MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
JANUARY 22, 2016
9:00 AM

Kyle Denham, Chairman, called the January 22nd Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Mark Eastman, Crystal Harrington, Don Landrith, David Pommert, Bruce Rhodes, and Ervin Wilson. City officials present: Bryan Wicklund, Chief Building Official; Jeff Oliver, Building Inspector; Jordan Paul, Assistant City Attorney; and Susan Champlin, Notary Public.

Mr. Denham — I would ask that you come up to the podium, give us your name and the item you're here to talk about, and just a little update on the property—no particular order—whoever wants to come.

ITEM 2736 — **1708 S. MURPHY BLVD.**
OWNER: RBT & Nancy Laptad Family TR.
ADDRESS: 2508 Rosedale Pl. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (FIFTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Nancy Laptad — Good morning. I'm Nancy Laptad. I'm here related to Item Number 2736, at 1708 South Murphy Boulevard. And since I saw you last, I've completed plans for the home I plan to build there. And I talked to five different contractors and asked them to return numbers to me by the end of this month, so I'm hopeful that we are pulling permits by February. So that's where I am.

Mr. Denham — Any questions? Thank you. Do we have a motion to continue it—what's our February meeting?

Mr. Oliver — February 26th.

Mr. Denham — Do you think you might have something finalized by February 26th?

Ms. Laptad — I hope so.

Mrs. Harrington — Thirty or 60?

Mr. Denham — I think maybe just 60, and hopefully by then it's all under construction, and we can wipe it off.

Mr. Oliver — March 25th on that one.

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2736, at 1708 South Murphy Boulevard, be continued until March 25th for a progress report and demolition hearing.**

Mr. Wilson — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Wilson that Item 2736, 1708 South Murphy Boulevard, be continued to our March 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye", with Mr. Denham abstaining). Motion carries (6 in favor, 1 abstention).** And if you have the permit by then, you don't need to come back in March.

Ms. Laptad — Thank you.

Mr. Denham — Thank you.

ITEM 2745 — **2606 S. OLIVER**
OWNER: Homes of Hope Inc. (Crystal Lee Wolfe)
ADDRESS: 104 Oakwood Dr. Joplin MO. 65616
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (SIXTH TIME BEFORE THE BOARD)

ITEM 2746 — **2610 S. OLIVER**
OWNER: Homes of Hope Inc. (Crystal Lee Wolfe)
ADDRESS: 104 Oakwood Dr. Joplin MO. 65616
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (SIXTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Bryan Higdon — Good morning. Bryan Higdon, with Higdon Homes—this is Item Numbers 2745 and 2746. This is a follow-up update. The contracts have been approved. I have purchased the properties. Closing will be this coming Friday—Friday, the 29th, so it will be out of Homes of Hope, Incorporated. And we will roll on according to schedule—according to our original plan.

Mr. Denham — And your plan is to build both of them pretty much back to back?

Mr. Higdon — I'm going to finish the first one and get it sold, and then I'll build two. I will finish the other two. The two slabs, I'll build on those at the same time. The completion date for everything should be about a year until everything is finished and done.

Mr. Denham — Do we want to wait until he actually closes on the property and then maybe give it a little bit longer span? Does that sound reasonable? You should have it closed by our February 26th—

Mr. Higdon — We're supposed to be closed by Friday, but I would have thought we would have been closed by now. I got one of those deals, I guess.

Mr. Denham — I would think maybe keep it on 30 days until it's closed. Do we have a motion?

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2745, 2606 South Oliver, and Item 2746, 2610 South Oliver, be continued for 30 days for a progress report and demolition hearing.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mr. Landrith that Item 2745, 2606 South Oliver, and Item 2746, 2610 South Oliver, be continued to our February 26th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.** Thank you.

Mr. Higdon — If I get the property closed, can I just show proof to the Building Department, or do I need to appear again?

Mr. Denham — If you want to communicate with Jeff, that's fine. I mean, you're really welcome to come here.

Mr. Oliver — Probably what will happen—I mean, if you're going to finish the one on the corner that's not on the agenda, and that takes you a couple of months, we will probably continue these—

Mr. Higdon — Okay, I understand.

Mr. Oliver — Assuming the Board will do that out two or three months and see that you get started on each one of them before they can release it.

Mr. Higdon — Okay.

Mr. Oliver — But you probably shouldn't have to appear every month.

Mr. Higdon — Okay. I'll just keep you posted.

Mrs. Harrington — I think our main concern is just to make sure the property closes--

Mr. Higdon — Okay.

Mrs. Harrington — Yeah, that once it's secured by a contractor, I think we're assured then that it's probably going to go forward.

Mr. Higdon — Okay, alright, thank you all.

Mr. Denham — Thank you.

ITEM 2754 — **119 N. BYERS**
OWNER: Michael Kennedy
ADDRESS: 1977 Dry Creek LN. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Isaac Wheat — Good morning. My name is Isaac Wheat. I'm with Pinnacle Bank. I'm here regarding Item 2754, 119 North Byers. When I was here last time, I informed you there was a foreclosure scheduled December 28th. That foreclosure was stayed due to a bankruptcy filing—a Chapter 13 bankruptcy. A meeting of the creditors has not yet been held. That's February 10th. Additionally, we have a motion regarding some funds of ours that we're going to receive. We requested that some of those funds be used to rehabilitate some of the properties involved, including this one. There's a hearing on that motion in late February—I think somewhere around the 24th—I don't have that exact date in my head. So I'd like to request additional time to see how this is going to play out.

Mr. Oliver — I have actually got this file set out. It's been reviewed by our attorney, who hasn't made it up here yet, to possibly have a demolition hearing. You're saying you want to rehab this property?

Mr. Wheat — It was our original intention, when we had foreclosed on it, to be able to sell the property to a contractor to allow him to rehabilitate it.

Mr. Oliver — Have you even had a contractor look at this yet?

Mr. Wheat — Well, not—you know, inside and that sort of thing.

Mr. Oliver — In my opinion, this is not worth saving.

Mrs. Harrington Have you seen it?

Mr. Wheat Yes, I have.

Mr. Oliver This house is gone. In my opinion, the money that you would put into it—what it is, because it's a large home, and then you add in the neighborhood that it's in, I don't think it would be cost-effective for anybody.

Mr. Denham I'm kind of surprised it's still standing.

Mrs. Harrington Yeah.

Mr. Denham Truthfully, looking at the foundation—the corner foundation is gone, and someone has dry-stacked some stone that, you know, I don't even know what's holding it together other than good intention. But the hole in the roof—all the rain we've had this year—it's got to have so much decay in there. It's a hard—it's hard to imagine it could be rehabbed and ever break even on it.

Mrs. Harrington Is the owner on this property the one that we've got listed on our—Michael Kennedy—is that the owner of record, Jeff?

Mr. Oliver Yes.

Mrs. Harrington Is that correct?

Mr. Wheat Yes, I believe that's correct.

Mrs. Harrington And it's now in bankruptcy, is that right?

Mr. Wheat That's correct.

Mrs. Harrington Is that a personal bankruptcy or business bankruptcy?

Mr. Wheat It's a Chapter 13, which is the personal.

Mr. Oliver We can wait until Jordan gets up here.

Mr. Denham I would say we probably need to table this because it is scheduled for a demolition hearing at this time. Since you have represented interest in it, you would have a chance to testify and state your intentions, but we can't hold that until the City Attorney gets here.

Mr. Wheat Okay. You said it is scheduled for a demolition hearing?

Mr. Denham Yes.

Mr. Wheat When is that?

Mr. Denham — Today.

Mr. Oliver — It's been set aside to possibly have a hearing on it.

Mr. Wheat — Okay.

Mr. Denham — And the process is once—if this Board determines it is a dangerous building and orders it demolished, then the City goes through the process of receiving bids. There's a 30-day period, so it's not like it's going to get knocked down tomorrow. There is a whole process involved, and there is an appeal process if you want to go that route as well.

Mr. Wheat — Okay. And what time today is the hearing?

Mr. Denham — It's today. It's in this meeting, but until our attorney comes, we can't really hold it. It would be later in this meeting.

Mr. Oliver — When he gets up here, he may want to hear what you have had to say.

Mr. Denham — He may suggest we table it.

Mr. Wheat — Okay.

Mr. Denham — But if you could sit for a little bit until he gets up here, which should be any time, we will come back to this.

Mr. Wheat — Thank you.

Mr. Denham — Thank you.

ITEM 2677 — **1715 S. GRAND**
OWNER: Jen Winter & Elizabeth Burleson
ADDRESS: 1836 S. Oronogo # 10 C Webb City MO. 64870
A stay was asked for by the city and was granted at the February 27, 2015 meeting. Item continued from September 25, 2015.

Mr. Denham — Good morning.

Elizabeth Burleson — Good morning. My name is Elizabeth Burleson—Item Number 2677, 1715 South Grand. I am actually very pleased to announce we have completed this project. We have power in the building, running water. We have all of our permits cleared by the City. And our request is actually to get this item number removed from this list, please.

Mr. Oliver — I do have it down to release--

Mr. Denham — Great.

Mr. Oliver	Assuming in the spring you will be getting all your painting and everything done—
Mr. Burleson	Uh-huh.
Mr. Oliver	But it's no longer a dangerous building.
Mr. Denham	Okay. Do we have a motion to release?
Mrs. Harrington	I can't find it.
Mr. Denham	It's Item 2677, 1715 Grand.
Mrs. Harrington	**Mr. Chairman, I make a motion that Item Number 2677, at 1715 South Grand, be released from our agenda.**
Mr. Eastman	**Second.**
Mr. Denham	**I have a motion by Mrs. Harrington and a second by Mr. Eastman that Item 2677, 1715 South Grand, be released from our agenda due to the work being complete. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.** Thank you for getting it done.
Ms. Burleson	Thank you.
ITEM 2140	**1206 BROADWAY** **OWNER: Omer Hubbard** **ADDRESS: 1206 Broadway, Joplin MO. 64801** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (SIXTEENTH TIME BEFORE THE BOARD)**
Mr. Denham	Good morning.
Omer Hubbard	Good morning.
Mr. Denham	This is Item 2140, 1206 Broadway.
Mr. Oliver	Hi, Omer. How are you?
Mr. Hubbard	Hello.
Mr. Denham	Have you got any progress to report today?

