JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, DECEMBER 5, 2025

Call to Order

Mr. Duncan called to order the regular meeting of the Building Board of Appeals on December 5, 2025.

Roll Call

Mr. Duncan conducted a roll call. The following people were present: Gary Duncan, Rob O'Brian, Michael Wicklund, Crystal Harrington, Steve Brown, Assistant City Attorney Andrea Knoblock, City Building Officials: Shelli Dollison, Bryan Wicklund, Jeff Hadley, Spence Jackson.

Motion to Excuse

Mr. Duncan made a motion to excuse Kyle Denham and Lance Windsor. Moved by Mrs. Harrington, seconded by Mr. Wicklund. (5 Aye, 0 Nay)

Approval of Minutes

Mr. Duncan made a motion to accept the Building Board of Appeals minutes from October 24, 2025. Moved by Mr. O'Brian, seconded by Mr. Wicklund. (5 Aye, 0 Nay) Motions approved.

Next meeting, January 23rd.

Item 3137 **403 W 19th St**

Set aside for a demolition hearing.

A motion was made by Mr. Wicklund and seconded by Mr. Brown that Item 3137 at 403 W 19th St be the subject of a dangerous building demolition hearing. (5 Aye, 0 Nay) Motion carried. Mr. Duncan turns it over to the city.

Mrs. Knoblock called the city's first witness, Dustin Molinaro, to testify. Clerk swore in witness. Mr. Molinaro gave his name, title and how long he has been with the city in this position for 2 ½ years. He listed his training and experience in the field. He has been involved in inspecting the property at 403 W 19th St since July of 2023. **Exhibit 1A:** Documents are citations Mr. Molinaro wrote in 2024 to the owner James Taylor. Additional citations from April of 2025 written to tenant Aaron Dodson. **Exhibit 1B:** Document is a coroners death report Mr. Molinaro received after he found out about Mr. Taylor's passing. **Exhibit 1C-5:** Set of photographs Mr. Molinaro acknowledges taking from June 17, 2025. He states these fairly and accurately represent the property. Exhibits 1C-5, the Board accepted. Exhibit 1A, the citations, there are about 18 citations of the nuisance code Mr. Molinaro acknowledges giving at different periods of time to different persons living on the property after realizing owner was deceased. Exhibit 1B, the coroners death investigation Mr. Molinaro acknowledges November 3, 2024 at 6:23PM is the pronouncement of death for owner of record James Taylor. Mr. Molinaro verifies Exhibit 1C-5 are interior photographs taken on June 17, 2025 of when Mr. Aaron Dodson was living there. Mr. Molinaro goes on to describe the photos in detail regarding safety and health concerns, not fit for human habitation and presenting a danger to the occupant. Mrs. Knoblock asked if the Board had any questions for the witness. Mrs. Harrington asked when was the last time he was at the property. Mr. Molinaro stated June 17, 2025 was the first and only time he was inside the property. No other questions from the Board. Mrs. Knoblock called on Chief Building Official, Bryan Wicklund, to testify. Clerk swore in witness. Mr. Bryan Wicklund gave his name, title and how long he has been employed with the city of Joplin of approximately 23 years. He listed his training and experience in the field. He has been involved in inspecting the property at 403 W 19th St. Mrs. Knoblock shows photos from Exhibits 1C-5 to Mr. Bryan Wicklund and asks if he can identify any violations of the building, electrical or plumbing code. Mr. Bryan Wicklund goes on to describe the violations in building, electrical, and plumbing codes from Exhibit 1C-5 photos. Mrs. Knoblock states this property has been posted several times with a dangerous building notice. Mr. Bryan Wicklund acknowledges the statement. Mrs. Knoblock asks why was the building reposted. Mr. Bryan Wicklund states it was originally posted because neighbors and other city inspectors noticed the placards were being removed by weather and/or people. So they would repost the placards when missing. Mrs. Knoblock goes on to show him addition photos from **Exhibits 6-20.** Mr. Bryan Wicklund acknowledges

