MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
JANUARY 26, 2018
9:00 AM

Kyle Denham, Chairman, called the January 26, 2018 Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Mark Callihan, David Pommert, Ervin Wilson, Crystal Harrington and Mr Tylle. City officials present: Bryan Wicklund, Building Specialist, Jeff Oliver, Building Inspector, Jordan Paul, Assistant City Attorney and Bet Willhite, Notary Public.

Mr. Denham — We will go ahead and call the, uh, January Board of Appeals meeting to Order. First order of business is roll call. If you could to the, uh, microphone and tell us, uh, your name and address and the property you are here to discuss, please. Morning.

ITEM # 2819 — **1032 S CONNOR**
OWNER: Michael & Janet Russell
ADDRESS: 726 Indiana Ave, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the December 8, 2017 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)

Ms Ostic — Janet Ostic and, uh, the property I'm here to discuss is 1032 S Connor.

Mr Denham — You tell us what kind of progress you've made since the last meeting, please?

Ms Ostic — Uh, I will let my husband let you know.

Mr Denham — Morning.

Mr Ostic — Good Moring, how are you?

Mr Denham — Good, how are you?

Mr Ostic — I'm Dennis Ostic, uh, her husband. We got the, uh, section of the roof repaired that needed to be repaired. That's been completely done. Got the partial of the tin roof up. Uh, basically, the one wall that I needed to repair, I've gotten repaired. It's ready to put siding, I've got three sides of the house ready for siding. We just have to get the siding, now. And then I have one side I still gotten work on a wall a little bit and then it'll be ready for siding.

Mr Denham — And you have a permit in place?

Mr Ostic — Yes, Sir.

Mr Denham — Have you met with the City to know exactly what you need to do to get…

Mr Ostic — Yes, we have.

Mr Denham — It off the list?

Mr Ostic — That…

Mr Oliver — He's been given…

Mr Ostic — That one section of the roof is the section that they told us we needed to repair. I repaired it. I put, uh, tin roof on it. We're goin' to finish off the other half of the house with the tin roof and, uh, redo the, uh, porch, 'cause they told me I can't block it off but I just talked to the man, he said I can screen it off, so I'm going to go ahead and screen 'er off. And then, like I said, the one, three sides are ready for me to put siding on. I just have to figure out what kind of siding I want to put on it. And then the one back wall, I gotta do a little more work to before I can put siding on the back wall.

Mr Oliver — Well, the material you were puttin', I went by yesterday.

Mr Ostic — Ok.

Mr Oliver — The material you were puttin' on yesterday, uh, looked like plywood. Is that just a subsheeting that you…?

Mr Ostic — Yes, yes Sir.

Mr Oliver — Ok. With the old structure there's actually plywood on it that's been painted and that's not a finished product for the outside. So I just want to make sure that you're not…

Mr Ostic — Right.

Mr Oliver — Considering that plywood as a….

Mr Ostic — No, that, that's so I could put siding up.

Mr Oliver — Ok. Very good.

Mr Ostic — 'Cause I, I wasn't quite sure, we've seen the new type siding that's straight up and down that they, are on the house they are building up, we were thinking about going with that, on 15th Street that they're putting where it's

straight up and down instead of this way, so, but I gotta check the prices and then see if I have to order it or not. I don't know. Uh, but that, that side and the front side, huh, that's on Connor and the back side is all ready for the siding to be put up. I just gotta buy it, get it put up.

Mr Denham — Ok.

Mr Ostic — Then…

Mr Callahan — What kind of a time frame are you lookin' at, Sir?

Mr Ostic — Um, the siding, uh, for the three sides is probably about this time next month, I'll have it all up. And then the one wall, I finish off, uh, the following month. And the tin roof will be going up at the same time. I just, depending on when, depends on whether I can get the tin roof up. 'Cause yesterday, it was, uh, we started putting some more up but then it got windy and I couldn't handle it. So…

Mr Callihan — I understand.

Mr Wilson — I have one concern: Though, it was discussed in the last meeting that previous occupants of the house had produced methamthedomine in it. And I was wondering if there was anything that, ah, anyone you had contacted to see about residual effects on the interior of that house?

Mr Ostic — Uh, yes. The Fire Department, when we originally, uh, and the Police Department, when it was, when it originally happened, and they told us, "Give it like six months and everything is fine, 'cause, basically, what happened, they didn't actually get it done. They were cooking and that's what causes the wires to get hot 'cause they were using too much power out of one and it caused the wires to get hot. So they never completely got to where they were at.

Mr Wilson — Well, that part I understand but what I'm saying, any long term effect, did they say anything about that?

Mr Ostic — They said we wouldn't have a long term effect due to the fact they never got to the point where anything happened.

Mr Wilson — Ok.

Mr Ostic — Just the wire got hot…

Mr Wilson — Ok. Thank you. Makes sense. Thank you.

Mr Denham	Any other questions or comments? --- Jeff, has any inspections been done at this point?
Mr Jeff	I don't believe so. No.
Mr Denham	Ok. Make sure you call for your inspections that they want to have.
Mr Ostic	Ok.
Mr Denham	Ok. Thanks.
Mr Wilson	Mr Chairman, I'd like to make a motion that Item # 2819, 1032 S Connor be continued to our February
Mr Callihan	23rd
Mr Wilson	27th, meeting for Progress Report and Demolition Hearing.
Mr Denham	23rd.
Mr Callihan	23rd.
Mr Wilson	23rd, yeah.
Mr Denham	There a second?
Mr Pommert	Second.
Mr Denham	**Motion by Mr Wilson, second by Mr Pommert that Item # 2819, 1032 S Connor be continued to our February 23rd meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mrs Harrington, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.** Thank you, keep up the good work.
Mr Ostic	Thank you.
ITEM # 2825	**1202 ROOSEVELT AVE** **OWNER: Kipp Koile** **ADDRESS: 1202 Roosevelt Ave, Joplin, MO 64801** **Demolition Hearing has been posted in the Joplin Globe Legal Section.** **Item continued from the December 8, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)**
Mr Denham	Morning.

Mr Brown — Good morning. My name is Scott Brown. I'm here in reference to, uh, 1202 Roosevelt, oh, and Kipp Koile.

Mr Denham — It's Item 2825. What can you tell us about the property?

Mr Brown — You want to tell 'em or you want me to?

Mr Denham — Do we have your address and name for the record, too?

Mr Koile — Yes, uh, I'm Kipp Koile. I'm, uh, the owner and then he's also he's the one that, uh, homeowner/financed me. So, um, as far as what you need to know about the property as far as the continuing in progress. Um, oh, I thought he said he already had it. I'm sorry. Uh, Kipp Koile. Address where I'm living is, uh, 3143 W 20th St, Joplin, MO.

Mr Denham — What can you tell us about the property? What's going on with it?

Mr Koile — Uh, originally, I purchased the property from Scott, here. Uh, and then, uh, we had my bank, uh, People's Bank of Seneca, uh, they, uh, financed me for a construction loan and, uh, I just under bided the construction loan. I thought it would take $14,000.00 to complete it and I was wrong. Uh, then I just ran out of money. I've had some issues with vandalism and stuff and some of the kids stealing some materials or just destroying materials and I just haven't had the opportunity to come up with extra money to finish things. I spoke with, uh, Scot and I, both, spoke with the Bank yesterday and my banker feels really good about things. I still, I have enough equity in my other home for him to, possibly, go ahead and finance me for the rest of it off of my equity from the other house. And, uh, we're going to be looking at just having a, uh, company finish, do the windows and the siding. Those are the major things that are to be finished with the property that are, obviously, an eye-sore.

Mr Denham — Just drivin' by, it looks like there might be some issue with decay on the, uh, flooring and …

Mr Koile — Yes, a lot of that wood will probably by torn off and re-sheeted before the siding gets put on.

Mr Denham — Did you have a permit for this work?

Mr Koile — Uh, I did have a permit but it expired because I got the permit when I put the new roof on.

Mr Denham — Have you had any contact with the Building Department to see exactly what you needed to do to get it off this list?

Mr Koile — Uh, I spoke with a gentleman named Jeff and he said as long as, I spoke with Jeff, uh, and uh, as long as I go ahead and start showing some progress, I'm still trying to talk with the bank to get financed and, uh, he said as long as I show up today and just show that I'm not trying to just walk away for the property or anything and show that there is something that's going to be happening that should, hopefully, be ok and speak with you all today.

Mr Brown — Can I make a comment? Uh, I'm Scott Brown, 3081 Hickory Hill Way here in Joplin. And, uh, if Kipp doesn't make progress, the arrangement that we've worked out with People's Bank, said I would take over the house and finish it. I'm the second lienholder.