Mr. Hubbard — He told me it was too cold to work.

Mr. Oliver — Have you had a volunteer over there trying to help you with this a little bit?

Mr. Hubbard — Not yet.

Mr. Oliver — Greg with Watered Gardens—

Mr. Hubbard — Yep.

Mr. Oliver — Has been working with somebody to have him come and help you, correct?

Mr. Hubbard — Yeah.

Mr. Oliver — But he hasn't showed up yet?

Mr. Hubbard — No. He said it's too cold, but I talked to him Tuesday, and he said it was too cold. But when I talked to him Thursday, he said he saw him.

Mr. Oliver — I had a message from Mr. Spink with Watered Gardens this morning. The church group thing—volunteer thing really hasn't kind of—it kind of hasn't worked out for him, but he is working with another volunteer to step in and try to help Omer.

Mr. Denham — It's just a matter of finishing up some plumbing inside, is that right?

Mr. Hubbard — Yeah.

Mr. Denham — Are there any other issues?

Mr. Oliver — Just covering the floor back up. And then he's got a bill with the water department that will have to be paid. I don't know if they've worked all that out yet.

Mr. Denham — Before they'll turn the water back on?

Mr. Oliver — Yes.

Mr. Denham — Okay.

Mr. Oliver — I know there's not a lot you can do, but this has been on the agenda a long time, okay? It needs to get fixed probably within the next month, okay?

Mr. Hubbard — Okay.

Mr. Oliver — And I'll try to talk to Greg also and relay to him how, you know, we need to get it off this list—get it finished and get it off this list.

Mr. Hubbard — Okay.

Mr. Oliver — There's not that much left to do.

Mr. Hubbard — Yeah.

Mr. Oliver — I know we're working with volunteers, but it's been on here for close to a year. They need to get you taken care of and get it removed from the list, alright?

Mr. Hubbard — Okay.

Mr. Denham — We just want to make sure you have a safe place to live.

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2140, at 1206 Broadway, be continued for 30 days to our February 26th meeting.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Landrith that Item 2140, 1206 Broadway, be continued to our February 26th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.** Thanks for coming down. Good luck.

ITEM 2070

212 S. JOPLIN
OWNER: Neal Group
ADDRESS: 307 Metalwood, Carl Junction MO. 64834
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (FIFTEENTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning. . . .

Jeff Neal — Good morning. I'm Jeff Neal. I'm here with regards to 212 South Joplin. Since I saw you guys last, we have been approved by Empire for a rebate on our solar. We've contracted with PLJBD to do structural to reinforce the roof on 215 South Wall, which is part of this project. We're going to go ahead and get a building permit in—an application for a building permit in on that. The holdup on 212 South Joplin is that as of December 12th, we started a 90-day review period with the Brownfield Voluntary Cleanup Program at DNR and DED. It's possible they'll release sooner than that, but that's the last step in our Brownfield, and as soon as we get that approved, we'll be able to start remediating the building. We're moving ahead at the pace of bureaucracy.

Mrs. Harrington — So you should have that by March 12th? That's completed March 12th?

Mr. Neal — Yes. And as soon as we get that, we'll immediately be in remediation. And we can start remediation prior to getting a building permit, but we'll get a building permit probably before then at this rate just so we can have everything stacked up and ready to go. I need a couple more months.

Mr. Landrith — **Mr. Chairman, I make a motion that we continue this until our March 25th meeting for a progress report.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Landrith and a second by Mr. Eastman that Item 2070, 212 South Joplin, be continued to our March 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye", with Mr. Denham abstaining because of his business involvement). Motion carries (6 in favor, 1 abstention).**

Mr. Neal — Thank you. I appreciate it.

ITEM 2635 — **502 VIRGINIA**
OWNER: AMAS
ADDRESS: 1736 Southern Dr. Neosho MO.
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (SEVENTEENTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Mark Gibson — I'm Mark Gibson, 501 Main. I'm here about Item 2635, 502 Virginia. Well, with the torrential rains, we basically had a river in the lobby of our building. The only thing I can say is that the current developer that has 501 Main is probably about $1 million upside down. It's not generating revenue. If it continues on the process that it's going on, I would feel safe to say that he'll let the building go back. You can't get someone in there to buy it for the kind of money that they owe on it, and it's all because of the mold infiltration from that building. So he basically, I think, had close to $5 million invested in it, and it actually hasn't really cash flowed since it's opened. So eventually we'll end up with another empty building.

Mr. Wicklund — I understand that you're here representing the apartments, but are you also still the listing agent for 502 Virginia?

Mr. Gibson — No.

Mr. Wicklund — Okay.

Mr. Gibson — I was the listing agent. I did have it under contract, and to be honest, they would have—if the City would have proceeded with demolition, I probably could have got the contract executed because it's going to be an expense, if you were to tear down the building—alright, it would have been a pretty sizeable expense to the owner of my building to move the utilities because there's some that he would have to move. There are some that the City would have to deal with. I mean, it would just be a mess. You can't give that building away. You can't give it away. No one will take it. It's been—they haven't made a payment in probably five years. The mortgage company won't repossess it because they don't want the liability. The roof is to a point now that I don't know what size of snowfall that it would take, and I'm not an engineer. But it will implode. I think that the walls would stay standing, but the ceiling will come in.

Mr. Wicklund — Well, we really are—it's a difficult situation, and at this time, the City is pursuing the most cost-effective, least expense to the taxpayers that we can and get this resolved. We have received back the proposals from interested engineering firms. We have selected the one that we feel like is going to do the best job, and we're in the process of getting a contract in place on that. I don't think that will take very long. Everyone understands that it's a pressing matter, and we need to get moving on it. That firm, I believe, will move as fast as we can give them approval. And it's still going to take some time, but I think you'll start seeing some progress over there pretty quick.

Mr. Gibson — Good. Any questions of me?

Mrs. Harrington — Yeah, you know, I appreciate when you come here and tell us what the condition of the building is every month, and your expectation of the City, if the City would have demoed it, it would have been easier and that. And I'm just curious about, you know, what your perception is of the reaction of the community or the public the night the news goes on, and they say the City is, you know, taking over this building that belonged to these private citizens and how citizens are up in arms because the City demolished the building that didn't belong to them. I think the reaction would have been outrage by many people had that news story run. I guess I'm really confused about where you feel like the line is between the City's responsibility and the private citizen's responsibility in these things. You know, it's all fine and good when property is in _____ condition and your $5 million investment that your person made in the building next door, knowing that the infrastructure of these two buildings was shared, knowing that there was no way for this building next door to be chopped off. That would be like, you know, cutting off a limb from one to the other can't just cut that off—those two buildings share infrastructure. You demolish this building—this building is without infrastructure. So he bought this building knowing that, and I don't understand the expectation

from some citizens that the outrage that the City just go in and take this property and demolish it because it's inconvenient for some people. They're doing what they can. They're spending my money and his money, and his money and your money, to try to take care of it in the best way they can. And I guess I just—I'm waiting for the day when they do step in and do something about it, and then there's public outrage because the building doesn't belong to the City, and yet they made the decision to do something about it. There will be people that are shouting at the moon because the City had the nerve to do something to somebody's property. You know, we take the heat because we expect people to clean up their property. "It's my grass. I don't want to mow it. I shouldn't have to mow it." And the City staff takes all kinds of heat because of that. You know, this is a historical building that has been owned by this family for years. Whether or not they made a payment on the mortgage in five years frankly is none of the City's business. It is a horrible situation, and this staff is doing everything they can to fix it.

Mr. Gibson — Okay.

Mrs. Harrington — And if the mold is making you sick, there are about 50 new apartment complexes within the 100-mile radius of here. And I guess, I just—I don't understand the outrage of the City not doing something. They're doing what they can.

Mr. Gibson — Okay.

Mr. Denham — Any other questions? Anything else, Mark?

Mr. Gibson — No.

Mr. Denham — I appreciate you coming today. I think the wheels are turning, but slowly. Thanks for your help. Do we have a motion to continue?

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2635, 502 Virginia, be continued until our February 26th meeting for a progress report and demolition hearing.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Landrith that Item 2635, 502 Virginia, be continued to our February 26th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye", with Mr. Denham abstaining). Motion carries (6 in favor, 1 abstention).**

ITEM 2752 **625 N. PEARL**
OWNER: Logan Steere
ADDRESS: 616 N. Wall Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Terry Moody — Good morning. My name is Terry Moody. I'm the new owner of the Item 2752, which 625 North Pearl. I purchased this property in late December, and we received permits to move forward on rehabbing the property. This is my contractor, Jon Bunn, and will can give you the progress if you would like to see—

Ms. Champlin — I'm sorry, what was your name?

Jonathan Bunn — Jonathan Bunn, with Bunn Construction.

Ms. Champlin — Okay, thank you.

Mr. Moody — But, overall, our progress is going extremely well. There's three guys working on it right now. We're working on it every day. The completion time is not very far away. What would you say, about six weeks?

Mr. Bunn — I would say by the end of February or the beginning of March _____ (speaking away from microphone).

Ms. Champlin — I may need to have you closer to the mike.

Mr. Bunn — Our plan is to do a full removal of the roof system down—you know, down past the plate—new decking, new roof system. All we're actually to add, you know, an eight-inch overhang on all the gable ends, and then a six-inch overhang on all of our eave sides to help shed water from the property and prevent any further, you know, framing damage that _____ could happen. All of the damage—we're removing all of the older siding down to original—what is the original siding on there so that we can find all of the, you know, any damaged framing—we do have some damaged framing and plating on the north side of the home, which once we get that repaired, we're going to call for a framing inspection to make sure everything is good with the City there. The project is actually moving forward really well. So all of the removal of the—any mold or any damage or—you know, water-damaged materials are being removed as well. And we are going to be working with Enviro-Spec for the mold remediation process, so that way we can make sure that the house is safe before we put new materials back in, and then put it back on the market for sale. So if there are any questions you guys have, just let me know.