these are photos he and other inspectors have taken of the exterior of the property. Mrs. Knoblock asks if they fairly and accurately represent the property. Mr. Bryan Wicklund states there has been some attempts to repair exterior but the photos do represent the property accurately. Exhibits 6-20, the Board accepted. Mrs. Knoblock asks Mr. Bryan Wicklund to verify the date on photo from Exhibit 6. He states October 31, 2023. She asks if he can identify any structural concerns. He answers yes and goes into detail of structural concerns. Mrs. Knoblock asks about the intent of the varies notices on Exhibits 6-10. Mr. Bryan Wicklund acknowledges they were an attempt for the occupant to be made aware of the dangerous property and to contact the building department to either improve or demolish the property. He then verifies that no permit has ever been applied for or issued. The notices dates are from October 31, 2023, October 6 and 7, 2025, and November 4, 2025. Mrs. Knoblock asks about the declarations of nuisance letter posted on the property from Exhibit 9 stating that there will be a hearing on todays date. Mr. Bryan Wicklund agrees. Mrs. Knoblock then goes on to read the warning on the dangerous building notice placard. Mr. Bryan Wicklund confirms. Mrs. Knoblock moves on to photos from Exhibits 10-20 and asks Mr. Bryan Wicklund if he can confirm any changes, repairs or violations in building code. Mr. Bryan Wicklund goes into detail of changes, repairs and violations made to property. He goes on to explain Exhibit 16 is a photo of a stop work order posted on November 18, 2025. **Exhibit 21:** A title search shows owner Alice Taylor. A Beacon search lists James Taylor as owner. 2024 real estate tax marked paid in the name of James Taylor. Obituaries for Alice Taylor and Richard Taylor. Warranty deed states the year as 1991 property conveyed to James Eldon Taylor a single person, Richard Eldon Taylor and Alice Taylor husband and wife. All three of these persons have since deceased. Exhibit 21, the Board accepted. **Exhibit 22:** Certified letters sent, finding of fact letter and the nuisance and demolition of hearing letter October 27th sent. Return receipts were requested, but the city never received any and a few were returned to sender. Exhibit 22, the Board accepted. **Exhibit 23:** Legal notice in the Joplin Globe. Publication dates are November 7th, 14th, 21st and 28th. Exhibit 23, the Board accepted. Mrs. Knoblock asked Mr. Bryan Wicklund which definitions qualify this structure as a dangerous building pursuing to city code, section 26-612. Mr. Bryan Wicklund read lines 1, 2, 3, 4, 5, 8, 10, 11, 13, 14, 15, 18, and 19. He states it is his opinion that this property meets the definitions of a dangerous structure. He recommends that the Board issue an emergency order to board and secure the property. Mrs. Knoblock asked if the Board had any questions for the witness. No other questions from the Board. Mrs. Knoblock called the city's next witness, Jason Leiberman, to testify. Clerk swore in witness. Mr. Leiberman gave his name, address and information on his relationship to the property on 403 W 19th St and owner, James Taylor. Mrs. Knoblock and Mr. Leiberman exchange conversations regarding his testimony. He states he never had issues with owner but since the owner has deceased he is aware of criminal activity, he doesn't feel safe walking past the property, he believes he has lost property value and he considers the

