Bell. Mr. Denham would like to see the building saved. He also said that there are only two or three structural engineers in town, and they don't typically like to work on residential buildings.

A motion was made by Mr. Wicklund and seconded by Mr. Duncan that Item 3117 at 1248 S Roosevelt Ave be extended to October 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3120 **530 E 7th St**

Ms. Angel Brown and the occupant present. He is still getting his things out of the building, and they will be tearing down the stable. Asbestos testing is needed and it is not cheap. It is all brick, with no heating or plumbing and no insulation. Mr. Bryan Wicklund said that it is required for the testing to be done. Discussion on this. Ms. Brown asked about the vacant dangerous building permit and if they qualify. She said that this property has always been secured. Mr. Bryan Wicklund said that they have never issued a dangerous building permit that building doesn't have a roof on it. Some explanation on the vacant dangerous building permit. They did have a buyer, but he didn't have the funds, it is still on the marketplace for sale. The front section had electricity but just building material was in it. The middle section which has collapsed has nothing in it. They are moving everything out of the building. About $1500-1800 worth of material stolen out of the building. They can't get insurance on any of the material without serial numbers. There is liability insurance on the property. Mr. Denham asked about the roof material. They replied it is mining gravel concrete. Mr. Wicklund asked if they could be out of building in next 30 days. They asked if they could get 60 days. The demo contractor would pull the permit. They will get the asbestos abatement ordered. They hope by the first of the year they can have it torn down, and the concrete removed and save as much of the brick as possible. Mr. Duncan said they would like to see them still concentrate on getting materials out of the buildings. They said they would.

A motion was made by Mrs. Harrington and seconded by Mr. O'Brien that Item 3120 at 530 E 7th St be extended to October 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3121 **714 E Hill St**

Ms. Dollison said that they had pulled the demo permit for the front part of the building. Mrs. Agiero will be doing the demo themselves, and they will be pulling a residential building permit for the remainder of the property.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3121 at 714 E Hill St be extended to our October 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3122 **230 S Oak Ave**

Mr. Jackson, City Inspector, said that he had called the owner to get an update but never received communication back. The carport has been removed, and he has an active permit. The permit was pulled on July 9th, 2025. Mr. Wicklund asked if any work had been done on the house. Mr. Jackson said no known work has been done. Mrs. Knoblock said they don't have it set aside for a demo hearing, but it can be. Mr. Bryan Wicklund said that there is no visible progress, but it might be on the inside. The carport was on the outside and that was some progress getting that down. Mr. Denham asked if anyone had any meetings with the owner. Ms. Dollison said they couldn't reach the owner. Mr. Bryan Wicklund said that the house was an issue to start with and not just the carport. He believes that they will make progress but are just slow. Mrs. Knoblock said that they did clean up the outside in the backyard, and they have a new permit. She asked if someone could try to reach out to the owner. Mr. Duncan said that the owner needs to show up at our next meeting. Mrs. Knoblock said that certified letters were sent out but there was no return signature.

A motion was made by Mr. Wicklund and seconded by Mr. Duncan that Item 3122 at 230 S Oak Ave be extended to October 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3125 **1705 S Byers Ave**

Ms. Dollison said that they reached out to them, and they have filled out the application for the ARPA grant, and it is going through that process.

A motion was made by Mr. Windsor and seconded by Mr. O'Brien that Item 3125 at 1705 S Byers Ave be released for our agenda due to the demolition occurring. (7 Aye, 0 Nay) Motion carried.

Item 3126 **506 S St Louis Ave**

Ms. Dollison said that there was a question on the title, and they did go through the process of the ARPA grant and to her understanding it was approved. In her recommendation it could be released.

A motion was made by Mr. O'Brien and seconded by Mr. Windsor that Item 3126 at 506 S St Louis Ave be released from our agenda. (7 Aye, 0 Nay) Motion carried.

Item 3127 **202 N Florida Ave**

Mr. Wicklund said that he spoke with Mr. Yaple, and it did sell at the tax sale. Mr. Denham asked to table this one until the end of the meeting for a demolition 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.

Item 3128 **316 N Schifferdecker Ave**

Mr. Carlos Carrasco said that they have permits to reconstruct the property. They started digging the footings on the back and working with Mr. Bell. Permit expires in November. Ms. Dollison said that the last inspection did not pass, and they are working on it actively. They started the footings. The back room was demolished because there was no foundation. The neighbor has complained. Mr. Denham asked about the ditch in the back. Some discussions. They believe that the back room will be rebuilt by November, the subfloor, sheathing and shingles. They plan on renting the property. Mr. Wicklund asked if he was his own GC and he said he was. Phone calls are best to reach him.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3128 at 316 N Schifferdecker Ave be extended to October 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3129 **315 N Mineral Ave**

Ms. Robin Goulding said she is the owner and that this property had a kitchen fire from an outlet back in July. Inspectors have come in and inspected. She said she has lived here for 22 yrs. They have major problems with the structure. It is a 4-bedroom 2 story home. They are working on getting it cleaned out. They have been approved for the ARPA grant demo. Ms. Dollison said that they met with the electrician. There were a few times when the owners were not available to meet, but she did speak with them.