Mr. Denham — The part of the structure that's concrete block, I noticed some cracking. What's your plans on that portion?

Mr. Bunn — On that part—on that part, I have checked underneath. We plan on doing any support beams on that south side of the property underneath the house, and then repairing the cracks with a 7,000 PSI mortar mix. And then what we plan on doing is actually doing on the south face of that gable that's on the south face, we're going to do what is called a stack-and-tack stone on that face, and then we plan on furring and siding the rest--over the rest of the stone so that—you know, that way we build a little additional structure into that, as well as clean that face up and make it look nice. But we are using a 7,000 pound mortar mix, so that way we can increase the structural integrity of that block of wall.

Mr. Denham — Okay, thank you. And you said there is a permit in place?

Mr. Bunn — Yes, sir.

Mr. Denham — Great.

Mr. Moody — I might mention that there is a complete re-wire of that property going on as well. And I understand that to be the need when you have a house that was scheduled for demolition, is that correct?

Mr. Oliver — You say you automatically have to re-wire it?

Mr. Moody — Yes.

Mr. Oliver — It's a project to project or case by case situation. It's not an automatic thing. If the ceilings were open—things of that nature, you definitely would want to add smoke detectors—

Mr. Woody — Sure. We want to do the best possible work.

Mr. Bunn — We will be—we will be adding in all the updated fire codes for that, so we're looking the hard—I know that Joplin is requiring the hard wired installed for the smoke alarms in the bedrooms, kitchens, everything—we will be bringing it up to code on electrical and fire codes. That way, we can make the house safe again and make it look nice in that neighborhood. That's not a bad neighborhood over there.

Mr. Denham — I'm glad to see it happen.

Mr. Moody — We got a real positive response from the neighbors. They are very happy about that.

Mr. Denham — I'm sure they're glad to see something happening there. I'm glad you caught it in time to salvage it.

Mr. Bunn — Right. Would you all like to revisit this again in February to just get a status update on the project?

Mr. Denham — We'll probably keep it on a 30-day, and if you make the progress you're talking about, we might be able to release it at that time.

Mr. Bunn — Fantastic.

Mr. Denham — I appreciate your efforts.

Mr. Bunn — Absolutely.

Mr. Denham — Do we have a motion?

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2752, 625 North Pearl, be continued for 30 days to our February 26th meeting for a progress report and demolition hearing.**

Mr. Wilson — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mr. Wilson that Item 2752, 625 North Pearl, be continued to our February 26th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.** Thanks for your effort.
I appreciate it.

Mr. Moody — Thank you. Have a great day.

Mr. Denham — You, too.

ITEM 2685 — **2102 S. CONNOR**
OWNER: Andrew W. Batcheller /Casey Antle
ADDRESS: 210 S. Connor Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (THIRTEENTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Casey Antle — Good morning. Casey Antle, with 2102—2106 South Connor—the Item 2685, 2102 South Connor. We did not run into some delays on the roof. The material is there, but the contractor—his last job took longer than what he thought. Then he came up with the flu, and now it's a little bit on the cold side. But the roof material is there. We're ready to get the roof and

the west side on it. He and I have talked about being sure you guys are there so you know how the roof is going to be mounted. He knows that, so as soon as we get that going—as soon as the weather breaks and he gets to feeling better, we will get started on it. Like I say, the material is there. I just need the break now.

Mrs. Harrington When did you take this picture, Jeff?

Mr. Oliver Probably two or two and a half weeks ago. I tried to mail them out to you guys about two weeks ago.

Mr. Antle I think he brought the material in Monday.

Mr. Denham The material is there. I did see it.

Mr. Oliver I have been by it this week, and the material is there now.

Mr. Denham I know we've had a little bit of weather, but we really need to see this thing get moving.

Mr. Antle Yeah.

Mr. Denham He may just have to—

Mrs. Harrington I thought we last-chanced it last time.

Mr. Denham We've got to see—and if he's got to build a fire out there or something—put some clothes on, but he's got to start moving. This has drug on a lot longer than we anticipated. I think this is the thirteenth time we've met with you. And obviously it's damaged from the tornado—

Mrs. Harrington And it's still standing up.

Mr. Denham And it's pushing five years. It's a testament to its construction because I was afraid it would blow over. Do everything you can to get him to get out there.

Mr. Antle I will. It looks like this next week it ought to be clearing. Now, he may be over there today. I didn't go by when I left from work. They may be over there today, but I know the weather has got to be right for the—to be able to get the concrete up for the bolts to hold the roof on. So I know we're looking at that. We've discussed that. I think even this week and maybe even towards the end of next week it's supposed to get up warm enough. But like I say, he may be over there today.

Mr. Denham And you do have a permit in place?

Mr. Antle Yes—yes.

Mr. Denham — Probably if we don't see action—if we extend it this time, if we don't see action next time, we're probably getting to the point where we either have to order it demolished or order it repaired, one or the other—

Mr. Antle — Yeah.

Mr. Denham — So we'll encourage you to get something done between now and the next meeting if that's—if we do proceed with an extension.

Mr. Antle — We will—we will. Like I say, he's ready now. Like I say, he was down a little over a week with the flu, so we're ready to go.

Mr. Denham — Do we have a motion?

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2685, 2102 South Connor, be continued to our February 26th meeting for a progress report and demolition hearing.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Landrith that Item 2685, 2102 South Connor, be continued to our February 26th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.** Thanks for coming down.

Mr. Antle — Thank you.

ITEM 2699 — **1402 S. JOPLIN**
OWNER: Heartland Floral & Gifts Inc.
ADDRESS: 2515 W. 30TH ST. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (ELEVENTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Gene Hess — Good morning. Gene Hess, here for Item 2699, at 1402 South Joplin. To be honest, this month just got away from me with the holidays and the colder weather. It's hard to work in there—there's no electricity, so there's no lights—just a little bit coming in from a couple of windows. And when it's cold and dark both, it's kind of hard to work in there. The days are getting longer again, and I think next week if the temperature is supposed to be in the 40's and 50's it looks like, so I think I should be able to get most of this done this month for sure. It just kind of—actually, it just—

I forgot it was Friday until I opened up the paper, so this month has just gone by—flown by for me for some reason. But I'm kind of getting tired of coming down here, and you're probably getting tired of seeing me, so I'm ready to finish getting it cleaned up. And I kind of worked some this month trying to find some people I might be able to unload some of the merchandise on, so I spent a lot of my time doing that, but I'll be done this month.

Mr. Denham — What's left for him to do to get this off our agenda?

Mr. Oliver — Well, I haven't been in it for several months. I know, for the last several months when he's appeared, we've asked him to contact myself or Bryan and let us know so we come down and actually do an inspection. Apparently he's not done yet, so he hasn't called us. But I think Bryan and I are kind of wanting to look at the roof a little bit again at some point, too. Besides getting it cleaned out, there might be some questions there.

Mr. Denham — Okay. Are you willing to work with them and have them come in and look at it?

Mr. Hess — Yeah, I should be ready to do that within probably after next week.

Mr. Denham — Okay, great.

Mr. Hess — I'm going to be working this weekend—this weekend I think it's supposed to be up to 50 I think one day. It just makes it—you know—in fact, it's a little warm in here, but I feel if I have this much heat and this much light, it would be pretty easy to work—

Mr. Denham — Yeah.

Mr. Hess — But when it's cold and dark both, it's just—you know, working with flashlights and artificial lights and it's cold—and to be honest, it's hard to kind of make up—get the incentive to go down there when you know it's going to be cold and dark when you're working in there, so it just makes it harder to get down there. If it's warmer outside, then the building is warmer, and it's easier to get stuff done. When the sun is shining, and you can get some through the windows—the tops of the windows that are open, it makes it easier to see. Overcast, it's kind of difficult.

Mr. Denham — I understand. Well, hopefully by the next meeting you could have that done and have Bryan and Jeff meet you over there—

Mr. Hess — Right, that's my plan.

Mr. Denham — And get everything knocked out, and we can get this off our agenda.

Mrs. Harrington **Mr. Chairman, I make a motion that Item Number 2699, at 1402 South Joplin, be continued until February 26th for a demolition hearing and progress report.**

Mr. Eastman **Second.**

Mr. Denham **I have a motion by Mrs. Harrington and a second by Mr. Eastman that Item 2699, 1402 South Joplin, be continued to our February 26th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.** Thanks for coming.

Mr. Hess Thank you.

ITEM 2754 **119 N. BYERS**
OWNER: Michael Kennedy
ADDRESS: 1977 Dry Creek LN. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr. Denham Good morning.

Isaac Wheat Good morning. Isaac Wheat, with Pinnacle Bank, back regarding Item Number 2754, 119 North Byers. As I stated earlier, I currently state from our action due to Chapter 13 bankruptcy filing, the meeting with creditors is February 10th. We have a motion regarding some funds that are due to the borrower from the sale of another property. A hearing on that motion, I believe is February 24th, and we're trying to get the funds allocated from that sale toward this property so that the property can be rehabilitated.

Mr. Denham Are we in a position to go ahead and hold a dangerous building hearing?

Mr. Paul If you wanted to, we could.

Mr. Denham What's your thought about the whole bankruptcy—does that have any bearing on this as far as the City?

Mr. Paul I mean, as long as we have all the interested parties notified, we ought to be okay. I mean, that's just my perspective on whether or not you can hold it or not—all we need to do is have notice on them as long as Jeff and Bryan are comfortable that the property is in a condition that they can make a case during the hearing. Whether you want to give the bank another 30 days to see if they can't get funds for putting some money into this is completely up to you all. I think if you want to go ahead today, you can. I think if you

want to give him another 30 days, you can do that as well. It's just up to what you all want to do. And I'll look at that title work again real quick.

Mr. Denham — Jeff, is this is the one that's two houses on one lot? It sits kind of at the back of the lot.

