JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, OCTOBER 24, 2025

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on October 24, 2025.

Roll Call

Mr. Denham conducted a rollcall. The following people were present: Kyle Denham, Gary Duncan, Rob O'Brian, Michael Wicklund, Crystal Harrington, Lance Windsor, Steve Brown, Assistant City Attorney Andrea Knoblock, City Building Officials: Shelli Dollison, Bryan Wicklund, Jeff Hadley.

Motion to Excuse

No Absentees.

Approval of Minutes

Mr. Windsor made a motion to approve the Building Board of Appeals minutes from September 26, 2025. Mr. Brown seconded the motion.
(7 Aye, 0 Nay). Motion carried.

December 5th next meeting.

ITEM 3090 **512 W 20th Street**

Mr. Wicke explained why they didn't get much done. They did do some demo on the inside. Mrs. Harrington said that this is the oldest case that they have on their Agenda, and they need to see more done. Mr. Denham asked what he might have done by next meeting. Mr. Wicke said the inside framing and roofing would be done by the December 5th meeting. The concrete cut too. The rough-in plumbing and the inside walls will be framed up and roof done.

A motion was made by Mr. Duncan and seconded by Mr. O'Brian that Item 3090 at 512 W 20th St be extended to our December 5th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

ITEM 3104 **1909 W 15TH Street**

Ms. Dollison spoke and said Mr. Perry had updated the siding and poured the footings. Mr. Denham said it has been almost a year and that progress has been slow.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3104 at 1909 W 15th St be extended to our December 5th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

ITEM 3108 **519 N Pearl Ave**

Mr. Adams started painting outside of the house, fixed the fascia, soffit and covered the holes. The windows on the left, the porches and the two corners are left to be done. Mrs. Harrington asked if he spoke with the mayor and if he had any notes. Mr. Adams replied that the mayor told him to do some work outside. Mr. Adams said he took the chimney and front porch down and ready to put a new porch on, he boarded up windows. Mr. Denham asked if he planned on putting up siding. He is just fixing pieces of the siding for now. Mrs. Harrington wondered if the back of the house was even salvageable. Mr. Wicklund said the foundation needs a lot of work. Mr. Adams replied that there are no cracks in the foundation and no sagging. He believes it is salvageable. Mr. Wicklund and Mr. Bryan Wicklund both spoke. The list of items that was given to him on May 1st were porch, decking, windows and frames, siding, soffit, facia, guttering, chimney and sill plate on the north side. There was discussion on these. Mr. Duncan said that the city could find someone to demolish the house. Mr. Bryan Wicklund said at the last meeting that it would be cheaper for Mr. Adams to tear it down himself because of the asbestos.

A motion was made by Mr. Wicklund and seconded by Mrs. Harrington that Item 3108 at 519 N Pearl Ave be tabled to end of agenda.
(7 Aye, 0 Nay) Motion carried.

Item 3112 **2408 W 4th St.**

Ms. Dollison said that they won't be here today. They have their permit and work has begun but they have not had any inspections yet.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3112 at 2408 W 4th St. be extended to our December 5th meeting for progress report or demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3116 **1220 NW Murphy Blvd.**

Mr. Sanders had emailed Mrs. Knoblock and requested a phone call. Mrs. Knoblock called Mr. Sanders to provide an update. They have pulled their vacant dangerous building permit, and it was issued on October 8th, 2025, and it will expire on April 7, 2026. Mr. Bryan Wicklund said that they need to keep a close eye on the property, and they have issued their permit. Mrs. Harrington asked if there had been any police out at the property. Mrs. Knoblock asked Mr. Sanders if there was any interest in purchasing the property. Mr. Sanders replied that there had been a few but no buyers yet. They are continuing to show the property. Mr. Bryan Wicklund replied to Mr. Duncan that they will continue to do their drive byes, but they do not want to be a property manager, and they would need to get their own people to do that. Some discussions on the vacant dangerous building permit. Mrs. Harrington asked Mr. Duncan if he had noticed any differences in the traffic patterns. Mr. Duncan said absolutely and the fixes on the fence have been working. Some discussions. Mr. Wicklund is not in favor of releasing this. Mr. Duncan asked if after end of the six months would it come back. Discussions. Mr. Bryan Wicklund said to Mr. Wicklund that the Board in his opinion does not have the authority to refuse to issue a permit. The Board can void a permit with demolition hearings, but if they satisfy all the requirements to get a permit, they will get the permit. More discussions.

