



## **Building Board of Appeals Meeting Minutes**

January 24, 2020

### **I. Call to order**

Mr Hartwell called to order the regular meeting of the Building Board of Appeals at 9:03 am on January 24<sup>th</sup>, 2020.

### **II. Roll call**

Mr Hartwell conducted a roll call. The following persons were present: Rylee Hartwell, Curtis Ledford, Gary Wilson, Mark Callihan, and Garret Wagner.

### **III. Approval of minutes from last meeting**

Mr Hartwell asked if any members had amendments for the December minutes.

Mr Callihan motioned for approval of minutes as read. Ledford Seconded the motion for approval.

### **IV. Open issues**

#### **Item 2860, 1201 S. Byers Ave.**

Owner of the property was not present for the meeting. Mr Paul introduced the item as a demolition case. Mr Oliver explained to the board that Mr Wiggins dropped off a letter before the meeting started stating that he wouldn't be attending. Mr Wicklund informed the board that he was at the property this morning and the west building is unsecured and has now had one of the large garage openings removed. Mr Wicklund couldn't tell if it was from Mr Wiggins or someone else. Mr Callihan agreed and stated that he saw the openings on the structure as well. Mr Ledford states that he could have cleaned up the property to help detour vagrants from wanting to get into the building. Mr Paul explains to the board the different options they have with extending the item for another 120 days or to proceed with a demolition hearing. After reading the letter Mr Wiggins left for the board Mr Hartwell states that there is not a closing time or date for the sale of the other property that Mr Wiggins owns. Mr Hartwell asks Mr Oliver and Mr Wicklund the best option would be as far as a partial demolition or demolishing the whole thing. Mr Wicklund stated it will end up costing more in the end with a partial demolition with all of the cleanup that is going to be required along with securing the other buildings. Mr Wicklund stated that in his opinion that the only two options the board should consider is

to do a whole demolition or to give Mr Wiggins more time. Mr Ledford questioned Mr Wicklund about the finance aspect of the situation and if the board would have the lee way of doing a demolition of the whole property. Mr Paul told the board not to worry about the finances as he has been instructed that the finances will be found to demolish the property if that is what the board decides to do. Mr Wicklund told the board that it is two blocks away from a school and stands by his recommendation to remove everything including the slab. Motion to hold a demolition hearing made by Mr Ledford, Second by Mr Callihan. Mr Paul calls Jeff Oliver into oath and is sworn in my Mrs Stockdale. Mr Paul asked Mr Oliver if he has had the opportunity to inspect the property at issue, Mr Oliver replied yes and explained the photos of the property. Mr Paul asks Mr Oliver what he did to show ownership of the property. Mr Oliver replies that he had a title search done at Great American Title showing Joplin Flying Association as the owner. Mr Oliver also states that he has sent out certified letters to the owner and has signed receipts for three or four of those. Mr Paul wants to make sure that it is on record that Mr Wiggins the owner of Joplin Flying Associates has attended several meetings over the course of the property being an item on the agenda. Mr Oliver states that he also has sent certified letters to Pinnacle Bank who expressed no communication with Mr Oliver. Mr Oliver notifies that he also published the item in the Joplin Globe. Mr Oliver expresses that he has based his opinions off of the Code of Ordinances with sub-section line 6, 12, 13, and 18. Mr Hartwell Motion to demolish item number 2860, 1201 S. Byers made by Mr Ledford, Second by Mr Wagner. (5 Aye, 0 Nay)

**Item 2876, 1911 S. Bird Ave.**

Neal Robbins was present for the meeting as the new owner of the property. Mr Robbins starts off by letting the board know that he has purchased a permit for the project on 1-23-2020 and K & N Plumbing and Call Charlie will be doing the plumbing and electrical work. Mr Robbins listed himself and the General contractor and portrays to the board that he is wanting to start work immediately. Mr Hartwell asks Mr Wicklund to confirm that there has been a permit pulled. Mr Wicklund confirms that is correct and he asks if he is ready for any inspections yet. Mr Robbins explains that he is not, he had some difficulty finding a contractor that was licensed in the City and that is why there was a delay in getting the permit. Mr Hartwell expresses that this home has been on the agenda for five months now and questioned Mr Robbins if he was aware of the home being on the Building board agenda. Mr Robbins states that he was aware that it had involvement with the City but not that it was up for demolition. Mr Robbins expressed to the board that he has brought a construction timeline and he was generous with the time he is requesting because of being unsure weather in the coming months. Mr Wicklund asked Mr Robbins if he was still planning to invest \$15,000 into the property like he had stated on the permit application. Mr Robbins said that approximately that was what he is going to invest and use the house as a rental property. Mr Callihan told Mr Robbins that he was very