Mr. Oliver — Correct.

Mr. Denham — I can't believe they built that big of a house on a split lot?

Mr. Oliver — Right.

Mr. Denham — It's amazing. What's the pleasure—do we want to wait?

Mr. Paul — Let me check this real quick here—

Mrs. Harrington — At the very least, it looks to me like this building needs to be boarded up and made secure. With them doing that, it would be allowed to sit for a while, but it would take some expense to board it up because the way it's sitting there, it looks to me like if somebody got in there, it would be a bad deal.

Mr. Denham — Are you talking about boarding up the—like door and window openings, or the roof because there's a huge opening in the roof?

Mrs. Harrington — Well, let's refer to the expert here and see what his opinion is on it.

Mr. Wicklund — I think the Board could make any additions to the boarding it up. The actual City ordinance that we would refer to as a building department only deals with windows and doors, but they would have to board up every opening that would allow unauthorized entry. You could include the roof. This is not salvageable, but I understand it's not your decision, and there are other interests involved here. But we have properties like this all the time in town that the homeless move into this time of the year and burn them down, and it's a danger to the public.

Mr. Denham — And part of the problem is these houses are so close together, because like I said, this is literally two houses on one lot.

Mrs. Harrington — I can see—

Mr. Denham — And the picture—this picture doesn't really show the proximity of the other neighbors. I mean, they're on top of each other.

Mrs. Harrington — Yeah.

Mr. Denham — It would be a tough fire to fight if it goes.

Mr. Paul — I've reviewed the file, and we don't have a letter from the actual property owner. We don't necessarily need one. We can make our case for notice on publication and posting, and attempts of letters. Normally, especially if there's a proceeding like bankruptcy pending where there's probably going to be a legal challenge, or an increased likelihood of a legal challenge to any action we would take here, I would prefer to build a stronger record. Jeff and I can look at other things—things like Case.net—various other things that are basically internet type searches to show that we did more due diligence in trying to track this guy down. I would probably lean toward preferring to send it out until February to do that just so we have a better record when we send it out, because if he's already filed for bankruptcy, I would see this as being a candidate for something that he would pay an attorney a couple of hundred dollars to tie up in Circuit Court just to avoid that lien.

Mr. Oliver — I would think he'd appeal it anyway, correct?

Mr. Paul — They could appeal it anyway but, you know, what they look at on "appeal" is what we do here, and so the stronger our record is here, the less likely it is that they can set it aside. And if we—if we don't get a signed letter, we don't, but—

Mr. Oliver — I know I've had several calls from neighbors obviously—

Mr. Paul — Uh-huh.

Mr. Oliver — There have been e-mails sent _____ (speaking away from microphone).

Mr. Denham — I don't blame them.

Mrs. Harrington — Has anybody—probably not—they don't know the bank is involved. The neighborhood is pretty upset about this house if the bank is aware—I mean, if the neighbors are aware that the bank is trying to forestall this house coming down, that's probably not going to bode every well. They're not going to think a lot of that. All of these scenarios that we are outlining—the bottom line is everything we're talking about keeps this house sitting there like this intact for at least the next 60 days. I mean, there's nothing going to happen to this house except sit like this for 60 days when it's cold and wet outside, and people are trying to look for a place to be. And something bad is going to happen in that house—either a child or a homeless person or something. So my instinct is to move as quickly as we can to get this thing moved out.

Mr. Wheat — We are trying to move in the direction that will allow the property to be fixed. That's what we're trying to do.

Mr. Oliver — How many properties are there? I was just asking.

Mrs. Harrington That he owns.

Mr. Wheat Sixteen.

Mr. Oliver It is my opinion that this one—

Mrs. Harrington This is the only one of his on our list.

Mr. Oliver The other 15 might be worth saving—might be worth _____ of my opinion (speaking away from microphone).

Mrs. Harrington I work with a lot of contractors, and I don't know one that—I don't know one—and a lot of them like to go in and rehab these houses. I don't know one that would look at this and go, "Oh, yeah, let's do this one." This is bad.

Mr. Denham Does that have asbestos cement siding, or is that Masonite?

Mr. Eastman Yes.

Mr. Oliver Yeah, it's asbestos.

Mr. Eastman Transite.

Mr. Denham Yeah, it's Transite board.

Mr. Wilson Since you've got--

Mr. Denham You've got to get an asbestos abatement right off the bat on that. I'm sorry—go ahead.

Mr. Wilson Since you've got the two houses on the same lot—

Mrs. Harrington You said _____ for your boss, instead of going back and saying—

Mr. Wilson Since you've got the same house—two houses on the same lot, and they're in close proximity to each other, could you tell me how close they are to each other, feet-wise, or whatever?

Mr. Denham I drove by yesterday, but it's not only the house that this house shares on the lot, but it's also the adjacent property, too. But I'd hate to guess—it's pretty, but I'd hate to guess the footage, but I mean—

Mr. Wilson Ten to 15 foot—

Mr. Denham I would say less than 15—much less than 15.

Mr. Wilson — So you have 10 foot, of course, is the side—you know, available for additions on side to side, house to house, isn't it?

Mr. Denham — It's six foot side yard, but of course, this is back when they really had limited or no zoning--

Mr. Wilson — Yeah.

Mr. Denham — That allowed this sort of thing.

Mr. Wilson — Then it doesn't fall under the code that way. As far as I can tell, this thing is nothing but a piece of junk sitting there waiting to fall down.

Mr. Paul — And if you guys want to take it with what we have, I mean, we can. It's your decision.

Mr. Wilson — I would say at this point, give them 30 days, and if nothing is accomplished—no contractor will step up to it—nothing was done to it, then we proceed. That will be—the maximum I will give is 30 days on it.

Mr. Wicklund — Is that even a reasonable expectation on you guys' part is anything going to be done in 30 days?

Mr. Wheat — I don't expect anything would be done as far as actual action taken, but within 30 days, we would probably know whether funds will be allocated to have something done, because there will be a hearing by the end of February. I'm a little rusty on that date. I think it's the 24th. But we'll have a hearing, and we'll know if we'll get funds allocated for it.

Mr. Denham — So our next meeting is the 26th. That would basically right about the time you would even know about the bankruptcy.

Mr. Wheat — If I get a ruling at that hearing or not, I can't promise you that. But it will be held.

Mr. Denham — You wouldn't even have time to have a contractor at that point.

Mr. Wheat — Sure.

Mrs. Harrington — And it needs to be boarded up bad. I mean, by then--it needs to have been boarded up by then, doesn't it?

Mr. Oliver — Well, I—

Mrs. Harrington — Especially with the neighbors on it—the neighbor factor is the thing that's really on my mind, with children in the neighborhood, or homeless in the neighborhood.

Mr. Wheat — And you're talking doors and windows?

Mrs. Harrington — And there's a process—I mean, there's a way it has to be done according to the ordinance.

Mr. Oliver — Again, with this particular one, just doing that, you're still going to leave holes for kids to crawl in the basement.

Mr. Denham — Yeah, I really don't want to see it go down the dangerous building permit process, because that gives them six months.

Mrs. Harrington — That gives them six months to mess with it.

Mr. Denham — It's not going to be standing in six months. I'm afraid—I just think we have a responsibility to move forward. I mean, if we're not on good legal grounds to order it demolished today, let's wait, but—

Mr. Paul — You have adequate grounds. They could be stronger, but you—

Mr. Denham — And they can always appeal.

Mr. Paul — You have a submissable case.

Mrs. Harrington — Yeah, what—so what are you saying, that we should go forward and let them appeal?

Mr. Denham — I'd hate to wait another 30 days, truthfully.

Mrs. Harrington — And that is the process without—you know, this is not a—we lay a process out so that we don't have to be in conflict with your bank. But if we take it to a demolition hearing today—tell me if I'm right, guys—I don't want to over-speak—then the process is that you all can appeal that.

Mr. Paul — There is also that automatic 30-day stay.

Mrs. Harrington — Yeah, we have—it can't happen until 30 days from now. There is a 30-day waiting period after we order it, and then you can appeal that decision.

Mr. Wheat — Okay.

Mrs. Harrington — So nothing is going to happen until after your meeting, at least—and then you can make a decision to appeal—Jordan, I've giving—that's the law, is that right?

Mr. Paul — Yeah, I mean, you could appeal it immediately if you wanted, but the City has a stay that will be in place for 30 days before we could demolish it.

Mr. Denham — But in that 30 days, you're taking bids.

Mr. Oliver — Towards the end of that 30 days, I would probably—yeah, I would advertise it for bids.

Mr. Denham — It has to go to the Council for approval.

Mr. Oliver — I have to—it takes about 15 days now for that process to get the bids, and then it's got to go to Council for approval so, you know—

Mr. Denham — I really hate to delay the process at this point myself.

Mrs. Harrington — I do, too.

Mr. Denham — I think it's time.

Mrs. Harrington — Especially because I think once your process starts, that I think you all will come to the same decision that it's not really salvageable. I think when knowledgeable people take a look at this piece of property, especially with the asbestos being present, that you're going to find that the cost of rehabbing this property is not going to bear fruit for you. It's going to be far more expensive to do than the money that you can—

Mr. Wheat — I mean, that's typically—an investor will make that decision.

Mrs. Harrington — Right. The amount of money you can get for this house in this location in this community is never going to come close to what it's going to cost you to get rid of the asbestos and rebuild the property from the foundation up.

Mr. Wheat — What's creating the urgency suddenly? This is the third time that this property has been before the Board. You've had other properties on this list that have been on here 16 times.

Mr. Denham — It's the condition of the building.

Mr. Wheat — You didn't notice the condition of the building until three months ago? I'm trying to figure out why suddenly you've noticed it, and now—

Mr. Oliver — I can probably answer that for you. To be honest with you, I had a call on this property, I'm going to say close to a year ago. Doing a windshield drive-by, I approached it down the alley from the other side, and as I went by, I looked at it. I didn't see the side that is severely decayed. I probably should have, as bad as it is, but my eyesight was going the wrong direction. That being said, a few months later, e-mails went out. Some went to the City Manager. I revisited it, and I said, "My God, how did I miss this?" Okay, so there had been attention on this probably close to a year ago. But until I revisited it several months, did I notice the massive problem that it had. That's when it got put on the agenda.

