



## *Building Board of Appeals Meeting Minutes*

April 23, 2021

### **Call to order**

Mr. Denham called to order the regular meeting of the Building Board of Appeals at 8:59 am on April 23, 2021.

### **Roll call**

Mr. Denham conducted a roll call. The following persons were present: Kyle Denham, Gary Wilson, Lance Windsor, David Reeder, Steve Urie-Ross, Assistant City Attorney Jordan Paul, City Chief Building Official Bryan Wicklund, and City Building Inspector Jeff Oliver. Rylee Hartwell, Ashley Micklethwaite, and Garret Wagner were not present. Mr. Denham asks for a motion to excuse the absent board members. Mr. Urie Ross made a motion to excuse the absent members and Mr. Reeder seconded the motion. (5 Aye, 0 Nay)

### **Approval of Minutes**

Mr. Denham stated there were no minutes to approve.

### **Continued Items**

#### **Item 2913, 3615 S. Range Line Rd.**

Aaron Gumpenberger was present via phone. Patrick Wood the Hotel Development Advisor was not present. They do have a Landscaping Contractor in place now. They will begin cutting the grass every three weeks, starting next month. Mr. Wood chased down the intruder and the police apprehended him. Mr. Gumpenberger stated progress with Marriott continues. They had a May 15<sup>th</sup> application deadline to go to June committee. They are on track to meet that. They have a couple of differences over the property improvement plan, but they are working through those. Mr. Denham asked if there was a plan B if negotiations don't work out with Marriott. Mr. Gumpenberger replied there is a plan B, but everything should go through and they shouldn't need a plan B. Mr. Reeder asked if they had a start date for construction. Mr. Gumpenberger replied as of right now no. Mr. Gumpenberger stated they are working on

getting the franchise agreement and funding in place. They will be obtaining the services of Intermountain, a Hotel Ownership Management and Consulting Firm based out of Louisiana, to oversee the construction and completion of the project. They specialize in Marriott facilities. The timeframe to get the hotel done is about 16 to 20 months. They can't start month one until they secure about 15 Million in financing. Mr. Reeder asked if they have applications in for financing. Mr. Gumpenberger advised they need to know the final costs of how much financing they will need before they apply. Mr. Denham asked if the plans are complete. Mr. Gumpenberger advised he has a design for the exterior, but Marriott has not approved it yet. Mr. Denham asked if Mr. Oliver was satisfied with the security at the structure. Mr. Oliver replied at this time, yes. Mr. Denham asked for a motion. Mr. Reeder made a motion to continue Item 2913, 3615 S Range Line Rd to continue Item 2908, to May 28<sup>th</sup> for a progress report and demolition hearing, seconded by Mr. Urie-Ross (5 Aye, 0 Nay)

**Item 2921, 1124 Murphy Ave.**

Michael Wilson was present as the owner of the property. Mr. Wilson stated he is having trouble with Contractors, but the sheetrock has been removed, electric should be completed by next week, and the plumbing should be done by the first of the month. Mr. Denham asked if the exterior was complete other than a little finish work. Mr. Wilson advised they have all the siding done except for the top where they will be putting in lights, and new shutters as well. Mr. Denham asked if the main items remaining are Electrical, Plumbing, and HVAC. Mr. Wilson replied that is correct. Mr. Reeder asked if they have a Contractor lined up for HVAC. Mr. Wilson replied they are going to use Bill's Electric. He advised they also installed windows and doors. They are planning on having it on the market by the middle of June. Mr. Denham asked for a motion. Mr. Reeder made a motion to continue Item 2921, 1124 Murphy Ave., to continue Item 2908, to May 28<sup>th</sup> for a progress report and demolition hearing, seconded by Mr. Wilson. (5 Aye, 0 Nay)

**Item 2924, 115 N. Landreth Ave.**

Todd Patterson was present as the owner of the property. Mr. Patterson provided the Board with a timeline and pictures. Mr. Patterson informed the Board they have had delays due to the demand of Contractors, but the Electrical work has begun. Mr. Patterson stated they should have Inspections within 30 days on all items on the timeline. Mr. Patterson advised the front and back porches have been removed, some joists in the addition will have to be replaced, and they are adding shutters around the windows. Mr. Denham asked for a motion. Mr. Reeder made a motion to continue Item 2924, 115 N. Landreth Ave. to continue Item 2908, to May 28<sup>th</sup> for a progress report and demolition hearing, seconded by Mr. Wilson. (5 Aye, 0 Nay)