property a nuisance. He would like it on the record that himself and other neighbors had to get outdoor faucet locks because an individual from the property at 403 W 19th St was taking five gallon buckets of water from neighboring tabs. Mrs. Knoblock asks if the Board has any questions for Mr. Leiberman. Mrs. Harrington asks if he can pinpoint when the water and electricity were shut down on the property. Mr. Leiberman states there was a time when they didn't have water. He believes the water was shut off a couple years ago because he has caught them taking water from his and neighbors outside faucet. He states it has gotten worse since the owner, James Taylor, passed. He doesn't know when the electricity was shut off but he believes they didn't have utilities for an extended period of time. He states they would shower outside, leave buckets of human waste outside and shove grocery bags with human waste down the storm drains. No other questions from the Board. Mrs. Knoblock called the city's next witness, Gary Gray, to testify. Clerk swore in witness. Mr. Gray gave his name, address and information on his relationship to the property on 403 W 19th St and owner, James Taylor. Mrs. Knoblock and Mr. Gary exchange conversations regarding his testimony. He states the property would have problems with noise after 11pm and wild parties. He has called the police to turn the music down, they would once the police arrived and then put it back up louder when the police left so Mr. Gray would call the police again and they arrested James and another gentleman. Mr. Gray has pressed charges, went to court, judge asked if there was anyway to remedy the charges and Mr. Gray gave them a pass but realized that was a mistake because the problems continued. Mr. Gray states James Taylor invited "roommates" which erected a tent in the side yard between his property and 403 W 19th St. The "roommate", Tim, that lived in the tent with his girlfriend, overdosed on Fentanyl on the sidewalk in front of the property 403 W 19th St. Shortly after that Aaron Dodson moved in with James Taylor. Mr. Gray states after James Taylor passing, the house at 403 W 19th St has been constantly occupied but not by anyone related to James or who has had legal access to the house. He has called the police on different occasions, his wife doesn't feel safe, he has lost property value and he believes the property is a nuisance. He gave more testimony. Mrs. Knoblock asks if the Board has any questions for Mr. Gray. Mrs. Harrington asks if there has been any problems in the neighborhood since the last Board meeting in October. Mr. Gray states he has seen the destruction of the porch on the property until the stop work order was issued in mid November. Mrs. Harrington and Mr. Gray exchange more conversations regarding this issue. Mrs. Knoblock mentions the wood burning stove from Octobers meeting. Mr. Gray states the wood burning stove is no longer in the house but outside in the side yard between his property and the house at 403 W 19th St. Mr. Gary exchanges more conversations regarding his testimony. No other questions from the Board. **Exhibit 24:** Fire report from this address regarding a porch fire extinguished by the Joplin Fire Department. This fire was set by smoldering ashes from the wood burning stove. Exhibit 24, the Board accepted. **Exhibit 25:** Some 54 pages of police reports from the last two years reflecting 22 calls for service to 403 W 19th St.

Most recently, an overdose that took place in October of this year. Exhibit 25, the Board accepts. Since the owner is deceased they will proceed directly to public commentary. Mrs. Knoblock called the audience witness, Harold Appel, to testify. Clerk swore in witness. Mr. Appel gave his name. Mr. Appel states he is currently living at 403 W 19th St. He states everything inside has been repaired. He didn't know he needed a building permit. He says he can't speak on or justify the past behaviors at the property because he wasn't there. He says he did live with Tim and Aaron but a lot of the stuff the neighbors, other witnesses, have said is from years ago. It has gotten better in the past 5 to 6 months, the inside has been repaired, and he is slowly working on the outside as well. Mr. Wicklund ask if Mr. Appel has a signed lease agreement. Mr. Appel states he had made a verbal agreement with Tim and Aaron. Mr. Wicklund asks who does he pay his rent to. Mr. Appel states he doesn't pay rent, he just pays his bills. Mr. Wicklund asks if the utilities are under his name. Mr. Appel states yes, water and electricity are under his name and he hasn't been late on his bills. Mr. Wicklund asks if he charges anyone else to live on the property. Mr. Appel states nobody else lives there, just him and his girlfriend. Mr. Wicklund asks if he pays property taxes. Mr. Appel states taxes are paid up right now but if taxes do come, he will pay them. The utilities are in his name, everything is in his name, he's been there for a while now and its up to date. No more questions from the Board. Mrs. Knoblock advises Mr. Appel that should the Board order this property to be vacated that is a lawful order and he would have to vacate the premises. There is no other present to speak on this property. Evidence is closed and the decision is before the Board. The Board asks Mrs. Knoblock some questions, conversation takes place.