Mr. Wicklund — And on top of that, honestly, this Board has been kept busy for the last four and a half years with tornado damaged properties. And the Building Department is just now getting freed up to where we can re-evaluate the housing conditions throughout the rest of the town. And there's some that have seriously deteriorated over the last five years that we just haven't had the staff or the ability to do anything with. But we're getting that now, and there's going to start being other ones all around town that should have been something done to them five years ago that weren't. This decay on this one—it started a long time ago.

Mr. Paul — And if we're going to do a hearing today, we might as well put all this on the record. Do you want to do a motion to start?

Mr. Denham — I just wonder if we want to go ahead and let these other two gentlemen come up so they don't have to wait through it, because it's a long process.

Mrs. Harrington — Yeah, let's let them come up.

Mr. Denham — Yeah.

Mrs. Harrington — Table this, and then stick around just for a little bit more, and we'll do the process.

ITEM 2757

218 S. PARK
OWNER: Robert Phillips
ADDRESS: 13171 Mcminnville Ln. Neosho MO. 64850
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Robert Phillips — Good morning. My name is Robert Phillips, Item Number 2757, 218 South Park. I'm still trying to get the utilities to sign off on my demolition permit. I've got two of them so far, and the water company is kind of giving me the run-around. I can't catch them, or they won't meet me. They won't even accept me mailing them the permit for someone to sign off on it, so I don't know. The last call with them was this morning just prior to the meeting. They're supposed to return my call with someone either to meet me to sign off on it Monday, which is going to be a problem because I've got an appointment with the VA Hospital in Fayetteville. But that's the latest on that, so I'm kind of hindered at this point in obtaining a permit.

Mr. Denham — Do you have a demolition contractor, or are you planning on doing this yourself?

Mr. Phillips — I have looked at both. I'm not able to do it myself. I'm going to probably have to get a contractor to do it.

Mr. Denham — The demolition contractor may be able to expedite your contact with the water company, I don't know, but I know sometimes they're difficult to—

Mr. Phillips — Okay.

Mr. Denham — Contact, but they may have some kind of—

Mr. Phillips — I was just kind of holding off on that until I had my permit in my hand because one contractor I talked to—he says you're only given 30 days, and he says, "I can't get to it for 60." So I haven't talked to all the contractors around—I just spoke to one individual.

Mr. Denham — There are several that do that type of work, and Jeff or Bryan could give you some other names of some demolition contractors as well.

Mr. Phillips — I got your list that you had down in your office. I'm also looking at trying to get someone to accept the property as is and take it off my hands, but that's as is.

Mr. Denham — I don't think we can wait for you to sell it like that.

Mr. Phillips — Okay.

Mr. Denham — We've got to get some movement on this property. It's in pretty bad shape.

Mr. Phillips — I understand that. I'm not denying that.

Mr. Denham — It's just—we see that a lot—people sell it to someone else, and then they—I mean, it just keeps changing hands and prolongs the inevitable—

Mr. Phillips — Okay.

Mr. Denham — Demolition. We need to see some action.

Mr. Phillips — I could get to that. I mean, that' not a big deal.

Mr. Denham — Okay.

Mrs. Harrington — What if we send this to a demolition hearing? What if we order it demoed, and we send it out to bid with the others that the City will do? I mean, the City's got a pretty competitive bidding process. We're going to get—we can't promise to get a cheaper bid, but the City has contractors that bid—

Mr. Phillips — Right.

Mrs. Harrington — On these things, and then it would obviously—we would come back to you for those—to pay for that, but if you go out looking for a demo contractor, you're probably not going to have as much of a successful bidding opportunity as what the City is. And if you're serious about demoing it, that is an option that you could consider.

Mr. Phillips — I don't figure you guys would even consider a rehab on it—

Mrs. Harrington — No.

Mr. Phillips — Because of the cracks in the concrete wall.

Mrs. Harrington — No.

Mr. Denham — But he can sign a release and not even have to go through the demolition hearing.

Mrs. Harrington — He could sign a release, and we could put it out to bid. We can order it demoed, right?

Mr. Paul — He just needs to sign a consent with Jeff, and they can take care of it, right?

Mr. Oliver — Right. I haven't spoken to him about that, but we do have a consent form that—

Mr. Phillips — Okay.

Mr. Oliver — If you're willing to sign, that would be basically saying you're good with the demo and everything, then I would—

Mr. Phillips — Yeah, that's my intention is to go ahead and take it down.

Mr. Oliver — Then I can—

Mr. Phillips — I mean, I'm not procrastinating. I've been—but, of course, outside of the weather has not permitted me to be up there and clean it up a little bit, but I have cleaned it up in the aspect of there's no debris laying around the house. Then your posting on the building had blown off, and I picked it up, and it was too wet to hold up with tape, and I stuck it inside the window in the front of the house.

Mr. Oliver — Well, the consent form is something you're interested in?

Mr. Phillips — If you're telling me that the contractors and the bids you would be getting would be compatible with the ones I would be getting, it would save me a lot of hassle at this point.

Mr. Oliver — I can't make any promises, but these guys are very consistent with what they bid.

Mr. Phillips — Okay.

Mr. Denham — And when they leave, it's done. Everything is taken to where it needs to be.

Mrs. Harrington — You don't have to do anything.

Mr. Phillips — Huh?

Mr. Oliver — The consent form—it still would be a lien on your property if you don't pay it.

Mr. Phillips — Right, I understand that.

Mr. Oliver — But basically you're just letting the City demo it without actually having a hearing.

Mr. Phillips — Okay. So I would be kept abreast of all this as the process will move forward?

Mr. Oliver — Oh, absolutely. I could stay in contact as far as when I'm advertising it and those kinds of things, and how much the bid is when they come in.

Mr. Phillips — Okay.

Mr. Denham — Does he have the option to not accept—if the bid is higher than what he expected—I think you can probably ballpark it to him because they're pretty consistent.

Mr. Wicklund — Once he signs that consent form, it pretty much sets it in motion to where we keep moving forward; however, he would have the option throughout the whole process, at any point, if he found a contractor that he wanted to hire to do it himself, as long as they showed up and did it before the City's chosen—that would be fine, too.

Mr. Denham — That does give you two options.

Mr. Phillips — Okay.

Mrs. Harrington — Let him go work for you. Let him work for you—let him earn his keep.

Mr. Phillips — I vote for it.

Mr. Oliver — I can probably have that ready this afternoon. I don't know what your schedule is like.

Mrs. Harrington — The water company will be out there like that for that guy.

Mr. Oliver — No promises there either.

Mr. Phillips — Well, I've got the gas company signed off on it, and then I got electric company to sign off. The water company is the only thing that's holding me up for applying for my permits. And then I was going to get into it more vigorously to try to get a contractor onto it, but you're saying that you could help me out there?

Mr. Oliver — It will be one of those guys on that list that you got.

Mr. Phillips — That I got?

Mr. Oliver — There's about four of them that bid regularly.

Mr. Denham — Don't they usually bid them in packages so—or is that not correct?

Mr. Oliver — It's not always true. Typically, when I advertise them, I usually have one or two at the same time, but they're bid by address.

Mr. Denham — Yeah. I mean, they have the potential to pick up two or three—

Mr. Oliver — Yeah.

Mr. Denham — If they're low.

Mr. Oliver — Yeah.

Mr. Phillips — What time this afternoon?

Mr. Oliver — Do you want to shoot for about 1:30? That will get everybody past lunch probably.

Mr. Phillips — One thirty.

Mr. Oliver — Alright, sir. We'll have it ready.

Mr. Denham — We'll need a motion to continue this.

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2757, 218 South Park, be continued for 30 days for a demolition hearing and progress report.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Landrith that Item 2757, 218 South Park, be continued to our February 26th**

meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0. Thanks, Mr. Phillips.

Mr. Phillips — Thank you. See you this afternoon.

Mr. Oliver — Alright, sir.

ITEM 2731 — **2029 VIRGINIA AVE.**
OWNER: Joplin Oldie Properties
ADDRESS: P.O. Box 490 Joplin MO. 64802
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the September 11, 2015 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Jeremy Nelson — Good morning. Jeremy Nelson, with Olde Joplin Properties—excuse me, Item Number 2731, 2029 Virginia.

Mr. Denham — How are you coming on that property, Jeremy?

Mr. Nelson — Well, it's all secured up. I mean, where I'm at is funds. I've talked to Schuber-Mitchell. They would take about $65,000 if they were to build a house. My money right now is probably better elsewhere. I'm finishing out my house, and the house we've already got all the outside done on Wall. Eventually, I would like to build a house there and keep that garage. I did have a thought this morning, and I didn't know if it would work or not, but is that possible that I could rehab that portion and turn it into a one-bedroom house?

Mr. Denham — The garage?

Mr. Nelson — Uh-huh. I mean, just—

Mr. Denham — I don't know. That's a zoning issue.

Mr. Nelson — Using the existing structure.

Mr. Oliver — I don't think it would meet the setbacks and things of that nature.

Mr. Nelson — So if it's already there, it won't—those aren't grandfathered? That was just one of my questions.

Mr. Denham — The issue really is just the remaining sidewalk and—

Mr. Oliver To be honest, I have it down to release. He did remove some of the sidewalk.

Mr. Nelson I go by about every week—every other week. We had some—followed some kids in the neighborhood busting doors and repeatedly—I think if they try to remove anything now, they'll probably hurt themselves by breaking a foot.

Mr. Oliver There were trusses on the lot.

Mr. Nelson Right.

Mr. Oliver He removed those. So, I mean, the lot has been cleaned up. I will say it probably holds a little bit of water.

Mr. Nelson The what—the hole?

Mr. Oliver Yeah.

Mr. Nelson Oh, okay—so put some dirt there?

