JOPLIN | BUILDING BOARD OF APPEALS

Building Board of Appeals

Meeting Minutes

October 28, 2022

Call to order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on October 28, 2022.

Roll call

Mr. Denham conducted a roll call. The following persons were present: Kyle Denham, Garret Wagner, Lance Windsor, Christopher Tucker, Steve Brown, Leif Malone, Assistant City Attorney Jordan Paul, City Building Officials Jeff Oliver and Bryan Wicklund and Administrative Assistant Vicky Copeland and Danya Walker.

Motion to Excuse

Mr. Windsor moved to excuse Mr. Duncan from the October 28, 2022, meeting and Mr. Tucker seconded the motion. (6 Aye, 0 Nay, 1 Absent) Motion carried.

Approval of Minutes

Mr. Windsor made a motion to approve the amended September Building Board of Appeals minutes and Mr. Wagner seconded the motion. (6 Aye, 0 Nay, 1 Absent) Motion carried.

Continued Items

Item 2913, 3615 S. Range Line Rd.

The owner was not present at the meeting. Mr. Oliver stated he did not have an update on the property. They are still working on funding for the demolition. Mr. Oliver stated they are not doing a very good job keeping the property secured. Mr. Tucker asked about TIF funds being available to help with the cost of demolition. Mr. Oliver referred to Mr. Wicklund. Mr. Wicklund stated there are some assistance available to help with the demolition and they are trying to work on the details. Mr. Oliver asked for the Board to continue this item. **Motion to continue Item 2913, 3615 S. Range Line to December 9th Board of Appeals meeting for progress report and demolition hearing made by Mr. Windsor. Seconded by Mr. Wagner. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 2921, 1124 Murphy Ave.

Michael Wilson, owner of the property was present. The owner stated the rough in inspections have passed and the renovation should be complete by December 9, 2022. Mr. Oliver asked for this property to be released from the agenda. **Motion to release Item 2921, 1124 Murphy Ave. made by Mr. Windsor. Seconded by Mr. Tucker. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 2947, 2408 Willard Ave.

Misty Gamble, owner of the property was present. Mr. Denham asked for a progress report. Ms. Gamble stated the sheetrock is done. She stated she has had personal setbacks, but she felt the project should begin moving along. Mr. Denham asked what was left to do inside. Ms. Gamble stated the cabinets were finished, the inside had been painted and the electrical was inspected. **Motion to continue Item 2947, 2408 Willard Ave. to December 9th Board of Appeals meeting for progress report and demolition hearing made by Mr. Windsor. Seconded by Mr. Wagner. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 2968, 217 N. Gray Ave.

Donna Bray, owner of the property was present. Mr. Denham asked for an update on the property. Ms. Bray stated that she was going to finish the framing on the back of the house, but her son decided while the floor was open, he was going to use that access point to go up underneath the house and remove big rocks and fill. He was also checking to see if anywhere needed shored up. So far, he hadn't found any problems with framing or foundation. She also stated they have been working on the trees along the fence line this past month. Mr. Denham asked if there had been any other inspections. Ms. Bray stated, no, but they have the material necessary to finish that part. Ms. Bray stated that her son had been working six days a week, but they plan on finishing that part in the next two weeks. Mr. Denham stated that at the last meeting Ms. Bray advised that she was waiting for the electrical to be hooked up so she could complete the framing. Ms. Bray stated the electrical is hooked up. Mr. Denham stated the Board would like to see more work on framing and he felt the process was being dragged out. Ms. Bray stated this was not being done deliberately. She advised they are working, they just had not completed that one project. She stated there is something constantly being done there. She had to replace the front door twice because someone had busted the door down. The intruders have gone into the house and totally trashed the house. Ms. Bray stated she offered the Joplin Police Department a video showing the homeless problem but the P.D. was not interested in her video. Mr. Denham stated unfortunately that is the problem with vacant property. He stated the property is an attractive nuisance to people. Ms. Bray stated she felt a large attraction to the homeless were all the stickers put on the front of the house by the City. Ms. Bray stated they have security cameras on the property and people watching the house. She stated that someone came up under the security light at 3:00 a.m. and busted in the front door. Ms. Bray stated she is doing her best and presently she is experiencing trouble just feeding herself during these difficult economic times. Ms. Bray stated that putting more money in the property at this time is difficult. She stated she has bought the rest of the stuff to do the part, but her son had been working underneath the house. Mr. Tucker recommended Ms. Bray speak to HUD. Ms. Bray stated she had applied for funding, and it is being processed. She had provided additional pictures to HUD. She stated that it is positive, but they keep needing information. There was a lien on the property since 1990 that was never removed by the County when it should have been. She had been working on getting the paperwork completed. Mr. Tucker asked if she realized how imperative it was to finish this property. Ms. Bray stated that yes, she realized how imperative it was and she did not like living with her son. Restoration of the home was

