MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
FEBRUARY 24, 2017
9:00 AM

Kyle Denham, Chairman, called the February 24, 2017 Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Crystal Harrington, Rylee Hartwell, David Pommert, Mark Callihan and Ervin Wilson. Board member Don Landrith is deceased. City officials present: Jeff Oliver, Building Inspector: Jordan Paul, Assistant City Attorney: Bryan Wicklund, Chief Building Official and Lindsay Dunn, Notary Public.

Mr Denham	I would like to note that Mr Landrith did pass away. A longtime member of this Board and I know that he served on the City Council and Planning and Zoning and maybe other things. Uh, he will be missed. We always enjoyed his input and wit and I hate to hear that. Anyone that wants to come up, just give us your name, address and give us a progress on your property, 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 9, 2016 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)**
Bill Michael	Bill Michael and uh, this is Item # 2782. This is Denton Gilleland. He is doing the work.
Mr Oliver	2784
Mr Michel	Yes, 2784, excuse me.
Mr Oliver	Alright.
Mr Denham	Have you made any progress since the last time you came?
Mr Gilleland	Yes, uh ha. Got the new roof on it and the siding on it and new windows and all. So I did everything I said I was going to do.
Mr Wicklund	When you say new roof, you have the shingles and everything on it?
Mr Gilleland	Yes.
Mr Wicklund	Very good. So you've done that within the last, all of that within the last week?

Mr Gilleland	Yeah. I've got a picture of it if you need to see it.
Mrs Harrington	I'd like to see it.
Mr Gilleland	It's on my phone, is that OK?
Mrs Harrington	That's fine.
Mr Callihan	You got the siding on?
Mr Harrington	This picture must be pretty old, then.
Mr Oliver	About two weeks. I did, on my drive-by's this week, I did witness Denton out there working on it.
Mr Denham	Was there an issue with the, with the framing not being inspected previously or am I thinking of a different property?
Mr Wicklund	I need the file, please.
Mrs Harrington	You've had good weather.
Mr Gilleland	Yeah.
Mrs Harrington	That made it a lot easier, didn't it?
Mr Gilleland	Yeah, it sure did.
Mrs Harrington	That you got it done before tomorrow, huh?
Mr Oliver	Mr Callihan, can I have your phone, there?
Mrs Harrington	They are done with it down there.
Mr Callihan	I was out there yesterday and I saw them putting the roof on but, the siding wasn't up. Um, ok.
Mr Denham	What's your next step to get this completed?
Mr Gilleland	Well, the exterior's pretty much done. Uh, I mean it needs, I need to clean the yard and stuff and do some painting and stuff. But, I mean, as far as the major stuff, uh, I guess, go inside and start wiring it, gut it out and wire it.
Mr Denham	What do we need to have done to get this off our Agenda?
Mr Wicklund	There is going to be a little bit of framing that we want to see, um, particularly that wall that you just finished doing the siding on.

Mr Gilleland — Uh ha.

Mr Wicklund — We can still see the framing from the inside. But the pictures that I have, originally of the property, shows the ceiling in that room, at least have been removed and for sure, anywhere that, uh, the framing members are exposed, we'll need to look at that.

Mr Gilliland — OK.

Mr Wicklund — I don't know that, even if there is corrections that need to be made, they are going to be minor and can be easily corrected. As far as what needs to be done to satisfy this Board, again, I'm going to, kind of, just leave that up to you guys because I know we use to hold onto them until the houses were habitable. They use to have to pass a final inspection and have water and electric, kitchen cabinets, flooring, everything in, ready to move into. However, since the tornado, because of the sheer number of them, uh, the Board has released a lot of 'em once the exterior's completed, which, at this point, the exterior is completed. I know the Board has asked Council to consider having, um, given some direction on that again, just so everybody's on the same page. But that hasn't happened yet.

Mr Denham — I have no problem keepin' it on the Agenda and following through. We need to.

Mr Wicklund — What's your, what's your time frame, what you, how long do you expect it to take you before you are ready to rent it out?

Mr Gilleland — Oh, it's still got quite a bit to do but, uh, say, stay with it, hopefully the next six months I can have it complete. It's got a relatively new heating system in it, already. The ceilings in the, we've vaulted the ceilings in the front room but the ceilings in the, uh, dining room and bedrooms are, kind of, uh, low. They are like seven foot ceilings. I wish I could, kind of, get those a little higher, make it look better.

Mr Wicklund — You probably can but when you go in to changing ceiling heights and stuff like that, you need to consider that, when we do the framing inspection on that that portion of the framing will have to meet the current codes. Whereas the existing ceiling, as long as the ceiling joists aren't falling in, we don't make you go in and rebrace them or do anything to meet the current code because it is expected that they meant the original code from when the house was built. Just, just keep that in mind.

Mr Gilleland — OK.

Mr Wicklund — When you start doing stuff, it can trigger other things. Just so you'll know and now that you've got your Contractor's license, you'll probably be pulling some more permits. Normally, on properties, we like to issue one building permit. You just cover the entire project. Because of the order

and because of the way you've pulled permits on this; you pulled the roofing permit and then you pulled the siding permit, you currently don't have a permit to cover any the interior work. So just reminding you of that so that, you will have to know who the electrician is, come in and get a permit for that. You can let your electrician pulled that, either way.

Mr Gilleland — OK.

Mr Wicklund — Normally, we would have issued one permit at the beginning that included the roof and, and the siding and the electrical and any of the work you are doing on it.

Mr Callihan — Um, I apologize if it was asked and answered and I missed it, but, uh, did you get a General Contractor's license?

Mr Gilleland — Yes.

Mr Callihan — OK.

Mrs Harrington — So what's your goal for thirty day from now? What's, I mean, last time you did, you've done a good job of pulling this together since we met last time. You said you would and you did it. So what can we count on for next time?

Mr Gilleland — Well, I need to remove the, the old, uh, sheet rock that's gotten wet and kind of fell down and stuff. So I need to get the inside. I have already hauled quite a bit of it out but I need to finish doing that. And, uh, and I guess, get the electrician lined up to start wiring it.

Mr Denham — You'd have that done in thirty days, then?

Mr Gilleland — Uh, if I can afford to hire the electrician, I will. But yeah ---

Mr Denham — Can you speak up a little bit? We need to record this.

Mr Gilleland — Yeah, I should, I should be able to.

Mr Denham — Any other questions? --- Continue for thirty days? Is that –

Mrs Harrington — Yeah, Mr Chairman, I make a motion that Item # 2784 at 2108 W 3rd St be continued until our March, March ---

Mr Oliver — 24th.

Mrs Harrington — 24th, uh, meeting, for a Progress Report and a Demolition Hearing.

Mr Pommert — Second.

