Building Board of Appeals Meeting Minutes

October 23, 2020

Call to order

Mr Hartwell called to order the regular meeting of the Building Board of Appeals at 9:03 am on October 23, 2020.

Roll call

Rylee Hartwell conducted a roll call. The following persons were present: Rylee Hartwell, Gary Wilson, Mark Callihan, Garret Wagner, David Reeder, and Ashley Micklethwaite.

Approval of Minutes

Rylee Hartwell asked if any members had amendments for the September 25, 2020, minutes.

No amendments were made.

Mrs Micklethwaite motioned for approval of minutes as read. Mr Wagner seconded the motion for approval. (6 Aye, 0 Nay)

Continued Items

Item 2908, 2409 S. Willard Ave.

Mrs Yatziri Allison was present as the owner of the property. Mrs Allison informs the board that the electric has been completed and the HVAC is close to being done. Mrs Allison states that after the renovation is complete, she is going to be renting the home to her sister. Next generation is doing the plumbing on the house and she thinks that she will continue to use them to finish the job. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2908, 2409 S. Willard Ave to December 11th, seconded by Mr Reeder. (6 Aye, 0 Nay)

Item 2913, 3615 S. Rangeline Rd.

Aaron Gumpenberger was not able to be present via phone conference. Patrick Wood was present for the meeting and able to represent Aaron. Patrick explains that they got the fence perimeter set up and it upset some of the residents, so they set five fires to the plywood doorways. Mr Wood explains to the board that the vagrants even went as far as hiding ladders around the property so they could climb the fence easily, which we have removed all of them. Mr Wood explains further that they are fighting each battle as it appears. Mrs Micklewaite asks Mr Wood if they have installed the security cameras? Mr Wood explains that they have not yet as they were having an issue with the installation, but they should have them in soon. Also, Mr Wood stated that they have installed motion sensor lights, however. Mr Oliver asks if there has been anymore conversation with Mr Gumpenberger about knocking down and maintaining all the brush and tallgrass. Mr Wood states that he doesn't know about any plans as of right now but that is something that he can speak to Aaron about. Mr Hartwell asks for a motion. Mr Wagner made a motion to continue item 2913, 3615 S Rangeline Rd. to December 11th, Seconded by Mr Callihan. (6 Aye, 0 Nay)

Item 2915, 1215 Iowa Ave.

Owner of the property was not present for the meeting. Mr Oliver states that he has not had any contact with the owner over the last month and he hasn't seen any progress made on the structure. Mr Oliver states that the boards going over the windows are now broken in again and haven't been fixed. Mrs Micklewaite asks Mr Oliver if any of the brush around the perimeter of the house had been cut. Mr Oliver states that it has not. Mr Hartwell asks Mr Oliver to have this item ready on the next agenda for demolition. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2915, 1215 Iowa Ave. to December 11th, Seconded by Mr Wagner. (6 Aye, 0 Nay)

Item 2916, 1217 Iowa Ave.

Owner of the property was not present for the meeting. Mr Oliver explains to the board that it does not to appear that any progress has been made but this house is very close to being done. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2916, 1217 Iowa Ave. to December 11th, Second by Mr Wagner. (6 Aye, 0 Nay)

Item 2919, 2102 S. Joplin Ave.

Owner of the property was not present for the meeting. Mr Callihan informed the board that Mr Baldwin the owner had reached out to him and let him know that he was not going to be attending the meeting because a close friend was sick, and he had to take him to the KU Medical center. Mr Baldwin told Mr Callihan that it doesn't look like he has made a lot of

progress on the outside, but he has worked on the inside a lot. Mr Oliver agrees that he might have made progress on the inside, but nothing has been done on the outside and the progress that has been made very slowly. Mr Hartwell agrees and states that he wants to see this house up for demolition by the next meeting. Mr Hartwell asks for a motion. Mr Reeder made a motion to continue item 2919, 2102 S. Joplin Ave. to December 11th, seconded by Mr Wagner. (6 Aye, 0 Nay)

Item 2920, 2838 Michigan Ave.