Mr Denham — Do you have a schedule on when you could get started on…

Mr Brown — I just found out about what was going on, I think it was a Tuesday of this week and I immediately went to People's and said, "Hey, let's get Kipp in here and let's work something out in time for Friday." And so I haven't even had a chance to sit down and go through the budget or anything with Kipp yet or People's. But People's has a agreed to advance Kipp enough money that, if, if there's a shortfall, it will be minor and I will fund the balance of the shortfall.

Mr Oliver — Did both of you sign in on the sheet?

Mr Brown — I did.

Mr Koile — No, no, I did not.

Mr Oliver — If you both could do that with some addresses and phone number we…

Mr Brown — But we haven't had an opportunity just because of the timing from my stand point, uh, not even knowing this was going on, uh, to prepare a formal budget in time frame and all that but I can tell you, if Kipps no aggressive in finishing the house, I will be.

Mr Oliver — Brian, with the expiration of the first permit, would you need a written letter asking for an extension or does he or do they need to re-apply?

Mr Wicklund — Once you pick a contractor to do the windows and siding, we'll need a new permit for that.

Mr Koile — That's what my Banker and I and Scott spoke about just because I, uh, been trying to do most of the work, uh, by myself, so, to get this done more in a timely fashion, they're, the Banker's talkin' about goin' and funding me the

money go ahead and just have somebody come in, professionally, and get it done in a much more timely fashion.

Mr Wilson — So at this point, your main hold up in getting' stuff done, you're just trying to wait on your Banker to get everything financially lined out?

Mr Koile — I'm trying to get all my bids in and everything and tryin' try to find the best possible bids, so, I, uh, don't have to spend a great deal of money.

Mr Brown — I'm going to provide a little bit different answer. Uh, we had our first meeting yesterday morning with the bank. And I've been a, uh, customer of People's for a very long time and we know each other very well. And, uh, the answer was very simple. They also have a first mortgage on Kipps residence and they knew they had enough equity to be able to fund what would likely fill the, uh, gap between its current status and finishing it up. Greg and I both felt that it is critical to get it done immediately and get that darn place sold. And, uh, it, the only way I know how to answer it is: Greg and I both said Kipp this is not something you should be doing yourself. You need to bring in outside sources and get it done and get rid of it.

Mr Denham — Well, our next meeting if February 23rd. We'd really like to see possible work done and move on.

Mr Brown — No near as much as I would like to. I don't mean to be flipped, I just mean, I, uh, I knew Kipp was doing the work by himself and, uh, it's our retirement account that created the second lien and so we, his, our second had a no-payment scenario to it because it was accruing interest, not him paying an interest cost because my wife and I are not retired yet. And so, it fit in, long term planning, we didn't push him or anything. I hadn't been by the house even for a couple of years. And, uh, when I got the letter I immediately went over to the house and then I went through the roof and went straight to People's and said, "Guys work out something or I'm going to pay off your first and I'm going to take over, you know, and foreclose on the house. And, uh, they said, "Oh, Kipps a good customer. We'll work with him and I said, ok, let's get him in here. Let's get on track. Let's develop a schedule, a budget and let's know that this makes sense. And I, I, the only reason why I'm. I'm purposefully not giving you a positive answer is because not having seen the budget, I haven't even gone over and measured the house to know if I think the budget is realistic or enough money to finish it yet. Because, I, because I just found out about this Tuesday when I got your notice of this meeting in the mail.

Mr Koile — I do want to go ahead and state that it's nothing of my character of being juvenile or anything and just letting this property go into ruins or anything like that. As far as my …

Mr Brown — It's very clear, it is his intent to finish the house.

Mr Koile — My intent is very much to finish the house and I've already done a great deal of work to the house. When I first purchased the property, I was a single man with no kids. I had to take on three kids and so that's what changed a lot of things. It's not that I fell off my job, it's not that I got into drugs or anything like that. I had to take on my nephews and nieces. So that put a great deal of burden on me, financially, mentally. I did not have the opportunity to have more time, more money to finish it which I apologize for to your guys and I apologize to Scott because I know I still owe him money. But it's not because I just threw up my hands and said, "I'm walking away from it. This is something that I've had, has a great burden on me and I apologize, I'm not trying to dismiss it as something I'm just going to walk away from. I've not once said I'm going to walk away or not take care of responsibilities.

Mr Denham — Thank you.

Mr Brown — You'll have somebody in who has a financial interest in seeing that the house gets completed or not. Myself as well as People's.

Mr Denham — Good! Thank you! Any other questions?

Mr Oliver — Come in and get your permit for the siding and windows and get after it.

Mr Koile — Yes, Sir, thank you.

Mr Tylle — Mr Chairman, I make a motion that Item # 2825, 1202 Roosevelt be continued to our February 23rd meeting.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Tylle, second by Mr Wilson that Item # 2825, 1202 Roosevelt be continued to our February 23rd meeting for Progress Report and Demolition meeting. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mrs Harrington, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.** Thank you. Good luck.

Mr Koile — Thank you.

ITEM # 2805 **730 S PICHER**
OWNER: Eleazer Guerroro
ADDRESS: 615 S Moffet, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the December 8, 2017 meeting for a Demolition Hearing and Progress Report (FIFTH TIME BEFORE THE BOARD).

Mr Denham — Morning.

Mr Guerroro — Morning. My name is Eleazer Guerroro. I'm here for 730 Picher.

Mr Oliver — Item # 2805.

Mr Denham — How you coming on your house?

Mr Guerroro — Uh, it's comin' around. I mean, most of what you told me was put on the front, yesterday. I think I've gotta do something with the porch because it's in pretty bad shape, so …

Mr Oliver — Did you get any of the siding on the front up yesterday?

Mr Guerroro — Not in the front. But everything else. I probably it today, some, most of today so I can work with the porch. But I probably will get it done by, most today so I can work with the porch. But the front, I probably will get it done today.

Mr Oliver — Um, when I was doin' my drive-by's yesterday, I was able to visit with him on site. I was kinda trying to encourage him to get the siding done on the front. As far as the exterior goes, I mean, the, the front siding and, uh, some of the some of the fascia and soffit are left to do. He has had a framing inspection. Um, they're also working on the wiring and plumbing. This is all subject to all the inspection regardless. A lot of progress has been made. Up to you if you want to hand on to it until the outside is all done.

Mr Harrington — I think I would like to wait until the exterior is finished.

Mr Guerroro — Ok.

Mrs Harrington — I know you are going to do it.

Mr Guerroro — Yeah, I mean. I would have done it but the porch is in pretty bad shape. So, I'd prefer to fix it and put on the siding the right way before …

Mr Oliver — Sure.

Mr Denham	Yeah, we'd rather you do it right. It's come a long ways. I would like to see you clean of the side a little bit. There quite a bit of debris laying in that north lot.
Mr Guerroro	Yes.
Mr Oliver	Yeah, you may want to get a dumpster and…
Mr Guerroro	Ok. Alright. Ok.
Mrs Harrington	Mr Chairman, I make a motion that Item # 2805 at 730 S Picher by continued until February 23rd for a Demolition Hearing and Progress Report.
Mr Wilson	Second.
Mr Denham	**Motion made by Mrs Harrington, second by Mr Wilson that Item # 2805, 730 S Picher be continued to our February 23rd meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mrs Harrington, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.** Thank you. Keep it up.
Mr Oliver	I think we have two that we're ready for. UH, you want to do 'em now or you want to go through the other ones and then…
Mr Paul	I'd rather go now. I just not use to being up this early. You know, it's before 9:30 and I'm usually not up before 10:00, you know or 10:30.
Mr Denham	Well, we want to accommodate you schedule. Which one's first?
Mr Oliver	1109
Mr Paul	To be clear, I was talking about these, not getting out of bed.
Mr Denham	Oh, I thought you were…
Mr Paul	No, no, no. (Laughter) I don't want that to be confused. So the first one is, uh, 2818 on the Agenda.

ITEM # 2818 — **1109 S INDIANA**
OWNER: John and Georgia Flectchall
ADDRESS: 3303 W 21st St, Joplin, MO 64804
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the December 8, 2017 meeting for a Demolition Hearing and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr Denham — Do we have a motion to have Item # 2818 as subject of a Dangerous Building Hearing?

Mr Wilson — Mr Chairman, I make a motion that Item # 2818, 1109 Indiana, be a subject of the Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Um, motion by Mr Wilk, uh, Mr Wilson, second by Mr Pommert that Item # 2818, 1109 S Indian be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mrs Harrington, Mr Tylle and Mr Denham) Those opposed (none). Motion carries. The Board turns it over to the City.**

Mr Paul — Thank you. This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building this 25th, uh, 26th day of January, 2018 for the purpose of conducting a Dangerous Building Hearing. The City will present its evidence first, after which the public has the right to cross examine witnesses and be heard, as well as present witnesses or exhibits. The first item for today is, uh, Item # 2818 on the Agenda, also known as 1109 S Indiana Ave. Uh, the City calls Jeff Oliver.