Mr Denham	**Motion by Mrs Harrington, second by Mr Pommert, that Item # 2784, 2108 W 3rd St, be continued to our March 24th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** Thank you, good luck.
ITEM # 2796	**512 S Jackson** **OWNER: Satterfield Investments** **ADDRESS: PO Box 3, Carterville, MO 64835** **"Finding of fact Hearing" scheduled for this date.**
Mr Gilleland	I also have another one on the Agenda, here; 512 S. Jackson. Should I just wait until later?
Mr Denham	Go ahead, you are there. Go ahead.
Mr Gilleland	Ok, I, I had it boarded up and, and Mr Oliver said it was, uh, ---
Mr Oliver	It's new business. It's Item # 2796, 512 S Jackson. Go ahead.
Mr Gilleland	Ok, I don't have the list, what's exactly wrong with it but, uh, I think it's, uh, mostly boarded up and I think I need to get it boarded up again. Apparently, somebody's got in it, so ---
Mr Denham	Are you the owner or are you the contractor, or both?
Mr Gilleland	I'm the owner, yeah. I bought, well like this one, I'm buying it from a guy.
Mr Oliver	This is another on of Denton's contract-for-deed properties, am I correct?
Mr Gilleland	Correct.
Mr Oliver	Have you, now, completed that purchase?
Mr Gilleland	Not quite. I've got a few more payments.
Mr Oliver	Was this recorded at the court house?
Mr Gilleland	No.
Mr Oliver	So, technically, Satterfield still owns it?
Mr Gilleland	Yes.
Mr Oliver	Ok. We've had a little history, here. Uh, this house has been vacant for years. Um, and, probably, I don't know, about eight months ago, uh, I started getting quite a few calls on it. It was open. We had people living in

it. Uh, with Denton's help, we got 'em out. Denton did board it up, not quite to the specs that the City requires. Uh, at that point, uh, didn't really, even ask Denton to get a Dangerous Building Permit to secure the property 'cause I assumed work may have started by now. Uh, approximately two months ago, I got a couple of more calls. Ended up going out with some police officers. Uh, had two reports of people in it again. When I went with the officers, at that time, there was no one there but the property is open again. So, what's your time line to get to this property?

Mr Gilleland — Well, I can start on it this coming week. I can get it sealed back up again.

Mr Oliver — Well, sealing it up –

Mr Gilleland — I had somebody, uh, do that, board it up and they didn't do a very good job of doing it.

Mr Oliver — I've tried to be patient with you on this but it ended up on the Agenda, here.

Mr Wicklund — So, if your desire is to board it up, there's very specific ways that those have to be done, per our ordinances. And then there's a Dangerous Building Permit that you would have to pay for. That's $200.00, am I correct? It's been a while since I've done that. It is good for a six month period. So if you boarded it up, per the ordinance and get that permit, it would be allowed to sit, in that condition, as long as people left it alone, for six months.

Mr Gilleland — Well, I'm wanting to start working on it, here, right away.

Mr Wicklund — So that's ---

Mr Gilleland — But I don't want people keep getting' in it.

Mr Wicklund — So, one option is to jump on it, get it ready to be lived in and rent out or to board it up, per the ordinance and get that Dangerous Building Permit. I don't, I know you own other properties in town. Two of them are on the Agenda. You are going to be busy, even if you don't do anything other than these two in the next thirty days, with what you say you want to have done. So, it's not my preference that you just board it up and leave it. But we can't let it sit.

Mr Gilleland — Yeah, I understand.

Mr Denham — This is under new business. We can't really do anything but continue this to our next meeting anyway. That's our procedure.

Mr Gilleland — OK.

Mr Denham — But we'd really like, at our next meeting, to have a plan of action. Some sort of ---

Mr Gilleland — Ok.

Mr Denham — Some sort of schedule

Mr Gilleland — I will get it, I will get it so no one can get in it, for right now.

Mrs Harrington — Be sure you get with these guys to ---

Mr Gilleland — OK.

Mr Harrington — To get the instruction on who, that has got to be done. Otherwise, it don't do you any good.

Mr Gilleland — OK.

Mrs Harrington — You're wasting your money to nail some plywood up there and call it done. You just have to take it down and do it their way anyway.

Mr Gilleland — OK.

Mrs Harrington — Talk to them. They are there to give the right information.

Mr Gilleland — Ok.

Mr Wicklund — I just, I'm curious, are you, when it needs to be boarded, are, are there broken windows, are there missing doors? What are you boarding up?

Mr Gilleland — Well, I didn't board up the windows that had glass in them but, uh, and the doors, I just locked. But apparently, they've prided the locks open and got in again. So, uh, but I ---

Mr Denham — That's the problem with these vacant properties, they become attractive nuisances to people looking for a place to stay and get in. That's why we're trying to keep after these owners and try to get it taken care of. And it seems like we have a lot of these properties that just keep getting transferred from one owner to another and nothing ---

Mr Gilleland — Right.

Mr Denham — Ever really happens. So ---

Mr Gilleland — I'm not going to get any more. I think I've had it with them.

Mr Denham — This is it?

Mr Gilleland — I've, I think I've got my limit on them.

Mr Denham — OK.

Mrs Harrington — This one looks like it's going to take a lot of work to get it where it needs to be.

Mr Denham — Yeah, it's a big house.

Mrs Harrington — Alright, well ---

Mr Denham — Do we have a motion?

Mrs Harrington — Mr Chairman, I make a motion that Item # 2796 at 512 S Jackson, be continued until our March 24th meeting for Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Wilson, that Item # 2796, 512 S Jackson, be continued to our March 24th meeting for a Progress Report and Demolition Hearing. All those in favor of the motion say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** Thank you. We'll see you next month.

Mr Gilleland — OK.

ITEM # 2746 — **2610 S Oliver**
OWNER: Higdon Homes
ADDRESS: 3639 Austin, Joplin, MO 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 28, 2016 meeting for a "Demolition Hearing" and Progress Report (NINETH TIME BEFORE THE BOARD).

Mr Denham — Morning.

Mr Higdon — Brian Higdon. Uh, this is Item # 2746, uh, demolition hearing for the foundation. It was one of three properties I purchased from Homes of Hope. Uh, the first two properties, the exterior is completed on the second one. Uh, the first one is 95% finished; I need carpet and uh, counter tops. And as soon as that first one sells, the third one will be going into the works.

Mr Denham — So you can't start the third one until its done?

Mr Higdon — It is all out of pocket. No, and I'm not planning on taking out a loan.

Mrs Dunn	Sir, what's your address?
Mr Higdon	Uh, 2610 S Oliver.
Mr Dunn	No, your address.
Mr Higdon	My personal? 3639 Austin Dr.
Ms Dunn	I'm sorry.
Mr Higdon	3639 Austin Dr. So as soon as the first one sells, uh, the third one will be stated. That's, that's what we've, is the plan's been all along.
Mrs Harrington	This is that one that had all of those lots, or all of those properties ---
Mr Denham	Yeah and wasn't there a lot split that had ---
Mrs Harrington	Yeah
Mr Denham	Take place and things?
Mrs Harrington	All those houses in the middle ---
Mr Higdon	Yeah, there was on single lot was split into three.
Mr Denham	I think we have been going 90 days on these.
Mrs Harrington	Yeah, and that's, I mean, I think its good progress.
Mr Denham	Yeah. I appreciate your efforts. Maybe, in 90 days, you can come back and give us, uh, an update on how that's going. Maybe you have a contractor ---
Mr Higdon	Yeah, I hope so. The only reason we've been holding out on it, my wife went to, Sawmill BBQ and we closed it down and my wife went to Real Estate School and she's gotten her license, uh, Wednesday of this week and I just didn't want to pay the percentage of another realtor. So we've just been holding off on that first one. So, uh, now that she's got it, we can keep it all in house, we're going to move forward.
Mr Denham	Ok. 90 days seem reasonable to everybody?
Mr Callihan	Sure.
Mr Denham	We have a motion?