Mr. Oliver You might want to put some fill on there—

Mr. Nelson Okay.

Mr. Oliver If you think it's going to be a while before you actually build.

Mr. Nelson Yeah, that's not a problem.

Mr. Oliver If the Board does choose to release it, I would also suggest maybe your garage doors—plywood and that—

Mr. Nelson That's what we've—

Mr. Oliver Closed and painted—

Mr. Nelson Okay, yeah.

Mr. Oliver Because I noticed that door has been opened two or three different times.

Mr. Nelson Right, okay. Two days ago we secured it pretty good.

Mr. Oliver Okay.

Mr. Denham It might need some paint eventually. It's kind of a nice little garage, though.

Mr. Nelson — It's neat, so I'm wanting to save it. The only concrete that's left is a walkway to the side of the garage. That's—everything else has been removed.

Mr. Denham — Do we have a motion to release?

Mr. Landrith — **Mr. Chairman, I make a motion that we release this item from our agenda.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion to release by Mr. Landrith and a second by Mr. Eastman that Item 2731, 2029 Virginia, be released. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.**

Mr. Oliver — I will go ahead—I just—I'll remind you, and I think we've discussed it before—I know your intent is to put a main residence on the lot at some point. The City does have ordinances—and you're going to say why, "I see other garages around town," that's correct. So we do have ordinances that garages can't just be left on lots. I know, they've kind of overlooked some of that, but in the future, that may come up if something is not built there.

Mr. Nelson — I actually have some positive movement finally. I didn't sell my warehouse, but I've got two tenants in there for next month, so hopefully it's going to release some cash flow, and I will be able to finish up some of these things.

Mr. Denham — Good.

Mr. Nelson — I appreciate it.

Mr. Oliver — Thank you.

Mr. Denham — Thanks for waiting around.

Mr. Eastman — Thank you.

Mr. Paul — So we'll go back to Byers?

Mr. Denham — Yeah.

ITEM 2754 — **119 N. BYERS**
OWNER: Michael Kennedy
ADDRESS: 1977 Dry Creek LN. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a

"Demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr. Denham — Do we have a motion to hold a dangerous building hearing for Item 2754?

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2754, 119 North Byers, be the subject of a demolition hearing.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mr. Landrith that Item 2754, 119 North Byers, be the subject of a dangerous building hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.** The Board turns it over to the City.

Mr. Paul — This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building on this 22nd day of January, 2016, for the purpose of holding a demolition hearing. The City will present its evidence first, after which the public has a right to cross-examine witnesses and be heard, as well as present witnesses or exhibits. The case for today is Item Number 2754 on the agenda, also known as 119 North Byers. The City calls Jeff Oliver.

Ms. Champlin — Jeff, you do solemnly affirm, under the penalty of perjury, that the testimony you shall give in the matter at issue shall be the truth, the whole truth, and nothing but the truth.

Mr. Oliver — Yes.

Mr. Paul — Please state your name and occupation.

Mr. Oliver — Jeff Oliver, Building Inspector for the City of Joplin.

Mr. Paul — And how long have you been employed in your current position with the City of Joplin?

Mr. Oliver — I'm approaching six years.

Mr. Paul — Have you, in the official performance of your duties, had occasion to inspect the property known as 119 North Byers?

Mr. Oliver — Yes, I have.

Mr. Paul — I'm going to show you what's been marked as Exhibit 1. Can you identify those for me, please?

Mr. Oliver — These are photos that I took of the property back on 9/17 of 2015.

Mr. Paul — And, in particular, could you describe the first photo on top of that exhibit?

Mr. Oliver — The first photo is the warning of a dangerous building placard that is posted on all structures that go through this process.

Mr. Paul — And is that consistent with the City's requirement that notice be posted on dangerous structures?

Mr. Oliver — That's correct.

Mr. Paul — And the photographs as are packaged there, do they show a reasonable likeness of the premises in their present condition?

Mr. Oliver — Yes, they do.

Mr. Paul — If there is no objection, I would offer Exhibit 1.

Mr. Denham — The Board accepts.

Mr. Paul — And we do have a gentleman here from one of the interested parties. Could you state your name real quick?

Isaac Wheat — Isaac Wheat with Pinnacle Bank.

Mr. Paul — And, Isaac, if you want to look at these exhibits as we introduce them, either before or after the Board accepts them, you're certainly free to do that, but this first exhibit here is going to be just photos, so I don't know what end or the other you want to take a look at them. Jeff, what, if anything, did you do to ascertain ownership of the property?

Mr. Oliver — We had a title search performed.

Mr. Paul — I'm going to show you what's been marked as Exhibit 2. Can you identify that for me?

Mr. Oliver — This the title search we received from Great American Title. It shows a Michael P. Kennedy as the owner. The title search was done on November 19th.

Mr. Paul — And if I told you that I had called Great American Title this week on the 19th, and they verified this title work was still accurate, would you have any reason to not believe me?

Mr. Oliver — No.

Mr. Paul — I would offer Exhibit 2 to the Board.

Mr. Denham — The Board accepts.

Mr. Paul — What, if anything, did you do to notify the owners of the property of this action?

Mr. Oliver — I sent certified letters.

Mr. Paul — I'm going to start by showing you Exhibit Number 3. Can you identify that for me, please?

Mr. Oliver — I've got two certified letters here, mailed to Michael P. Kennedy to two different addresses, the first one being 515 North Oronogo Street in Webb City. That's dated December 24, 2015. Another address is a 1977 South Dry Creek Lane in Joplin. That's dated November 9th. The third one here, which is actually the "finding of fact" letter—it's the first letter that's sent out when we start the case, to Mike Kennedy at the address of 1977 South Dry Creek Lane, Joplin, and that's dated October 1, 2015. I do not have signed receipts for those letters.

Mr. Paul — I would offer Exhibit Number 3.

Mr. Denham — The Board accepts.

Mr. Paul — I'm going to show you what's been marked Exhibits 4 and 5 here. Can you identify these for me, please?

Mr. Oliver — Exhibit 5 is a photo from the Beacon website—

Mr. Paul — I think it's actually 4, isn't it?

Mr. Oliver — It's 4, excuse me, showing the property at 119 North Byers on this. It shows Michael Kennedy as the owner, with the 1977 South Dry Creek Lane, Joplin, Missouri.

Mr. Paul — And that's the address on the most recent letter that you've sent?

Mr. Oliver — Correct.

Mr. Paul — Okay, thank you. If there is no objection, I would offer Exhibit 4.

Mr. Denham — The Board accepts.

Mr. Oliver — Exhibit 5 is a printed copy from the Missouri Courts Case.net showing Michael Kennedy with the 515 North Oronogo Street, Webb City, Missouri.

Mr. Paul — And I think I may have misspoke. That's actually the address we sent the most recent letter to, correct?

Mr. Oliver — Correct.

Mr. Paul — But we also sent letters to the address listed in Beacon, correct?

Mr. Oliver — Correct.

Mr. Paul — So in addition to performing the title search and posting, you also looked up these addresses on Case.net, Beacon, other property type websites in order to locate Mr. Kennedy, and we've sent letters to all the addresses we have been able to find?

Mr. Oliver — Correct.

Mr. Paul — What, if anything else, did you do to notify the owners—or let me back up here—I'm going to show you what's been marked as Exhibit 6. Can you identify these for me, please?

Mr. Oliver — Exhibit 6—there are several certified letters here, the first one being addressed to Pinnacle Bank to Isaac, who is here with us today. That letter is dated December 4, 2015, letting him know of today's meeting, January 22nd. I do have a signed receipt for that letter. Another one here is to Personal Finance Company, LLC—this letter is dated December 24, 2015. I have a signed receipt for that letter. And another one sent to Pinnacle Bank, Attention Isaac, dated December 1, 2015, and I have a signed receipt for that as well.

Mr. Paul — And I have what's been marked as Exhibit 7 here, which I think it's another letter to Personal Finance Company, is that correct?

Mr. Oliver — Yes.

Mr. Paul — And you've already talked about that one?

Mr. Oliver — Yes. I have a signed receipt for that one.

Mr. Paul — And the reason that Exhibits 6 and 7 were sent out is because these parties showed up as possible lien holders or interest holders on the title work, is that correct?

Mr. Oliver — That's correct.

Mr. Paul — I will introduce Exhibits 6 and 7.

Mr. Denham — The Board accepts.

Mr. Paul — What, if anything else, did you do to notify the owners of this action?

Mr. Oliver — It was advertised in the Joplin Globe.

Mr. Paul — And I'll show you what's been marked as Exhibit 8. Can you identify that for me, please?

Mr. Oliver — This is the affidavit of publication showing that 119 North Byers was advertised on the following dates: November 19, 2015; November 26, 2015; December 3, 2015; and December 10, 2015.

Mr. Paul — Thank you, Jeff. If there is no objection, I would offer Exhibit 8.

Mr. Denham — The Board accepts.

Mr. Paul — So just as kind of an overview—you posted on the property, you sent letters to all the addresses you were able to find, and you published on the property, correct?

Mr. Oliver — That's correct.

Mr. Paul — What schooling and education have you had in the building industry which would qualify you as an expert in the construction of buildings?

Mr. Oliver — I have been a general contractor on several residential projects in the Joplin area over a 20-year period.

Mr. Paul — And from an inspection of the property at issue here, do you have an expert opinion as to whether or not these premises constitute a dangerous building as defined in Chapter 26, Article X, Section 26-612 of the Code of Ordinances of the City of Joplin, and if so, on which of the definitions of dangerous building do you base your opinion on, if any?