Ms Willhite — Jeff, do you 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.

Ms Willhite — Thank you.

Mr Paul — Would you 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 with your current position with the City?

Mr Oliver	Eight years.
Mr Paul	And have you in the official performance of your duties, had an occasion to inspect the property known as 1109 S Indiana?
Mr Oliver	Yes, I have.
Mr Paul	I'm goin' to show you what's been marked as Exhibit # 1. Do you recognize Exhibit # 1?
Mr Oliver	Yes, these are, uh, photos that I took of the property. There's a set in here, uh, where the photos were originally taken back on June 27th of '17 and then this week I went by and snapped a couple of more.
Mr Paul	And do both sets of photographs show a reasonable likeness of the premises in their current condition?
Mr Oliver	Uh, yes, they do. Um, there is a detached, small garage. Um, there was a vehicle in that garage. The owners have gone by and removed that vehicle. You'll see at least one photo in here where you will see the back of the vehicle.
Mr Paul	And with the exception, do the photographs show a reasonable likeness of the premises in their present condition?
Mr Oliver	Yes.
Mr Paul	If there's no objection, I'd offer Exhibit #1.
Mr Denham	The Board accepts.
Mr Paul	Uh, what if anything, did you do to ascertain ownership of the property?
Mr Oliver	Had a title search done.
Mr Paul	I'm going to show you what's marked as Exhibit # 2. Do you recognize Exhibit # 2?
Mr Oliver	This is a title search from Great American Title received on September 20th of 2017.
Mr Paul	And who does it show as the owners of the property?
Mr Oliver	John D Fletchall and Georgia L. Fletchall, husband and wife.

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

Mr Oliver — Sent certified letters.

Mr Paul — If there's no objection, I'd offer Exhibit # 2.

Mr Denham — The Board accepts.

Mr Paul — I show you what's marked as Exhibit # 3. Do you recognize Exhibit # 3?

Mr Oliver — These are certified letters that have been sent out. Um, the first one is, uh, to, uh, John and Georgia to the Attention of a Don Brazelton. Um, it's dated December 27th, 2017. I do not have a signed receipt for that. Um, another letter here dated November 1st, sent to the same address and, uh, sent to John and Georgia and Don Brazelton. No signed receipt for that. Um, there's one here dated September 25th, 2017 sent to John and Georgia, um, I do have a signed receipt for this letter. And there's one dated August 28th of 2017 which was the Finding of Fact Letter sent and I do not have a signed receipt for that.

Mr Paul — Ok, and to be clear, um, Brazelton is the daughter of the owners, correct?

Mr Oliver — That's correct.

Mr Paul — And she actually came to this meeting one time, acknowledged that they had received the letter and, basically, communicated with this Board on behalf of her parents, right?

Mr Oliver — That's correct.

Mr Paul — And she'd directed, at their request that future letters be sent to her address and that's why the last two letters were sent to her, right?

Mr Oliver — Yeah.

Mr Paul — But now withstanding that we do have a letter that was sent to the owners that you do have a signed receipt for, correct?

Mr Oliver — That's correct.

Mr Paul — Ok. If there's no objection, I'd offer Exhibit # 3.

Mr Denham — The Board accepts.

Mr Paul — And what, if anything else, did you do to notify any interested party of the action?

Mr Oliver — It was advertised in the Joplin Globe.

Mr Paul — I'm going to show you what's marked as Exhibit # 4. Do you recognize Exhibit # 4?

Mr Oliver — This is the legal notice sent to, uh, the Joplin Globe for publication with the publication dates of October 5th, October 12th, October 19th and October 26th of 2017.

Mr Paul — If there's no objection, I'd offer Exhibit # 4.

Mr Denham — The Board accepts.

Mr Paul — And also if we reflect back to Exhibit #1, one of those photographs has a placard that you posted on the property in order to also give notice to any interested parties that might stop by or visit the property, correct?

Mr Oliver — That's correct.

Mr Paul — Um, what school and education have you had in the Building Industry which would qualify you as an expert in the construction of buildings?

Mr Oliver — I've been a General Contractor on several residential projects in the Joplin area over a twenty year period.

Mr Paul — And from an inspection of the property, do you have an opinion as to whether, an expert opinion as to whether or not these premises constituted 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, in which of the definitions of a Dangerous Building do you base your opinion, if any?

Mr Oliver — Yes, Subsections Line 10: Whenever the building or structure, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, trash, filth, inadequate light, air ventilation or sanitation facilities, or otherwise is determined to be unsafe, unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease. Also, Subsection 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. And Line 13: Whenever the building or structure has become an attractive nuisance to children or in open to

unauthorized or unlawful entry. As you can see by the photos being passed around, um, this is a house in poor condition. Uh, it's slowly decaying. Um, it is open. Prior to the owners being notified and getting over there and removing the vehicle, there was trash and debris scattered throughout the yard from the property. The, uh, because it is open, it's a nuisance. It is open to children or unlawful entry. Um, the garage, the detached garage that is also with this property is leaning and in very poor condition. Um, the City's ordinances that we have in place, um, due to the condition that this property is in, it is not a habitable structure in its current condition, therefore, action needs to be taken.

Mr Paul — Thank you, Jeff. And now would be the opportunity for any defend to cross examine the witness. There's nobody in the audience, not aware that anybody was going to be here today. The Board have any questions for Jeff on this property? I see none. Um, the City rests. Now would be the defendant's opportunity or any interested party to introduce evidence, call witnesses. Again, we don't have anyone here today. Sir, you're not here on, uh, --- which property is this ---

Mr Oliver — 1109 Indian.

Mr Paul — On 1109 S Indiana, right?

Mr Hill — Excuse me.

Mr Paul — You're not her on 1109 Indiana?

Mr Hill — No, Sir.

Mr Paul — Ok. We don't have anybody here in the gallery here today. Nobody, uh, contacted us to inform us that they would be here today, um, therefore, the matter will be referred back to the Board of a, uh, a deliberation and a decision.

Mr Denham — Do we have a motion for demolition?

Mr Wilson — Mr Chairman, I move that Item # 2818, 1109 S Indiana, be declared a Dangerous Building in accordance with Joplin Code of Ordinances, Chapter 26, Articles IX & X, Sub, un, Section 26-612m Subsection 18, 19 and Lines 10 and 12 and so ordered demolished to include any out buildings.

Mr Denham — I think it is actually Subsections 10, 12 and 13 that Jeff quoted.

Mr Oliver — Yes.

Mr Wilson — I missed one. I'm sorry. I will add 13 to my recommendation.

Mr Pommert — Second.

Mr Denham — **There's a motion by Mr Wilson, second by Mr Pommert that Item # 2818, 1109 S Indiana, be declared a Dangerous Building and ordered demolished in accordance to the Joplin Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, Subsections 10, 12 and 13 and the demolition will include all out buildings. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mrs Harrington, Mr Tylle and Mr Denham) Those opposed (none).**

Mr Paul — You want to take care of this gentleman before…

Mr Denham — Sure.

Mr Paul — We do the next one?

Mr Denham — You want to come up and tell us which property you are here on and tell us your name, please?

ITEM # 2784 — **2108 W 3RD ST**
OWNER: 2108 W 3 Tr
ADDRESS: PO Box 3133, Joplin, MO 64803
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the December 8, 2017 meeting for a Demolition Hearing and Progress Report (FIFTEENTH TIME BEFORE THE BOARD)

Mr Hill — I'm sorry I'm late. Um, my house has had the flu all week, so I kinda really lost track of what's going on in life. I came to the most important thing right now. So, uh, but I am here for 2108 W 3rd St.

Mr Callihan — And your name?

Mr Hill — My name is Christopher Hills. Sorry about that.

Mr Callihan — That's alright.

Mr Hill — Chris Hills. \

Mr Denham — Mr Hills, can you tell us what you've gotten accomplished on the property since our last meeting?

Mr Hills — Um, I've gotten the roof put on, completely, uh, and right now, I'm just in the process of remodel, uh, releveling the floors. And I got a plumber but

I've got to get all of his certification and get his things before I can get a permit.

Mr Denham — So you had a permit for the work you've done, in place, though?

Mr Hills — Yes, for the roof.

Mr Denham — And you've met with Jeff and the City to know exactly what you need to do to get it off the, our list?

Mr Hills — Um, as far as my next step?

Mr Denham — Well, just what you need to do as far as, just what, what we'll require to get it off our list, so…

Mr Hills — Yes, I mean, we haven't necessarily talked about, like, what exactly what he needs, no. Like what exactly he needs for me to do, no, we have not spoken about that.

Mr Denham — It might be worth a, a call to talk to Jeff and just make sure you know exactly what we're expecting.