A motion was made by Mrs. Harrington and seconded by Mr. Wicklund that Item 3137 at 403 W 19th St was declared a dangerous building and ordered demolished to include any outbuildings as well as declaring an emergency to board and secure property. This structure is hereby declared a dangerous building pursuant to Section 26-612 sections 1, 2, 3, 4, 5, 8, 10, 11, 13, 14, 15, 18 and 19 and so declared a public nuisance pursuant to Section 26-613 and so declared an emergency pursuant to Section 26-625 and so declared damaged or unsafe pursuant to Section 26-614 section 3 and so ordered vacated pursuant to Section 26-614 section 1 and so ordered the city shall proceed to demolition pursuant to Section 26-616 section 6.

(5 Aye, 0 Nay) Motion carried.

Continued Business

ITEM 3090 **512 W 20th St**

Mr. Wicke stated improvements have been made to plumbing, sewer lines, inside slab repaired, interior walls tore out and installed. Mrs. Dollison stated their plumbing inspection failed but quickly corrected. There was also a question about framing, but that will be looked at in their next inspection. Mr. Wicke stated the framing issue is regarding extra bracing, and they will have Tim, an inspector, advise them on how to move on, and he would like the property to be removed from the dangerous building board list. Mrs. Harrington stated she doesn't think it should be removed until they pass more inspections. Mr. Duncan asked if the roofing has been completed as he stated it would be at the last meeting. Mr. Wicke stated they are waiting for more funds, and he would like to fix the structure first before the roof. Mr. Duncan asked what he might have done by the January 23rd meeting. Mr. Wicke stated he'll have the framing, fire sprinklers, roof and electrical panel put in. No other questions from the Board.

A motion was made by Mr. Wicklund and seconded by Mr. O'Brian that Item 3090 at 512 W 20th St be extended to our January 23rd meeting for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

ITEM 3104 **1909 W 15TH St**

Mr. Perry stated he had some family issues he had to attend to out of state last month and he believes his permit is expired. Ms. Dollison stated his permit expired in November and does need to be extended. He did pass his last inspection on 9/11 for his footings. Mr. Duncan asked about his footing being poured. Mr. Perry stated they have, and he is waiting on trusses, and he should have them next week. Mr. Wicklund asked if the Board needs to agree to extend his permit. Mrs. Dollison stated yes. Mr. Wicklund asked Mr. Perry if he thinks he can have this wrapped up in six months. Mr. Perry stated his issue is finding a crew to do the work since he is working on it alone. Mrs. Harrington asked if he is planning on living there. Mr. Perry stated he is planning to sell it. Mr. Duncan stated this property has been on the Board since September of 2024, so he urges Mr. Perry to be motivated. No other questions from the Board.

A motion was made by Mrs. Harrington and seconded by Mr. O'Brian that Item 3104 at 1909 W 15th St be extended to our January 23rd meeting for progress report and demolition hearing and for the permit to be extended.

(5 Aye, 0 Nay) Motion carried.

