**MINUTES**
**BUILDING BOARD OF APPEALS**
**REGULAR MEETING**
**FEBRUARY 26, 2016**
**9:00 AM**

Kyle Denham, Chairman, called the February 26th Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Mark Eastman, Don Landrith, David Pommert, and Ervin Wilson. Board members Crystal Harrington and Bruce Rhodes were absent. City officials present: Bryan Wicklund, Chief Building Official; Jeff Oliver, Building Inspector; and Susan Champlin, Notary Public.

Mr. Denham — Do we have a motion to excuse Mrs. Harrington and Mr. Rhodes?

**Mr. Landrith** — **So be it.**

**Mr. Eastman** — **Second.**

**Mr. Denham** — **I have a motion by Mr. Landrith and a second by Mr. Eastman that Mrs. Harrington and Mr. Rhodes be excused. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** Just come to the podium and give us your name and address and which item you're here to speak on, please.

**ITEM 2684** — **506 E. 33RD ST.**
**OWNER: Bradley Edge**
**ADDRESS: 21086 Hwy 96 Webb City MO. 64870**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from January, 2016 meeting for a "Demolition Hearing" and Progress Report (EIGHTH TIME BEFORE THE BOARD)**

Brad Edge — My name is Brad Edge. I'm here for 506 East 33rd, and it's Item 2684.

Mr. Denham — Can you tell us a little bit about the property and the progress you've made?

Mr. Edge — We're waiting on—we have the house next door to it, and we're waiting on the—it will be the electrical inspection and the final plumbing inspection next week, and then we'll be starting on it.

Mr. Oliver — Do you think you'll be in within the next two or three weeks to get a permit on it?

Mr. Edge — Yes, I'm hoping so. And we also have an offer on the house. We're trying to decide if we're going to take it or not.

Mr. Denham — What—this one or the one next door?

Mr. Edge — The one—this one.

Mr. Denham — Okay. Well, if you happen to sell it, just make sure they're aware that it is on our Board.

Mr. Edge — Yes, they already know.

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

**Mr. Wilson** — **Mr. Chairman, I make a motion that Item 2684, 506 East 33rd Street, be continued for 30 days for a progress report and demolition hearing.**

**Mr. Landrith** — **Second.**

**Mr. Denham** — **There is a motion by Mr. Wilson and a second by Mr. Landrith that Item 2684, 506 East 33rd Street, be continued to our March 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** Thank you.

Mr. Edge — Thank you.

**ITEM 2140** — **1206 BROADWAY**
**OWNER: Omer Hubbard**
**ADDRESS: 1206 Broadway, Joplin MO. 64801**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a "Demolition Hearing" and Progress Report (SEVENTEENTH TIME BEFORE THE BOARD)**

Mr. Denham — Good morning.

Omer Hubbard — Omer Hubbard, 1206 Broadway.

Mr. Oliver — Okay, the last couple of months we've talked a little bit about Omer is getting some help from a gentleman staying with him. I have had several conversations with him. His name is Levi.

Mr. Hubbard — Yes, it's Levi.

Mr. Oliver — Yeah, he's helping you out, isn't he?

Mr. Hubbard — Yeah. The plumbing is all done, and we've just got to turn on the water to check if there's any leaks.

Mr. Oliver — Yeah. He was hoping to be done by today. He wasn't finished yesterday for me to come by and take a look at it, so we'll still have to make sure the water gets turned on, hopefully by the meeting next month.

Mr. Eastman — Thirty days?

Mr. Oliver — This will be ready to—

Mr. Eastman — Good.

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

**Mr. Eastman** — **Mr. Chairman, I make a motion that Item 2140, 1206 Broadway, be continued for 30 days for a progress report and demolition hearing.**

**Mr. Pommert** — **Second.**

**Mr. Denham** — **I have a motion by Mr. Eastman and a second by Mr. Pommert that Item 2140, 1206 Broadway, be continued to our March 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** Thank you. Good luck.

Mr. Hubbard — Okay.

Mr. Oliver — Thanks, Omer.

**ITEM 2652** — **2409 LOCKEWOOD DR.**
**OWNER: Vicki Clugston**
**ADDRESS: 3135 S. Tyler, Joplin MO. 64801**
**Item previously ordered demolished. A stay was granted. Item continued from December 11, 2015.**

Mr. Denham — Good morning.

Vicki Clugston — Good morning. My name is Vicki Clugston, and I'm here on the property at 2409 Lockewood Drive, Item Number 2652.

Mr. Denham — Is the construction progressing?