Mr Hartwell — Mr Chairman, I make a motion that Item # 2746, 2610 S Oliver, be continued for ninety days for a Progress Report and Demolition Hearing.

Mr Oliver — Will be May 26th.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Hartwell, second by Mr Pommert that Item # 2746, 2610 S Oliver be continued to our May 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** Thank you.

Mr Higdon — Thank you, Board.

Mr Denham — Good Luck.

Mr Harrington — We miss Sawmill.

ITEM # 2795 — **430 N Byers Ave**
OWNER: Mark Russell
ADDRESS: 160 SE Star Rd, Baxter Springs, KS 66713
"Finding of fact Hearing" scheduled for this date.

Mr Denham — Morning.

Mr Russell — Hello. Um, I'm Mark Russel. I'm here about 430 N Byers Ave. This is my first meeting. Uh, I just met with Jeff Oliver and Bryan out there a couple of days ago to inspect the premises. And they gave me a list of what I needed to do.

Mr Denham — So your intension is to make the repairs and then it will become a rental property or are you going to ---

Mr Russel — Yes, it's a

Mr Denham — Market it or –

Mr Russell — It's a rental property. Uh, the main issue was electrical and I have contacted, uh, KAB Electrical over in Carl Junction and they are coming over Monday morning at 8:30 to look it over and give me an estimate on what it's going to cost to get it up to code.

Mr Denham — Is that the only items is electrical?

Mr Oliver — There are a few other small issues that need to be taken care of. There's some repair on the back porch, um, a couple of windows to be fixed, there's, uh, some cellar doors that need to be repaired and fixed.

Mr Denham — Is it empty now?

Mr Russell — Yes, Sir.

Mrs Harrington — How long has it been empty?

Mr Russell — Let's see. I had my stroke last year. It's been empty since then.

Mr Harrington — A year?

Mr Russell — Oh, about 9 months, I think. It's been secured.

Mr Wicklund — You did tell us that, uh, you already have the paint.

Mr Russell — Pardon?

Mr Wicklund — You told us the other day that you already had the paint?

Mr Russell — Oh, sure. Yeah, I've already got the paint.

Mr Wicklund — When do you hope to do that? When do you plan on painting the exterior?

Mr Russell — As soon as the weather breaks and I get, get the chance to do it. Hopefully within the next month or so. I've got a power washer and a spray rig, so that's not, not a big deal.

Mrs Harrington — Did you get inside of it, Jeff?

Mr Oliver — Yeah, we walked through it. It needs a good cleaning up.

Mr Denham — Is this the one that's been converted into a duplex or is it still a single family?

Mr Oliver — I believe there's three.

Mr Denham — Three units?

Mr Russell — Yes, there's been three units there for a long time.

Mr Denham — This is under New Business, so we automatically have to continue this item to our next meeting which is March 24th. So maybe, at that time you can give us a progress on how you've, uh, proceeded the electrical and your paint schedule.

Mr Russell — Ok, I do have one question; until they come and see this on Monday, should I wait until next Monday to pull a permit then?

Mr Oliver — Well, you will have to list the contractor you want to use. So if you, yeah, I would wait to see if you agree to terms with them and then they can either pull the permit or you can and put them down.

Mr Russell — Alright. I guess that's all I've got.

Mr Wicklund — The repairs that are needed that, that Jeff and I went over with you, there's really nothing that requires a permit other than the electric. So, if you would prefer your electrician to just come in and get the permit himself, that's fine too.

Mr Russell — Alright. I'll, I'll have him do that then. So he'll, he'll be out there Monday and then they're going to give me a time table on when they can do it 'cause they did say they are behind to some degree.

Mr Denham — Any other questions? --- Do we have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2795, 430 N Byers be continued to our March 24th meeting for Progress Report and Demolition Hearing.

Mr Hartwell — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Hartwell, the Item # 2795, 430 N Byers be continued to our March 24th meeting for Progress Report and Demolition Hearing. All those in favor of the motion say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** Thank you. See you next month.

Item # 2792

117 & 121 S Byers
OWNER: David Carey
ADDRESS: 3611 College View Dr, Joplin, MO 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 27, 217 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD).

Mr Denham — Morning.

Mr Carey — Morning. I'm David Carey. My mailing address is, um, College View Dr. That's 3611 College View Dr. I'm here to talk about 121 & 117 S Byers. Um, last week Bryan and Dale came and inspected it. They gave me five or six different items that I need to work on. Um, there was a two foot by two foot missing piece of sheet rock in one of the apartments that needs to be covered up. That has been done. Exit signs that were missing have

been replaced. Um, there was a hallway that was too dark so either add lighting in the hallway or um, add Plexiglas to one of the doors. That has been done. He wanted me to add six inch tall address letters, or numbers, sorry. That has been one. To change out all the doors that were not at least an inch and three quarts thick, only three of the doors are done. I'm buying more doors. There's 20 apartments, 11 are occupied so I still have some work to do on the doors and remove all the items in the basements that could catch fire or that could burn. Um, we are about 80 percent done on that, maybe 90% done. There's still some items in the basement but it is a lot better and that, that will all be done within the next week. And I think that's about it.

Mrs Harrington — Um, did you meet with Bryan and the Fire Marshall?

Mr Carey — Yes, last week. They went apartment to apartment and ---

Mrs Harrington — Sorry, if I missed that ---

Mr Carey — Apartment and inspected ---

Mrs Harrington — That part if he ----

Mr Carey — And they gave the list of what they needed, that I need to do.

Mr Denham — So they were able to get into every unit, is that what you are saying?

Mr Carey — They went to all the empty units. The people, the one's that people were living in, they said they didn't want to go through, but all, they were there to check the fire alarms, the smoke detectors, um, fire extinguishers, the doors, to check the basements and awning that needed to be removed, which was already done and make sure that all the empty apartments were secured and any broken windows, which all that, all that had already been taken care of before the inspection.

Mr Wicklund — When you say you plan on having it completed in the next week, were you talking about the basements being cleared out or does that include the doors on the units?

Mr Carey — The basements will be cleared out within the next week. I'm going to Ozark this weekend to by the doors. I found doors that are approved, that are fire rated for two hours. I'm going to buy those doors and bring them back. They're an inch and three quarters deck like you asked. And I've got a carpenter or one of the tenants said he would help put them up. So I do have someone who can help put them up. And we are going to focus on the apartments that are occupied now and then the last ones on the list will be the apartments that are empty. But I will buy enough doors to do all the apartments. That will be done within less than thirty days.