A motion was made by Mr. Duncan and seconded by Mrs. Harrington that Item 3116 at 1220 NW Murphy Blvd be released due to a vacant dangerous building permit in place. (7 Aye, 0 Nay) Motion carried.

Item 3117 **1248 S Roosevelt Ave.**

Mr. Flanagan said he is representing Mr. Forest and that he is the purchaser of the property. They have a contractor lined up. He had met with Ms. Dollison and Mr. Bell to see the requirements to pull the permit. The contractor has been in touch with a structural engineer. They have some concerns with the southwest corner foundation. They are taking bids. Ms. Dollison said that they have had two consultations and discussed what is needed for the permit as far as the drainage and the structure on the back. Mrs. Harrington said that she is glad that he is going to save this building. Mr. Bryan Wicklund discussed the building permit and the list that inspector Mr. Bell has. He asked Mr. Flanagan to go to the fourth floor to get the list after this meeting. Mr. Wicklund asked him when he would close on the property. Mr. Flanagan said November 7th, 2025.

A motion was made by Mr. Wicklund and seconded by Mrs. Harrington that Item 3117 at 1248 S Roosevelt Ave be extended to December 5th meeting for progress report and demolition hearing.
(7 Aye, 0 Nay) Motion carried.

Item 3120 **530 E 7th St.**

Mrs. Angel Brown said she received the asbestos report, and it says that there was no asbestos to report. They continue to move things out of the building, and it will be about one or two more months before all of it is out. Then they will be ready to demo. Mr. Denham asked if it still was secured. She replied yes. She passed the asbestos report to the Board. They will be demolishing the center of the building and the back stables. Mr. Wicklund asked if they would like to be given two months to get everything done. Mrs. Brown said that would be great. Mr. Denham said that it would be January 23rd, 2026.

A motion was made by Mr. Windsor and seconded by Mrs. Harrington that Item 3120 at 530 E 7th St. be extended to January 23rd meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3121 **714 E Hill St.**

Ms. Dollison said she spoke with Nancy and that they demolished the old part of the house and they will be pulling their permit for the remainder. Mr. Denham asked why they weren't here at this meeting. Ms. Dollison said that she works quite a bit and couldn't be here due to her schedule.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3121 at 714 E 7th St. be extended to December 5th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3122 **230 S Oak Ave.**

Mr. Steve Cope is moving ahead with the siding. The windows and doors will arrive soon. Property is secure. Shed will remain, but the stuff inside and around has been discarded. Two entrances will change. Next month the siding, windows and doors will be put in. Will have a new roof in the future. They will need to rewire inside and put in a new service. Plumbing is OK but will have a new kitchen, new plumbing for that.

A motion was made by Mr. Wicklund and seconded by Mrs. Harrington that Item 3122 at 230 S Oak Ave. be extended to December 5th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3128 **316 N Schifferdecker Ave.**

Ms. Dollison had a consultation two weeks ago with owner. They have an active permit and are reframing the back room and replacing the mud seal. Ms. Dollison said they dug out the footings for expansion and are working on framing inside. She has not noticed any progress in last two weeks. They had requested and passed a floor joist inspection. The footing inspection failed a year and a half ago. Mr. Denham said maybe we will see more progress by December 5th. Mrs. Harrington asked Ms. Dollison if she had contact with the owners. She replied yes, and progress has been slow.