Ms. Clugston — We're kind of delayed because we've been waiting on the gas meter to be put in, and that took about three weeks. And so it was in this week, and so now I've called the plumber, and he's going to finish it. And in another

week or so, the electrical is half done, and we're waiting for them to come back and finish it next week also. I have ordered my tile, carpet, and I'm finishing up my cabinetry. I am picking out the granite next week. I have not put the brick on the house yet because I can't make up my mind on the rock. And I've made some quick decisions on a few things that I wish I hadn't, and so I'm kind of waiting to see what I want. But we're trying to get the inside done so we can turn on the heat, and then I can get the sheetrock and start painting. We were held up by my sickness again and a death in the family, and we were out of town for over a week. I have the funeral notice with me if you'd like to see it. I'm asking the Board to please drop this motion, as I'm trying my best to get this moving forward so I can move in. Thank you.

Mr. Oliver — Well, on the City's side, the exterior of the property—the whole thing needs to be complete, but the shape it's in right now with the exterior—I mean, just sheathing on the property and all that, we can't let it go. That doesn't meet our codes or City ordinances and things—

Ms. Clugston — Okay.

Mr. Oliver — So until we get it further along, it's going to have to remain on the agenda.

Ms. Clugston — Well, I put the Van-Tek or Ad-Tek, whatever it is on it so the weather will not damage it and—

Mr. Oliver — Right. That's not a finished product.

Ms. Clugston — Okay.

Mr. Oliver — You know what I'm saying?

Ms. Clugston — Yes. So—well, I don't know if I'm going to get the brick and the rock on, because they said I need to finish my front porch before they brick it because I want some brick pillars, so now I've got to get Charlie over there to lay the concrete to make my front porch. So I don't know if it will be done within a month.

Mr. Eastman — Sixty days?

Mr. Denham — Yeah, just keep working on it. It looks like it's getting closer.

Ms. Clugston — It is, and I can't wait.

Mr. Eastman — Sixty?

Mr. Denham — Yes.

**Mr. Eastman** **Mr. Chairman, I make a motion that Item 2652, 2409 Lockewood Drive, be continued for 60 days for a progress report and demolition hearing.**

**Mr. Landrith** **Second.**

Mr. Oliver April 22nd.

**Mr. Denham** **I have a motion by Mr. Eastman and a second by Mr. Landrith that Item 2652, 2409 Lockewood Drive, be continued to our April 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** Hopefully you can have the brick or stone pretty well along by then.

Ms. Clugston I am hoping so, too.

Mr. Denham Okay, good luck.

Ms. Clugston Thank you.

Mr. Denham Thank you.

**ITEM 2704** **1826 S. BYERS**
**OWNER: Olga Gutierrez**
**ADDRESS: 1729 Sophia Carthage MO. 64836**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a "Demolition Hearing" And Progress Report (ELEVENTH TIME BEFORE THE BOARD)**

Mr. Denham Good morning.

Malicio Gutierrez Good morning. It's my--my name is Malicio—this is my wife's name for Olga Gutierrez. Our address is 1826 Byers.

Mr. Denham Item 2704.

Mr. Oliver They do have a permit in place at this time. They have the stripped the exterior off of the property, like the old vinyl siding. There is a little bit of progress being made.

Mr. Gutierrez Yes, please.

Mr. Denham When do you think you'll have the outside complete—the exterior?

Mr. Gutierrez — Everything that's clean right now, and siding—all the siding is—pick it up and everything.

Mr. Denham — When do you think it will be complete—the outside?

Mr. Gutierrez — I don't know—I don't have an idea. It's too much—it's a lot of work for this one.

Mr. Oliver — You've got some framing issues to address and some things like that before you move on to finishing the exterior.

Mr. Gutierrez — Yes, okay.

Mr. Oliver — You don't have a timeline—you don't really know?

Mr. Gutierrez — No, I don't have any idea. It's a lot of work for this one.

Mr. Oliver — The picture you have is a couple of weeks old. On my drive-byes this week to get ready for the meeting, they have basically peeled all the siding off of it.

Mr. Denham — Down to the original siding?

Mr. Oliver — Yeah.

Mr. Wicklund — Is someone there working every day?

Mr. Gutierrez — Yes.

Mr. Denham — Do we have a motion to continue it for 30 days?

**Mr. Wilson** — **Mr. Chairman, I make a motion that Item 2704, 1826 South Byers, be continued to our March 25th meeting for a progress report and demolition hearing.**

**Mr. Pommert** — **Second.**

**Mr. Denham** — **I have a motion by Mr. Wilson and a second by Mr. Pommert that Item 2704, 1826 Byers, be continued to our March 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** Hopefully next month you can come with a better timeline—a better schedule that we could have a better understanding of how quick it's going to—

Mr. Gutierrez — Okay.

Mr. Denham — Get done.

Mr. Gutierrez — Thank you.

Mr. Denham — Thank you.