her main priority. Mr. Tucker asked how long it had been since she lived at the property. Ms. Bray stated since 2016. She stated that she wanted to be back in her home. That had been her home for 40 years. She stated that if the Board drove around the area within a block radius, they would find houses in way worst condition than her house. Ms. Bray stated there is one house where the porch is being held up by little one-inch strips of wood and the doors are kicked in. Mr. Denham asked if the Board had additional questions for Ms. Bray. Mr. Denham voiced his concern whether Ms. Bray would have the funds required to repair the home. Ms. Bray stated she would. She stated that when she got this grant and that she already had all the lumber for all the framing. She spoke with Habitat, and they are hoping for additional funds in January. She stated they have lots of funds for Newton County but just not much for Jasper County. Mr. Denham asked Mr. Oliver if he had met with her on-site, and asked whether there were electrical, plumbing and HVAC issues as well. Mr. Oliver stated he had not been through the whole structure. Mr. Oliver stated he had met with her on-site mostly to discuss this portion on the back that she is rebuilding currently. Mr. Oliver stated obviously it needed a roof, soffit facia, there are issues there. Ms. Bray stated she had all the shingles and all she needed was decking. Mr. Denham asked for any questions. **Mr. Tucker made a motion to continue Item 2968, 217 N. Gray Ave. to the December 9th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 3004, 630 S. Porter Ave.

Pham Thanh Cong & Cuc Thi, owner of the property was present at the meeting. The owner stated the property burned down. Mr. Denham asked the plans for the property. The owner stated he would like to rehab the property. Mr. Denham stated it looked like people were working on the property. The owner stated they purchased a permit yesterday. Mr. Oliver stated that is correct and he met with the owner last week on site to discuss what needed to be done. Mr. Denham asked if the property was insured. The owner stated yes. Mr. Oliver asked for a target date for completion. The owner stated probably by next summer. Mr. Oliver reminded the owner that even though there is a permit in place, he must continue to make steady progress. Mr. Denham stated this property is a dangerous building right now. The property is located on a corner. **Mr. Wagner made a motion to continue Item 3004, 630 S. Porter Ave. to the December 9th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 2976, 1417 W. 20th St.

Tim Bender, owner of the property was present at the meeting. Mr. Denham asked for an update on the property. Mr. Bender stated unfortunately it is the same as last meeting. Mr. Bender stated they have received two bids to do the exterior siding portion of the job. He stated he pulled permits from the City yesterday. He stated that unfortunately he just found out the contractor's license is expired. Mr. Bender stated that he would like Mr. Oliver to meet him on-site in the next few weeks to go over the details. He stated he believed that would help them with negotiations with the insurance company on the payout. He stated he thought something from the City would hold more water than what they are getting from the structural engineer. Presently, the insurance company structural engineer is saying everything is safe. The structural engineer hired by Mr. Bender had pointed out some structural defects in the foundation from the car going through the house. That has been the hold up and contentious point of the entire settlement. Because of that there has been a lot of other issues such as the electrical damage underneath the house. The insurance company is ignoring all those other portions. They are looking at three walls needing to be rebuilt and that is all they are wanting to pay for. Mr. Bender stated there is so much more structural damage. He stated he thought something from the City stating, this is not safe and this needs to be rebuilt would actually help on our end. Mr. Bender requested one more extension and promised to have the outside of the house sided by the next meeting in December. Mr. Oliver stated since Mr. Bender is still dealing with the insurance company, he is willing to get the outside of the house done. Mr. Oliver stated he agreed to sell him a permit for siding, windows and framing. Mr. Oliver stated hopefully he can negotiate with the insurance company to get the funds to finish the residence. Mr. Oliver stated he would be willing to meet with Mr. Bender. Mr. Bender needed to provide a phone number on the sign in sheet for Mr. Oliver. Mr. Bender stated the house is secured and they have had no issues with homeless or trespassers. Mr. Bender stated they drive by several times each week to inspect the property and make sure the property remained secured and cleaned up. Mr. Bender stated he did notice a gap below the boards which he would repair. Mr. Bender apologized for the length of time it has taken but he did not expect the negotiations with the insurance company to take this long. Mr. Denham asked for any questions from the Board. **Mr. Windsor made a motion to continue Item 2976, 1417 W. 20th St. to the December 9th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Brown. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 2985, 130 S. Moffet Ave.