A motion was made by Mrs. Harrington and seconded by Mr. O'Brian that Item 3128 at 316 N Schifferdecker Ave. be extended to December 5th meeting for progress report and demolition hearing.
(7 Aye, 0 Nay) Motion carried.

Item 3130 **1624 S Jackson Ave.**

Ms. Valerie Vance, the owners are her mother and father, and both are deceased. She needs to go through probate. She would like an understanding of what is needed. She understands that the building needs to be secured. Ms. Dollison spoke with her last week and has a list of how to secure the property for her. Mrs. Harrington asked Ms. Dollison if anyone had been inside the house. Ms. Dollison said that it is locked but people have been in and out daily and there is a police log. Mrs. Harrington asked Mr. Bryan Wicklund if someone from the city could meet with her at the property to see if the structure is salvageable. Mr. Bryan Wicklund said whenever it was best for her he could. Mr. Bryan Wicklund discussed the vacant dangerous building permit. Ms. Vance would like to salvage the property. Some discussions. Ms. Loni Smith said that she spoke with Ms. Vance about the ARPA grant.

A motion was made by Mrs. Harrington and seconded by Mr. Wicklund that Item 3130 at 1624 S Jackson Ave. be extended to December 5th meeting for progress report and demolition hearing.
(7 Aye, 0 Nay) Motion carried.

Item 3131 **1112 S Jackson Ave.**

Mr. Peron, attorney for property management company and new owner, requested an extension. They couldn't get squatters out through court process. There has been an eviction notice and the police cleared everyone out. The property management company boarded up the windows, cleaned up the outside, began to clean out the inside, put locks on the doors and have boarded up the windows. They painted over the shed that was burnt but it should have been taken down. There is a no trespassing sign on the property.

A motion was made by Mr. Wicklund and seconded by Mr. Duncan that Item 3131 at 1112 S Jackson Ave. be extended to December 5th meeting for progress report and demolition hearing.
(7 Aye, 0 Nay) Motion carried.

Item 3132 **2027 Nashville St.**

Ms. Dollison spoke with the daughter on this and she was looking into the ARPA grant, but it was not in the qualifying census trac. Ms. Dollison said that the back wall was rotted out and some on the side all the way through. It has been vacant for years with no electricity. Mr. Wicklund asked about setting it aside for demolition hearing next month. Mrs. Knoblock said by December 5th it would be ready for the demolition hearing.

A motion was made by Mr. Wicklund and seconded by Mrs. Harrington that Item 3132 at 1112 S Jackson Ave. be extended to December 5th meeting for progress report and demolition hearing and set aside for the demolition hearing. **(7 Aye, 0 Nay) Motion carried.**

NEW BUSINESS

ITEM 3133 **921 W 5TH ST.**

Mr. Hadley posted this property. He was called out by Jasper County when they were doing an eviction of the property. It is rough in shape, soft spots in the floor and looks like it was a hoarder house. Mr. Bryan Wicklund said we can have neighborhood services sent out there and citation to pick up the trash.

A motion was made by Mr. O'Brian and seconded by Mr. Brown that Item 3133 at 921 W 5th St. be extended to December 5th meeting for progress report and demolition hearing.
(7 Aye, 0 Nay) Motion carried.

Item 3134 **2705 S Virginia Ave.**

Ms. Dollison said this was originally posted in June of 2023. It is located near the park by McDonald's. The windows are broken and there is glass everywhere. The building is unlocked, and she was able to get photos a few weeks ago. Mr. Denham said that it is really bad, and they could set it aside for a demolition hearing.

A motion was made by Mr. Duncan and seconded by Mr. O'Brien that Item 3134 at 2705 S Virginia Ave. be extended to December 5th meeting for progress report and demolition hearing.
(7 Aye, 0 Nay) Motion carried.

Item 3135 **808 S Murphy Ave.**

Mr. Hadley said that they had no contact with the homeowners. This was posted in July. It is vacant. Mr. Denham said this is new business and will continue until next month.