**ITEM 2760** — **322 N. MAPLE**
**OWNER: Gary C Jones**
**ADDRESS: 18818 Old 66 Blvd. Carthage MO. 64836**
**"Finding of fact Hearing" scheduled for this date"**

Mr. Denham — Good morning.

Gary Jones — Good morning—Gary Jones. I didn't bring the numbers with me—I'm sorry. But last August 815 and 815-1/2 Pennsylvania were tagged as dangerous buildings, and I felt—

Mr. Oliver — Item 2760, 322 North Maple.

Mr. Denham — Okay.

Mr. Oliver — That is the property that is on the agenda.

Mr. Jones — I need to address Maple, but I thought it would be helpful if I gave you some history first, because I also need to request a new hearing for 815-1/2. It was a couple of months ago, and I didn't attend because my daughter had an accident—brain surgery—almost died, and my wife was undergoing major surgery for cancer. And I didn't show up, and they ordered it demolished. I would like to request a new hearing for that property. I'll get on to 322 Maple. There was a fire inside, a little bit, three weeks or so ago. I had it sold, sort of, on a contract for deed to Mary O'Neill, and she, I guess, was staying there a little bit, and she had a generator producing some power. Somehow there was a fire with no utilities, but you can't tell it from looking at the house. It doesn't—it shows inside a little, and I've got it all sealed up and locked. And I need to remodel it. I've got an awful lot of houses, and most of them not in Joplin. And I'm not sure how easily I can do it right away, but more importantly, I'm stubborn or something—I don't want to hire a contractor. And I was a contractor for decades, and we do all of our own work on our own houses. And I'm told that I can't even have a building permit except one a year because I'm the landlord. And when I asked why, they said, well, because landlords rent houses to make money. And I said, yes, but why is that—perhaps you gentlemen can explain why.

Mr. Wicklund — Gary, this Board doesn't really have the authority—I mean, they're free to give their opinion, but that's a City ordinance—

Mr. Jones — It's a City ordinance?

Mr. Wicklund — That has been approved by the City Council.

Mr. Jones — I see.

Mr. Wicklund — This Board really is just here to address the one on Maple. The one on Pennsylvania—Mr. Jones has exercised his right to appeal the demolition order, has hired an attorney, and his attorney is in discussions with the City's legal department trying to work that out to figure out what the next steps are. So, really, we need to stick with the one on Maple.

Mr. Jones — Alright.

Mr. Wicklund — That's about all we can do right now.

Mr. Denham — The house on Maple—did they pull all the contents out of the house after the fire? Is that why there's so much debris around the house?

Mr. Jones — There is no debris now. I have cleaned it all up. There is no debris whatsoever outside the house. And you can't even walk around the house and tell there was a fire. But it's—yes, I think you're correct in what you said.

Mr. Wilson — How much total damage did it do to the interior supports and the—as far as the walls, the floor, ceiling, joists?

Mr. Jones — Nothing except charring—except for the shed, roof, two rooms that have been added onto the back of house—they're severely damaged, and I plan to take those off with my skid loader shortly. The main house is just charred a little inside.

Mr. Wilson — There is no major—

Mr. Jones — No major—

Mr. Wilson — Damage to the interior of the house? I'm not talking about the shed or anything—

Mr. Jones — I know what you're saying. No, there is not. The two rooms in the back, yes.

Mr. Wilson — They're the only ones that's going to be removed?

Mr. Jones — Exactly. And I'll be glad to go ahead and remodel it, but they won't give me a building permit. I'm not sure what to do. 815-1/2—I would like to remodel it in two or three years. It's straight and strong and beautiful.

Mr. Wilson — Well, let's concentrate on the one on North Maple—

Mr. Jones — Alright.

Mr. Wilson — Because the other one is in legal entanglement at the time, so let's not worry about that one right now, because this is the one that we have on our agenda today.

Mr. Jones — Alright.

Mr. Oliver — There are photos coming around.

Mr. Jones — We're very capable of fixing it in short order. I have probably remodeled 500 houses. But short of hiring a contractor, what should I do?

Mr. Wicklund — Well, the other option I have given you is get your own license—get your own contractor's license, so there's the two options.

Mr. Jones — I'm willing to do that as long as I don't have to pay workmen's comp and $1,000 insurance because I don't work for others any more. I just work on my own houses.

Mr. Wicklund — Right.

Mr. Jones — And that makes no sense to me.

Mr. Wicklund — And that's when I directed you to get with the Finance Department and see what the actual requirements would be for the type of license that you're—

Mr. Jones — They want insurance and everything else for a building permit. It makes no sense.

Mr. Oliver — You didn't have insurance on this house either, did you?

Mr. Jones — No, I didn't. I've got 80 houses and no insurance on them.