Mr Oliver — I will say that Rick and myself did visit with him on site, I'm going to say two months ago, six weeks ago. And we pretty, we went over quite a bit just because of the history with it, the framing issues. And we talked quite a bit about that while were out there. So, you have a good idea of what needs to be done.

Mr Hills — Yes, Sir.

Mr Denham — Ok. I just want to make sure you understand.

Mr Hills — Oh yeah, I general, I have a general idea. I just didn't ask him, like, "Hey, what needs to be done in order to get this house off the list" and that's what I thought you were being direct with.

Mr Denham — No, that's fine. We, uh, this property's been on our Agenda for, what is it, what 15 times. I know you've recently obtained it but it was very close to being ordered demolished from this Board so, we're going to keep a very close eye on it. Just want to see it finished up.

Mr Hills — That's fine.

Mr Denham — Appreciate the effort, so far.

Mr Hills — Yes. Sorry I was late.

Mr Denham — Not a problem. Any other questions? Comments? Anything else you need to add?

Mr Hills — Um…

Mr Callihan — I'm curious about the schedule. I know the other day, well, we talked about it at the last meeting, you said that you thought you would get the rest done like, it seems like three or four months, which congratulations on getting…

Mr Hills — I think I said six months.

Mr Callihan — Just curious of what, what the schedule is for the rest of the work?

Mr Hills — I don't know, I mean…

Mr Callihan — When do you, when do you plan on being completed?

Mr Hills — About nine months.

Mr Callihan — Being finished with the project?

Mr Hills — Um, I, I'm really getting', like I've gotten like, probably ten bids; five on electrical, five on plumbing. Um, I'm trying to get everything in a, in a synchronized order of some sort.

Mr Callihan — Sure.

Mr Hills — Um, and then on the plumbing, I got to relevel the floors and I can't close 'em up because the house is too far up. This is just little nick knack things that I'm tryin' to work in order so that the plumber and the electrical don't cost me more money by tryin' to hurry up and get things done and then they gotta run the wire behind the sheet rock, then run the wire or cut open floors that I just now laid down. So, as of right now, I would say, hopefully, another six or seven months, you know what I mean, to have the property living in or renting or maybe a year. I just, I don't know, you know what I mean. I'm just, I'm literally doing this by myself as an individual, so there might be times when they have their job. You know what I mean. So, I'm really just in there by myself. You can't really do too much leveling of floors or a lot of the detailed work that needs to be done in there by yourself. So, especially not no, but I am working in there today, so…

Mr Wicklund — So is the exterior a 100% complete?

Mr Oliver — Not quite. On my drive byes, there this week, um…

Mr Hills — I don't know what you need…

Mr Oliver — There wasn't a lot left to do on outside other than the roof. But there's a little bit siding and few things but nothing…

Mr Hills — Yeah, that's what I was goin' to say. I don't know what we need done on the exterior. I did the roof which you guys asked me to do and I didn't know you guys actually wanted anything other than that, on the exterior.

Mr Oliver — Um…

Mr Denham — Well the roofs a good first step, 'cause that's just going to keep water out and safe you a lot of trouble in the future.

Mr Hills — I completely understand that. Yes, Sir.

Mr Oliver — You got no running water or wiring or, uh, water lines or anything until you have a framing inspection done. Normally, we like to do all of those at the same time do to the condition and the history of this house, make sure that you have a framing inspection done and passed before you start running any water or any plumbing. That house some issues and we've gone over it, so leave the floor open so that the floor joist can be inspected and, uh, have us come back out, check the…

Mr Hill — Sounds good.

Mr Oliver — Plumbing. Ok?

Mr Hills — Sounds good.

Mr Oliver — Kinds of sounds like, maybe, that's what you need to focus on and then finishin' up the little pieces on the outside. Those are the things that I would work on …

Mr Hills — On the outside, do you remember any of those, what those were, off the top of your head

Mr Oliver — Uh, the front porch area…

Mr Hills — I got that done.

Mr Oliver — Ok.

Mr Hills — Go ahead.

Mr Oliver — Um, gosh, I'd have to back…

Mr Hills — I thought was the only thing that you were, actually, kind of, kind, kind of blatten on was that front porch 'cause as soon as we walked up there we hit our head on the top of it, so.

Mr Oliver — Correct.

Mr Hills — I've already got that done last week, though.

Mr Oliver — Ok.

Mr Hills — And the roof.

Mr Denham — Any other questions or comments? I appreciate you comin' down.

Mr Callihan — My concern is that if, if it's six or seven months or maybe a year, I'd…

Mr Hills — Six or seven months is really a short period of time but I just don't know what you guys are expecting. You know, I gotta get the inspector over there to see what he wants to be done in order for you guys to be ok with that. 'Cause I did do the roof. I did do the awning on the front. So, for the exterior, like, I'm an inspector, I don't know anything about homes but it looks like a good, it looks like somebody could dang near live in it except other than the brush and debris in the yard. I mean, I see a lot of houses right around that general area that look way worse and I'm not trying to do your job for you but, you know, I'm like, just, like, woo.

Mr Denham — That's an important part but this has been on our Agenda for more than a year, so…

Mr Hills — And I completely under…

Mr Denham — We just don't want to see it drag out another six months and then someone else take it over when…

Mr Hills — That's not what my plan is. I'm actually in there every day putting my blood, sweat and tears in this thing. You know, I mean, I could see if you guys, if I was just like, oh, you know, come here and the roof's still not done, the awning still not done and I'm, I'm actually, really trying to work on this and I just got it and I understand that you guys been in for a year and a half, almost. But you guys gotta kinda work with me. You know what I mean?

Mr Denham — We're trying to. We are. I went by yesterday and I could see a big improvement. I would just like to see it, maybe clean up some of the debris in the yard too, just for the neighbors and …

Mr Hills — It's just been freezing cold, Sir.

Mr Denham — I know. I know.

Mr Hills — To work outside, I've been burning, I've been doing anything that I possibly can, you know what I mean. But it's just been freezin' cold and now the times gettin' to where I can finally get out there early and the day ends at 5:00. You know what I mean. I got a generator out there and no light, you know. No electrical, no plumbing. I'm just doing what I can do.

Mr Denham — I understand. Appreciate your effort. Next meeting if February 23rd. Like to see you here then, too.

Mr Hills — February 23rd?

Mr Denham — Yeah.

Mr Hills — Yes, Sir.

Me Denham — Any other…

Mr Hills — Thank you, Sir...

Mr Denham — Questions?

Mr Hills — Ladies.

Mr Denham — Any other comments? We have a motion?

Mr Wilson — Mr Chairman, I make a motion that Item # 2784, 2108 W 3rd St, be continued to our February 23rd meeting for Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Wilson that Item # 2784, 2108 W 3rd St be continued to our February 23rd meeting for Progress Report and Demolition Hearing. All those in favor of the demolition say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mrs Harrington, Mr Tylle and Mr Denham) Those opposed (none).** Thank you.

Mr Hills — Thank you.

Mr Denham — Good Luck. Appreciate it.

Mr Hills — I'm going to need the luck. I keep have people come by, just individuals that I know and ask if I've demolished it, just because I've got a lot of 2X4's and 2X6's and just pretty much build a new house and start a new foundation. Like you're goin' to be fightin' an uphill battle for a while on a house like this. But it's possible but I've you hadn't of done that roof, I'd tell you right now to go ahead and demolish it and just start new.

ITEM # 2823 — **312 N SCHIFFERDECKER**
OWNER: Jimmy Edward Dodd
ADDRESS: 30679 Fox Run Ln, Joplin, Mo 64804
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the December 8, 2017 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Paul — The, uh, next one we've got is 2823, 312 N Schifferdecker.

Mr Denham — Do we have a motion to consider this building a Dangerous Building?

Mr Wilson — That was 312 N Schifferdecker?

Mr Denham — Yes, 2823, 312 N Schifferdecker.

Mr Pommert — Mr Chairman, I'd like to make a motion that Item # 2823 at 312 N Schifferdecker be the subject of a Dangerous Building Hearing, Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Wilson that Item # 2823, 312 N Schifferdecker be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mrs Harrington, Mr Tylle and Mr Denham) Those opposed (none). Motion carries. The Board turns it over to the City.**

Mr Paul — Thank you. This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building this 26th Day of January, 2018, for the purpose of conducting a Dangerous Building Hearing. The City will present its evidence fist, after which the public has the right to cross examine witnesses and be heard, as well as present witnesses or exhibits. Can you hear my any better?

Ms Willhite — Yes, thank you.

Mr Paul — Um, the second case for today is Item # 2823 on the Agenda, also known as 312 N Schifferdecker. Uh, the City calls Jeff Oliver. I remind you that you are under oath.