Mr Wicklund	So once he completes those final two items and, uh, the Fire Marshal and I've walked through them, he has satisfied everything that we have given him on the list that's the minimum that's required. It doesn't, not going to effect the looks of the property at all, any of the items that we've listed but it will meet the minimum safety standards for Dale Brooks and myself to feel comfortable.
Mr Denham	Do you have any plans to do any sort of upgrades on the exterior?
Mr Carey	Yes, I do. I've already purchased the paint for the exterior for 121 S Byers, closest to 2nd St. That will be the first one that we paint. Also the window frames, um, the trim around the windows that will be replaced, um, before we paint.
Mr Callihan	What's the time frame on that?
Mr Carey	Um, as soon as we get through with all the basements and the doors, we'll get started on 121 S Byers on painting, Um, that will be done throughout the summer.
Mr Denham	Our next meeting is March 24th. Uh, do you think you will have all the items that Bryan and Dale discussed, completed by then?
Mr Carey	Yes, yes I do. The, the last two items, finishing the basements will be done this week and the doors, we will start putting up the doors this week, also. The doors for all the occupied apartments will be done before your next meeting.
Mr Denham	You're not replacing door frames, just the door themselves?
Mr Carey	Just the doors, not the jams. Any jam that is damages, will be replaced, though.
Mr Jordan	And I assume we will have a follow up inspection of some kind?
Mr Carey	Yeah, they asked me to call ---
Mr Wicklund	Just let us, just give us a call when you've got those done.
Mr Carey	Yeah, I will.
Mr Denham	Is there anything else you'd like to add? --- You're satisfied? --- OK.
Mrs Harrington	Good job.
Mr Carey	Thank you.
Mr Denham	Thank you. Appreciate you jumping on that.

Mr Carey — Do I need to come back in a month or –

Mr Denham — Well, we are going to have a motion here in a minute, but I'd, I would like to have an update and hopefully we could get it off the Agenda next month.

Mr Carey — Ok.

Mr Denham — Do we have a motion?

Mr Wilson — Mr Chairman, I make a motion that Item # 2792, 117 & 121 S Byers, be continued to our March 24th meeting for Progress Report and Demolition Hearing.

Mr Hartwell — Second.

Mr Denham — **Motion by Mr Wilson, second by Hartwell, that Item # 2792, 117 & 121 S Byers be continued to our March 24th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.**

ITEM # 2779 — **2514 N Kingsdale**
ADDRESS: 1403 E 4th St., Pittsburg, KS 66762
Item previously ordered demolished. At the December 8th meeting the builder was granted a 90-day window to complete project and gave the building department the ok to issue a permit. Continued from the January 27, meeting.

Mr Denham — Morning.

Mr Abruzzo — Joe Abruzzo, 2514 N Kingsdale.

Mr Denham — How's the progress on your property, there?

Mr Abruzzo — Uh, the only thing left to do inside is, uh, um, going today to pick up the tile for the showers. Uh, all the cabinets are in. They're all up. The floors all in. Um, I got the interior doors and the trim and that's it. The stone just got done yesterday. They guy took a month to do it.

Mr Denham — Were you able to make contact with the, uh, Public Works on the driveway? It think that was an issue last time.

Mr Abruzzo — We, I don't know, I, he had some problem with his kid, uh, when we had a meeting so he couldn't make it. And then we, we planned on a Wednesday. It was a Wednesday and then he didn't come but then I got so busy, my fault for just not, you know, for not remembering anything, to, to follow-up but, I've been, I've been working at the house, inside the whole

time. So I plan on calling him back 'cause I need to, well, the driveway needs to get in there.

Mr Callihan — What's the time frame on that exterior work where he built the concrete, retaining walls?

Mr Abruzzo — Well, I just got to fill it up with dirt and then rock.

Mr Callihan — And that will happen sometime soon?

Mr Abruzzo — And I have the steps already formed.

Mr Callihan — Yeah, I saw that, yeah, I was out there yesterday.

Mr Denham — Are you going to put any other finish on those walls or just leave it the bare concrete?

Mr Abruzzo — Are you talking about the, the little retain walls?

Mr Denham — The retaining walls in front and in back, both.

Mr Abruzzo — Well, its going to have a stone, a stone block on, around it, about two inches thick, 18, 16 inches wide, 22 inches long and then I'm going to have a stencil overlay on it, on the outside.

Mr Denham — OK.

Mrs Harrington — How many steps are going up there?

Mr Abruzzo — A lot.

Mrs Harrington — Yeah. My grandson and I drove by he said, "Nanna, you couldn't go up those steps."

Mr Abruzzo — I know, I think is should install and escalator.

Mrs Harrington — He needs to have handrails on those retaining walls, doesn't he? More than two risers have to ---

Mr Wicklund — Yeah, he will need a hand rail on one side of those.

Mr Abruzzo — Yeah, I's planned on it. Once I get it in, I can drill through the concrete.

Mr Wicklund — Yeah. Because of the, the history with this and the complains that we've gotten, one of the things that needs to happen before it's complete released from this, which I know you plan on doing, it will be in conjunction with all the, with the final inspection. But the exterior grading, just the site has to be completely cleaned up and finished. So, when I, I went by a week

ago, the rock guys were about 90% done, at that time. And they, as well as probably some of your stuff, there were just piles of stuff, piles of rock, piles of scaffolding, piles of trash just all over.

Mr Abruzzo — Well, the, uh, some of the lumber, I reuse for some of my forms, uh, so it's in a pile. But everything, really, the trash is going in a ben. The rocks, I can't do anything with until he got done. It took him a month.

Mrs Harrington — Right, I, I think, where you are at right now with the, the exterior of the house, I mean, if that were a priority to you, I think your neighbors would be off your back totally. I think they would be just fine. Um, it's coming along but the exterior is lagging so much from the interior that that is what keeps you in dutch with your neighbors.

Mr Abruzzo — Well, I couldn't have the back fill, the truck come in because, as you can see, where the driveway goes, I have it, the dirt piles up to the top of the retaining wall 'cause the skid loader has to get over there so I could dump and keep dumping in there. And then I'll have to do the same on the other side, you know, um –

Mrs Harrington — Were these retaining walls ---

Mr Abruzzo — Necessary?

Mrs Harrington — Intended from the very beginning?

Mr Abruzzo — No.

Mrs Harrington — You re-engineered it after ---

Mr Abruzzo — Well, Yeah, it's, I mean, whoever buys it, if I put grass on it, you're not going to be able to mow it.

Mrs Harringotn — No. Well, if I were you, I'd get on that Public Works deal, as much trouble as you had getting them to respond to you and get that initial contact made.

Mr Abruzzo — Ok.

Mrs Harrington — You shouldn't let any grass grow under your feet getting those folks out there, 'cause that might be a bigger job than you know with the, with what the requirements are now.

Mr Abruzzo — Yeah, I, I have his number on my phone. I just, again, I've been installing cabinets and I, it completely slipped my mind until –

Mr Denham — Ok, I appreciate the effort.

Mr Callihan — The house looks good.

Mr Abruzzo — Thank you.

Mr Denham — We have a motion to continue?

Mrs Harrington — Mr Chairman, I make a motion that Item # 2779, be continued until March 24th for a Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Pommert, that Item # 2779, 2514 N Kingsdale, be continued to our March 24th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** Thank you. Keep it up.

Mr Abruzzo — Thank you.

ITEM # 2781 — **519 N Jackson**
OWNER: Laura Julien
ADDRESS: 317 E Fountain Rd, Joplin, MO 64801
Item previously ordered demolished. At the January 27, 2017 meeting the owner was granted a 90-day window to complete project. And gave the building department the ok to issue a permit. Continued from the January 27, 2017 meeting.