Mr. Wicklund — Well, as far as the Building Department's concern as far as issuing a building permit—really that's the only two options that I know of currently, is you either hire a contractor, or you become a contractor for the amount of work that's going to be needed in this house. I don't know of any other options to offer you.

Mr. Jones — Well, I don't, either—short of me complying with non-reasonable requirements.

Mr. Denham — It's the same requirements we have across the town. Everyone that lives in the city or owns property in the city complies with the same requirements, whether you have 80 houses or 8,000—that really doesn't come into play.

This is a property that you haven't taken care of, and allowing someone to live in it without utilities—we're really all lucky that no one died in that fire. You shouldn't really have done it in the first place.

Mr. Jones — The City rules state that every owner of a home can do his own work, but this is contrary to that.

Mr. Denham — Well, this is actually a new item for us, so we automatically—I believe this is New Business, isn't it?

Mr. Oliver — Yes.

Mr. Denham — So we automatically have to continue it for 30 days because this is the first time it's been on our agenda. We can't take any other action than that anyway, but we'll have to continue it for 30 days, and I'd suggest you have a plan of action by our next meeting, whether it's—you have a contractor, or you become the contractor. That's one or the other, and that sounds—

Mr. Jones — That's _____ your house.

Mr. Denham — To demolish it—I guess that's the third option.

Mr. Jones — I told my attorney yesterday—I said, "I guess we're going to have to add 322 North Maple to the lawsuit asking for punitive damages even on 815-1/2 Pennsylvania that's pending." That's why I wondered if I could perhaps re-schedule the meeting that I missed on 815-1/2. Well, I don't know what else to say. Thank you.

Mr. Denham — Any more questions? Do we have a motion to continue?

**Mr. Wilson** — **Mr. Chairman, I make a motion that Item 2760, 322 North Maple, be continued for 30 days for a progress report and demolition hearing.**

**Mr. Landrith** — **Second.**

**Mr. Denham** — **I have a motion by Mr. Wilson and a second by Mr. Landrith that Item 2760, 322 North Maple, be continued to our March 25th meeting for a progress report and demolition hearing at that time. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** Thank you.

**ITEM 2752** — **625 N. PEARL**
**OWNER: Logan Steere**
**ADDRESS: 616 N. Wall Joplin MO. 64801**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a**

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

Mr. Denham — Good morning.

Terry Moody — Good morning. My name is Terry Moody. I'm the owner of 625 North Pearl, and that's Item Number 2752. I would like to say that we have the stone in, and the siding on site to—I would just catch up—to install on the front of that place—you know, a change in the appearance. We have passed our framing inspection and are currently putting up the soffits. It's being worked on daily. We should have the rough-in of the plumbing by this coming Wednesday. And the plumbing—or I'm sorry—the electrical inspection is scheduled for this coming Monday. So there's great progress on this property.

Mr. Denham — When do you anticipate the exterior to be complete?

Mr. Moody — Do you want to speak to this? This is my contractor, Jon Bunn.

Jonathan Bunn — We are working with Chris Green with Windows & More to get the windows in. At least, we are pushing for next week to get the windows in so we can get the siding on. The front—or the west—south side—south facing stone portion of that house, where it's got the block—the mortar and the joints will be repaired over this weekend and the first of next week so we can get the Rosetta stone on. And then the fan-fold will be going on. The only thing we're literally waiting on is the windows to get in from the manufacturer so that they can do the install. We are really pushing for like the end of next week or the first of the following week to have the exterior wrapped up. That way, we can move forward and get inside and start, you know, getting that thing insulated and rocked. So at the latest, I would say by the end of this coming week, but like the middle of the week—the following week, we would really like to have that thing wrapped up and closed in. And like I said, I'm pushing Chris pretty hard right now. I want those windows in so we can get everything else, and just reduce the amount of risk that's involved with the open windows and what not right now.

Mr. Moody — I might add that the roof is all done, and it looks great. That was part of the framing inspection, of course.

Mr. Oliver — Yeah.

Mr. Denham — Any other questions? Thank you. Do we have a motion to continue?

**Mr. Landrith** — **Mr. Chairman, I make a motion that Item 2752, 625 North Pearl, be continued for 30 days for a progress report.**

**Mr. Eastman** — **Second.**

**Mr. Denham** **I have a motion by Mr. Landrith and a second by Mr. Eastman that Item 2752, 625 North Pearl, be continued to our March 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** Thank you. Good luck.

Mr. Moody Thank you.

Mr. Oliver Thanks, guys.

**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 January 22, 2016 meeting for a "Demolition Hearing" and Progress Report (EIGHTEENTH TIME BEFORE THE BOARD)**

Mark Gibson I'm Mark Gibson. I live at 501 Main, Apartment 506. I am the property manager for Main Street Place. I'm also a realtor. And this is in regards to Item 2635, again.