Mr Oliver — Yes.

Mr Paul — Would you 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?

Mr Oliver — Over eight years.

Mr Paul — And have you in the official performance of your duties, had an occasion to inspect the property know as 312 M Schifferdecker?

Mr Oliver — Yes, I have.

Mr Paul — I'm going to show you what's been marked as Exhibit # 1. Do you recognize Exhibit # 1?

Mr Oliver — Yes, these are photos that I have taken of the property. You'll see a set in here, um, when I posted the property on 9/29 of 2017 and then a couple of pictures that I've taken this week of the property.

Mr Paul — And do both sets of photographs show a reasonable likeness of the premises in their present condition?

Mr Oliver — Yes.

Mr Paul — If there's no objection, I'd of Exhibit # 1.

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 — Uh, we had a title search done.

Mr Paul — I show you what's been marked as Exhibit # 2. Do you recognize Exhibit # 2?

Mr Oliver — Uh, this is the title search we receive, uh, from Great American. It's dated October 3rd, 2017. It shows a Jimmy Edward Dodd.

Mr Paul — I do want to discuss the one encumber that's listed on the title search. It looks like there's a Deed of Trust on there. Uh, however, it looks like that Deed of Trust is from 1993, is that right?

Mr Oliver — Yes.

Mr Paul — And it looks like, uh, the parties to that are Ed and Teresa August and a Herbert Small Trust as being the other party, is that right?

Mr Oliver — Yes.

Mr Paul — OK. If there's no objection, I'd offer Exhibit # 2.

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 — Sent certified letters.

Mr Paul — I'm going to show you what's marked as Exhibit # 3. Do you recognize Exhibit # 3?

Mr Oliver — Yes, these are certified letters that all were sent to, uh, Mr Dodd at an address of 30679 Fox Run here in Joplin. I do not have any signed receipts for those letters.

Mr Paul — Thank you. If there's no objection, I'd off Exhibit # 3.

Mr Denham — The Board accepts.

Mr Paul — I'm going to show you what's been marked as Exhibit # 4. Do you recognize Exhibit # 4 which there are a couple of documents here? Um, the first page I'm going to represent to you is a print out from the, uh, Beacon run by the Jasper County Assessor and it, it looks like that's for the address in question. Who does it show as the owner and their mailing address?

Mr Oliver — Jimmy Edward Dodd, uh, with the mailing address of 30679 Fox Run Lane, Joplin, MO.

Mr Paul — So that's the same owner as the title search and that's the address you sent the letters to, right?

Mr Oliver — That's correct.

Mr Paul — And so that would the address on file where the Assessor sends statement for property taxes every year, right?

Mr Oliver — Correct.

Mr Paul — Ok. And the second page of Exhibit # 4, I'm going to represent to you is information from the, uh, Circuit Court of Jasper County regarding a case that was filed in 2016. It looks like it has a case number of 16APPROO32, for Jimmy E Dodd incapacitated and disables, which would be a guardianship action. Um, does it look like the owner is the Respondent in that action?

Mr Oliver — Yes.

Mr Paul — And what address did they list for the Respondent?

Mr Oliver — Uh, 312 N Schifferdecker, Joplin, MO.

Mr Paul — So the property is the issue here not a, there's not a third address floatin' around here?

Mr Oliver — Correct.

Mr Paul — And that was just as recently as 2016, correct?

Mr Oliver — Correct.

Mr Paul — And finally, I'm going to show you the last page of this Exhibit # 4 which looks to be an obituary for Mr Dodd, is that correct?

Mr Oliver — Uh, yes.

Mr Paul — And so, based on these documents, is, is it your opinion that he has probably passed away and no estate has been opened to, uh, handle this which is why it didn't show up on the Case.net search?

Mr Oliver — Correct.

Mr Paul — If there's no objection, I'd offer Exhibit # 4.

Mr Denham — The Board accepts.

Mr Paul	Um, going back to your comments about certified letters, I'm going to show you what has been marked as Exhibits # 5 and # 6, here. Can you just generally described what those are?
Mr Oliver	Exhibit # 5 are, uh, certified letters that were sent to Ed August. Um, I have no signed receipts for those letters.
Mr Paul	And if I told you that Mr August, uh, contacted my office this week and informed us that he doesn't have any interest in the property, would you have any reason to disbelieve that?
Mr Oliver	No.
Mr Paul	And how about Exhibit # 6?
Mr Oliver	Uh, these are certified letters sent to Teresa August, um, to, uh, 3916 Kentucky Avenue, here in Joplin and I do have a signed receipts for a couple of these letters that have been sent.
Mr Paul	Ok, perfect. If there's no objection, I'd offer Exhibits # 5 and # 6.
Mr Denham	The Board accepts.
Mr Paul	And, uh, what if anything else, did you do to notify any interest parties of this action?
Mr Oliver	It was published in the Joplin Globe.
Mr Paul	I'm going to show you what's marked as Exhibit it # 7. Do you recognize Exhibit # 7?
Mr Oliver	This is the Affidavit of Publication showing 312 N Schifferdecker with the publication dates of November 16th, November 23rd, November 30th and December 7th of 2017.
Mr Paul	If there's no objection, I'd off Exhibit # 7.
Mr Denham	The Board accepts.
Mr Paul	And finally, Jeff, if we look back at Exhibit # 1, you, uh, also posted something on the property, a placard, indicating that this had been tagged as a Dangerous Building and any interested parties need to contact the City, right?
Mr Oliver	That's correct.

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

Mr Oliver — I've been a General Contractor on several residential projects in the Joplin area over a twenty year period.

Mr Paul — And from an inspection of the property at issue here, do you have any 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 which of the definitions of a Dangerous Building do you base your opinion, if any?

Mr Oliver — Yes, Subsection Line 4: Whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or nonsupporting members, or enclosing or outside walls, or wall coverings. You can see by the photos being passed around, uh, there are several area of this structure, uh, where the block, the rock on it has, uh, pulled away from the structure allowing the elements to penetrate and cause further deterioration to the property as well as the roof, uh, as there are area that have leaked really bad over the years, um, causing decay to the roof, allowing the elements to penetrate. The majority of that is in the back corner, uh, back porch area. Um, also, 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. Again, as you can see by the photos, uh, this property does not meet the City of Joplin's Codes or Ordinances. Line 13: Whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. Again, as you can see by the photos, the structure is open. Uh, it remained open the last couple of months as I've checked on the property periodically. Uh, and also Line 15: Whenever the electrical system is totally or partially damaged, destroyed, removed or otherwise made inoperable, unsafe or hazardous. Uh, there's a few photos in there of some wiring that you can see is not up to current codes.

Mr Paul — Thank you, Jeff. Now would be the, uh, defendants or any interested parties opportunity to ask questions of the witness. Nobody in the gallery here today. Uh, not ware of anybody who intended to be here today. Does the Board have any questions of this witness? I see none. I thank you, Jeff. You are excused. Um, I'd also ask, uh, Chapter 26, Articles IX and X of the Joplin Code of Ordinances be entered as evidence before the Board and that the record be held open to include a copy of the Globe on the dates of publication. Uh, the City rests. Now would be the opportunity for a defendant to present any evidence. Again, nobody in the

gallery today. Not aware of anybody, uh, who intended to be here today, therefore, the case will be referred back over to the Board for deliberation and a decision.

Mr Denham — Do we have a motion for demolition?

Mr Wilson — Mr Chairman, I move that Item # 2823, 312 N Schifferdecker be declared a Dangerous Building in accordance with Joplin Code of Ordinances, Chapter 26, Articles IX and X, Section 26-612, Subsections 18, 19, Lines 4, 12, 13 and 15 and so ordered demolished to include any outbuildings.

Mr Pommert — Second.

Mr Denham — I don't think 18 and 19 that he used. I think you're confusing Subsections and Lines. Eighteen and Nineteen wasn't discussed. It was just Subsections 4, 12, 13 and 15.

Mr Wilson — Oh, ok.

Mr Denham — **Eighteen and Nineteen was from a previous one, I think. Motion by Mr Wilson, second by Mr Wilson, second by Mr Pommert that Item # 2819, or excuse me, I'm on the wrong one, excuse me, Item # 2823, 312 N Schifferdecker be declared a Dangerous Building and ordered demolished in accordance to the Joplin Code of Ordinances, under Chapter 26, Articles IX and X, Section 26-612, Subsections 4, 12, 13 and 15. All those in favor of the demolition say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mrs Harrington, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.**

Mr Paul — That's all for today.

Mr Denham — Good job.

Mr Paul — Thank you.