Mr Denham — Morning.

Ms Julien — Morning. Um, I'm Lara Julien. The house is the 519 N Jackson. Um, I don't know, uh, Bryan, I e-mailed you, ok, I have a check list ---

Mr Denham — This is Item # 2781.

Mr Julien — Sorry, its, really a long list ---

Mr Wicklund — While, while you're talking, if, Jeff, do you have that. Ok, we're going to pass it around. I printed off. She e-mailed ---

Ms Julien — Thank you.

Mr Wicklund — This morning ---

Ms Julien — I didn't have a way to print on, from my ---

Mr Wicklund — That's fine. Going through the list of things that she knows needs to be address. Some of them she's completed, some of them she hasn't. As far as where we are at on the City side, some of the items that she knows she is

still working on have to be completed before we could pass the framing inspection, which is really the –

Ms Julien — Uh huh.

Mr Wicklund — The, the first inspection in this process. So, --

Mr Denham — But a permit was obtained.

Ms Julien — Yes.

Mr Wicklund — Yes. Now you can go ahead.

Ms Julien — No that's Ok. Most of the walls, I mean, like the ones, I mean you can see on the check list what's been finished because I, I've pulled them in just a little bit a time, little bit at a time. The one was like four inches out off the floor joist on the south side. That's all done now. The only one left to do is the one that was on the, um, east corner. It just needs to come in a little more because I need to replace a couple of more boards and then, um, the other one needs to come in about, not even a quarter of an inch, just to make it completely, you know, back onto the floor joist and get anchored out. Uh, it just, pulling in the walls went a little slower than I thought it would because I had to go a little bit of a time. Um, but as you can see on the check list, everything that, that needed to be done before I could do any siding or anything is now about there. Uh, so it doesn't look too different on the outside but all the structural things that Todd had pointed out that needed to be done are almost all completed. I just have a couple more to do before I can do that. And then, today, it will get wrapped, um, the rest of the way. I've wrapped the corners when I replaced the corner boards, yesterday. And the blocks are all filled in, um, with the cement like you to do. Um, I still some interior things to do for the, the floorboards. But I wanted to get the exterior first. Um, all the lumber for the porch that is going to be redone next, is all purchased. It is all sitting in the house all ready to go. The porch will be next 'cause that's the worst part of it. Um, I wanted to wait to put final siding up until the porch was finished in case anything moved or shifted or anybody damaged anything. I didn't want to take a chance. But, I will at least, have it all wrapped by the end of the day today and this weekend. That's, um, and then we'll start working on the porch on Monday.

Mr Denham — So the foundation issues have been addressed?

Ms Julien — All done. Yip, Yip they're all set

Mr Denham — Has that been inspected?

Ms Julien — Up on the blocks, I've got – Not, yet, no. I just---

Mr Wicklund — No we were going to do that along with the framing, is what we would prefer.

Ms Julien — Right, yeah. And I just finished the foundation and filled 'em all with cemented and all that and finished the setting header jacket up and set the other caps on it and cemented it in. Just finished all that yesterday. And that was on that southeast corner. That was the worst one. That was the one that was the one that was crumbling that they had set up on pieces of wood and they had the blocks in crocked and it was a mess.

Mr Hartwell — Who did this work?

Ms Julien — I did. Well, I did have a friend who came up from Arkansas. He's my Navy Seal. He's the one who is helping me do stuff too.

Mr Denham — Is the staff satisfied with the progress this month?

Mr Wicklund — Yes.

Ms Julien — I realize there's a lot to go but a lot needed to be done before I could do anything cosmetically, you know, to the outside. There's no way to put stuff on the make it look pretty if it's all catawampus and you know, in and out, not straight. So ---

Mr Denham — What do you think you could have done by our next meeting, March 24th?

Ms Julien — I'll have that porch done, 'cause that really does look horrible. Um, I want that porch done 'cause we have all the lumber to redo the pillars. What we are doing, those old pillars have been there for God knows how long. Um, what we're doing is setting new columns and then putting the, you know, the new columns will be solid with the brick around them and then half will be wood half way up. Um, and then we hope to get the rest of the siding on as soon as the porch is done. So, we hope to get that done.

Mr Denham — You're cladding the entire structure with new siding?

Ms Julien — Yes.

Mr Denham — Vinyl siding?

Ms Julien — No, we're going to smart siding on it. And then the up above work still has stucco on the very front, next to the windows. There was nothing wrong with that all. It wasn't cracked or anything. So, for right now, we're going to do the siding and then just leave that very front corner part, you know, still the, the stucco ---

Mr Denham — Up in the gables?

Ms Julien — And just make paint it to match the siding. I'm sorry?

Mr Denham — Up in the gables?

Ms Julien — Yes.

Mr Callihan — I'm sorry, you said, you, you plan to have the siding on within thirty days?

Ms Julien — Yes, that's what we're planning to do. Yeah, we want to get that portion first though. 'cause if anything sifts or moves, you know, I might have to still take that stucco off the front, or they crack it. We'll have to see what happens 'cause that needs to be redone on the front porch there. The porch has issues. So ---

Mr Callihan — The, the lines of the house look pretty good. I, I didn't notice any sever sagging or settling so ---

Ms Julien — Not any more. It's taken a lot, a lot of jacks, a lot of come-a-longs and a lot of pulling in. It doesn't look pretty, yet, on the outside but it will.

Mr Denham — Any other questions? --- Do we have a motion to continue?

Mr Hartwell — Mr Chairman, I made a motion that Item # 2781, 519 N Jackson be continued to our March 24th meeting for a progress report and demolition hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Hartwell, second by Mr Wilson that Item # 2781, 519 N Jackson be continued to our March 24th meeting for progress report and demolition hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** Looks good. Appreciate you effort. Keep it up.

Ms Julien — Thank you.

ITEM # 2786 — **211 S PARK**
OWNER: Lois Shilkett
ADDRESS: 812 N Pearl Ave, Joplin, MO 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 27, 2017 meeting for a "Demolition Hearing" and Progress Report (FIFTH TIME BEFORE THE BOARD).

Mr Denham — Morning.

Ms Shilkett — Good morning. Ms Shilkett here to talk about 211 S Park.

Mr Denham — Item 2786.

Ms Shilkett — I've got probably a third of the siding up. It goes slowly because the man doing it doesn't, he's just doing it on the weekends or when he has free day. But it looks a whole lot better and it's progressing.

Mr Denham — Has it changed any since last month?

Ms Shilkett — Yes.

Ms Shilkett — I have a picture if you'd like. I could give you my phone.

Mr Denham — That's fine.

Mr Oliver — Yeah, there's quite a bit more progress this month than the prior month. They stay at this pace, I'm hoping, maybe at the next meeting, ---

Ms Shilkett — Right.

Mr Oliver — we be able to release it. I'm sure ---

Ms Shilkett — That's what I had hoped.

Mr Oliver — You'd like to get it out of your hair too, so, yeah.

Ms Shilkett — Ok. So next meeting is the 24th or what did you say?

Mr Oliver — Yes.

Ms Shilket — Alright. Thank you.

Mr Denham — Yes, thank you. Do we have a motion?