Mr. Wicklund I have spoken with Mr. Gibson on the phone this week, and just to update the Board members, the City is still progressing and moving forward with getting an engineering firm. We have actually received the qualification packets. Staff has actually chosen the engineering firm that we would desire. It has not gone to Council yet for approval. It's in the office of the legal department. They're working out some details. They've got several things on their plate. We understand the urgency of this and fully intend on moving forward as fast as we are allowed. But I don't have a date that I can offer as far as when it's going to go before Council. It's hopefully the next meeting, but I'm not sure.

Mr. Gibson Personally, I could care less. From a business standpoint, and here's kind of the choices. If the City Council decides to put a new roof on it, I kind of disagree with the lady then who spoke out about the mold. Once you put the roof on it, it stops the moisture, and for the amount of mold in that particular building, it would probably take another 50 years, but it will dissipate. It goes away. Once you take moisture away, mold goes away. I'm not—I was a licensed contractor for 20 years. I was a contractor not only in Joplin, but also New Orleans, Louisiana. So I have a little bit of knowledge about mold—just a little bit. I sought out Mr. Eastman and sought out some other experts in regards to the mold mediation. From a cost factor, if the City decides to re-roof it, they would have to almost agree to absorb that expense. From a dollars and cents standpoint, the existing building that I'm in today is not generating revenue. The numbers don't

work, okay? If Mr. Miller would have decided to do his project as originally planned, then it would have been profitable. But if you recall, he did that project in 2008. He quit the project because of the real estate downturn, okay? Anyone that would try to buy that building and attempt to just do that building or even the one to the south, they aren't going to make it. The numbers won't work. The numbers have to be up. It takes about 80 units for those three buildings basically to survive. And you can spin your wheels, if you wish. I've been working on this particular project for about three years, and at one point, I had that building under contract with Mr. Miller, okay? Mr. Miller probably has—I don't know--$20 million worth of investments in Joplin, Missouri—you know, so it's a viable investor. And, you know, he's turned away from it. So the decision to be made is to either tear the building down—if you tear the building down, then the location that I'm at is going to probably follow. It's going to be empty because 26 units—that building cannot survive. It just can't. So, you know, I mean, that's what will happen. But it's a very unfortunate situation. To tell you a little bit about, you know, in a way, there's two things that you kind of look at in regards to this particular building. One is from a cost factor--it's going to cost as much to tear it down as it is to fix it, okay? I'll guarantee you once you start running the numbers, it's going to be about the same. The second part to that is what historical value does it have to Joplin? And I don't know if you all are aware of this, but I am. That was—the building that we're talking about was actually the original Christman's. The built the building that I'm in, 501 Main, at the turn of the century. Main Street in Joplin used to be Virginia, okay? So Christman's was in a—the department store, what historical value there is to that particular building—you know, I don't care. But, you know, it's a difficult situation. I applaud you all for at least trying to do something. Mr. Wicklund, you have two estimates, right, from the engineering firms?

Mr. Wicklund — They weren't estimates. We have two engineering firms that responded to our request for qualifications.

Mr. Gibson — Oh, okay. Have you made a choice between those two, or a recommendation?

Mr. Wicklund — Staff has made a choice. Now, the next step is to present that to Council for their approval to move forward.

Mr. Gibson — And, Mr. Denham, you abstained from voting last time. Why did you abstain from voting?

Mr. Denham — For a potential conflict.

Mr. Gibson — So you're involved with one of the two firms? From a legal standpoint, that's probably okay?

Mr. Denham — Is that a question or a statement?

Mr. Gibson — A question.

Mr. Denham — I believe so. Any other questions for Mr. Gibson?

Mr. Wilson — I'll make a statement. My problem with this is I know it's hard to get everything done and set up with the—as far as having to go through Council and all that. My main concern is I don't want another Connor on Main Street. That's my problem with it. This building has been deteriorating, and it's going to fall down one of these days without no help from nobody, and then we're going to have a mess that we don't want. And that is my big problem with it. So, you know, this has been going on for quite a few years, even before I was on this board here. And I don't want to see that happen to that downtown area because you've got places down there now that are coming back, and you've got small businesses that are coming in that if something like that happens, it's going to blow a lot of it out of the water. But that's my comment on it.

Mr. Gibson — Just to let you know, sir, the reason Hackett's is on Main Street—me. Karman's Apples is on Main Street because of me. Nally's Jewelry is on Main Street because of me. The other—Photoscape is on Main Street because of me.