A motion was made by Mr. Wicklund and seconded by Mr. Duncan that Item 3129 at 315 N Mineral Ave be released due to the ARPA grant approval. (7 Aye, 0 Nay) Motion carried.

New Business

Item 3130 1624 S Jackson Ave

Mr. Spence Jackson, said that this property was posted on July 24th, 2025, by inspector Mr. Jeff Hadley. The owners are deceased, and the property has deteriorated. Title search has been requested this week. Mr. Denham asked if it was secure and Ms. Dollison said that it was. Mr. Denham asked if this property will be ready for a demo hearing next month.

A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3130 at 1624 S Jackson Ave be extended to October 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried

Item 3131 1112 S Jackson Ave

Mr. Jackson said that this property was posted by Mr. Hadley on July 10, 2025. It was the subject of a fire on September 3rd of this year and there is no power or water. There are people living inside the residence with no power or water and some people living in the accessory building. The main structure is boarded up, and the bank is in control of the property. The people that were living there were evicted. The bank will be getting information about rehabbing the property.

Mr. Wicklund asked who the agent for this property was. Ms. Dollison said a management company hired a contractor to secure the building and that the attorney is working with US Bank. No local attorney. Mr. Jackson said that they are in the process of getting a lawyer.

A motion was made by Mr. Windsor and seconded by Mr. Wicklund that Item 3131 at 1112 S Jackson Ave be extended to October 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried

Item 3132 2027 Nashville St

This property is owned by Bruno H Carrillo. Ms. Knoblock said that it is on SeeClickFix, where anyone can report anything wrong in the city. Staff members will update.

A motion was made by Mr. Duncan and seconded by Mrs. Harrington that Item 3132 at 2027 Nashville St. be extended to October 24th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried

Mr. Bryan Wicklund spoke briefly with Mr. Tyler Ledford and said he could extend his permit to December, after receiving an email from him.

Cont Item 3127 **202 N Florida Ave**

Set aside for a demolition hearing.

A motion was made by Mr. Wicklund and seconded by Mr. Duncan that Item 3127 at 202 N Florida Ave be the subject of a dangerous building hearing. (7 Aye, 0 Nay) Motion carried. Mr. Denham turns it over to the city.

Mrs. Knoblock called Ms. Dollison gave her name, title and how long she has been with the city in this position since March 2025. She listed her qualifications with previous employment. She is familiar with Joplin's city building codes and has inspected the property at 202 N Florida Ave. **Exhibit 1A:** Photos were taken and posted by Jeff Hadley on February 3rd, 2025. The photos are a fair and accurate representation of the property at 202 N Florida. Showing broken windows and doors removed, electricity removed, drywall destroyed, insulation hanging, soffit rotted and falling away, siding mildewed and molded and falling away. Property is open and unsecure. Exhibit 1A Board accepted. **Exhibit 1B:** The date is the same as Exhibit 1A, these photos were taken by Ms. Dollison in July. No improvements to the property are shown. Exhibit 1B, the Board accepted. **Exhibit 2:** A title search shows the owner John Yaple. Exhibit 2, the Board accepted. **Exhibit 3:** Certified letters sent, finding of fact letter and the nuisance and demolition of hearing letters. February 3rd letter sent to John Yaple. Ms. Dollison said after the June meeting she spoke with Mr. Yaple, and he was letting it go to taxes. There is a signed returned receipt on the letter sent July 29th. August 22nd signed receipt letter was sent to the bank. Mr. Yaple knows that the property will be demolished. **Exhibit 4:** Legal notice in the Joplin Globe shows that this property is dangerous and cannot be rehabilitated. Publication dates are July 31st, August 7, 14, 21st. Exhibit 4, the Board accepted. Mrs. Knoblock asked Ms. Dollison for her inspection of the property if she noted any violations of the definition of a dangerous building. Ms. Dollison read lines 1, 3, 5, 6, 10, 11, 13, 14, 15, 17, 18, and 19. Her recommendation is to have this property 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. The Board accepted. 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 the decision is before the Board.

A motion was made by Mr. Duncan and seconded by Mr. O'Brien that Item 3127 at 202 N Florida Ave was declared a dangerous building in accordance with Joplin code of ordinance Chapter 26 Articles 9 & 10 Section 26-612 Subsection 1, 3, 5, 6, 10, 11, 13, 14, 15, 17, 18 and 19 and so ordered demolish to include any outbuildings. (7 Aye, 0 Nay) Motion carried.

26 September 2025

Building Board of Appeals

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

Approved _____
Mr. Kyle Denham, Chairman

Approved _____
Ms. 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