concerned because it seems like there is a lot more work to be done than what is listed on his timeline that he provided as well as funding. Mr Oliver explains that yes, Mr Robbins did buy the property and purchase a permit yesterday. Mr Hartwell asked for clarification on what specifically needs to be done to the home to get it up to code. Mr Oliver told Mr Robbins that he needs to address the footing and foundation issues as those are in the worst condition, but on his permit application he is going to be doing siding, windows, electrical. Mr Ledford asks how he plans to fix the foundation. Mr Robbins tells the board that he plans to raise the house and put down new mud seals, but he is wanting to examine the whole foundation better to determine if it can be fixed or have to be re-poured. Mr Ledford wants to know what he thinks he can have completed by next month. Mr Robbins expressed that he would like to have at least thirty days to show how much progress he can make. Mr Callihan asks for extreme progress to be made within that time. Motion to continue till February 28<sup>th</sup>, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

**Item 2880, 231 S. Park Ave.**

Owner of the property was not present for the meeting. Mr Oliver reminds the board that a permit has been pulled, but the only work that they have done is put a piece of plywood over one of the broken windows. Mr Hartwell asks for a motion for a demolition hearing. Motion to hold a demolition hearing made by Mr Callihan, Second by Mr Wagner. Mr Paul reminds Jeff that he is under oath and questions Mr Oliver if he has inspected the property at issue. Mr Oliver replied yes, he has and explains the photos of the property in its current condition and showing reasonable lackness. Mr Paul asks Mr Oliver what he did to show ownership of the property. Mr Oliver stated that he had a title search done by Great American Title showing Eric Colbert as the owner. Mr Oliver states that he has sent out certified letters to Mr Colbert and he does have a signed receipt for July and August. Mr Oliver explains that he and Mr Colbert had an email conversation back on August 23, 2019 with the reason to believe that Mr Colbert was aware that the property was before the board. Mr Oliver explains that he also sent certified letters to Citi Fi financial as they were noted as an interested party in the title work. Mr Oliver also stated that he has sent certified letters to American loans of Missouri as they were an interested party noted on the title work. The item was also advertised in the Joplin Globe. Mr Oliver expresses that he has based his opinions off of the Code of Ordinances with sub-section line 12, 13, and 18. Mr Hartwell requests a motion. Motion to demolish item number 2880, 231 S. Park Ave made by Mr Wagner, Second by Mr Callihan. (5 Aye, 0 Nay)

**Item 2881, 1404 W. 4<sup>th</sup> St.**

Ronald Roeber was present for the meeting as the owner of the property. Mr Oliver explains that Mr Roeber was present at the meeting but left after he signed a demolition consent form for the property 1404 W. 4<sup>th</sup> St. Mr Oliver suggests removing the item off

the agenda. Mr Hartwell request a motion. Motion to remove item number 2881, 1404 W. 4<sup>th</sup> St made by Mr Callihan, Second by Mr Ledford. (5 Aye, 0 Nay)

**Item 2882, 328 N. Connor Ave.**

Owner of the property was not present for the meeting. Mr Oliver states that there has been a permit pulled for this project. There hasn't been a lot of progress, but there has been some. Mr Oliver asks the board to continue the item till next month. Mr Hartwell request a motion. Motion to continue till February 28<sup>th</sup>, 2020 made by Mr Wagner, Second by Mr Callihan. (5 Aye, 0 Nay)

**Item 2884, 720 S. Picher Ave.**

Owner of the property was not present for the meeting. Mr Hartwell calls for a motion for a demolition hearing. Motion to hold a demolition hearing made by Mr Ledford, Second by Mr Wagner. Mr Paul recalls Jeff Oliver and reminds him he is under oath. Mr Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue. Mr Oliver replied, yes, he has and explains the photos of the property in its current condition. Mr Oliver explains that he had a title search done using Great American Title showing 720 Picher Trust & Bill Michael. Mr Oliver explains that he sent certified letters to both 720 Picher Trust and Bill Michael and did not get returned receipts from either of them. Mr Oliver states that the item was advertised in the Joplin Goble. Mr Oliver informs the board that he has based his opinions off of the Code of Ordinances with sub-section line 6,10,12, and 18. Mr Hartwell requests a motion. Motion to demolish item number 2884, 720 S. Picher Ave. Ave made by Mr Callihan, Second by Mr Ledford. (5 Aye, 0 Nay)