Mr. Wilson — I'm not saying who it's because of, and who this problem—

Mr. Gibson — Well, what—

Mr. Wilson — Who has—and all I am stating is it's coming back, but we have the problem with a building that could potentially fall in or damage other buildings in that area. That is my main concern right now, is that building gets taken care of. And the City, and the City employees are working their tails off trying to get this thing done. But we can't do nothing until Council decides what firm to go with, or the engineering on it, so we just have to wait on the Council.

Mr. Gibson — I know.

Mr. Wilson — Alright

Mr. Gibson — So that just adds to _____ (Mr. Wilson and Mr. Gibson speaking at the same time).

Mr. Wilson — I was just making—that was my statement.

Mr. Gibson — Just to let you know—I think it was what, three week ago, two weeks ago—two weeks ago actually a 36 by 36-inch piece of glass fell out of that building, and it crashed on the sidewalk about 10 feet from our entrance. So the building is going to come down. And it's actually surprising that it actually sustained the 10 inches of rain. If we get a snow—you know, a

substantial amount of snow, it's coming down. I'm a contractor. I've been in that building right and left, and I actually had a contractor in line so that I could at least stop the mold mediation leading into our building, but the county took over the building. You can't get in it. You can't fix that. We're moving right where we should.

Mr. Denham — Any other questions or comments? Thank you. Do we have a motion to continue?

**Mr. Wilson** — **Mr. Chairman, I make a motion that Item 2635 be continued to our March 25th meeting for a progress report and demolition hearing.**

**Mr. Landrith** — **Second.**

**Mr. Denham** — **I have a motion by Mr. Wilson and a second by Mr. Landrith that Item 2635, 502 Virginia, be continued until our March 25th meeting for a progress report and demolition. All those in favor, say "aye". (Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye", with Mr. Denham abstaining). Those opposed? (None) Motion carries (4 in favor, 1 abstention).**

**ITEM 2762** — **120 S. PEARL AVE.**
**OWNER: David Carey**
**ADDRESS: P.O. Box 8101, Joplin MO. 64802**
**"Finding of fact Hearing" scheduled for this date"**

Mr. Denham — Good morning.

David Carey — Good morning. My name is David Carey. I'm the owner 120 South Pearl Street. On the fourth of this month, a fire broke out, and we are going to have the place demoed. The roof burned off of it, and I'm not to try to repair it. Oh, the item number, sir?

Mr. Denham — That's okay.

Mr. Carey — Item Number 2762. I've got a—I am applying for a demo permit, and I brought it to Empire Electric, and they cleared it. And right now it's in the hands of Missouri Gas Energy, and I'm waiting on them to take out the gas line. And then we'll start knocking it down.

Mr. Denham — Do you think in 30 days it might be demolished?

Mr. Carey — It will be demolished, yes.

Mr. Denham — In 30 days?

Mr. Carey — Yeah, as soon as I get the building permit approved. Within 30 days, it will be gone.

Mr. Denham — Any other questions? This is New Business, so we automatically have to continue it for 30 days.

**Mr. Landrith** — **Mr. Chairman, I make a motion that Item 2762, 120 South Pearl, be continued for 30 days for a progress report.**

**Mr. Eastman** — **Second.**

**Mr. Denham** — **I have a motion by Mr. Landrith and a second by Mr. Eastman that Item 2762, 120 South Pearl, be continued for 30 days until March 25th for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** Thanks for coming in.

Mr. Carey — Thank you.

**ITEM 2761** — **2311 W. 3RD**
**OWNER: William Clemons & Etal Birch**
**ADDRESS: 134108 Cherry Dr. N. Pinellas FL. 33781**
**"Finding of fact Hearing" scheduled for this date"**

Mr. Denham — Good morning.

Robert Birch, III — Good morning. Gentlemen, I'm here for File 2761. My grandmother called me from out of state. I live in Neosho, and I've had nothing to do with the property. I had nothing to do with the property just from disassociation with my parents that lived on the property. It's actually the house that I grew up in, and I'm still trying to play catch-up. Honestly, at this point, I know were everything's at. My grandmother and I talked about relocating my mother, and then that property, as well as the one next to it, either looking at if it needs to be demolished. I know you all have more knowledge there than I do, Mr. Oliver. I've drove by long enough to take a picture is all I've seen of the house within the past five or six years, anyway. Actually, well, yeah, I went by to see my parents after I had brain surgery, just to let them know that everything went well. And that lets you know the relationship I've had with them. I went by after my major surgery to let them know this is what happened, and everything was fine.

Mr. Denham — But your grandmother owns the property?

Mr. Birch — My grandmother is still on the property. My grandfather was on the property. He passed away. My father, I believe, may have been on the property. I'm not sure who all's names are on the title. I was actually told

most of my life that mine was. I need to get some more information that I will need to dig into and find out before we move forward with—really with getting my mother's name off of all the property in Joplin.