ITEM # 2797 — **2130 BIRD AVE**
OWNER: Jerry David
ADDRESS: 2130 Bird Ave, Joplin, MO
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the December 8, 2017 meeting for a Demolition Hearing and Progress Report (NINETH TIME BEFORE THE BOARD)

Mr Oliver — Ok. Um, Item # 2797, 2130 Bird Ave. I've had no contact with this lady, really for the last couple of months. Um, prior to that, I'd really strongly

encouraged her to try and get the outside finished. Uh, that has not been accomplished so I'm not sure …

Mr Paul — This is the lady that had the issues who was in Kansas for a while?

Mr Oliver — Well, she wasn't in Kansas, she was in Jeff City. That's where…

Mr Paul — Well that's where the mail was goin'. She was, like, in a protective deal, right?

Mr Oliver — Yes.

Mr Denham — Is this something we need to just go in and have ordered repaired, at least the outside?

Mr Oliver — Well, the permit is still good. Um …

Mr Paul — She been getting her letters?

Mrs Harrington — Didn't she have to go get a second mortgage or something to get this…

Mr Paul — There were insurance proceeds involved, from what I recall.

Mrs Harrington — Right, but, but not enough for something, I mean my point, I think, is that, as I recall, she had a vested interest in getting this done. She had pursued the financial end of it to find a way to get it fixed.

Mr Oliver — We…

Mr Denham — The City did release some of the funds though, didn't we?

Mr Oliver — Correct. We were holding on to a deposit from the fire. We released partial of about $6,000.00 and we're holding $6,000.00 in case we have a demo or order of repair.

Mr Paul — Did we have a Hearing on it and came back around and ordered, did a waiver on that one?

Mr Denham — I don't think so.

Mr Callihan — I don't think so.

Mr Harrington — Not on this one.

Mr Callihan — She had to wait on insurance because she didn't feel like it was enough and then I think she ended up agreeing to it.

Mrs Harrington	Her ex had set it on fire.
Mr Callihan	Yeah, which is a whole another story.
Mr Wicklund	Jeff, have you been in this house?
Mr Oliver	Uh, no not for, I do believe it had some inspections. I don't have that in the folder. As far as wiring.
Mr Wicklund	Do you know what the current condition actually is.
Mr Oliver	I believe the wiring is done, the sheet rock has been hung but I don't know what stage, if it is finished, if its painted …
Mr Denham	We did order it demolished. Jordan did a file on it, then I guess we put a stay on at some point.
Mrs Harrington	And that's what got her here?
Mr Denham	Possibly.
Mr Oliver	I think possibly she came the following month.
Mr Denham	I'd forgotten.
Mrs Harrington	We ordered it demoed 'cause it was just a fire, it had a fire in it.
Mr Oliver	It did sit there quite a while.
Mrs Harrington	And then we found out she was hiding, basically, from her ex.
Mr Callihan	It's been nine times on the Board, so it's been a while.
Mrs Harrington	Well, the progress on it is far enough along that ordering it demolished now or going back isn't the right thing to do, right?
Mr Oliver	Right, in my opinion, if the Board were to take any action it would be to, uh, at least complete the outside which really, wouldn't take much.
Mrs Harrington	Yeah.
Mr Paul	If you all want, I can take a look at this between now and next time and kind of see if we actually did a stay or not. Then next time, if you all want a hearing on it we can lift the Stay and have it subject to an Order to Repair. Is that what you'd all like to do?

Mr Denham — I believe so.

Mr Wilson — The City is holding enough money back to assist in that Repair Order, right?

Mr Oliver — Yeah, I believe there's enough there to, to do the outside.

Mr Wilson — Get it weather tight.

Mrs Harrington — Have we had, uh, complaints from neighbors?

Mr Oliver — Surprisingly, no. Even the amount of time it set there before it was brought to the Board, which was several months, I really had no complaints.

Mr Callihan — Didn't the house right across the corner…

Mr Oliver — It caught fire…

Mr Callihan — Yeah.

Mr Oliver — Here about a month or so ago. It's down and gone.

Mr Callihan — It's just surprising that this lady hasn't, uh, stepped up to try to make some contact, some dialogue with you to give an update on it.

Mr Denham — Yip.

Mr Oliver — I do believe I have a phone number here, so…

Mr Paul — Or do you just want to take it and then you can bring it down to me after you've…

Mr Oliver — Yeah.

Mr Paul — You've got a sticky or something so that I can write "Repair" on it, so that I don't… Perfect.

Mr Denham — Do we have a motion to continue Item # 2797?

Mrs Harrington — Yes, Mr Chairman, I make a motion that Item # 2797 at 2130 Bird Ave be continued until February 23rd for a Progress Report and Demolition Hearing.

Mr Tylle — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Tylle that Item # 2797, 2130 Bird Ave be continued to our February 23rd meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mrs Harrington, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.**

ITEM # 2817 — **1903 ½ S KENTUCKY**
OWNER: Nicholas A Kubicek
ADDRESS: 2017 Crestover Cir, Carrollton, TX 75007
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the December 8, 2017 meeting for a Demolition Hearing and progress Report (FIFTH TIME BEFORE THE BOARD)

Mr Oliver — Item 2817, 1903 ½ S Kentucky. There's a permit a permit in place. Permit's still good. Progress is really slow, though, on this.

Mr Denham — They actual have done something?

Mr Oliver — I have, uh, witnessed new decking on the roof, but, uh…

Mrs Harrington — Have we ever seen anybody on it?

Mr Oliver — On the job?

Mrs Harrington — No, I mean, uh, has anybody every come to the meeting about this.

Mr Oliver — Um, the story, kind of, behind this property; the owners are actually in Texas. I have had contact with them several times. They've done a pretty good job about staying in contact. The house is being rented, possibly on a lease/purchase type deal and the person that is in it wanted to keep the garage, um, so, therefore, that is why the permit was purchased.

Mr Denham — Will the access be from the alley for this garages, or from, is there a driveway?

Mr Oliver — It actually, uh, appeared from the alley. It was, kind of a bit of a hump there but…

Mr Denham — Because, you know, with the stem wall as it is, I don't see how it becomes a garage but, we'll see.

Mr Oliver — A Shop.

Mr Denham — Yeah. Just not an apartment, that's…

Mr Oliver — Right.

Mr Denham — My main concern. Do we have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2817, 1903 ½ S Kentucky be continued to our February 23rd meeting for a Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 2817, 1903 ½ S Kentucky, be continued to our February 23rd meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mrs Harrington, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.**

ITEM # 2821 — **1720 GLOVER ST**
OWNER: Ryan P and Kacy L Griesmer
ADDRESS: 12800 S 14th Ave, Jenks, OK 74037
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the December 8, 2017 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Oliver — Next would be Item # 2821, 1720 Glover St. We do finally have a permit. The, uh, permit was actually purchase and paid for on January 23rd. So, hopefully, we will see things move along quickly.

Mr Denham — Did you have any conversation with 'em.?

Mr Oliver — I have, off and on.

Mr Denham — I don't, have they shown up to any meetings yet?

Mr Oliver — Uh, I'm not sure. I want to say most of my recall is just phone conversation.

Mr Denham — I don't remember them coming. I just want to make sure they understand the urgency 'cause it's wide open right now. Do we have a motion to continue?

Mr Callihan — Mr Chairman, I make a motion that Item # 2821, 1720 Glover St be, uh, put on our Agenda for Demolition Hearing and Progress Report for, uh, February 23rd.

Mr Tylle — Second.

Mr Denham — **Motion by Mr Callihan, second by Mr Tylle that Item # 2821, 1720 Glover St, be continued to our February 23rd meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mrs Harrington, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.**

ITEM # 2824 — **2004 N PARK**
OWNER: Charles Seward
ADDRESS: 2004 N Park, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the December 8, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — Next would be Item # 2824, 2004 N Park. Um, we have a signed Consent Form for this one. Just got it yesterday.

Mr Denham — Good news. So we just continue it? Should be continue it for sixty days, give you time to get it, or just go ahead and take it off since they've signed the Consent?

Mr Oliver — It is up to you, I mean, I have the signed Consent Form. I might wait a little and advertise it with the two that we ordered today. Just put the three out and save the City some money on advertising. With the Consent Form…

Mr Denham — No reason not to release it. I mean, they can't go back on the Consent, can they?

Mr Paul — Sure.

Mr Denham — They can? Ok.

Mr Oliver — If they did, I can bring it back.

Mr Denham — What's the pleasure of the Board, you want to release it or continue it?

Mr Harrington — Mr Chairman, I make a motion that Item # 2824 at 2004 N Park be released from our Agenda.

Mr Wilson — Second.

Mr Denham

Motion by Mrs Harrington, second by Mr Wilson that Item # 2824 2004 N Park be released from our Agenda due to that fact that they owners signed a Release Form, allowing the city to do the demolition. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mrs Harrington, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.