Mrs Harrington — Mr Chairman, I make a motion that Item # 2786 at 211 S Park be continued until March 24th for Demolition Hearing and Progress Report.

Mr Pommet — Second.

Mr Denham — **Motion by Mrs Harrington, second my Mr Pommert that Item # 2786, 211 S Park be continued to our March 24th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.**

Mr Denham — Are you hear to address an issue or just? Just here? Appreciate you attending. No heckling.

Mr Denham	Do we have anyone that we what to consider a Dangerous Building?
ITEM # 2782	**905 CENTRAL ST** **OWNER: Adolphus Robinson** **ADDRESS: 905 Central St, Joplin, MO 64801** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 27, 2017 meeting for a "Demolition Hearing" and Progress Report (FIFTH TIIME BEFORE THE BOARD)**
Mr Paul	I've got one. I think it is the only one, today. Its 2782, 905 Central St.
Mrs Harrington	That's what I was going to ask you about, have we seen anything on that at all? He's not done anything on that.
Mr Paul	I don't think they've ever been here, have they?
Mr Oliver	Yes, he did come once. He came to the first or second meeting. Yeah, but he hasn't been back since. He did, after that first meeting, he kind of got on it. He tore off a really bad portion on the back but nothing else has been done. I haven't heard from him.
Mr Denham	So we're ready to proceed?
Mr Paul	I'm ok with it.
Mr Denham	Do we have a motion to have this item be, uh, considered a Dangerous Building?
Mrs Harrington	Mr Chairman, I make a motion that Item # 2782, 905 Central, be the subject of a Dangerous Building.
Mr Denham	Do we have a second?
Mr Pommert	Second.
Mr Denham	**Motion by Mrs Harrington, second by Mr Pommert, that Item # 2782, 905 Central St be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** The Board turns it over to the City.
Mr Paul	Thank you. If you'll give me just a second here to look something up in the minutes. --- This is the property that's held by, it's titled in six or seven names. I'm just trying to figure out which one of them was here.

Mr Oliver — I believe it was Jeff.

Mr Paul — Ok, Jeffrey Robinson.

Mr Oliver — Early on, I had several phone conversations with him as well.

Mr Paul — Ok, 'cause there is no Jeffrey Robinson on the title work, I guess, that's why I was curious. Um, Ok, we're ready. This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building this 24th day of February, 2017 for the purpose of conducting a Demolition Hearing. The, 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 # 2782 on the Agenda also known as 905 Central St. The City calls Jeff Oliver.

Ms Dunn — You do solemnly affirm, under the penalty of perjury, that this 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 — Will 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 positon with the City of Joplin?

Mr Oliver — Approximately eight years.

Mr Paul — Have you, in the official performance of your duties, had the occasion to inspect the property known as 205 Central St?

Mr Oliver — Yes, I have.

Mr Paul — I am going to show you what is marked as Exhibit #1. Can you identify these for me please?

Mr Oliver — Yeah, these are, uh, photos taken of the property. There are two sets here. The original set is from when I posted it on, uh, February, uh, 4th of 2016 and then, uh, I was just out making my runs yesterday, and I took, snapped a few more photos of it so there are some resent photos as of yesterday, here, as well.

Mr Paul — Do the photos show, re --, show a reasonable likeness of the premises in their present condition?

Mr Oliver — Yes, they do, with the exception of, uh, several months back, the owner did remove a portion off the back. The rest of the property looks the same.

Mr Paul — Ok, let's see here. Ok, so Jeff, if we just look at this as Exhibit #1, does that reflect the property as it stands, today?

Mr Oliver — Yes.

Mr Paul — Ok. And so, I, I've removed some older photos from the Exhibit and handed to you a remarked Exhibit #1. Does that show a reasonable likeness of the premises in their present condition?

Mr Oliver — That's correct.

Mr Paul — Ok.

Mr Oliver — You'll, you'll see in here a photo of the back of the property where it's tarped and that is the area where he had removed.

Mr Paul — Thank you. If there's no objection, I offer Exhibit #1.

Mr Denham — The Board accepts.

Mr Paul — What, if anything, did you do to ascertain ownership of the property?

Mr Oliver — We had a title search done.

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

Mr Oliver — This is a title search, uh, we received from, uh, Great American Title. Don't see the date which we received it. But anyway, it shows, uh, Howard Robinson, Charles Robinson, Adolphus Robinson, LaDell Swindell, Margaret Cole and Mary Irene Arnette listed on hear as, uh, owners of the property.

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

Mr Denham — The Board accepts.

Mr Paul — And, um, I am going to show it marked as Exhibit #3, which I am going to represent to you is an obituary for an Adolphus Robinson from Parker Mortuary. Uh, if you look through that document, does it show some of the owners you just mentioned to be deceased?

Mr Oliver — It shows, uh, Adolphus Robinson as having passed.

Mr Paul	Does the Obituary also note that, at least three of the other heirs are also deceased?
Mr Oliver	Ok, it's also got Charles Robins, Mary Arnette and Lanell Swindle have passed as well.
Mr Paul	And so, as far as those one, two, three, four, five people, six people listed on the title search are concerned, only two of those are still living, correct?
Mr Oliver	Yes.
Mr Paul	The only one living in Missouri is Howard Robinson?
Mr Oliver	Uh, yes.
Mr Paul	Ok. If there's no objection, I offer Exhibit #2 and #3.
Mr Denham	The Board accepts.
Mr Paul	Um, I'm going to show you what's been marked as Exhibit #4. Uh, identify his please.
Mr Oliver	This if from the Missouri Courts. Shows a Howard Robinson, plaintiff in a case.
Mr Paul	Does it have any address for him?
Mr Oliver	Uh, 1506 North St, in Joplin.
Mr Paul	And to be clear, this is the same individual whose the only living heir that we know about, in this estate, is that correct?
Mr Oliver	Correct.
Mr Paul	And I'm going to show what's marked as Exhibit #5. Can you identify that for me please?
Mr Oliver	It's a certified letter sent to Howard, 1505 North St dated February 16th and we do not have a signed receipt for that letter.
Mr Paul	Same address as the Case.net file?
Mr Oliver	Correct.
Mr Paul	If there's no objection, I offer Exhibits # 4 and # 5.
Mr Denham	The Board accepts.

Mr Paul — Uh, what, if anything else, did you do to notify the owners of the property 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 #6. Can you identify that for me, please?

Mr Oliver — It's the Affidavit of Publication with the publication dates of October 6th, 13th, 20th and 27th of 2016.

Mr Paul — If there's no objection, I offer Exhibit #6.

Mr Denham — The Board accepts.

Mr Paul — And I'm going to show you one last thing here that I've marked as Exhibit #7. Can you identify that for me please?

Mr Oliver — This is a photo of the, uh, posting that was, uh, put on the structure back on February 4, of 2016 showing it as a, uh, posted Dangerous Building.

Mr Paul — And that's to give notice to any of the owners of the property that, basically, this proceeding is going on with the City of Joplin, correct?

Mr Oliver — That's correct.

Mr Paul — If there's no objection I offer Exhibit #7.

Mr Denham — The Board accepts.

Mr Paul — And, and to be clear, um, there was, there was what might have been an heir who appeared in front of the Board, at some point, Jeffery Robinson, correct?