A motion was made by Mr. Windsor and seconded by Mrs. Harrington that Item 3135 at 808 S Murphy Ave. be extended to December 5th meeting for progress report and demolition hearing.
(7 Aye, 0 Nay) Motion carried.

Item 3136 **816 S Murphy Ave.**

Ms. Dollison said that this property was posted in July. It is vacant and they have had no response from the owners. It has been left open, and her concerns are with the vagrants moving in and out.

A motion was made by Mr. Wicklund and seconded by Mr. Windsor that Item 3136at 816 S Murphy Ave. be extended to December 5th meeting for progress report and demolition hearing.
(7 Aye, 0 Nay) Motion carried.

Item 3137 **403 W 19th St.**

Mr. Appel started working on this property yesterday. It will take two to three weeks to get done. The owner is deceased. Mr. Appel said that he had been renting the property from the owner. Mr. Denham said there is no clear ownership. Mrs. Harrington asked Mr. Appel when Richard or James Taylor passed away. He replied that James passed away about a year ago and Richard passed away long before. Mr. Denham said that this is a court issue to figure out. Mr. Wicklund said to reach out to the daughters because they are the rightful owners of the property. The title search shows James Taylor as the owner. No beneficiary deed. Neighborhood improvement department contacted a daughter because there were nuisance violations at the property. There are two daughters, one in Kansas City and one in Texas. Mrs. Harrington said that they are not doing a great job taking care of the house from what she sees. Mr. Bryan Wicklund said he doesn't know who, but someone keeps tearing down the placards that the city puts on the door. He asked if Mr. Appel could help keep the placard on. He said he would. Mr. Jason Leiberman spoke and said he lives next to this property on 19th and Byers Ave. He brought a few photos. This has been an ongoing problem since he bought his property and has put over six figures into improving this neighborhood. James Taylor was the original owner of the home, and he is deceased. No one has been given permission to live in this home since that time. The city attorney has been involved, and he has had Ryan Jackson over and they have had posted "to vacant" on the door by the next morning at 10am, which they ripped off the door along with the dangerous building placard. He has pictures of that and handed them to Mrs. Knoblock. His biggest concern is the coming and goings at this house. They have had three fires in the neighborhood in the past year. His neighbors and himself have had to put locks on their outside water spickets because they come over at night and fill up five-gallon drums of water because they don't have water at the house. The neighbors have also had to put locks on their air conditioning units, so they don't get stolen. Aaron Dodson is the one who took over the house when Jim died but he has no right to the property. When Mr. Leiberman returned from out of the country, he had received a notice from the city because he had filthy mattresses in his yard. They weren't his. Mr. Leiberman received the citation. He found a 5-gallon bucket of human fecal matter sitting behind

his house. He had to have the city come out and suck grocery bags out of a storm drain filled with fecal matter. Mr. Leiberman has been in touch with Dustin Molinare with the city for over a year. Mr. Wicklund asked Mrs. Knoblock what the Board's rights are. Mr. Gary Gray spoke and said he lives on the property adjacent to 403 W 19th. They have lived there for 46 years. He continued saying it was a quaint neighborhood then. An elderly lady was living at 403 W 19th at that time and ended up in an assisted living facility. They had several renters there before Richard Taylor bought the property for James Taylor. Immediately they started having problems with the occupants and having to call the authorities about excessive noise and drunken parties. James passed away in November 2024. His roommate Aaron Dodson continued to live on the property and take it over as his own. A lot of citations were issued from the building department after that point. City inspectors have been there to inspect it to bring it up to occupancy levels. Last winter they had no water and no heat. They moved a wood stove into the house and ran a makeshift smokestack out of one of the rooms through the roof. As far as he knows, no one has legal title to that property. They are squatting on the property. There have been two overdoses in the last year at this house. One died on the sidewalk another inside the house. Mrs. Harrington asked if he knew the daughters. He did not but knew one lived in Kansas City area, and she signed the death certificate and was here when James was cremated. He knows there is another daughter who lives in Texas. He has never talked with the daughters. Mrs. Harrington asked Ms. Dollison if we had any contact with them. Ms. Dollison responded no. He said that Dustin Molinare with the city has had contact with the daughter in Kansas City. More discussions and explanation of the process of a demolition hearing. Mr. Bryan Wicklund spoke.