Tracy Nutting, owner was present at the meeting. Mr. Denham asked for an update on the property. Ms. Nutting stated her husband had boarded up the unsecured window on the second floor. The house is presently under contract with a buyer. The agent, Don Fifer with the Flanagan Group stated the closing is scheduled for November 17, 2022. Mr. Denham confirmed the potential buyer is aware that the property is on the Board's agenda. Mr. Oliver asked if the potential buyer planned on pulling a permit. Mr. Fifer stated yes, that has been discussed and they plan on doing that as soon as possible. They have experience with properties such as this. Mr. Oliver stated they do not want the property to sit there another six months in the shape it is in. The agent stated they are negotiating a pre-closed possession agreement so they can come in and start doing work ahead of time. Mr. Denham extended an invitation to the agent and potential buyers to attend the December 9th meeting. Mr. Tucker asked if the potential buyers were requesting an inspection or purchasing the property "as is". Mr. Fifer stated they are purchasing the property "as is". Mr. Oliver requested the real estate agent provide the name and address for the potential buyer so he can send them a letter. Mr. Denham asked for any further questions. Ms. Nutting asked the Board if they still needed to renew their permit. Mr. Oliver stated she is referring to the dangerous building permit that is good for six months. Mr. Oliver stated it just expired but with this new information they will let it ride and see if the property closes on November 17th. Mr. Denham asked if the closing falls through do the present property owners need to extend it. Mr. Oliver stated the Board could extend it or have a hearing on it. **Mr. Tucker made a motion to continue Item 2985, 130 S. Moffet Ave. to the December 9th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 2986, 302 S. Connor

Item 2987, 306 ½ S. Connor

Levi Babb, Blue Shutter Investments, owner of the properties was present. Kaley Figueroa, 309 S. Connor Ave., Joplin stated she had contacted the Building Inspector and was told there had been previous meetings on the properties. She is here today as a neighbor to obtain an update on the properties. Mr. Oliver stated they had a meeting with Levi Babb from Blue Shutter Investments approximately 6-8 weeks ago and at that time he was informed that if he wanted to keep the structure as a multi-family unit that a sprinkler system would have to be installed. Mr. Babb was not ready for that, so it caused a delay in the progress. Mr. Oliver stated Mr. Babb did call and talk to Mr. Wicklund. Mr. Babb has been working with the bank to see if he wanted to move forward with the project. Ms. Figueroa asked if there was any possibility presently for a