Item 3112 **2408 W 4th St**

Ms. Dollison stated they haven't completed enough to request an inspection, but they have been working on it. Ms. Dollison spoke with Olga and a permit was purchased in October and just started working on this property. Melicio requested Mrs. Harris to translate. He stated he is working on the roof; he has purchased the material, but the laborers have not had time to complete it. Melicio stated that they'd like to live in the property but need at least 6 months to complete. Ms. Dollison states that they need all of the required inspections; they're starting basically completely over. Melicio stated that he hopes to have roofing completed by the next meeting and has a roofing permit for renovation. Ms. Dollison stated the house is gutted, and the front porch has fallen in – that Melicio is starting over essentially and that they don't intend to utilize their basement space. Melico has purchased all necessary materials and has all the permits needed. Melicio stated he understands that this property needs to take priority on completion. Melicio stated he purchased the property less than a year, and they didn't know there were issues with the city when they bought it – 5 days later they received a letter from the city. Melicio wasn't aware there was a timeline, but understands the property needs to be taken care of. Melicio stated the city inspector has been to the property twice to take pictures of inside the property. Melicio stated he was working on another property and that is why this property hasn't been focused on but will get the job completed now that this is his only one to work on. Mr. Wicklund stated since March of 2024 that the property is very much worse than the emergency meeting they had on and that he's all for giving people chances. Melico understands the property looks bad, but he just purchased the property less than a year ago and asked for more time to fix it. Ms. Dollison stated that paperwork was posted on the property when he purchased it. Mr. Wicklund motioned to declare the property as a dangerous building and remove the permit. Mr. Wicklund stated if they have had the property for a year, they should've had time to tarp the roof and/or have some sort of progress on the property. Ms. Harrington motioned to see the improvements in a motion and if there is no progress, then agrees with Mr. Duncans' motion to demolish. Mr. Wicklund's motion failed to demolish property. Motion carried out that there must be considerable progress by January's meeting.

A motion was made by Mrs. Harrington and seconded by Mr. Wicklund that Item 3112 at 2408 W 4th St be extended to our January 23rd meeting for progress report and demolition hearing. (5 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 property managers, 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 the 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 dangerous vacant building permit in place. (5 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 about the southwest corner foundation. They are taking bids. Ms. Dollison said they have had two consultations and discussed what is needed for the permit regarding 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. 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 the property. Mr. Flanagan said November 7, 2025.

A motion was made by Mr. Wicklund and seconded by Mrs. Harrington that Item 3117 at 1248 S Roosevelt Ave be extended to January 23rd meeting for

progress report and demolition hearing.
(5 Aye, 0 Nay) Motion carried.

Item 3121 **714 E Hill St.**

Ms. Dollison said she spoke with Nancy and that they demolished the main part of the house, and they will be pulling out their permit for the remainder. Ms. Dollison stated they plan on building onto the garage, making it a habitable space. Nancy stated she doesn't have an electrician yet to put on the permit but is looking. The board is looking for progress notes on the January 23rd board meeting.

A motion was made by Mr. O'Brian and seconded by Mr. Wicklund that Item 3121 at 714 E 7th St. be extended to January 23rd meeting for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3122 **230 S Oak Ave.**

Mr. Steve Cope said he does not have to give progress notes towards the board. Mr. Cope also stated that he didn't state a set date that everything will be done – just that everything is in progress. Mr. Cope stated that he will attend a board meeting every month until the property is completed. Mr. Cope stated that he will not commit to certain amount of work to the board and that they don't have the right to ask. Progress will be slow but done according to Mr. Cope. Ms. Knoblock stated that someone makes an option to continue or an option for a hearing. Mrs. Harrington made a motion, stating Mr. Cope was disrespectful, continued until January 23rd for a progress report or to do a demolition hearing. Mr. O'Brian.

A motion was made by Mrs. Harrington and seconded by Mr. Wicklund that Item 3122 at 230 S Oak Ave. be extended to the January 23rd meeting for progress report and demolition hearing. (5 Aye, 0 Nay) Motion carried.

Item 3128 **316 N Schifferdecker Ave.**

A picture documentation of the progress of the property was provided to the board. Ms. Dollison had a consultation two weeks ago with the owner. She has not noticed any progress in the last two weeks. They had requested and passed a floor joist inspection. The footing inspection failed a year and a half ago. Mrs. Harrington asked Ms. Dollison if she had contact with the owners. She replied yes, and progress has been slow. Mr. Wicklund stated that he motions for a 3-month permit, but does not agree with moving forward after that.

A motion was made by Mr. Wicklund and seconded by Mrs. Harrington that Item 3128 at 316 N Schifferdecker Ave. be extended to the January 23rd meeting for progress report and demolition hearing.
(5 Aye, 0 Nay) Motion carried.