Mr. Oliver — Yes, I do. Subsection line 4, "whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or non-supporting members, or enclosing or outside walls, or wall coverings." Line 6, "whenever any portion thereof has been damaged by fire, earthquake, tornado, wind, flood, vandals or any other cause to such an extent that the structural strength or stability thereof is materially less than it was before such a catastrophe or damage and is less than the minimum requirements of this Code for similar new construction." Line 12, "whenever the building or structure, or land it occupies, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition, use, location or maintenance of the building, structure or land." Line 13, "whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry." Line 15, "whenever the electrical system is totally or partially damaged, destroyed, removed or otherwise made inoperable, unsafe or hazardous." And finally, line 18, "whenever the building or structure is in such condition as to constitute a public nuisance known to the common law or in

equity jurisprudence." As you can see by the photos that are being passed around, this structure is severely damaged. There are holes in the roof and walls. This thing has been deteriorating for quite some time. There are also some issues with the foundation walls that have caved in. I don't believe that this structure can be saved. Structurally, it's a lost cause. Add in the factors of where this property sits, how large it is, I don't believe it's feasible to rehabilitate this property.

Mr. Paul — And Jeff, I think you spoke earlier during the normal meeting that you'd had some complaints from neighbors. Could you maybe talk about some of those?

Mr. Oliver — I cannot remember names, but I've had phone calls from neighbors complaining about the property several different times over the last few months. In fact, the thing that really prompted was an e-mail from the City Manager. This property probably should have been on the agenda long before now.

Mr. Paul — And do many of these neighbors have children?

Mr. Oliver — I haven't seen the children out there, but I've seen, you know, the bicycles and the toys and things like that that would lead you to believe that there are kids around in the neighborhood.

Mr. Paul — Anything else?

Mr. Oliver — Unless the Board has any questions of me.

Mr. Paul — Well, this would now be—we have a representative here from Pinnacle Bank. This would be your opportunity to ask any questions you may have for Jeff. If you have anything you'd like to offer as testimony, you'll be able to do that after Jeff is finished. So this would now be time just for questions you have.

Mr. Wheat — I don't have any questions.

Mr. Paul — Okay. Does the Board have questions for Jeff?

Mrs. Harrington — Yes, I do. The pictures that we're looking at—how long ago were these pictures taken, Jeff?

Mr. Oliver — The day it was posted, which was the date on that front picture.

Mrs. Harrington — That would have been September 17th of 2015, so four to five months ago. And since then it's rained a lot and been generally pretty bad.

Mr. Oliver — It has been deteriorating.

Mrs. Harrington — Yeah—okay.

Mr. Paul — Any other questions?

Mr. Landrith — When was the last time that this house was actually occupied? Do you have any idea?

Mr. Oliver — I do not have an answer for that.

Mr. Pommert — I live in the neighborhood, and I'd say it's been at least five years since it's been occupied.

Mr. Paul — Other questions for Jeff? If there are no other questions for Jeff, the City has no other witnesses to call, and the City will rest. This would now be the defendant's opportunity to offer any evidence or testimony or commentary that you'd like the Board to consider in this case.

Mr. Wheast — The testimony is just the—

Ms. Champlin — I'll need to swear you in—I'm sorry.

Mr. Wheat — I'm sorry.

Ms. Champlin — You do solemnly affirm, under the penalty of perjury, that the testimony you shall give in the matter at issue shall be the truth, the whole truth, and nothing but the truth.

Mr. Wheat — Yes, I do.

Ms. Champlin — Thank you.

Mr. Wheat — The bank is just desiring to have the property rehabilitated. And as I have stated earlier, there is a Chapter 13 bankruptcy proceeding that prevents us from doing anything at the current moment. But there is a hearing scheduled on the 25th of February regarding some funds that are from a sale of another property that we're trying to get some funds allocated toward this property to rehabilitate it, and would like that to be considered. I would like some time for that to happen.

Mr. Paul — Anything else?

Mr. Wheat — That's it.

Mr. Paul — The City does not see any other defendants in the audience and is not aware of any other defendants who had planned to be here today or told us they plan to be here today; therefore, the City will turn it back over to the Board for a decision.

Mr. Denham — Did you want to look at any of the evidence that was passed around?

Mr. Wheat — No, thank you.

Mr. Denham — Do we have a motion for demolition?

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2754, 119 North Byers, be considered a dangerous building and so demolished according to City Code, Chapter 26, Articles IX and X, Section 26-612, subsection lines 4, 6, 12, 13, 15, and 18.**

Mr. Wilson — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mr. Wilson that Item 2754, 119 North Byers, be declared a dangerous building and ordered demolished in accordance to the City of Joplin Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, subsections 4, 6, 12, 13, 15, and 18. All those in favor of the demolition, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.**

Mr. Paul — Like I said, there will be a 30-day stay on this before the City would be able to demolish it. And there is also—if you have any interest in talking to an attorney, that's also the deadline to file an appeal. So those would be kind of your two options, or if you want to work with Jeff for some reason on coordinating some kind of a demolition or something that you guys can get on board with, that's also something you can talk about over the next 30 days.

Mr. Wheat — Okay, thank you.

Mr. Paul — Thanks for being here.

Mr. Denham — Thanks for coming. Sorry it took so long to get to, but I appreciate your time and interest.

Mr. Wheat — Thank you.

Mr. Denham — Thank you.

ITEM 2756 — **408 W. 14TH ST.**
OWNER: Mikel Joseph Wells
ADDRESS: 612 W. 13TH ST. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr. Oliver — I've got another one that I had set out earlier in the week. Jordan has looked at it, and I believe it would be ready; however, we could still hold a

hearing on it if you choose to do so. It's Item 2756, 408 West 14th Street. This property is now owned by God's Resort. The structure had a fire. I do know that they are working on getting the sign-offs. I had spoke with them earlier in the week—I believe Jordan did—

Mr. Paul — Uh-huh.

Mr. Oliver — As well as—I wasn't in at the time, but they came in and spoke with one of the secretaries yesterday. So I do know they're trying to get their sign-offs done.

Mr. Denham — But they intend to demolish it?

Mr. Oliver — They do.

Mr. Denham — I think they'll follow through. And it is boarded up. It was a fire, is that right?

Mr. Paul — Jeff, I had two people call me this week and said they were working on it.

Mr. Oliver — If you want to have it in place—

Mr. Paul — It's ready to go whenever you guys are.

Mrs. Harrington — If they're going to do it—

Mr. Denham — I really think they'll follow through, myself. I think it's worth letting them have 30 days to do it if they're willing to. It is boarded up, from what I saw driving around yesterday.

Mr. Oliver — Correct.

Mr. Denham — It's not boarded exactly what we probably would like to see, but it's at least boarded up.

Mr. Wicklund — God's Resort did not own it at the time of the fire, so they have recently purchased it. And I think part of the reason they've been a little bit slow is there's another structure on their property just around the corner from this one that they have a demolition permit in place for, and they're trying to get it to where the contractor could do both at the same time, I'm sure.

Mr. Denham — Are they going to just use this for yard, or parking, or you don't know?

Mr. Wicklund — I don't know if they have decided yet. They just know it's not worth saving.

Mr. Denham — Yeah, okay. Do we want to have a motion on that?

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2756, 408 West 14th Street, be continued for 30 days for a progress report and demolition hearing.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mr. Landrith that Item 2756, 408 West 14th Street, be continued to our February 26th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.**

Mr. Oliver — I have two to release, and then another four to maybe consider. The first two would be Item 2722, 2206 South Virginia--also, Item 2749, 626 South Picher—those two items can be released.

ITEM 2722 — **2206 S. VIRGINIA**
OWNER: Schuber Mitchell Homes
ADDRESS: 1621 Anderson Dr. Webb City MO. 64870
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the September 11, 2015 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

ITEM 2749 — **626 S. PICHER**
OWNER: Maurer Investments
ADDRESS: 10125 County Ln. 207 Webb City MO. 64870
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (SIXTH TIME BEFORE THE BOARD)

Mr. Denham — They can be released because they've completed the work?

Mr. Oliver — Yeah. Well, one's got new construction going on—it's a Schuber-Mitchell property. Yes, the other one—they just got done with sheetrock.

Mr. Denham — What—Item 2722?

Mr. Oliver — Item 2722—also Item 2749.

Mr. Landrith — **Mr. Chairman, I'd make a motion that Item 2722 and 2739 be released from our agenda.**

Mr. Denham — Is it 39 or 49?

Mr. Landrith — Item 2749.

Mr. Denham — It's 49—Item 2749.

Mr. Landrith — **Item 2749—I'm sorry.**

Mr. Wilson — **Second.**

Mr. Denham — **I have a motion by Mr. Landrith and a second by Mr. Wilson that Item 2722, 2206 South Virginia, and Item 2749, 626 South Picher, be released from our agenda due to the work being complete. All those in favor of the release, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.**

Mr. Oliver — I have four other items here that are in the tornado zone that we've got signed consent forms from to finish the demolition. With having those in place, I don't know if we would want to go ahead and release them. I'm waiting on an environmental review. Once that's done—

Mr. Denham — They've signed the consent?

Mr. Wicklund — Actually, on all four of those, they've already been bid on as well with a package.

Mr. Oliver — Well, no, I've got change orders.

Mrs. Harrington — Which ones are they?

Mr. Oliver — Part of them had bids—part of them didn't. Okay, so I'll read them off here:

Item 2711, 2826 West Kingsdale.

Mrs. Harrington — Did she?

Mr. Oliver — She signed a consent form.

Mrs. Harrington — Really?

Mr. Oliver — Yes.

Item 2727, 2210 South Harlem.
Item 2730, 2301 Virginia Avenue.
And Item 2735, 2313 East 20th Street.

ITEM 2711 — **2826 W. KINGSDALE**
OWNER: Gardner Homes
ADDRESS: 1011 Carrington Ter. Joplin MO. 64804

"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (FIFTH TIME BEFORE THE BOARD)

ITEM 2727 — **2210 S. HARLEM**
OWNER: Schuber Mitchell Homes
ADDRESS: 1621 Anderson Dr. Webb City MO. 64870
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the September 11, 2015 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

ITEM 2730 — **2301 VIRGINIA AVE.**
OWNER: Dan & Barbara Carey
ADDRESS: 4381 55th Way North Saint Petersburg FL. 33709
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (FIFTH TIME BEFORE THE BOARD)

ITEM 2735 — **2313 E. 20TH ST.**
OWNER: EDBTZ / Cedar Tree Management
ADDRESS: 1505 W 10TH ST. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (SIXTH TIME BEFORE THE BOARD)

Mr. Denham — Do we have a motion to release?