demolition. Ms. Figueroa stated she knew the buildings had been marked as unsafe. Mr. Oliver stated correct. Mr. Oliver stated if the Board chose to have a hearing, he could set the files aside. Mr. Paul would join the meeting directly. Mr. Paul could determine if the properties were ready for a demolition hearing. Mr. Denham stated he noticed some activity at the properties yesterday when he drove by. Ms. Figueroa stated both buildings are owned by the same person. Ms. Figueroa stated she had brought photos and the condition of the properties had been awful for months. She stated people have been in and out of the buildings and she has contacted the owner without reply. Ms. Figueroa stated yesterday a cleanup crew came and removed trash and debris. The properties remain unsecured, and people are going in and out. Patrick Otero, 315 S. Connor Ave., Joplin stated he shared the same concerns. Mr. Otero stated he wanted to thank the Joplin Police Department. They have been great. He stated he knew what it was like to have a wonderful neighborhood, but these apartments have changed the neighborhood significantly. Mr. Otero presented letters from other neighbors asking for the demolition of the properties. Ms. Figueroa stated there was constant violence and multiple families living in the apartments. There is trash in the neighbor's yards. There is an ongoing problem with homeless. Ms. Figueroa stated the neighborhood just wanted the properties to be up kept and for the families to have peace. She stated they had brought letters from the neighbors and they either wanted the properties demolished or made into a contributing part of the neighborhood. Mr. Denham thanked the neighbors for attending the meeting and stated this was the fifth time these properties had been on the agenda and before the Board. Mr. Denham stated this matter was at the front of their attention. Mr. Denham stated the current owner had not been present at the last two meetings that he was aware of. Mr. Oliver pointed out that the owner was present and asked if he would like to step forward. Mr. Oliver stated that before the Board proceeded, he wanted to point out that the neighbors had mentioned 308 S. Connor and the addresses on the agenda are 302 S. Connor and 306 ½ S. Connor. Mr. Oliver stated that 308 S. Connor had not been posted as a dangerous building at this time. Mr. Babb stated he had spoken to Mr. Wicklund on the phone and for the past couple of days they have been cleaning up the property. Mr. Babb stated he has the construction loan secured and finalized to include the sprinkler system. He is presently waiting on a bid for the sprinkler system. He stated he is working with a contractor to get the roof on. The cleanup of the properties should be completed today. Upon completion they will secure the properties back up. Mr. Babb stated they have been going by the properties multiple times each week to make sure they are staying boarded up. He stated people are still breaking into the properties and it continued to be a struggle. Mr. Babb stated his hope was after cleaning up the trash that would deter the foot traffic because he could see that people were settling in the trash and just trying to get out of the elements. Mr. Denham asked if the construction loan was approved. Mr. Babb stated yes, and it included the sprinkler system. Mr. Denham asked Mr. Babb if he had a schedule for construction. Mr. Babb stated he would pull the

permits after the meeting today. Abernathy Roofing will be the contractor for the roof, and they have a meeting scheduled today at the properties to go over the final details. Abernathy is ready to get started. Mr. Oliver asked if Mr. Babb was just pulling a roofing permit or a permit for the entire project. Mr. Babb stated he spoke with Mr. Wicklund and Mr. Wicklund was going to allow Mr. Babb to pull a permit for the roof today to go on next week. He stated Mr. Wicklund wanted to speak with him further after he got the hard numbers on the sprinkler system. Mr. Wicklund stated Mr. Babb must have the contractors for the sprinkler system listed on that permit and to know the values. Mr. Babb stated Mr. Wicklund wanted to have further conversations next week. Mr. Windsor stated one of the concerns voiced by the neighbors is the security of the property. Mr. Windsor stated if you are not there the property must be boarded up, period. Mr. Windsor stated even though you are cleaning it out the property must be secured so people are not getting in while you are not there. The neighbors want to keep that bad element out. Mr. Babb stated a goal next week was to get hard doors installed in those holes presently secured by plywood. Mr. Windsor stated Mr. Babb needed to do more to secure the property because it was not remaining secure. Mr. Tucker asked if the renovations included 306 ½ S. Connor. Mr. Babb stated yes. Mr. Denham stated the concerns of the neighbors have been presented and one of the options for the Board was to order it demolished. Mr. Denham stated that was on the table, so it was important for Mr. Babb to follow thru. Mr. Denham stated it would probably need to be a daily drive by. Mr. Babb stated he has a large amount of money invested in these properties, he had to place a large down payment to secure the loan and he is invested in this venture for his family. Mr. Denham stated he is still concerned about the 306 ½ S. Connor. Every time he has driven by the property it is unsecure. Mr. Denham stated he has seen a man sitting on the front porch. Mr. Babb questioned if it was the alley way door. Mr. Denham stated yes. Mr. Babb stated they have gone through nine sheets of plywood on that door. He stated he could provide receipts. He stated that is the one door they have had the most problem keeping secured. Mr. Denham asked if the permit for roofing would include the 306 ½ S. Connor structure. Mr. Babb stated they are doing the roof on that building but obviously they must do the foundation and the wall before they can get that roof done. Mr. Babb stated they must address the north wall and north side of the foundation before they can put the roof on in the next few weeks. Mr. Babb stated they are trying to get as much as the structure in the dry before winter. Mr. Wicklund suggested Mr. Babb use carriage bolts to secure the door. Mr. Tucker asked if there was a trespassing affidavit on file with the Joplin Police Department. Mr. Babb stated yes, he has had that for quite a while. Mr. Tucker suggested Mr. Babb talk and work with the neighbors and ask for their assistance in watching the property. Mr. Malone asked if the construction loan funds had been distributed already and if that process was completed. Mr. Babb stated a loan pay off to an individual has been taken care of and then the construction loan is based off a draw system. The loan is not a full distribute he gets weekly draws from the account. The