Item 3130 **1624 S Jackson Ave.**

Ms. Dollison stated that she spoke with Ms. Vance the owner. They updated the photos, and she stated Vance secured and mostly boarded the house up. The window of the garage is still available but doesn't think anyone can get through it. Ms. Vance stated that the property is reusable. Mrs. Harrington asked if everything from the minutes last meeting had been met? Ms. Dollison stated yes, although Ms. Vance did not meet with Ms. Dollison did not meet her at the property but is aware of the expectations of the progress at the property.

A motion was made by Mrs. Harrington and seconded by Mr. Wicklund that Item 3130 at 1624 S Jackson Ave. be extended to the January 23rd meeting for progress report and demolition hearing.
(5 Aye, 0 Nay) Motion carried.

Item 3131 **1112 S Jackson Ave.**

Ms. Knoblock offered documents of the progress since the last meeting through the attorney. Mr. Peron has requested a phone call for the meeting. Mr. Peron stated it is listed for sale, and they're engaged with someone to sell it. The purchaser is looking into HUD requirements for the property. They plan to clean the property and upkeep the property after purchase. Ms. Dollison stated that one window needs to be boarded up and painted the same as the rest of house, structure in the back (shed or garage) needs to be removed or repaired, they need to clean the debry from the fire to be completed so she can do a vacant inspection. Mr. Peron said he will go to the clients stating they must get all of this done and hopefully have a permit next week.

A motion was made by Mr. O'Brian and seconded by Mrs. Harrington that Item 3131 at 1112 S Jackson Ave. be extended to the January 23rd meeting for progress report and demolition hearing.
(5 Aye, 0 Nay) Motion carried.

Item 3132 **2027 Nashville St.**

Set aside for a demolition. Ms. Knoblock stated that she believes no one has been present for this property and stated that this be a table hearing and have a demolition at the end of the meeting.

NEW BUSINESS

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

Jason - Council from US Bank stated he provided documentation to Ms. Knoblock prior to the meeting. The owner has made progressive matters to the property according to Jason – Gas, water, and electricity are also off. The owners met with an agent to sell the property to keep it winterized. The client has had possession of the property for only 60 days. Council stated the client needs time to upstain the property to prepare for sale. Ms. Dollison stated the property has not been secured according to city code – Council stated it has been secured and there is a lock box on the property. Council for the client stated the property will be on the market in 60-90 days (about 3 months). Mr. Duncan voted nay towards the motion.

A motion was made by Mr. O'Brian and seconded by Mrs. Harrington that Item 3133 at 921 W 5th St. be extended to January 23rd meeting for progress report and demolition hearing.
(4 Aye, 1 Nay) Motion carried.

Item 3134 **2705 S Virginia Ave.**

Edward Campbell stated he has been fixing the property, but the windows keeps breaking out. He stated he sold the property and had a couple of realtors look at the property. He stated he has replaced the windows three times, put on a new door, new locks, and intends to sell the property as soon as possible. Mr. Duncan asked when he would make a decision, and Mr. Campbell says he wanted to find out what the city decides first before attempting to sell and already has an offer on the property. Mrs. Harrington stated that, per last meeting, the property is an attractive nuisance and appreciates the actions Mr. Campbell is being upfront about the property. Mrs.

Harrington suggested that Mr. Campbell get with Ms. Dollison to get the dangerous permit. Ms. Dollison agreed to meet Mr. Campbell at the property on the guidelines of the city to achieve this permit.

A motion was made by Mrs. Harrington and seconded by Mr. O'Brian that Item 3134 at 2705 S Virginia Ave. be extended to the January 23rd meeting for progress report and demolition hearing.
(5 Aye, 0 Nay) Motion carried.

Item 3135 **808 S Murphy Ave.**

Danielle is the trustee of the property that came to the podium to speak on the property. Danielle said they are in the ARPA Grant process. Ms. Dollison recommended continuing to make sure the grant is approved.