**Item 2885, 1011 S. Jackson Ave.**

Owner of the property was not present for the meeting. Mr Hartwell calls for a motion for a demolition hearing. Motion to hold a demolition hearing made by Mr Wagner, Second by Mr Callihan. Mr Paul recalls Jeff Oliver and reminds him he is under oath still. Mr Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition. Mr Oliver explains that he had a title search done using Great American Title showing Sunnyvale Investments LLC as the owners of the property. Mr Oliver states that he sent certified letters to Sunnyvale Investments with several signed receipts. Mr Oliver tells the board that the item was advertised in the Joplin Goble. Mr Oliver informs the board that he has based his opinions off of the Code of Ordinances with sub-section line 4, 6, 13, and 19. Motion to demolish item number 2885, 1011 S. Jackson Ave. made by Mr Wagner, Second by Mr Callihan. (5 Aye, 0 Nay)

**Item 2886, 1218 Kentucky Ave.**

Owner of the property was not present for the meeting. Mr Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Ledford, Second by Mr Callihan. Mr Paul recalls Jeff Oliver and reminds him he is under oath. Mr Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition. Mr Oliver explains that he had a title search done using Great American Title showing Edna Ebener as the owner of the property. Mr Paul stated that it appears from the title work that this property was sold at a tax sale and for which the title was never quieted and shows a Lucas Aldolfson has interest in this property. Mr Oliver confirmed that was correct. Mr Oliver explains that he sent certified letters to Edna Ebener with no signed receipts. Mr Oliver informs the board that he did have a phone conversation with Lucas and sent him certified letters, as well, but with no signed receipts. Mr Oliver states that the item was advertised in the Joplin Goble. Mr Oliver informs the board that he has based his opinions off of the Code of Ordinances with sub-section line 4, 12, 13, and 19. Mr Oliver explained to the board that this property is severely dilapidated on the outside of the house and the inside is completely gutted but nothing has been done with the property. Mr Hartwell asks for a motion for demolition. Motion to demolish item number 2886, 1218 Kentucky Ave. made by Mr Ledford, Second by Mr Wagner. (5 Aye, 0 Nay)

**Item 2887, 2425 Annie Baxter Ave.**

Micaela Davies was present for the meeting as one of the owners of the property. The owners on the agenda are Gloria Davies & Etal Talison Davies who were not present at the meeting. Mrs Micaela Davies said that her mother-in-law Gloria Davies was going to sign over the property yesterday and today she changed her mind. But Micaela Davies is wanting to sign and get it demolished but Gloria Davies doesn't. Mr Callihan stated that he drove by the property and the back door was wide open. Mrs Davies said that she is aware, but she has had to many things happen this past month to do anything about it. Mrs Davies asked the board if she can still sign the demolition consent form. City Attorney Jordan Paul said that for the interest in the property that she has she can sign the consent form. Mr Oliver wanted to make sure that Mrs Davies was aware that Sid Davis called him yesterday because he thought he was going to have an agreement, that if he demolished the house, he would have possession of the lot. Mrs Davies said that is not true and she would not let that happen. Mr Oliver & Mr Paul wanted to make sure that Micaela Davies understood that even though she signed the consent form the board would hold a demolition hearing. The board decided to table the issue and have a demolition hearing on the case. (5 Aye, 0 Nay) Mr Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Callihan, Second by Mr Ledford. Mr Paul recalls Jeff Oliver and reminds him he is under oath. Mr

Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition. Mr Oliver explains that he had a title search done using Great American Title showing a Gloria Davies & Etal Talison Davies & Michaela Davies as the owners of the property. Mr Oliver states that he sent certified letters to Michaela, Gloria, and Talison with signed receipts, and the item was advertised in the Joplin Globe. Mr Paul wants to make sure the board is aware that Mrs Michaela Davies was present at the meeting and signed a demolition consent form. Mr Oliver tells the board that there has not been progress made on the house for a long time and has not been properly secured. Mr Oliver expresses that he has based his opinions off of the Code of Ordinances with sub-section line 12, 13, 15, and 18. Mr Hartwell asks for a motion for demolition. Motion to demolish item number 2887, 2425 Annie Baxter Ave. made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

**Item 2888, 603 Monroe Ave.**

Owner of the property was not present for the meeting. Mr Oliver asks the board to continue the item until the next meeting. Motion to continue till February 28<sup>th</sup>, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