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2711, 2826 West Kingsdale; Item 2727, 2210 South Harlem; Item 2730, 2301 Virginia Avenue; and Item 2731—correction, Item 2735, 2313 East 20th Street, be released from our agenda.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Landrith that Item 2711, 2826 West Kingsdale; Item 2727, 2210 South Harlem; Item 2730, 2301 Virginia; and Item 2735, 2313 East 20th, be released from our agenda due the owners signing a consent form for the demolition to occur. All those in favor of the release, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.**

Mr. Oliver — While we are on that, I would also like to add that—it's not on the agenda today. The property at 1604-1620 East 20th—the large slabs that were carried out until like June—I spoke with Bob. He came in, and he also signed a consent form.

Mrs. Harrington — Which number is that?

Mr. Oliver — It's not on our agenda, but he wanted to contact me. He signed a consent form.

Mrs. Harrington — There's such a better way to take care of it.

Mr. Wicklund — Well, I'll try to give a little bit of information on why they're finally now signing it. Today is really the last day for any kind of assistance from FEMA as far as cleaning up the tornado properties. Our Finance Department has been given a deadline, and up until this point, there's been some possible funds, depending on the situation. They can be used on some of those, and they've put a deadline on that now. And so Jeff and I were directed to do the best we could to clear up the agenda of any remaining tornado properties. So there really should not be, after today—after these have been released—there shouldn't be anything to do with the tornado other than, I'm sure there's a few stragglers out there that people will try to use the excuse, but I don't think the Board will have to deal with tornado properties at least from the 2011 tornado any longer.

ITEM 2689 — **1310 MISSOURI**
OWNER: Greg Carpenter
ADDRESS: 1545 Rip Rd. Webb City MO. 64870
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (TENTH TIME BEFORE THE BOARD)

Mr. Oliver — Okay, Item 2689—I didn't have this set out. I was actually expecting Mr. Carpenter to be here today. He came in this last week—at the previous meeting, it was discussed that he needed to perform some work and have an inspection done, and we were hoping to have that done before this meeting. He came in this week. There had been no inspections done. He was told that we had already extended his original permit once, and that at this point, he would have to pay for another new permit. Well, he chose not to do that and left, and I was assuming that he was going to show up here today. Obviously, he's not here. That's one—if you want to look at it now or—

Mr. Denham — Is it ready—

Mr. Oliver — 1310 Missouri, Item 2689.

Mr. Landrith — There's not much left to look at.

Mr. Denham — The front looks pretty good.

Mr. Wicklund — Actually, he's done some work inside and believes he's ready for an inspection. There have been some issues with the permitting, so he may be down there getting a permit right now—I don't know. His intent is to fully rehabilitate it, and he has done some framing work inside, and he's ready for an inspection.

Mr. Denham — Was his intention to rebuild the part that's gone on the back, or just make that the new outside wall?

Mr. Wicklund — I misspoke—I'm talking about a different property—I'm sorry.

Mr. Oliver — He's done some work inside on the floor, apparently, but we have inspected it.

Mr. Denham — But he let his permit run out?

Mrs. Harrington — Have we seen him?

Mr. Denham — Yeah—not today.

Mrs. Harrington — Was he mean?

Mr. Denham — I don't remember that. I think he just had intentions.

Mrs. Harrington — Did he seem to you—

Mr. Oliver — He had some health issues.

Mr. Wicklund — Okay, I'm talking about the same property. No, it's not done, but he—

Mrs. Harrington — He's been a contractor for 30 days.

Mr. Wicklund — And decided—

Mrs. Harrington — He doesn't need anybody to come in there telling him what he has to do.

Mr. Wicklund — Well, he's willing to have us go in and inspection, and he actually came in to schedule it the other day, and we're trying to get his permit straightened out.

_____ — (Speaking away from microphone)

Mr. Oliver — Just give him 30 days, and let's try to get that worked out.

Mr. Denham — I don't think it's at a point to release, is it? I mean, he's still got a lot to address on it.

Mr. Oliver — I said just give him 30 days—

Mr. Denham — Well, it's a mess. I hate to see him drag it out with another permit. I guess we could order it demolished, even if he has a permit—I mean, order it repaired even if he has a permit, if he sits on it?

Mr. Oliver — I don't know on that.

Mr. Denham — Okay. Are we just saying to continue all the others at this point?

Mr. Oliver — Okay, let me look at my notes again.

Mrs. Harrington — Is he living here? Is he going to live here? What is it—

Mr. Wicklund — I don't believe so.

ITEM 2657 — **511 BROADWAY**
OWNER: Larry Carlisle
ADDRESS: 1250 Reindeer Dr. Sarcoxie MO. 64862
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (EIGHTEENTH TIME BEFORE THE BOARD)

Mr. Landrith — How about Carlisle over there on Broadway?

Mr. Oliver — The rest of would be February 26th.

Mr. Denham — Yeah, I'm kind of line Don—have we heard anything from Carlisle on his 511 Broadway?

Mr. Oliver — You know, I haven't—and I need to change that. I know he came in early on on this property a long, but it actually belongs to Tony Smith.

Mr. Denham — So he sold it, or it changed hands?

Mr. Oliver — Well, they're related. There's been some progress made. I know there's a couple of new windows in. They have actually got a little more siding on it. I sure wish he would focus on it and get it done.

Mr. Denham — It could be a nice little—a nice place if he would get in there and finish it.

Mr. Oliver — He may have done a little bit.

Mr. Landrith — Well, he's going to be first place in length of time here. I don't want him to be a winner by default.

Mr. Wicklund — We'll try to—the Building Department will try to do a better job staying on top of ones like him. Now, I would—I would be fully supportive of it if he's not got it to a point where you can release it next month, to go ahead and order it repaired. And we'll kind of pass that information along to him and tell him either do it, or we'll hire a contractor to do it for you.

Mr. Denham — I'm still concerned about that chimney. I mean, it's got a lot of missing brick. It needs to be pointed or something, but that's going to be nothing but a problem down the line, and I think it needs to be addressed.

Mrs. Harrington — Okay, alright—so ordering it repaired—it's because it was on our agenda for a dangerous building, and he started it?

Mr. Wicklund — Correct.

Mrs. Harrington — Not because it was an unfinished building and got on our agenda because of that?

Mr. Wicklund — Correct. I believe it was on the agenda before he ever even started, is that correct?

Mrs. Harrington — It was one of his big package of—"I bought too many houses, and I can't finish them all."

Mr. Oliver — Yeah—Cidco went bankrupt, and Larry bought a large portion of his properties. This was one of them.

Mrs. Harrington — Okay. Well, because on others, the criteria has been—well, they worked on it recently, so we can't go in and—

Mr. Wicklund — Well, it would take—I don't know the date of the building permit. It would have to be reviewed.

Mrs. Harrington — The one I'm thinking of is new construction, not repair or, you know, fixed.

Mr. Wicklund — Actually, the permitting, and the length of permitting—that's all the same whether it's a remodel or a new construction.

Mr. Oliver — Early on, when he bought the properties, he had bought several. At the time, I think I actually had three of them on this agenda. He has completed two of those, and they have been released. I don't think anybody sitting here expected this one to last this long.

Mrs. Harrington — Yeah.

Mr. Oliver — But I believe the Board and everybody was trying to work with him. He got the permit. I thought it was always—a few months ago he got started. Progress has been really slow, but as long as they're making progress, the permit is good.

Mr. Wicklund — Well, do you have a copy of the permit?

Mr. Oliver — Probably not in that file.

Mr. Wicklund — We'll research that. It's very likely his permit has been expired already.

Mr. Oliver — This was posted on 3/27 of 2014. I believe—I don't know for a fact, but it may have expired before he actually got started on it. But then he kind of got started on it, he'd just do a little piece, and it might sit there two months, and then he'll do another little piece. I'll try to talk to him.

ITEM 2684 — **506 E. 33RD ST.**
OWNER: Bradley Edge
ADDRESS: 21086 Hwy 96 Webb City MO. 64870
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (SEVENTH TIME BEFORE THE BOARD)

ITEM 2704 — **1826 S. BYERS**
OWNER: Olga Gutierrez
ADDRESS: 1729 Sophia Carthage MO. 64836
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (TENTH TIME BEFORE THE BOARD)

ITEM 2714 — **2547 MISSOURI**
OWNER: John Beaty
ADDRESS: 315 S. County Ln 294 Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 11, 2015 meeting for a "Demolition Hearing" and Progress Report (SEVENTH TIME BEFORE THE BOARD)

ITEM 2758 — **1116 E. HILL ST.**
OWNER: Jon & Sarah Abernathy
ADDRESS: 2013 Elm St. Seneca MO. 64865
"Finding of fact Hearing" scheduled for this date"

ITEM 2759 — **117 S. ST. CHARLES AVE.**
OWNER: Elwin Durall
ADDRESS: 117 S. St. Charles Ave. Joplin MO. 64801
"Finding of fact Hearing" scheduled for this date"

Mr. Denham — Continue the rest of them until February, or are there any others to discuss?

Mr. Oliver — February.

Mr. Denham — Do we have a motion?

Mr. Wilson — **Mr. Chairman, I make a motion that all further items be continued until our February 26th meeting.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Landrith that all remaining items be continued to our February 26th meeting for progress reports and demolition hearings. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.** Do we have a motion to adjourn?

Mr. Wilson — **So moved.**

Mr. Landrith — **Second.**

Mr. Denham — **All in favor? (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 7-0.**

There being no further business to come before the Building Board of Appeals, the meeting stood adjourned at 10:45 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Susan E. Champlin, Notary Public

My Commission expires: November 18, 2016

STATE OF MISSOURI NOTARY SEAL

SUSAN E. CHAMPLIN
Notary Public
Jasper County
My Commission Expires
November 18, 2016
Commission # 12528995