previous owners are completely out of the picture. The entirety of the loan is carried through Sullivan Bank in Springfield. Mr. Oliver asked Mr. Babb if he was including the property located at 308 S. Connor even though it was not on the agenda. Mr. Babb stated that is correct, it is the whole square. He stated all new roofing, new windows, new doors and new siding. Mr. Babb stated he wanted to better the community. Mr. Windsor reiterated to Mr. Babb the importance of attending the meetings in the future. Mr. Denham advised Mr. Babb to work with the neighbors. Mr. Otero approached the Board with photographs of the property. He provided the photographs to Mr. Oliver. Mr. Tucker stated the property had been a concern for a long period of time. **Mr. Windsor made a motion to continue Item 2986, 302 S. Connor and Item 2987, 306 ½ S. Connor to the December 9th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wagner. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 2990, 801,803, 805 W. 1st St.

Cleveland Apartments, owners of the properties were present. Mr. Denham asked for a progress report on the property. Mr. Shawn Grindle stated since last meeting they have a commercial appraisal completed on October 8th. It has not been submitted to the bank yet. They have secured insurance, so they have a builder's risk policy. Mr. Grindle stated that Jeff Neal told them that within two weeks of the banks approval that he will be able to start the roof and clearing out the fire damage. He stated they did check the wall yesterday and there has been no movement. He stated he could provide pictures to the Board. He also stated they have added two panels of fencing to bring the fence out to over ten feet past where it was located. Mr. Denham stated he appreciated their efforts to make it safer. Mr. Denham asked whether the builders risk insurance included liability insurance. Mr. Grindle stated yes, they are securing liability insurance as well. Mr. Denham asked for Mr. Grindle to provide a tentative construction schedule at the December 9th meeting. Mr. Grindle stated they hoped to be started by December 9th and have the property secured by winter. Mr. Grindle stated he hoped to exceed the Board's expectations before the next meeting. Mr. Denham stated even if the construction has started a timeline would assist the Board in gauging the progressing. Mr. Grindle stated they hope to have a roof on it, remove the fire damage and reframe the second floors on all the buildings before winter. Mr. Denham asked if Mr. Grindle owned the property to the north. Mr. Grindle stated, that is correct. Mr. Denham asked the plans for the garage. Mr. Grindle stated they demolished the add on garage. So, the garages that are still standing are the original auto houses of the Cleveland apartments. That is part of the historic structure that they have submitted for tax credits. Mr. Grindle stated the plans are to save it even though it is in bad shape. Mr. Denham stated he noticed some substantial cracks not on the smooth limestone but on the rough face limestone around the north facing side. Mr. Denham stated that is just veneer and not a load bearing wall. Mr. Grindle asked for clarification. He stated are

you talking about the fieldstone on the north side. Mr. Denham stated yes. Mr. Grindle stated it is all interior framed and not structural. Mr. Denham asked for any questions from the Board. **Mr. Tucker made a motion to continue Item 2990, 801,803, 805 W. 1st St. to the December 9th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 3008, 1913 E. 44th Street.