A motion was made by Mrs. Harrington and seconded by Mr. Wicklund that Item 3137 at 403 W 19th St. be extended to December 5th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Item 3138 1306 S Pearl Ave.

Ms. Dollison reposted the property on September 17th. They did have an active permit at one point. The work has been abandoned. The back of the house has been boarded up; windows are broken out. A letter was sent out with no response. **A motion was made by Mr. Duncan and seconded by Mr. Windsor that Item 3138 at 1306 S Pearl Ave. be extended to December 5th meeting for progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.**

Mr. Brown was excused.

Continue Item 3108 **519 N Pearl Ave.**

A motion was made by Mr. Wicklund and seconded by Mr. O'Brian that Item 3108 at 519 N Pearl 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 opened. Ms. Shelli Dollison was sworn in. Ms. Dollison stated her name, job title and her experience in the field. She has inspected the property. **Exhibit 1A:** Photos of 519 N Pearl show the condition of the structure, first photo shows the dangerous building placard dated Nov 13, 2024. Violations of the dangerous building shows dilapidation of corner of house, under porch is rotted, porch roof is rotted. Board accepts Exhibit 1A. **Exhibit 1B:** Photos dated May 21st, 2025, of 519 N Pearl Ave show same condition as previous photos. Board accepts Exhibit 1B. **Exhibit 1C:** May 21st, 2025, photos show the interior, debris and windows rotted out, garbage and trash, stairs rotted out, kitchen in disarray. It is uninhabitable. Board accepts Exhibit 1C. **Exhibit 2:** A title search was done, and the owner is Mr. Kaleb Adams. Ms. Dollison was able to contact him. Board accepts Exhibit 2. **Exhibit 3:** Several certified letters were sent to Mr. Adams, each naming a demolition hearing. The last letter dated September 26th states that today October 24th a demolition hearing would take place. Board accepts Exhibit 3. **Exhibit 4:** Legal notice posted in The Joplin Globe with publication dates February 6, 13, 20 and 27th of 2025 stating the property is uninhabitable. Board accepts Exhibit 4. Ms. Knoblock asked what violations of Chapter 26-612 qualify as a dangerous structure. Ms. Dollison read lines 3, 8, 10, 13, 15 and 17. It is her recommendation to the Board that this property be demolished. Mr. Kaleb Adams asked when the property was posted, Ms. Dollison replied November 13, 2024. He asked on the title work what was the date of purchase, replied October 1st, 2024. He asked how long it would take to have it demolished. Ms. Dollison explained the process. Mr. Adams asked if he could still demolish the structure himself. If he does it himself, he won't have a lien against the property. Ms. Knoblock stated that evidence is closed, and the decision is before the Board. Ms. Knoblock asked Mr. Adams if he had photos he wanted to share and he said he had photos on his phone. He has someone going to demolish the structure next week – Clay Cole Trucking and he is aware that it is on this Board, so there is no reason for him to contest.

A motion was made by Mr. Windsor and seconded by Mr. Wicklund that Item 3108 at 519 N Pearl Ave. be declared a dangerous building according to Joplin's code of ordinances Chapter 26, Articles 9 & 10, Section 26-612, Subsections 3, 8, 10, 13, 15, and 17 and so ordered demolished to include any outbuildings. (6 Aye, 0 Nay) Motion carried.

Building Board of Appeals

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

Approved _____ Approved _____
Gary Duncan, Acting Chairman

State Of Missouri
County Of Jasper
Subscribed And Sworn To Before Me
This 8th Day Of December
By Victoria Maturino
Victoria Maturino
Notary Public

VICTORIA MATURINO
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES SEPTEMBER 16, 2027
JASPER COUNTY
COMMISSION #15638333