Mr Oliver — That's correct.

Mr Paul — Um, and so he had actual notice of this proceeding because he appeared in front of the Board, correct?

Mr Oliver — Yes.

Mr Paul — And he hasn't appeared since, right.

Mr Oliver — That's right.

Mr Paul — And, uh, even if he had, his name isn't appearing on the title record or the title report as owner of record, is it?

Mr Oliver — No.

Mr Paul — Ok, what school and education did you have which would qualify as an expert in the, uh, construction of buildings?

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

Mr Paul — And from an inspection of the property, do you have do you have an expert opinion as to whether or not these premises constitutes a Dangerous Building as defined in Chapter 26, Article X, Section 26-612 of the Code of Ordinances and if so, which definitions of a Dangerous Building do you base your opinion, if any?

Mr Oliver — Yes, I do. Sub Section 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. And 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. You can see by the photos that have been passed around, um, just in general, this whole structure is dilapidating. Uh, if you specifically looked at the photos of the roof, it is failing. There are holes in the, uh, roof allowing the elements to penetrate the structure. Uh, there are portions of the soffit missing, um, which would also allow critters to get in, if you will. Uh, and just the overall general condition of the structure is very poor. Uh, so relating to line item #12, here, uh, it certainly does not meet the City of Joplin's codes or ordinances in its current condition.

Mr Paul — Now, would that include things like, uh, the building code or instances?

Mr Oliver — Right.

Mr Paul — OK. Uh, thank you, Jeff. If there's no objection, I offer Chapter 26, Articles IX and X of the Joplin Code of Ordinances as evidence before the Board. And I'd request the record be held open to include a copy of the Joplin Globe on the dates of publication.

Mr Denham — The Board accepts.

Mr Paul — Uh, this would now be the defendants' opportunity to cross-examine the witness. Uh, we see no one in the audience. We are unaware of anybody who, uh, told us they would be here today. Does the Board have any questions of the witness? --- I see no questions. Uh, the City rests. Now would be the opportunity for the defendant to, uh, present evidence. Again, there's no one in the audience. We are not aware of anyone who intended

to be here today and therefore, will turn the case over to the Board for a decision.

Mr Denham — Do we have a motion for demolition?

Mr Pommet — Mr Chairman, I make a motion that Item # 2782, at 905 Central, uh, be declared a Dangerous Building and therefore, demolished in accordance with the City of Joplin Code Ordinance under Chapter 26, Articles IX and X, Section 26-612, Sub-sections Line 4 and 12, and thereby demolished.

Mr Denham — Second?

Mr Wilson — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Wilson that Item # 2782, 905 Central, be declared a Dangerous Building and ordered demolished in accordance to the City of Joplin Code of Ordinances under Chapter 26, Articles XI and X, Section 26-612, Sub-sections 4 and 12 and demolition to include any outbuildings that may be there. All those in favor of the demolition order say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.**

Mr Paul — That was the only one I had today.

Mr Denham — OK. Jeff, do you want to give us an update on some of these other ones that we didn't get to hear on?

Mr Oliver — Yes, uh, oh, got a couple to release and then we will go back through the others.

Mr Denham — Great.

ITEM # 2794 — **719 INDIANA**
OWNER: James and Hazel Atkinson
ADDRESS: 719 Indiana, Joplin, MO 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 27, 2017 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — Uh, Item # 2794, 719 Indiana. That has been demolished and cleaned up. So it can be released.

Mr Denham — Do we have a motion to release?

Mrs. Harrington — Mr Chairman, I make a motion that Item # 2794 at 719 Indiana be released from our Agenda.

Mr Pommert — Second.

Mr Denham — **There's a motion by Mrs Harrington, second by Mr Pommert that Item # 2794, 719 Indiana be released from our Agenda due to demolition already occurring. All those in favor of the release say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.**

ITEM # 2790 — **2301 IRON GATES**
OWNER: Baldwin Rental Properties
ADDRESS: PO Box 271, Joplin, MO 64802
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 27, 2017 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD).

Mr Oliver — Item #2790. 2301 Iron Gates. There is still a little bit of concrete left. He has a few 2X4's laying out on the property that, I believe, he intends on using somewhere else, but, the demolition is basically done, except for the concrete.

Mr Denham — Slab?

Mr Oliver — Uh, yeah, like front porch area, a little bit of a back porch area. I hang on to it, I keep trying to get a hold of him and ask him to get those out of there too. But as far as the structure, the main part of the structure is gone and hauled off.

Mr Denham — I guess he's intending to leave the fence up, as far as you know?

Mr Oliver — As far as I know.

Mr Callihan — That fence is beat up. Did you notice the headstone out there? Yeah, I took a picture of it.

Mr Oliver — Did you?

Mr Callihan — Yeah, there's a headstone, which ---

Mr Paul — They buried someone in the yard?

Mr Callihan — Honestly, there's a head stone. It's just, it, it appears to be loose but, uh, because it's just leaning up against a tree, but, uh, I took a picture of it and uh, yeah. It's 1911. Yeah, it's definitely an eye catcher.

Mrs Harrington — I wonder if they were using it for stepping stones?

Mr Callihan — Pardon?

Mrs Harrington — I wonder if they were using it for stepping stones.

Mr Callihan — I'd been out there last month. I didn't notice it. Uh, I, not to say that it wasn't in that same position but I pulled into the side street there and ---

Mr Pommert — So it's an infant.

Mr Callihan — Yeah.

Mr Denham — No telling. Iron Gates was pretty rural back in 1911.

Mr Hartwell — Yeah it was. Aside from the headstone, I'm comfortable with Jeff just staying on him to get the last few 2X4's and everything else that's in the yard done and us releasing this. So, Mr Chairman, I make a motion that Item # 2790, 2301 Iron Gates be released from our Agenda.

Mr Denham — Do we have a second?

Mr Wilson — Second.

Mr Denham — **There's a motion by Mr Hartwell, second by Mr Wilson that Item # 2790, 2301 Iron Gates Rd be release from our Agenda due to the demolition being nearly complete. All those in favor of the release say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.**

Mr Oliver — I'm going to work in reverse order, here.

Mr Denham — Save the best for last, right?

Mr Oliver — Correct.

Item # 2793 — **1935 Laurel St**
OWNER: Benjamin and Diana Burns
ADDRESS: 1935 Laurel St, Joplin, MO 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 27, 2107 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD).

Mr Oliver — Item # 2793, 1935 Laurel St. Uh, I've had several conversations with the owner and Mayberry Construction. Uh, they're going to rehab this and I did inform them that the Board would probably hang onto it until it gets a little further along. So ---

Mr Denham — I noticed that they have a dumpster in front, so that looks like they are starting to pull things out and clean up. Do we have a motion to continue this to March 24th?

Mr Wilson — Mr Chairman, I make a motion that Item # 2793, 1935 Laurel, be continued to our March 24th meeting for Progress Report and Demolition Hearing.

Mr Hartwell — Second.