Gary Peterson, 3811 S. Weller Ave. Suite A101, Springfield, Missouri and Scott Brown, 3100 E. Division, Springfield, Missouri were present representing Ross Construction Group, the owners of the property. He stated they are pursuing a permit extension request. Mr. Peterson stated they are looking to extend until August 2023. He stated they have had multiple issues just getting water permit stuff going through, changes to plans and trying to get easements from two different personnel which took months. Millwork had a contractor on his side of things that went defunct, so they had to go with another one. He stated the way construction is now and getting a product has placed them behind schedule. Mr. Wicklund stated that does not happen very often but as the building official he had already extended the permit as long as the policy will allow. So, on these bigger projects it is not unusual for them to take longer. They have the option of either purchasing another permit for the work still to be completed or the Board has the ability to extend the permit for however long the Board is comfortable with doing. Mr. Wicklund stated this is not a case where the project has been abandoned. He stated there are many guys there working every day and it is progressing well. In order for us to do more inspections the permit needs to be extended and the Board needs to do that, or they will have to purchase a new permit. Mr. Denham asked if they must purchase a new permit would it only be for the remaining work? Mr. Wicklund stated correct. Mr. Denham stated but they have already paid for a complete permit. Mr. Wicklund stated correct. Mr. Denham asked what are you recommending for an extension. Mr. Scott Brown stated until August 2023. Mr. Steve Brown asked is August the completion date. Mr. Scott Brown stated yes. Mr. Denham asked if it would make sense to extend the permit for a month beyond the completion date in case there are other delays. Mr. Tucker asked how many units were in this multi-family project. Mr. Scott Brown answered 150 units. Mr. Tucker stated it was a good location. **Mr. Tucker made a motion to extend the permit on Item 3008, 1913 E. 44th St. to the September 2023 Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wagner. (6 Aye, 0 Nay, 1 Absent) Motion carried.** After the vote Mr. Oliver asked if this item needed to

be released from the agenda because it was under "Other Business". Mr. Wicklund stated it did not need to be released.

Item 2996, 602 S. Sergeant

Amy Earp, owner of the property was present at the meeting. Mr. Denham asked for information on the property. Ms. Earp stated they have been working with Justin at Ed's Electric. They were able to get most of the wire pulled. They have the meter base but unfortunately the entire crew came down ill yesterday so that is why they do not have it complete. But they do anticipate working on it next week. Mr. Denham asked when they hope to complete the project. Ms. Earp stated next week. Mr. Oliver asked Ms. Earp about the doors and windows they had been working on replacing. Ms. Earp stated they have ordered windows and doors and have since boarded up the door that kept getting broken into. Ms. Earp stated they have more glass ordered and they have a tenant that will be moving in. Mr. Tucker stated he had driven by the property and there is a lot of new glass on the south side, but it already looked like vandalism to the property had occurred. Mr. Tucker asked if this was common occurrence. Ms. Earp stated yes. They have been working with the neighbors and the Joplin Police Department because some of the properties in that area are enrolled in the multi-tenancy, so they have increased the patrol. Ms. Earp has been working with Ed's Electric about installing low voltage lighting along all of it to give the property more visibility. Mr. Denham asked after the electric what needs to be done. Ms. Earp stated new doors, windows, flooring throughout, paint and replace gates. Mr. Denham asked once the electrical and doors are replaced can the item be removed from the Agenda. Mr. Oliver stated correct. **Mr. Windsor made a motion to continue Item 2996, 602 S. Sergeant Ave. to the December 9th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 3001, 2703 West D. Street

William and Elise Couch, owners of the property were not present at the meeting. Mr. Oliver stated this matter is under "New Business", so he is requesting the Board to continue the matter. This is an occupied structure. Mr. Oliver stated the property did have a fire at one time and there are no utilities. Mr. Denham questioned whether the property was occupied. Mr. Oliver stated yes. **Mr. Tucker made a motion to continue Item 3001, 2703 West D. Street to the December 9th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 3002, 301 S. Winfield Ave.

James Pangburn, owner of the property was not present at the meeting. Mr. Oliver stated approximately one year ago the police were called out to do a wellness check on an individual and since that time the owner has been relocated to other housing. Mr. Oliver asked the Board to continue this item. **Mr. Wagner made a motion to continue Item 3002, 301 S. Winfield Ave. to the December 9th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 3003, 129 S. Patterson Ave.