**Item 2926, 1308 Central Ave.**

Rose Selves was present as the owner of the property. Ms. Selves advised the board that the electrical work has been completed. Central Heat and Air has been installed, and the Plumber will start in two weeks. The insulation and drywall on the inside is 75% complete. Once the plumber is finished, they can wrap up the insulation and drywall. Mr. Denham asked if the Electrical had been approved by the city. Ms. Selves stated that it had been. Mr. Oliver stated she has changed plumbers from the original permit application. Ms. Selves replied she is going to stop by and have that changed out. Mr. Oliver stated she is looking at a Plumbing, HVAC, and a final inspection left. Ms. Selves feels they should be close to being done by the next meeting. Mr. Denham asked for a motion. Mr. Reeder made a motion to continue Item 2926, 1308 Central Ave. to the May 28<sup>th</sup>, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wilson. (5 Aye, 0 Nay)

**Item 2928, 1615 Virginia Ave.**

Cory Mounts was not present at the meeting. Mr. Oliver stated this item can be released as it has now been completed. Mr. Denham asked for a motion. Mr. Wilson made a motion to release Item 2928, 1615 Virginia Ave, from the Agenda. Seconded by Mr. Urie-Ross. (5 Aye, 0 Nay)

**Item 2933, 510 W. B St.**

Luke Pendergraft was present as the owner of the property and provided photos of the property to the Board. Mr. Pendergraft informed the board the north side siding and the soffit is done. The East side siding is halfway done. The studs are ready to go in for the framing, but they aren't going to do that until they are done with the exterior of structure. Mr. Denham asked if there was a permit in place for the whole project. Mr. Pendergraft replied that there is a permit. Mr. Reeder asked if there is a projected timeline. Mr. Pendergraft replied they were hoping to be done next month, but it looks like it may be a little longer. Mr. Denham asked for a motion. Mr. Reeder made a motion to continue Item 2933, 510 W. B St., to May 28th for a progress report and demolition hearing, seconded by Mr. Urie-Ross. (5 Aye, 0 Nay)

**Item 2937, 925 S. Murphy Ave.**

Sylvia Morrison was present as the translator for Iliani Lopez and Maria Barbosa who are the owners of the property. Ms. Morrison advised the Electrician is coming out today to put the electrical box in. Mr. Oliver stated the Electrician needs to pull the permit before any work can be completed. Mr. Oliver advised there also needs to be an inspection. Mr. Oliver advised they need to have new service and hard-wired smoke detectors put in. Mr. Oliver stated If they get this done, this can probably be released. Mr. Oliver wanted to know about the detached

garage. Ms. Morrison advised they plan to fix this too. Mr. Denham advised they can't release this project until the detached garage is fixed. Mr. Oliver stated they can call him and he will come out to discuss the garage. Mr. Denham asked for a timeline by the next meeting. Mr. Denham asked for a motion. Mr. Reeder made a motion to continue Item 2937, 925 S. Murphy Ave. to May 28th for a progress report and demolition hearing, seconded by Mr. Wilson. (5 Aye, 0 Nay)

**Item 2940, 217 Michigan Ave.**

Gabino Adaca was present as the owner of this property. Mr. Adaca advised he has a permit now and the electrician will start next week. Mr. Denham asked what kind of schedule would it take to get the project completed. Mr. Adaca replied he believes it will take five months, he thinks August. Mr. Denham asked about a broken window on the south side. Mr. Adaca confirmed there is a broken window, and he did catch someone in the house, and this is the second window they broke. Mr. Oliver stated he can sheet over it for the time being, but he must get the structure secured. Mr. Oliver requested that the owner bring a timeline for the next meeting. Mr. Denham asked for a motion. Mr. Reeder made a motion to continue Item 2940, 217 Michigan Ave. to the May 28th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wilson. (5 Aye, 0 Nay)