ITEM # 2826

1027 S MOFFET AVE
OWNER: James Rose
ADDRESS: 1027 S Moffet Ave, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the December 8, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver

Next would be Item # 2826, 1027 S Moffet Ave. I'm going to defer to Jordan on this one.

Mr Paul

Uh, Jeff brought this file down for me, kind of a system that we put in place, as he, whatever ones he wants to consider for demo. I look at it about a week in advance. Try to make sure we are good on all the different things we look for and if we need to do additional research, maybe we can kind of get it done before the Hearing. Um, and I normally don't look at, you know, the underline, what the buildings matters, kind of defer to him. The problem on this structure was that, it is to my understanding, the only reason that it was brought you all is because there's an allegation that it doesn't have electric or water. There doesn't appear to be any structural problem with this and Peter and I've discussed it and at least from our office's perspective, kind of, especially in the middle of winter, we're not overly eager to take cases in front of you that the only alleged problem is maybe the electric's turned off, maybe the water's turned off. I think, that when neighbors call, the City needs to respond. So we should go out and look at it, make sure there aren't structural problems and there's also a fine line there. It is one thing if, um, you know, that if they don't have running water but there are somehow able to take care of sanitation. It's another thing if they've created an open latrine in the yard, right? That's something that needs to be addressed.

Mr Denham

It is occupied?

Mr Paul

Yes, and that's the other issue, that it's occupied. And so, it's basically putting the Board into a situation of ordering someone out of their shelter in the winter time just because, you know, they can't pay Empire or maybe they are behind with Empire. At any way, our, at least our thought

was, these cases, probably are not big enough of a priority to be in front of you all right now. But, you know, I'm open to feedback.

Mrs Harrington — Well, I'm looking at last month's, or last time our minutes and I mean, Jeff has been working on this since July trying to get this guy out of there. And according to this, they've had multiple, I mean constant contact with the neighbors about it. So there's obviously something that has these neighbors concerned enough that they continue to call and it looks like we are not doing anything. Yeah, I understand about it being inclement weather right now but I'm concerned that we've been working on this for nine months now.

Mr Paul — This one's still in front of you, so if you want to have a hearing on this one, I'll look at the file and have it ready for you next time if that's the direction the Board wants to go in.

Mr Denham — Jeff, do you know if the occupants are also the owners?

Mr Oliver — Uh, this Mr Rose, I believe, is actually James Rose III. Uh, I pulled the title work, I believe it belongs to his father the second, James Rose II, who I think is deceased.

Mr Denham — It's family. Ok. You have had conversations with him, though, the occupant?

Mr Oliver — I have, uh, visited with him a couple of times at the site. Sometimes he'll…

Mrs Harrington — Does he say that there are no utilities there?

Mr Oliver — Basically, he didn't deny that there's not utilities there. Uh, we first started working with him back in early summer. He did have a new water meter set, uh, but to our knowledge that water does not go to the house. So he, he basically paid his back bill for the water, whatever that was, but to my knowledge that water does not run to the house.

Mr Wicklund — Is there electric to the house? Is there any heat that you know of, in the house?

Mr Oliver — I have not witnessed it. Again, according to a neighbor he's got a little stove in there that he uses but I cannot confirm that.

Mrs Harrington — What are the concerns of neighbors that it's going, that it's a first hazard?

Mr Oliver — Yes, and they've called. There's been a few time they've called and had the police out. I don't think it is something that occurs a lot but, uh, they have been out there a few times.

Mr Callihan — Why were the police out?

Mr Oliver — Neighbors, I think the report read, like domestic type stuff; screaming, hollering, yelling. I believe in the report, there is not anything that really says anything about drugs, although the neighbor would say, you know, that they've seen traffic in and out of there. I cannot confirm that.

Mr Wicklund — Well, with your visits with Mr Rose, do you believe he's the only occupant of the house?

Mr. Oliver — At this time, yes. According to one of the reports, uh, I believe, at one time, there was a champion there.

Mr Callihan — Did you say that have put in a latrine in the yard?

Mr Oliver — No.

Mr Callihan — Ok.

Mr Paul — I, I think I was saying that might be a distinguishable situation.

Mr Callihan — Ok, I just wanted to make sure.

Mr Paul — 'Cause we had, actually have had people in the past that have had open sewage in the yard and, as shocking as that --- well, probably not that shocking.

Mr Oliver — And this particular property, also, when, you know, the calls started coming in and there were visits, uh, there were some windows missing and things, glass. And a couple of 'em he put plexie glass or whatever in. Maybe there's been a couple of 'em he actually put a piece of plywood over 'em which really doesn't meet what we wanted to but…

Mr Wicklund — In the past, if there's, if, if it ever gets a point where there is no sanitary facilities and then they take it upon themselves to actually do, uh, their business on the property outside, that's handled through Code Enforcement. That's been handled much quicker and, uh, cleaner with the Code Enforcement issues, so, but Again, that's not, we don't know that anything like that's really going on.

Mr Paul — And that's another issue on this, is we've never been inside the house and so, you know, we, we've been able to check whether electric's running or

whether water's runnin' and we've got kind of second hand information from the neighbors but we've never actually had somebody in to see what he condition is or isn't.

Mr Wicklund — I don't the intent: I'll speak for the Building Department. Our intent was not to bring this before the Board and then have the Board order it demolished. The intent was just to answer the complaints of the citizens, verify that it doesn't meet our minimum requirements and, uh, the way we've handled it in the past, there's really, possibly, there may not be violations with this property other than it's currently habited without sanitary facilities, without any electric. If the Board chose to order it vacated then I, as the Building Official, would team along with that. Give them written notice. Order it vacated from my care as well and, uh, they could secure the property and it sit there while they get time to get the utilities turned back on. We've done that in the past. Sometimes, it warrants doing all of that then ordering it demolished as well. But, uh, again, I wouldn't feel comfortable with, um, testifying on a demolition hearing on this one. An order to vacate, uh, was really who we've handled in the past.

Mr Denham — That sounds reasonable.

Mr Callihan — I agree, it doesn't sound like there's any sever structural issues with, with the property but it's also not conducive to healthy living conditions.

Mr Tylle — It's got to be proactive, otherwise, it will be on this Board.

Mr Denham — Well, I mean just driving by, it's the nicest property on our Agenda as far as outside appearance. There's no tellin' what it looks like on the inside but I think that's maybe the avenue to look at. If he can't get utilities turned back on, purse an order to vacate until he can. And the neighbor to the north is, obviously, spent a lot of time and effort on their property. Looks real nice. I'm sure that's....

Mrs Harrington — Yeah, that the part of it that is hard to

Mr Denham — Yean.

Mrs Harrington — Um, overlook as far as I'm concerned. That the neighborhood, the neighbors are trying to up the neighborhood...

Mr Callihan — Well, they've got to live with it every day and I'm more of an advocate of the neighbors than I am of the property owners or the occupants. It's, you know.

Mrs Harrington — Absolutely.

Mr Denham — It takes one bad property to bring down the neighborhood.

Mr Callihan — Yeah.

Mrs Harrington — Well, we, we, didn't we, just a couple of months ago, order a, a property on Sergeant, demolished and vacated and then demoed? A guy, there was a guy living in a home, is that right?

Mr Tylle — Yeah but the roof and everything was gone,

Mr Oliver — Yeah, it was 1106 Sergeant. Property was posted. Got a building permit. Moved in and we'd told him, hey, you know, it's still posted, you know, it ended up with a lot of traffic. A lot of people in it.

Mr Callihan — People camped outside.

Mr Oliver — Yeah, and this went on for probably five months or there about, and the Board did take action and ordered it demolish, vacated and demolished.

Mr Tylle — With the no-utility thing always been an issue for the City or has it gotten to be, I'm see more and more if it here since I've joined the Board.

Mr Oliver — Exactly.

Mr Tylle — More attention to it.

Mr Oliver — Exactly.

Mr Wicklund — Its always been an issue. Um, we've always known of one or two that we've been dealin' with, I would say, for the last many years. There's always one or two. I definitely increasing and a number of complaints and different addresses that people are calling about that seem to be in that same condition. That there's definitely more of 'em now.

Mr Callihan — I don't know that it's an issue that we can resolve. I don't, it seems like it's somebody, you know, if we've got more and more, as you say, properties that are for whatever reason, not hooking up to utilities for proper living conditions, healthy living conditions, I, I don't know, I think you kinda, alooted to it Jordan, I don't know if our Board is the group that should be addressing that. I don't know that we're not but we're…

Mr Wicklund — It's, it's, it's a, yeah. It's a difficult situation, for sure.

Mr Paul — You know, on the one hand, they are shelter and, and it's not the best shelter, but, probably for a lot of these folks, I'm not sure they've got alternatives to go anywhere and I'm not sure, realistically, someone's

going to come up with the utility deposit. I mean, for instance, this guy, probably, um, inherited it from his dad. It's owned free and clear and it's just the best option that, that he has

Mrs Harrington — I know this is hard to estimate, Jeff but how many times do you think the neighbor has called, the neighbor or neighbors have called, like more than five, more than ten?