**Item 2889, 3702 N. St. Louis Ave.**

Gerald Koehler was present at the meeting as the owner. Mr Hartwell asked for Mr Koehler to explain what progress he has made over the last month. Mr Koehler addresses the board and states that he has purchased another building to move all of his instruments into. After the purchase of this building he noticed that there are some leaks that need to be fixed and is waiting on some bids for fixing the issue on the new building. Mr Koehler said that he is still taking the trash out and has one bid and waiting on another to put on a whole new roof for the damaged building in question. Mr Ledford wanted to make sure that Mr Koehler remembered the last meeting with how he said he was going to try and have everything out of the building by the end of January. Mr Koehler agreed that is what he said but he can't get everything moved as he doesn't have the room and is very hard to move. Mr Ledford asked what is goals are now going forward if the board continues the item. Mr Koehler states that he hopes he will be able to get a new roof on the new second structure building in the next 10 days and then he thinks that he can get everything moved over. Mr Koehler clarified that it is the second structure that he is wanting to have the new roof on within the next ten days and start repairing the current structure. Mr Ledford asked to know specifically where he is at on repairing the building in question. Mr Koehler explains to Mr Ledford that he has one bid right now with starting over with new trusses. Mr Wagner asks for the timeline with the bid for the new roof. Mr Koehler said with the bid he was hopeful that the contractor would start within the next thirty-days, but the contractor said he was at least two weeks behind schedule. Mr Callihan asks for

clarification on once they get started how long it will take for the project to get completed. Mr Koehler said he thought it might take thirty-days, but he didn't know for sure and he can't control somebody else's schedule. Mr Oliver suggest that the board asks Mr Koehler to pull a permit before the next meeting, if he does have intent on fixing the structure. Mr Hartwell asks if there is anybody else that wants to speak regarding the item as Mr Koehler has neighbors attending the meeting. Larry Hiler was present at the meeting as a neighbor to the property and he stated that last meeting the board gave the owner 30 days to make some progress, but he was very concerned as he hasn't seen any change or progress from last month. The loose metal is still banging on the building when the wind blows and at this point, we are at the five-month mark since it burnt. Mr Hiler stated that he is looking for and wants to hear a timeline but has yet to hear that information. Mr Hiler said that he isn't a code expert, but the building looks to be over 50% burnt and he would suggest to the board to proceed with a demolition of the building. Mr Oliver wanted to clarify that both Mr Wicklund and himself have been through the property approximately 8 weeks ago and the building can be rebuilt and getting a permit before the next meeting would show good intent. Mr Hartwell agrees with Mr Hiler that Mr Koehler needs to clean up his property because that doesn't cost anything to do and request a timeline from Mr Koehler by next meeting. Mr Hartwell request a motion. Motion to continue till February 28<sup>th</sup>, 2020 made by Mr Callihan, Second by Mr Wagner. (5 Aye, 0 Nay)

**Item 2890, 617 E. 13<sup>th</sup> St.**

Owner of the property was not present for the meeting. Mr Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Wagner, Second by Mr Callihan. Mr Paul recalls Jeff Oliver and reminds him he is under oath still. Mr Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition. Mr Oliver explains that he had a title search done using Great American Title showing Dobemar Investments Inc. as the owners of the property. Mr Oliver states that he sent certified letters to Dobemar Investments Inc. with one signed receipt. Mr Oliver states that he had communication after the certified letter. Mr Oliver states that the owner sent a letter to him asking what would need to be fixed, Mr Oliver sent back the basic housing information to the owner. Mr Oliver tells the board that the item was advertised in the Joplin Goble. Mr Oliver expresses that he has based his opinions off of the Code of Ordinances with sub-section line 12, 13, and 18. Mr Oliver explains that the property is in a very dilapidated state and he has witnessed multiple times vagrants going in and out of the structure. Motion to demolish item number 2890, 617 E. 13<sup>th</sup> St. made by Mr Callihan, Second by Mr Wagner. (5 Aye, 0 Nay)

**Item 2891, 617 E. 13<sup>th</sup> St.**

Owner of the property was not present for the meeting. Mr Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Ledford, Second by Mr Callihan. Mr Paul recalls Jeff Oliver and reminds him he is under oath still. Mr Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition, also Mr Oliver wanted to let the board know that he posted an unfit for human habitation placard. There had been a lady staying in the house for some time without water. Mr Oliver explains that he had a title search done using Great American Title showing Dobemar Investments Inc. as the owners of the property. Mr Oliver states that he sent certified letters to Dobemar Investments Inc. with one signed receipt. Mr Oliver states that he had communication after the original certified letter. Mr Oliver states that the owner sent a letter to him asking what would need to be fixed. Mr Oliver sent back the basic housing information to the owner with multiple items highlighted. Mr Oliver tells the board that the item was advertised in the Joplin Goble. Mr Oliver expresses that he has based his opinions off of the Code of Ordinances with sub-section line 4, 12, 13, and 18. The siding on the structure is dilapidated which is allowing the outside elements to penetrate inside the structure. It appears that some new locks have been put on this building but has been open off and on for months. Mr Hartwell requests a motion. Motion to demolish item number 2891, 617 E. 13<sup>th</sup> St. made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