A motion was made by Mr. Wicklund and seconded by Mrs. Harrington that Item 3135 at 808 S Murphy Ave. be extended to the January 23rd meeting for progress report and demolition hearing.
(5 Aye, 0 Nay) Motion carried.

Ms. Knoblock asked if there was anyone in the gallery from the public to speak on any properties? There was not. Ms. Knoblock started the hearing for the demolition hearing for 2027 Nashville St. due to Mr. Wicklund leaving early. The clerk swore in Ms. Dollison as the first witness to testify. Ms. Knoblock interviewed Ms. Dollison based on her job title and her inspection of the property. Ms. Knoblock showed a picture of **Exhibit 1** to Ms. Dollison, and Ms. Knoblock moved **Exhibit 1** into evidence. Ms. Knoblock asked if she could see hazards on the property. Ms. Dollison listed all that was hazardous with the property. Ms. Knoblock asked Ms. Dollison if she ordered a title search. Ms. Dollison stated Bruno Carello is the owner of the property. Ms. Knoblock asked if everything was attached to Mr. Carello to the property – Ms. Dollison said yes. Ms. Knoblock moved to **Exhibit 2-** a set of letters; today's hearing (**Exhibit 3**) and finding of facts, and the nuisance. Ms. Knoblock stated one of the letters stated it's problematic and dangerous, and they have 10 days (about 1 and a half weeks) to contact the city. August 26th letter was sent to the owner of the nuisance. Certified return of receipts Kimberly Rendoza and states today's date for the hearing. Ms. Dollison said the daughter called about the ARPA grant and gathered information but is not in the qualifying senses. Ms. Knoblock then presented **Exhibit 4,** publication for the Joplin Globe on October 2nd, 9th, 16th, and 23rd. Ms. Knoblock exhibited 4 to the board for evidence. Dangerous board definitions – Ms. Dollison stated definitions #3, #4, #10, #11, and #15 suit the property. Ms.

Knoblock asked if Ms. Dollison recommends that the board orders the property to be demolished – Ms. Dollison stated yes. Ms. Knoblock asked if the board had questions for the witness – the board did not. Ms. Knoblock did not have any other witnesses and stated to rest. Ms. Knoblock declared earlier asking if anyone was in the gallery to defend the property – she stated there was not. Ms. Knoblock stated the evidence is closed and now is the decision for the final determination amongst the board of demolition.

Mr. Wicklund motioned for the property to be demolition. Mrs. Harrington seconded. (5 Aye, 0 Ney)

Item 3136 **816 S. Murphy**

Ms. Dollison stated they posted the property back in July and have not heard a response. Ms. Dollison stated she did an inspection of the property and took photos of the interior of the property and stated it is open, part of the basement door is rotting and if someone were to step on it, someone would fall in. Property is not maintained, and the letters are coming back with no response. Ms. Knoblock asked Ms. Dollison as **Exhibit 1** to go over the pictures that Jeff Hadley had taken of the property. For **Exhibit 2** Ms. Knoblock asked Ms. Dollison if she had a title search in the file; Ms. Dollison stated yes and showed board. The name of the question was Joe Wickstrom for the title and deed – Ms. Dollison said yes. Ms. Knoblock asked to move to **Exhibit 3** which was for certified mail. Number of letters were obtained; notifying the owner of the property is dangerous, declaration of nuisance, today's date for the hearing. There are no return receipts, just returned letters. **Exhibit 4** – Publication of the Joplin Globe. Publication dates of the address November 7th, 14th, 21st, and 28th. The publication stated that the recommendation is demolition and stated today's date and time for this hearing – Ms. Dollison said yes. Ms. Dollison stated the dangerous building definitions of property structures. Ms. Knoblock asked Ms. Dollison if her expertise agrees with the property to be demolished – Ms. Dollison said yes. Ms. Knobluck asked the board if they had questions for Ms. Dollison; there were none. Ms. Knoblock moved the decision to be moved to the board to be demolished. Mr. Wicklund moved the motion for demolition.