**Item 2942, 4323 W 27<sup>th</sup> Pl.**

Linda Tarpley was present on behalf of Wells Fargo Bank via phone. Owner of the property is deceased. Ms. Tarpley provided pictures of progress so far at the property. Ms. Tarpley included email stating the hazard claim is still in review. The Adjustor was out for inspection and has ordered a draft of the estimate of the repairs. Mr. Denham asked once the insurance has done their adjustment, is there a timeline on when the actual work can start. Ms. Tarpley replied she needs to see what amount of work needs to be done and how quickly they believe it can be done first. Ms. Tarpley will produce a timeline as soon as she can. Denham stated it looks like the building is secure at this time. Ms. Tarpley advised there is a local Contractor that they are working with, but she does not know which one. Mr. Denham asked for a motion. Mr. Reeder made a motion to continue Item 2942, 4323 W 27<sup>th</sup> Pl. to the May 28th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wilson. (5 Aye, 0 Nay)

**Item 2944, 120 N. Schifferdecker Ave.**

Owner of the property was not present at the meeting. Mr. Oliver advised this is an occupied structure. Mr. Oliver stated there are multiple buildings on this property and all buildings have structural issues. Code Enforcement sent notice by mail and the Owner replied by mail in 2019. Mr. Oliver posted the property in February of this year. Mr. Oliver has had no face to face

meetings or phone calls with this Owner. Mr. Oliver stated he has made numerous attempts to stop by and speak with the Owner, but the front gate was locked. Mr. Denham calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr. Wilson, Second by Mr. Urie-Ross (5 Aye, 0 Nay) Mr. Paul calls Jeff Oliver under oath and is sworn in by Olivia Stockdale, Notary Public. Mr. Paul questions Mr. Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr. Oliver states yes, he has inspected the property and it does qualify for demolition, and that can be seen in the photographs that are being passed around. Mr. Oliver explains that he had a title search done using Great American Title showing Michael Collier as the Owner. Mr. Oliver states that he sent certified letters to Michael Collier and he has a signed receipt for the letters. Certified letters were sent to the address of 120 N Schifferdecker. Mr. Paul questioned Mr. Oliver asking what if anything else did he do to notify any other interested party of this action. Mr. Oliver tells the board that the item was advertised in the Joplin Goble with the publication dates of 4/1, 4/8, 4/15, and 4/22 of this year. Mr. Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section line 1 and line 2. Mr. Oliver explains that in his professional opinion, he would recommend demolishing the structure and the out-buildings. Mr. Denham asks for a motion. Motion to demolish Item 2944, 120 N. Schifferdecker Ave. to include out buildings made by Mr. Wilson, Second by Mr. Reeder. (5 Aye, 0 Nay)

**Item 2945, 301 N. Sergeant Ave.**

Owner of the property was not present at the meeting. Mr. Oliver stated this structure has been demolished and this can be released. Mr. Denham asked for a motion. Mr. Wilson made a motion to release Item 2945, 301 N. Sergeant Ave, from the Agenda. Seconded by Mr. Urie-Ross. (5 Aye, 0 Nay)

**Item 2946, 323 N. Mineral Ave.**

Owner of the property was not present at the meeting. Mr. Oliver advised the board that the owner has pulled a permit. He had a dumpster placed and is getting started on it. Mr. Reeder stated he drove by and it looks like he is starting to make progress. Mr. Denham expressed concern over the current condition of the garage. Mr. Denham asked for a motion. Mr. Reeder made a motion to continue Item 2946, 323 N. Mineral Ave. to the May 28th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wilson. (5 Aye, 0 Nay)

**Item 2947, 2408 Willard Ave.**

Justin Howerton and Misty Gamble present as the owners of the property. Mr. Howerton advised the demolition is almost complete and the front porch and the deck have been removed. The sheetrock has been removed from the front room and the kitchen, and the

structure seems sound. Mr. Denham asked if most of the fire was contained in the northeast corner. Mr. Howerton advised there was hardly any damage to the structure itself, it was just underneath the window frame. Mr. Denham asked if he had a schedule of when he could start reconstruction and get a permit. Mr. Howerton advised he needs to talk to a City Inspector about how much of the roof he needs to take off. Mr. Oliver advised they can get the Building Inspector Rick Woods to come out for a determination of what else needs to be replaced now that the walls are opened. Mr. Howerton advised he will call in to request a consult. Mr. Denham asked for a motion. Mr. Reeder made a motion to continue Item 2947, 2408 Willard Ave. to the May 28th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wilson. (5 Aye, 0 Nay)