Clyde and Dorthy Calentine, owners of the property were not present. Mr. Oliver stated he had not had contact with anyone since the posting of this property. He stated the property was not occupied and had out of state owners. Mr. Oliver asked the Board to continue this item. **Mr. Malone made a motion to continue Item 3003, 129 S. Patterson Ave. to the December 9th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 3005, 2611 S. Pearl Ave.

Item 3006, 2617 S. Pearl Ave.

Item 3007, 2621 S. Pearl Ave.

J. Pearl Properties, owner of the property was not present. Mr. Oliver stated these were projects that got started and did not get very far. They have pulled off the projects and there has been no progress in over a year. Mr. Oliver stated if permits are not pulled it is possible, they will be scheduled for demolition hearings. The property is an eye sore. Mr. Denham asked Mr. Wicklund if the owners had given a reason for the lack of progress. Mr. Wicklund stated the original permits were issued over three years ago. Mr. Wicklund stated you will probably hear lots of reasons before you get to the demo hearing. Mr. Wicklund stated he honestly does not know the real reason. He said you have a company in Neosho that was trying to build these as a modular and then move them onto a location. My inspectors and I have gone to Neosho and inspected them nearly two years ago and they were in the warehouse partially completed. Mr. Wicklund stated to his knowledge they are still sitting in Neosho. He stated so, just because of the lack of progress even on the slabs. If you are questioning a slab is a structure so based on the abandonment of the project the slabs qualify as a dangerous structure on their own even though there are not buildings on two of them. On the other one we

have really started receiving complaints. There are people breaking into the structure. Mr. Wicklund stated he is confident by next meeting someone will show up and address the Board. Either the owner or the contractor from Neosho. He stated he was surprised they were not here today. Mr. Wicklund stated it is definitely an issue and they are receiving more and more complaints. Mr. Denham asked if the one structure that had the start of a building was it a modular and built off-site as well? Mr. Wicklund stated yes it was and it had not passed any inspections yet. It has failed but not passed any inspections. The only inspection that had passed on any of these three have been the footings, slabs and under slab plumbing. Nothing above ground. Mr. Denham asked if they had pre-wired or do anything like that or was it just a framing inspection done in Neosho. Mr. Wicklund stated no. He said when they looked at them in Neosho their plan was to completely finish them and deliver them on site nearly 100% complete so they had started wiring them. He stated that one of the items that failed was the rough in electric. Mr. Wicklund said he had not been in this one that is on site now but with the activity around it he imagined the electric is in worse shape now than when they actually dropped it off. Mr. Denham stated that after the tornado they demolished a lot of slabs, and they were considered dangerous buildings at the time. The precedence has been set for something like this. Mr. Tucker stated, so we would demolish a brand-new slab with plumbing and electrical hook ups. Mr. Denham stated, potentially. Mr. Wicklund stated it was based on being abandoned. There is no active building permit, and the project has been abandoned. Mr. Tucker asked is it Clayton Modular in Neosho. Mr. Wicklund stated no. Mr. Denham stated so, the owner is separate from the contractor? He said he thought it was the same group. Mr. Wicklund stated the last discussions he had with them actually Dennis Ferrell with Ferrell Construction is the owner. He stated that when he referred to the contractor even though they are the general contractor their plans were to construct these. The modulars were being built in Neosho by another company. Mr. Wicklund stated he had dealt with these individuals before on some other properties here in town. The apartment building next to the old "Y" he owns. He had been to some of these meetings before on some other properties. Mr. Denham stated the Board had to automatically extend these as well. **Mr. Malone made a motion to continue Item 3005, 2611 S. Pearl Ave. to the December 9th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 2995, 2012 S. Connor Ave.

The owner was not present at the meeting. Mr. Denham asked for a motion for a dangerous building hearing on Item 2995, 2012 S. Connor Ave. **Motion to hold a demolition hearing made by Mr. Wagner. Seconded by Mr. Tucker. (6 Aye, 0 Nay, 1 Absent) Motion carried.** Mr. Paul called Mr. Jeff Oliver, Building Inspector