Mr Denham — **There's a motion by Mr Wilson, second by Mr Hartwell, that Item 1923 Laurel St. Excuse me, Item 2793, 1935 Laurel St be continued to our March 24th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.**

ITEM # 2791 — **2916 E 9TH ST**
OWNER: Brothers Enterprises
ADDRESS: PO Box 4294, Joplin, MO 64803
"Demolition Hearing" has been posted in the Joplin Glove Legal Section. Item continued from the January 27, 2017 meeting for a "demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Oliver — Item #2791, uh, 2916 E 9th St. Uh, I was actually hoping this would be taken care of by, uh, this meeting. Uh, however, one of the demolition contractors came in yesterday and did purchase the permit for it. So, if it could go another thirty days, I believe it'll take care of itself.

Mr Denham — Good.

Mrs Harrington — Mr Chairman, I make a motion that Item # 2791 at 2916 E 9th St be continued until March 24th for a Demolition Hearing and Progress Report.

Mr Pommert — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Pommert that Item # 2791, 2916 E 9th St be continued to our March 24th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.**

ITEM # 2785 — **417 S PARK**
OWNER: Dawn Morian
ADDRESS: 6720 Woodson, Raytown, MO 64133

"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 27, 217 meeting for a "Demolition Hearing" and Progress Report (FIFTH TIME BEFORE THE BOARD).

Mr Oliver — Item # 2785, 417 S Park. Uh, there is a permit in place. Dawn did leave me a message, uh, a couple of days ago. Uh, she's planning on having the electrical work start, uh, this next week. Uh, she did, the last meeting, she called me a few days before. Kind of gave me an update. So, I mean, we are staying in contact. I'd say, for a little over a month now, there hasn't been a whole lot of progress but, but it looks like her intentions are to get started on this. There is a little bit of exterior stuff to do as well, still.

Mr Denham — It looks better on the front than it does on the back. One of the windows is boarded up in back and it needs some attention. Hopefully, we can see some action before next meeting.

Mr Oliver — Yup.

Mr Denham — Do we have a motion to continue to March 24th?

Mr Wilson — Mr Chairman, I make a motion that Item # 2785, 417 S Park be continued to our March 24th meeting for Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 2785, 417 S Park, be continued to our March 24th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.**

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 9, 2016 meeting for a "Demolition Hearing" and Progress Report (FIFTEENTH TIME BEFORE THE BOARD).

Mr Oliver — Last but not least, Item # 2635, 502 Virginia. Bryan, do you have anything new?

Mr Wicklund — No, no progress on it that I can report.

Mr Denham — Is there a permit on the building directly south of that?

Mr Wicklund — No. That was recently purchased. All, all they were doing was removing the vasod in order to, in order to attempt to qualify for some historical tax credit stuff. Don't even know how quickly they plan on moving forward with that.

Mr Denham — But it actually has been sold?

Mr Wicklund — It has been sold.

Mr Denham — Ok.

Mr Wicklund — Yip, along with the Olivia Apartments. The same guy purchased it.

Mr Denham — Oh. Ok.

Mr Wicklund — But he didn't want this one, I guess.

Mr Denham — Didn't get him to take this one too.

Mrs Harrington — You want to go out 90 days on this one again?

Mr Denham — Makes sense. I don't know that we're going to know much more next month.

Mrs Harrington — We did sixty last time.

Mr Callihan — I was here about two years ago when the house and building was being talked about and, uh, --

Mrs Harrington — It's just a nightmare.

Mr Callihan — Pardon me.

Mrs Harrington — It's just a nightmare.

Mr Callihan — Yeah! Well, I drove down the alley between, uh, well on the, on the south side of the Housman Building. You go back there and, I don't know if you noticed but all of the electrical for, what was the Chrisman Building, is attached to the back side of the Houseman Building.

Mr Denham — That's the problem.

Mr Callihan — 21 meters.

Mr Denham — Its, its more than electrical. Its water, sprinkler system everything. And they are owned by two different people.

Mr Callihan — Right. And, and those walk-overs that connect the Housman to the one on the south that just sold, where do you start?

Mrs Harrington — That's the problem.

Mr Denham — And then the building south of the one that just old is connected to that one. And then the Book Building is connected to that one. I mean their all connected.

Mr Callihan — Are there still structural concerns, safety concerns that we should address?

Mr Wicklund — There are definitely structural concerns that are getting worse with every rain event that we get, however, because of the way the building was constructed, my opinion, is that it would sustain quite a bit of structural damage before it would actually be a danger to the public on the outside. It, it is kinds of fallen in on itself at this point. At some point, it is going to start effecting the walls and the brick on the outside. That's the big concern. Hopefully that doesn't happen, uh, quicker than I expect. 'cause things are not moving very quickly. There, there are still discussions behind the scenes as far potential interest in the property. Um, some possibilities but nothing for sure is in concrete yet.

Mrs Harrington — Sixty or ninety days?

Mr Denham — What was it the last time?

Mrs Harrington — Sixty.

Mr Denham — Sixty?

Mrs Harrington — No, actually it was December.

Mr Denham — Yeah.

Mrs Harrington — January, February, yeah. In the minutes it says, um, well ---

Mr Denham — Why don't we go ninety then if something changes between now and then, then maybe we can bump it up to a more current meeting.

Mrs Harrington — Mr Chairman, I make a motion that Item # 2635 at 502 Virginia be continued until May 26th for a Demolition Hearing and Progress Report.

Mr Wilson — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Wilson that Item # 2635, 502 Virginia be continued to out May 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham,**

Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.

Mr Denham — Any other Business?

Mr Oliver — Yeah, I got a note here from Bet who was doing our minutes last month. As a reminder, please bring to the attention of the Chairman that page 15 of the January 27th meeting has an error. Property, 2916 E 9th St reads, "Item 8791" when it should read "Item # 2791" for the record. She just wanted that out there.

Mr Denham — Ok. We don't need to act on it. Just read, read for the record.

Mr Paul — It think that's fine. I mean, its and scriber's error, isn't it?

Mrs Harrington — Mr Chairman, there's a property I've been looking at and I'd like to know if there, there's anything happening on it or what the staff knows about the apartment houses, uh, that are just north of Stapleton Elementary School.

Mr Oliver — Um, some of those are being demolished ---

Mrs Harington — Are they?

Mr Oliver — Right now.

Mrs Harrington — The owner is taking care of that?

Mr Denham — One of them is down.

Mrs Harrington — Is it?

Mr Denham — The one closest to the road is gone.

Mrs Harrington — I usually go in the other side, but –

Mr Denham — Yeah, it's pretty bad.

Mr Wicklund — As of yesterday, two of them were completely gone. There was a lot of asbestos in all of them. So the demo guys are actually right behind the asbestos guys. They've got permits to tear down all of them.

Mrs Harrington — Thank you. I was just curious about that.

Mr Denham — Yeah. That's a good question. Glad to see that come down. Any other questions? --- Do we have a motion to adjourn?

Mr Wilson — Mr Chairman, I make a motion we adjourn.

Mr Denham **All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** We stand adjourned.

There being no further business to come before the Building Board of Appeals, the meeting stood adjourned at 11:12 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Elizabeth A Willhite, Notary Public

My Commission expires: 11/8/20

STATE OF MISSOURI NOTARY SEAL
ELIZABETH A. WILLHITE
Notary Public
Jasper County
My Commission Expires
November 8, 2020
Commission # 16542728