Mr. Denham — There's a Clemons and a Birch that we have looked at.

Mr. Birch — Yes. William Clemons is my grandfather, and Marion Clemons is my grandmother. Robert Birch II was my father. I'm the third, and then Karen Birch is my mother.

Mr. Wicklund — Do you know how long the house has been vacant?

Mr. Birch — Oh, honestly, I don't think it has been. It looks like it has been, and it probably, by any rational thinking, should have been. But there was a fire that was, I believe, January 27th, and that was actually because they were living—there was someone living in the home. I don't know if it was my mother or a friend of my mother's, but they've—I think it was a space heater or something. Again, I don't know the full story because I've distanced myself probably for longer than I should have.

Mr. Denham — There is a lot of debris in the yard as well.

Mr. Birch — I'm sorry.

Mr. Denham — There is a lot of debris and—

Mr. Birch — I saw that whenever I drove by as well. Yeah, like I said, I drove by just long enough to get a single picture of the front of the house, and that's the most I've seen of the house in quite some time. So I don't know—my grandmother was talking about maybe even this hearing being—I don't know, or a meeting being over whether or not it would need to be demolished. You know, I have associations with contractors and things, and they've all offered to come in and give their advice also. But the big thing is going to be, I guess, relocating my mother and getting her name off of it, and then it will be my grandmother and I moving forward with either demolishing or renovating—remodeling, and probably selling either of the lots, or the houses on the lots, depending on the shape that we can get them into.

Mr. Oliver — If you want copies of this, I can give them to you after the meeting. Did she move into the one next to it?

Mr. Birch — She's gone back and forth between 2311--and honestly, I cannot remember the address—is it 09, that's right next door to it?

Mr. Oliver — The green structure next to it?

Mr. Birch — Yeah.

Mr. Oliver — Yeah, that's not in much—

Mr. Birch — Not really a house. I mean, that's—my grandparents bought that house whenever I was young. There were—and we won't list names or anything there—but there were people that lived in it that it wasn't in much better condition when they lived in it 25 years ago. They also—the people that they purchased it from owned one directly across from my grandparents' house on Monroe across from Jefferson Street, and that house ended up, I guess, being completely demolished a number of years back, too, just because of what they let the houses get to when they lived in them. But as far-fetched as it was for me as child to believe they could live in those conditions, so apparently my mother has been, too—and my father, while he was still alive.

Mr. Oliver — The Board will have to continue it for 30 days. It was the first time.

Mr. Birch — Uh-huh.

Mr. Oliver — At the next meeting, it is possible that they could hold a hearing and order it demolished, so if you can take care of it yourself beforehand, that's great. So I'm going to send another letter out. You did write your address down?

Mr. Birch — I did, and I was going to see if there was a way I could be contacted with anything. Of course, my grandmother is still—you know, she would like to see the documents, but she's in North Pinellas, Florida, so she's probably not going to be able to appear unless she absolutely has to.

Mr. Oliver — I'll send you a certified letter—

Mr. Birch — Okay.

Mr. Oliver — As long as I have your address.

Mr. Birch — Actually, that's—I'll write mine on there. I guess I wrote the home address in question there, but I'll write mine at the top.

Mr. Oliver — If you can do that.

Mr. Birch — Absolutely.

Mr. Oliver — Then I'll get you a letter out.

Mr. Birch — Thank you.

Mr. Oliver — They'll continue it for 30 days, and at the next meeting, it's highly likely—I can't speak for them, but they may have a hearing on it if nothing is done, or order in progress.

Mr. Birch — Would your recommendation be to get by there and board it up for now? I mean, I've really not been out of the car even to see it.

Mr. Oliver — Securing it would be a plus, yes.

Mr. Birch — Okay, very good.

Mr. Denham — Any other questions? Do we have a motion?

**Mr. Wilson** — **Mr. Chairman, I make a motion that Item 2761, 2311 West Third, be continued for 30 days to our March 25th meeting for a progress report and demolition hearing.**

**Mr. Eastman** — **Second.**

**Mr. Denham** — **I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2761, 2311 West Third Street, be continued to our March 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** Thank you.

Mr. Birch — Thank you, gentlemen.

Mr. Denham — I appreciate it.

Mr. Oliver — If you can hold on for a few more minutes, I can get you copies of this, or you can swing back by later. I don't know what your schedule is.

Mr. Birch — I need to head back to Neosho, so I'll wait on that.

**ITEM 2685** — **2102 S. CONNOR**
**OWNER: Andrew W. Batcheller /Casey Antle**
**ADDRESS: 210 S. Connor Joplin MO. 64804**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a "Demolition Hearing" and Progress Report (FOURTEENTH TIME BEFORE THE BOARD)**

Mr. Denham — Good morning.