City of Joplin under oath and was sworn in by Vicky Lynn Copeland, Notary Public. Mr. Paul questioned Mr. Oliver if he has had the opportunity to inspect the property at issue and show reasonable likeness for the matter at issue. Mr. Oliver stated yes, he had inspected the property and it does qualify for demolition, and that can be seen in the photographs (Exhibit 1.1 and 1.2) that are being passed around. Mr. Oliver stated he had posted the property and it is reflected in the photographs. Mr. Oliver explained that he had a title search done using Great American Title showing Dennis and Laura Coulter as the owners. (Exhibit 2) Mr. Oliver stated that he sent certified letters to Dennis and Laura Coulter. (Exhibit 3) Mr. Oliver stated he had signed receipts. Mr. Oliver stated that was the address on file with the Jasper County Assessor and that name does appear in the title work. Mr. Oliver stated this item was advertised in the Joplin Globe with the publication dates of September 2, September 9, September 16 and September 23, 2022. (Exhibit 4) Mr. Oliver expressed that he has based his opinions off the Code of Ordinances with sub-section line 12, sub-section 18 and sub-section 19. Mr. Oliver stated that in his professional opinion, he would recommend demolishing the structure. **Motion Item 2995, 2012 S. Connor Ave. be declared a dangerous building in accordance with the Joplin Code of Ordinances and so ordered to be demolished including any outbuildings and any storm shelters and ordered to be vacated made by Mr. Wagner. Seconded by Mr. Windsor. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Item 3000, 216 S. Forest Ave.

The owner was not present at the meeting. Mr. Denham asked for a motion for a dangerous building hearing on Item 3000, 216 S. Forest Ave. **Motion to hold a demolition hearing made by Mr. Wagner. Seconded by Mr. Windsor. (6 Aye, 0 Nay, 1 Absent) Motion carried.** Mr. Paul called Mr. Jeff Oliver, Building Inspector City of Joplin under oath. Mr. Paul questioned Mr. Oliver if he has had the opportunity to inspect the property at issue and show reasonable likeness for the matter at issue. Mr. Oliver stated yes, he had inspected the property and it does qualify for demolition, and that can be seen in the photographs (Exhibit 1.1 and 1.2) that are being passed around. Mr. Oliver stated he had posted the property and it is reflected in the photographs. Mr. Oliver explained that he had a title search done using Great American Title showing Fred Winston Palmer Jr. as the owner. (Exhibit 2) Mr. Oliver stated that he sent certified letters to Fred Winston Palmer Jr. (Exhibit 3) Mr. Oliver stated he did not have signed receipts. Mr. Oliver stated that was the address on file with the Jasper County Assessor and that name does appear in the title work. Mr. Oliver stated this item was advertised in the Joplin Globe with the publication dates of October 6, October 13, October 20 and October 27, 2022. (Exhibit 4) Mr. Oliver expressed that he has based his opinions off the Code of Ordinances with sub-section line 6, sub-section 12, sub-section 13 and sub-section 18. Mr. Oliver stated that in his professional opinion, he would recommend demolishing the structure.

Motion Item 3000, 216 S. Forest Ave. be declared a dangerous building in accordance with the Joplin Code of Ordinances and so ordered to be demolished including any outbuildings and ordered to be vacated made by Mr. Malone. Seconded by Mr. Tucker. (6 Aye, 0 Nay, 1 Absent) Motion carried.

Item 2999, 820 Broadway

The owner of the property was not present at the meeting. Mr. Oliver stated that before the Board meeting today the current owner of the property signed a consent form. Mr. Oliver did discuss with the owner about securing the property. **Motion to release Item 2999, 820 Broadway due to signing a consent made by Mr. Wagner. Seconded by Mr. Tucker. (6 Aye, 0 Nay, 1 Absent) Motion carried.**

Other Business

None

Mr. Denham asked for a motion to adjourn the meeting. Motion made to adjourn the meeting by Mr. Windsor. Seconded by Mr. Wagner. Meeting adjourned at 11:10 a.m. (6 Aye, 0 Nay, 1 Absent) Motion carried.

Approved _____

Mr. Kyle Denham, Chairman

Approved Vicky Lynn Copeland

Vicky Lynn Copeland, Notary Public

My commission expires: May 22, 2026

VICKY LYNN COPELAND
Notary Public - Notary Seal
STATE OF MISSOURI
Newton County
Commission Expires 05/22/2026
Commission Number #09804844