Scotty Scott was present at the meeting as the potential new owner of the property. Mr Scott explained to the board that he is purchasing the house and it is set to close this month. He already has had contractors come and walk through the home to give estimates and put in bids and should have the house completed within 8-12 weeks. Mr Oliver asks Mr Scott to make sure that putting on a new garage door was one of the first priorities as it will help secure the structure. Mr Scott said he understood. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2920, 2838 Michigan Ave. to December 11th, second by Mr Wagner. (6 Aye, 0 Nay)

Item 2921, 1124 Murphy Ave.

Michael Wilson was present for the meeting as the owner of the property. Mr Reeder asks Mr Wilson if he was able to obtain possession of the property. Mr Wilson confirms that they have, and he spoke with the squatters on the property and they told him that it would be a couple of weeks before they would be gone. Mr Wilson confirms that it did take the squatters 3 weeks to vacate the property, but they are now gone, and the property was disgusting. Mr Wilson and his wife state that there has already been multiple roll off dumpsters that have been filled and they are having another one brought. Mr Wilson stated that his priority is the roof as it has a couple of holes and wants to keep the elements out. Mr Callihan asks for a timeframe for completion. Mr Wilson states that he hasn't had any contractors look at it yet, but they are hoping by spring to have it completely remodeled and on the market. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2921, 1124 Murphy Ave. to December 11th, second by Mr Wagner. (6 Aye, 0 Nay)

Item 2924, 115 N. Landreth Ave.

Owner of the property was not present for the meeting. Mr Oliver explains that he has not had any contact with the owners over the last month, but the structure is still secured. Mr Hartwell asks Mr Oliver to have the item ready on the next agenda to hold a demolition hearing. Mr Hartwell asks for a motion. Mr Wagner made a motion to continue item 2924, 115 N. Landreth Ave. to December 11th, second by Mr Callihan. (6 Aye, 0 Nay)

Item 2926, 1308 Central Ave.

Mrs Rose Selves was present as the owner of the property. Mrs Selves informs the board that she has purchased all the materials already for the rehab project and the closing on the house itself will happen today. Mrs Selves continues to state that as soon as the closing happens that she will come into city hall and get the permits that she needs to start work immediately and is projecting the project to be complete in 60 days. Mr Hartwell asks for a motion. Mr Wagner made a motion to continue item 2926, 1308 Central Ave to December 11th, seconded by Mr Callihan. (6 Aye, 0 Nay)

Item 2928, 1615 Virginia Ave.

Owner of the property was not present for the meeting. Mr Oliver explains to the board that this property had a fire and is currently trying to contact an interested party according to the title search. Mr Hartwell asks if it will be ready by the next meeting for a demolition hearing. Mr Oliver confirms that everything should be ready by the next meeting. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2928, 1615 Virginia Ave to December 11th, seconded by Mr Wagner (6 Aye, 0 Nay)

Item 2930, 823 W. 6th 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 Callihan, Second by Mr Wagner. (6 Aye, 0 Nay) Mr Paul calls Jeff Oliver under oath and is sworn in by Olivia Stockdale, 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 Oliver explains that he had a title search done using Great American Title showing Isidro Ruiz as the owner. Mr Oliver states that he sent certified letters to Isidro Ruiz with signed receipts. Mr Paul questioned Mr Oliver asking if he had contact with any other party regarding the property. Mr Oliver stated that he did not. Mr Oliver tells the board that the item was advertised in the Joplin Goble with the publication dates of 10/1, 10/8, 10/15, and 10/22 of this year. Mr Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section line 4 and 12. Mr Oliver explains that in his professional opinion, he would recommend demolishing the structure. Mr Hartwell asks for a motion. Motion to demolish item number 2930, 823 W. 6th St. made by Mr Wagner, Second by Mr Callihan. (6 Aye, 0 Nay)

New Business

Item 2931, 1119 S. Jackson Ave.