**Item 2892, 617 E. 13<sup>th</sup> St.**

Owner of the property was not present for the meeting. Mr Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Callihan, Second by Mr Wagner. Mr Paul recalls Jeff Oliver and reminds him he is under oath still. Mr Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition. Mr Oliver explains that he had a title search done using Great American Title showing Dobemar Investments Inc. as the owner of the property. Mr Oliver states that he sent certified letters to Dobemar Investments Inc. with one signed receipt. Mr Oliver states that he had communication after the certified letter. Mr Oliver states that the owner sent a letter to him asking what would need to be fixed. Mr Oliver sent back the basic housing information to the owner with multiple highlighted areas of what needed to be fixed. Mr Oliver tells the board that the item was advertised in the Joplin Goble. Mr Oliver expresses that he has based his opinions off of the Code of Ordinances with sub-section line 4, 12, 13, and 18. This structure very dilapidated condition and has a slight structural lean. Mr Hartwell requests



a motion. Motion to demolish item number 2890, 617 E. 13<sup>th</sup> St. made by Mr Wagner, Second by Mr Callihan. (5 Aye, 0 Nay)

## **V. New business**

### **Item 2893, 123 S. Ozark Ave.**

Owner of the property was not present for the meeting. Mr Oliver asks the board to continue the item till the next meeting. Motion to continue till February 28<sup>th</sup>, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

### **Item 2894, 301 N. Jackson Ave.**

Owner of the property was not present for the meeting. Mr Oliver asks the board to continue the item till the next meeting. Motion to continue till February 28<sup>th</sup>, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

### **Item 2895, 1811 Broadway.**

Owner of the property was not present for the meeting. Mr Oliver informs that board that this property has already been demolished and asks for the board to release the item from the agenda. Motion to release item 2895 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

### **Item 2896, 811 W. 2<sup>nd</sup> St.**

Owner of the property was not present for the meeting. Mr Oliver asks the board to continue the item till the next meeting. Motion to continue till February 28<sup>th</sup>, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

### **Item 2897, 211 S. Galena Ave.**

Owner of the property was not present for the meeting. Owner of the property was not present for the meeting. Mr Oliver asks the board to continue the item till the next meeting. Motion to continue till February 28<sup>th</sup>, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

### **Item 2898, 1820 S. Virginia Ave.**

Harold Burns with Burns Construction was present for the meeting on behalf of five brothers mortgage company. The owner of the property was not present, however. Mr Oliver stated that he has had several phone and email conversations with Michaela his secretary. Also, Mr Oliver has had conversations through email with an attorney that is representing the mortgage company. Mr Oliver has asked that the property be secured as

soon as possible. The Attorney asked if they can have permission to step onto the property and Mr Oliver said absolutely. Mr Burns wanted to let the board know that he has work orders to go in and secure the property and take bids on what needs to be done. Even if that does mean demolishing the property, they will do that too. Mr Ledford wanted to clarify that Mr Burns is the general contractor for the project, Mr Burns replied yes. Mr Ledford asked who he was hired by and Mr Burns replied Five Brothers Mortgage company. Mr Callihan wanted to clarify if he will know fairly quickly if they will be able to repair the structure or if the structure will need to be demolished. Mr Burns stated yes, he will know fast. Mr Hartwell requests a motion. Motion to continue till February 28<sup>th</sup>, 2020 made by Mr Ledford Second by Mr Callihan. (5 Aye, 0 Nay)


**Item 2899, 126 S. Oliver Ave.**

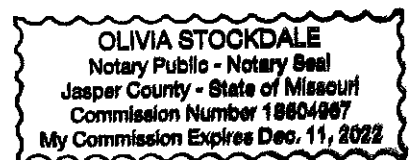
Owner of the property was not present for the meeting. Mr Oliver informs that board that this property has already been demolished and asks for the board to release the item from the agenda. Mr Hartwell requests a motion. Motion to release item 2895 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

**VI. Adjournment**

Mr Hartwell asked for a motion to adjourn the meeting. Motion by Mr Ledford, second by Mr Wagner to adjourn the meeting at 11:37am.

Approved   
Rylee Hartwell, Chairman

Approved   
Olivia R Stockdale, Notary Public



My commission Expires: December 11, 2022