### **New Business**

#### **Item 2948, 1809 Grand Ave.**

Levi Babb with Blue Shutter Investments was present as the owner of the property. Mr. Babb informed the Board that 18 dumpster loads of trash and debris were removed from the property. The plan is to bring down the building and build a new duplex. The old garage slab would be removed, and a complete demolition of the property would be done. Financing would take about 45 days to obtain. They are looking at 60 days out to demo the structure and start construction. Mr. Denham asked what happens if Mr. Babb does not get the financing for the new duplexes, can he still do the demolition. Mr. Babb advised he has a refinance in place that would provide for the demolition if the financing does not go through, but that is not a worry. By the next meeting he should have hard costs on the demolition. Mr. Babb stated he would also know where he's at on the 45-day process. Mr. Oliver stated he noticed the back door was open on recent inspection. Mr. Oliver recommended that he put plywood over the door. Mr. Babb advised he did obtain plywood to secure the structure. Mr. Denham asked for a motion. Mr. Reeder made a motion to continue Item 2948, 1809 Grand Ave. to the May 28th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (5 Aye, 0 Nay)

#### **Item 2949, 1529 S Connor Ave.**

Owner was not present at the meeting. Mr. Oliver stated there is a foundation wall bowing out. Mr. Oliver stated he believes this will be ready for Demo by next month. Mr. Oliver requested the board continue this to next month. Mr. Denham asked for a motion. Mr. Reeder made a motion to continue Item 2949, 1529 S Connor Ave. to the May 28th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (5 Aye, 0 Nay)

**Item 2950, 223 Galena Ave.**

Mr. Oliver advised there was a fire at this property and the Owner died in the fire. Mr. Oliver stated there are no relatives that have come forward for the property. Mr. Oliver hopes this will be ready for demo next month. Mr. Denham asked for a motion. Mr. Reeder made a motion to continue Item 2950, 223 Galena Ave. to the May 28th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wilson. (5 Aye, 0 Nay)

**Item 2951, 2636 E 4<sup>th</sup> St.**

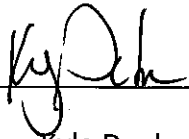
Owner was not present at the meeting. Mr. Oliver stated since the item is now on the agenda, the owner will most likely demo himself. If not, hopefully they will have it ready for next month. Mr. Denham asked for a motion. Mr. Reeder made a motion to continue Item 2951, 2636 E 4<sup>th</sup> St. to the May 28th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Urie-Ross. (5 Aye, 0 Nay)


**Other Business**

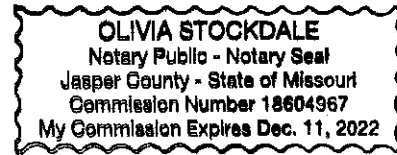
**Item 2943, 111 S. Moffet**

Charles Mote was present as the owner of the property with updated information on the demolition. Mr. Mote informed the Board that he did not make it clear to the Contractor that this demolition also included the alley and the retaining wall. Mr. Mote stated this will add two to three weeks as it will have to go out on bids. Mr. Oliver stated Mr. Mote should address this as soon as he can. Mr. Oliver asked if Mr. Mote included the detached garage in the bid. Mr. Mote responded that he did not. Mr. Oliver stated that the City has an ordinance stating that you can't have a detached structure without the main residence on the lot. Mr. Mote advised the garage is being taken down. Mr. Denham advised that there was no need for a motion as this was not on the Agenda.

Mr. Denham asked for a motion to adjourn the meeting. Motion made by Mr. Urie-Ross, second by Mr. Wilson to adjourn the meeting at 11:01am.

Approved   
Kyle Denham, Chairman

Approved   
Olivia Stockdale, Notary Public



My commission Expires: December 11, 2022