Mr. Wicklund motioned for the property to demolition. Mrs. Harrington seconded. (5 Aye, 0 Ney)

Item 3138 **1306 S. Pearl Ave.**

Ms. Dollison stated they posted the property back in September. Ms. Dollison stated they haven't received a response, sitting with the back boarded, poured a load of gravel, and left abandoned. Ms. Knoblock stated that there are pictures, title, and publication documents in the folder. Ms. Knoblock stated that the meeting is getting close to end, so the board can wait to vote on the property for the next meeting. The board agreed to decide on property at the next meeting.

Mr. Wicklund motioned for the property to be moved to the January 23rd meeting for progress report or demolition hearing. Mr. O'Brian seconded the motion. (5 Aye, 0 Ney)

Item 3139 **1509 S Pitcher**

Ms. Dollison stated the property had been burned in July and had no response to the property. No address other than the post office. The property is still sitting as it was after the fire and windows are open.

Mrs. Harrington motioned for the property to be moved to January 23rd meeting for progress report or demolition hearing. Mr. Wicklund seconded the motion. (5 Aye, 0 Ney)

Item 3140 **2229 S Bird Ave**

Ms. Dollison stated posted back in June with several complaints with public calling in. Back of garage, roof has collapsed, and broken windows. No response to the owner. Ms. Dollison and Jeff Hadley have spoken to the son of the owner, but there has been no response from the son back in September. The board declared it a new business.

Mr. Wicklund motioned for the property to be moved to the January 23rd meeting for progress report or demolition hearing. Mrs. Harrington seconded the motion. (5 Aye, 0 Ney)

Item 3141 **2402 S Alabama**

Ms. Dollison stated they posted the property back in May, sent letters out, and spoke with Mr. Campbell. Mr. Wicklund stated he believes the property has been sold. Ms. Dollison stated that there has been damage to the property. Mr. Wicklund stated has an employee lives next to the property and stated that the property is a big concern. Ms. Knoblock stated that they need to get the property immediately posted before the next board meeting.

Mrs. Harrington motioned for the property to be moved to the January 23rd meeting for progress report or demolition hearing. Mr. O'Brian seconded the motion. (5 Aye, 0 Ney)

Item 3110 **719 Roosevelt**

Rebusiness item. Ms. Knoblock spoke on the property. Property was ordered to be demolished and went to do an asbestos inspection – fire burned a year ago. When there was an inspection, there was a witness to a person living in the property for 10 years. She is the widow of the deceased property owner Norman Weniger. When the property has been first brought to attention, there is no record of anyone in the home or signed receipts. The recipient never attended a city meeting. A civil process was attended to have her removed from the structure, but Ms. Massy brought up a 10-year-old deed, and the judge found Michelle Massy was an interested party. The judge refused to have the sheriff evict her. There has been no progress to the property as far as Ms. Knoblock is concerned, and she overloaded the circuits with a space heater that had started the fire. She is still living in the property as far as Ms. Knoblock is aware of. Ms. Knoblock stated they physically posted the structure and can have a demolition hearing next meeting if the board agrees. Ms. Dollison stated that Ms. Massy borrows electricity from the neighbor. Mr. Wicklund said she would have 30 days to remove her property from it before demolishing. The deed was never recorded, and that's what stopped the board from demolishing the property.

Mr. Wicklund motioned for the property to be moved to the January 23rd meeting for progress report or demolition hearing. Mr. O'Brian seconded the motion. (5 Aye, 0 Ney)

5 December 2025

Building Board of Appeals

Mr. O'Brian made a motion to adjourn the meeting.
Seconded by Mr. Wicklund. (5 Aye, 0 Nay) Motion carried.

MICHAEL A CHASE
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jasper County
My Commission Expires: 9/25/2028
ID. #24260375

Approved _____
Mr. Kyle Denham, Chairman

Approved Michael Chase
Michael Chase, Notary Public