Mr Oliver — On this property in particular, Um, I've got a neighbor directly to the left of it if you're facing 'em, that almost calls on a weekly basis.

Mrs Harrington — Ok, so we've been dealing, you've been dealing with it since July.

Mr Oliver — Correct.

Mrs Harrington — And they've called. My, my concern is that people in those neighborhoods call the City looking for a remedy on, I, I remember you standing at the podium asking us, "Why are you not doing anything about this property that you, you were having an issue with and that you'd been here before and so on. You know, I, I just think it's bad for the City to appear to not being responsive to these neighborhoods that are trying to good neighbor, trying to take good care of their home and neighborhood and make us aware that there are issues out there. You know, I don't have a particular desire to give this guy the boot in the middle of the winter, either. But I, I feel like, you know, what kinds of a time line do we have when we start to get serious about, about listening to the people who are doing what they're supposed to do. And what's, and what's your response. You know, what do you say to that neighbor when they call next week and they know we've met and you say, well they decided to contine it give them another month and that's obviously what we'll need to do to give Jordan the time or get closer to spring or it's something of that nature where we could be a little more confident about saying, "Ok buddy, it's time to find a place to live that, you know…"

Mr Wicklund — There are, there are other tools, in my opinion that, uh, are ordinances that allow us for us to address something like this that I, I would just need to with Jordan and Peter some more about, um, that would actually take the Building Board clear out of the process but, it, they've been very difficult situations. Sometimes. Um, it works out to where the owners, after we contact them enough and send them enough notices, they finally step up and do the right thing on their own. And then on a few instances, they choose to ignore us and quit responding and, uh, it, it creates a very difficult situation for the neighbors, for staff and for the person in the house, too.

Mrs Harrington — Well …

Mr Denham — If you could do some research between now and our next meeting, maybe we could have a direction. But I, I don't feel like we need to just keep kicking the can down the road. We've got a do something for this neighborhood.

Mrs Harrington — When we worked with Omar for such a long time to help him get his water on and to get, I can't remember if he was totally without utilities, you know, the staff made, what I felt like, was an over-and-above effort to, uh, to get a hold of, of Crosslines or you know some of the resources available to the homeless people to help them, to help him get his home into shape so he could live there safely. Um, and that was because he was a very sad case; and older man who had multiple strokes and health issues and didn't have anywhere else to go and was in serious danger. Um, but my sense is that this home owner isn't of that same type. That he's younger and less compliant, uh, with anything that the City has asked of him. According to the minutes last time, Jeff said he was very difficult to get a hold of, nonresponsive to any calls or letters. So, you know, that's also my concern is that, um, if we are looking at ways to help somebody, I absolutely think that's the best thing to do. If there's somebody that doesn't really deserve that help or willing to help themselves then I have a different opinion about what the approach should be. So, I'm, I'm in favor of continuing this for a month but I think that at the end of February, when it appears that the weather will be less, and maybe Bryan or Jordan can come up with a better alternative than us ordering it vacated but I, I just feel like at some point we have to respond to the neighbor and have them be able to say to anybody that will listen, "Yeah, Yeah, I complained to the City plenty and they finally took care of it." And you, you know, that's, that's just how I feel about it.

Mrs Denham — You want to make a motion to continue?

Mrs Harrington — Yes, Finally.

Mr Denham — Do we have a second"

Mr Tylle — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Tylle that Item # 2826, 1027 S Moffet be continue to our February 23rd meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mrs Harrington, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.**

Mr Paul — So it sounds like the consensus here is, you all want it prepared to be heard for an order to vacate but you'd also like to hear what other options may be available.

Mr Denham — Yes.

Mr Callihan — My, my position is this can't continue, period. How, however it gets resolved, whether it's us or somebody else or whatever your options are, Bryan, but we, we, for the benefit of the neighbors, it cannot continue.

Mr Paul — Ok.

Mr Callihan — And we set a standard if, if we allow it to.

Mr Paul — Ok

ITEM # 2827 — **1010 S MONROE**
OWNER: Clista Schrader
ADDRESS: 9505 S 679 Rd, Wyandotte, OK 74370
Finding of Fact Hearing schedule for this date.

Mr Oliver — Um, moving on. Um, Item # 2827m 1010 S Monroe. New Item, uh, it was posted several months ago. I did have a contact. Thought, possibly, they were going to get a permit. That was approximately two months ago. Nothing, nobody ended up coming forward, so it's been placed on the Agenda.

Mr Denham — OK. We have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2827, 1010 S Monroe be continued to our February 23rd meeting for Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item 3 2827, 1010 S Monroe we continued to our February 23rd meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mrs Harrington, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.**

ITEM # 2828 — **2655 E 8TH ST**
OWNER: Jim and Pamela Ames
ADDRESS: 5042 79th Ave. Dr East, Sarasota, FL 34243
Finding of Fact Hearing scheduled for this date.

Mr Oliver — Item # 2828, 2655 E 8th St. Um, I did have a conversation with, uh, Jim approximate three weeks ago. He was looking at both options as of whether to hire somebody to work on the property and/or demolish. Um, I had posted this property several months ago. Um, at that time, Jim was made aware of it and was look at having somebody work on it then, which has probably been, let's say five months ago, approximately. I was going to meet a contractor at that time on site. I went. I sat, I waited. Nobody ever showed. Um, I waited a couple of more month. Nothing happened. No calls from Jim, so it was placed on the Agenda. After he got his letter, he called me and again told me he was going to have somebody look at it to either rehab it and also to get bids to demolish it. My opinion, for him, this a VERY large house. It will take a lot of money. Personally, I think he'd be better off to demolish it. But hopefully, he'll take care of it himself but we'll see what happens.

Mr Denham — Hopefully, history won't repeat itself.

Mr Oliver — Yeah.

Mr Denham — Do we have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2828, 2655 E 8th St be continued to our February 23rd meeting for Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Callihan, that Item # 2828, 2655 E 8th St, be continued to our February 23rd meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mrs Harrington, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.** What's the status of the property on Jackson that was ordered demolished and then Stayed and the Stay was lifted?

Mr Paul — Peter asked for a copy of the file to look at it a couple of weeks ago and I haven't seen it since then. I don't know if he's talkin' with somebody about it or what it is, but I can try and have an update for the Board next time.

Mr Denham — I was just curious. And I read in the paper that the City's looking at turning over houses to not-for-profit to try to rehab. Will that have any effect on us? Are these house we would normally see or not?

Mr Oliver — I haven't really been asked to find properties for 'em but I did hear something about it. Um, I think most of 'me, the way I understand it the

money that's possibly been allocated for it is just to help with possible legal issues that helps them to acquire a couple of properties.

Mr Denham — Well, normally if they don't pay their back taxes, the county has it, right? I didn't know how often the City actually obtained ownership of houses that would be suitable for this.

Mr Paul — Never. I mean …

Mr Denham — That's what I thought.

Mr Paul — The most we've ever done is, on occasion, on these commercial liens, we'll file a suite to execute on a lien but that just involves doing a Sheriffs sale on the property and getting proceeds. We never, actually, take title to it.

Mr Wicklund — However, we do own multiple properties that, and I know what Mr Denham's referring to. I actually had a conversation with the, uh, staff about it this morning about one of properties they were askin' whether they ought to spend the money to demolish it or do some repairs to it. So I don't know how we acquired the properties. Um, I know Troy would definitely have answers on that. I don't think it's been decided yet how to proceed with it.

Mr Denham — I was just curious. I read about it in the paper and I…

Mr Callihan — Just curious, why is it nonprofits only?

Mr Wilson — For Grant purposes, I believe. That's what they said in the paper.

Mr Oliver — Possibly, just…

Mr Callihan — Well, it's only available to nonprofit organization.

Mr Wilson — I think it was because they can get a grant easier than an individual or a for-profit organization.

Mr Callihan — Well, a for-profit organization's probably got some coin in their pocket.

Mr Wilson — Yeah, but…

Mr Denham — That's a good question.

Mr Callihan — It just said "Nonprofits" so I thought, well, why just non-profits.

Mr Denham	Yeah. Any other thing we need to bring up? We have a motion to adjourn?
Mr Wilson	So moved.
Mr Denham	**All in favor of adjournment. "Aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mrs Harrington, Mr Tylle and Mr Denham) Motion carries. Stand adjourned.**

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 10:29 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Elizabeth A Willhite, Notary Public

My Commission expires: November 8, 2020

ELIZABETH A. WILLHITE
Notary Public
Jasper County
My Commission Expires
November 8, 2020
Commission # 16542728