Owner of the property was not present for the meeting. Mr Oliver asks the board to continue the item till the next meeting. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2931, 1119 S. Jackson Ave. to December 11th, seconded by Mr Wagner. (6 Aye, 0 Nay)

Item 2932, 1509 Missouri Ave.

Mr Sam was present for the meeting as the owner of the property. Sam explains that he is the owner of SD Homes and has purchased several homes and renovated them in the past. Mr Sam explains that the previous owner was a hoarder and they had difficulties getting the old homeowner to leave. After getting the previous owner out of the structure Mr Sam explains that the construction crew reported back to him that they had several unpleasant encounters with the neighbors, once even throwing smoke bombs into the structure therefor having to call the fire department. The windows were stolen out of the house, which were just replaced. Since then we have boarded up all the windows and doors and the structure is secured. A permit has been pulled on the property and hope to start on it soon. Mr Callihan asks for clarification on to when he thinks he will be finished. Mr Sam stated that he is looking to be done with the exterior by December 31st. Mr Hartwell asks for a motion. Mr Wagner made a motion to continue item 2932, 1509 Missouri Ave. to December 11th, seconded by Mr Callihan. (6 Aye, 0 Nay)

Item 2933, 510 W. B St.

Mrs Barbra Ruper was present for the meeting. Mrs Ruper explains that she has a hearing issue and has brought her friend to help her. The interpreter explains this is a unique situation being this is a garage apartment on the rear 1/3 of the lot and cannot rebuild. The interpreter/friend explains that they have gotten several demolition bids, but he thinks that would be best is the person that owns the other side of this lot would purchase it. Finally, after many attempts the neighbor is leaning towards purchasing and that is what we are working on right now and request 30 days to get everything settled. The neighbor is a contractor and said that he can do roughly 95% of the work himself. Mr Hartwell explains that this is the finding of fact hearing and you will automatically get extended for 30 days, but thanks them both for coming in and providing the information. Mr Reeder explains that he needs to make sure to get a permit. Mrs Micklewaite asks if there is anyone living in the structure and Mrs Ruper confirms that there is

not. Mr Hartwell asks for a motion. Mr Wagner made a motion to continue item 2933, 510 W. B St. to December 11th, seconded by Mr Callihan. (6 Aye, 0 Nay)

Item 2934, 311 N. Jackson Ave.

Owner of the property was not present for the meeting. Mr Oliver asks the board to continue the item till the next meeting. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2934, 311 N. Jackson Ave. to December 11th, seconded by Mr Wagner. (6 Aye, 0 Nay)

Item 2935, 306 S. Cox Ave.

Owner of the property was not present for the meeting. Mr Oliver asks the board to continue the item till the next meeting. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2935, 306 S. Cox Ave. to December 11th, seconded by Mr Wagner. (6 Aye, 0 Nay)

Item 2936, 801 Chestnut Ave.

Mr Robert Soltow was present for the meeting as the owner of the property. Mr Soltow explained to the board that the house had a fire and that he has been working with the insurance company to get the money from the damage. The insurance company has finally come through and he has gotten a bid from a demolition contractor and now has a contract, but the contractor is 4-5 weeks out. Mr Hartwell asks for a motion. Mr Callihan made a motion to continue item 2936, 801 Chestnut Ave. to December 11th, second by Mr Wagner. (6 Aye, 0 Nay)

Other Business:

The board had a brief discussion about the condition of the property at 117 & 121 S. Byers (2nd & Byers) and asked for a detailed update of the properties current condition to be discussed at the next meeting.

Mr Hartwell asked for a motion to adjourn the meeting. Motion by Mr Callihan, second by Mr Wagner to adjourn the meeting at 10:36am.

Approved Rylee Hartwell

Rylee Hartwell, Chairman

Approved Olivia Stockdale

Olivia R Stockdale, Notary Public

OLIVIA STOCKDALE
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 18604967
My Commission Expires Dec. 11, 2022

My commission Expires: December 11, 2022