Casey Antle — Good morning. I'm Casey Antle, on Item 2685, 2102 South Connor.

Mr. Denham — It looks like you made a little progress.

Mr. Antle — Yes—yeah. I think—I talked to the plumber. He will be in next week, and then I think, from what the inspector said, if he gets that done, and then

they hook the heat and air up, and they can hook the electricity up. So I think that's the three left on the agenda.

Mr. Oliver — I'm looking for the picture, because I think he's actually got a little bit more done than—yeah, it's roofed now, so he's even made a little bit more progress. The garage door is on it. Where do you think you'll be in 30 days?

Mr. Antle — Hopefully done. Like I say, the plumber—all the inside is done, I think, and everything. The plumber—I talked to him yesterday, and he said he would be out Monday to get that hooked up. And then I think—like I say, the inspector said, I think, get that done, and then get the heat and cooling guy back out and get that hooked up, and then they could put power to it.

Mr. Denham — Thirty days ought to wrap it up, hopefully.

_____ — Yeah, it looks nice.

**Mr. Pommert** — **Mr. Chairman, I make a motion that Item 2685, 2102 South Connor, be continued for 30 days until our March 25th meeting for a progress report and/or demolition hearing.**

**Mr. Eastman** — **Second.**

**Mr. Denham** — **I have a motion by Mr. Pommert and a second by Mr. Eastman that Item 2685, 2102 South Connor, be continued to our March 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** Thank you.

Mr. Antle — Thank you.

**ITEM 2757** — **218 S. PARK**
**OWNER: Robert Phillips**
**ADDRESS: 13171 Mcminnville Ln. Neosho MO. 64850**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a "Demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD)**

Mr. Denham — Good morning.

Robert Phillips — Good morning. Robert Phillips, Item Number 2757, 218 South Park. I think Jeff can probably bring you more up to date on it than I. I've got—I've been removing some items from the structure. I have a few more

things I need to get out, but I think we have it under contract to be demoed—right, Jeff?

Mr. Oliver — That's correct. Mr. Phillips signed a consent form since the last meeting. It's been out to bid and is going to Council on March 7th. So once they approve it, the contractor is ready to move forward.

Mr. Denham — Great. Any other questions? Do we have a motion?

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

**Mr. Landrith** — **Second.**

**Mr. Denham** — **I have a motion by Mr. Eastman and a second by Mr. Landrith that Item 2757, 218 South Park, be continued to our March 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** Thank you.

Mr. Phillips — Have you got anything, Jeff?

Mr. Oliver — No. Have you got any questions for me?

Mr. Phillips — No, not at this moment. Just keep my informed as to when you're actually going to start.

Mr. Oliver — Right. It will go to Council on the seventh of March—and I can't remember which contractor got it off the top of my head, but I'll let you know when he brings his sign-off sheet for the utilities in and when he plans on starting.

Mr. Phillips — Okay.

Mr. Oliver — Are you getting close to getting everything you need out?

Mr. Phillips — Yeah. Oh, yeah, a week—I probably should. With my old age, it's work one day and rest one day.

Mr. Oliver — Right.

Mr. Phillips — Yeah, I've got a few more items I need to get out—I would like to get out. It doesn't have to be out. I mean, if worse comes to worse—you know, my health comes first. What's left in there can go with the house.

Mr. Oliver — Alright.

Mr. Phillips — Thank you.

Mr. Oliver — If there's something in there you would happen to need help with, I can get the demo contractor together with you, and they could probably help you pull it out if you're—

Mr. Phillips — Alright.

Mr. Denham — Thanks.

Mr. Oliver — Alright, thank you.

Mr. Phillips — Thank you, guys.

Mr. Denham — Do you have any to release?

Mr. Oliver — Yes, I've got two. I was hoping for four by the time the meeting got here, but we've got two of them.

**ITEM 2714** — **2547 MISSOURI**
**OWNER: John Beaty**
**ADDRESS: 315 S. County Ln 294 Joplin MO. 64801**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a "Demolition Hearing" and Progress Report (EIGHTH TIME BEFORE THE BOARD)**

Mr. Oliver — Item 2714, 2547 Missouri—this is the one that has the little slab in the back corner of the lot. The house that was built next to it actually belongs to John, so they're kind of one property. He owns both of them, and there is nothing really saying he can't have that slab since he owns it, and he's living in the property next to it. I do believe eventually he's going to build a house on that lot. At this point, I don't see any reason to keep that item on the agenda, although there was some concern at one time with it being over a sewer line. It is kind of in an easement there, but it's not on top of it. The City is fine with it.

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

**Mr. Landrith** — **Yes, sir. On Item 2714, 2547 Missouri, I make a motion that we release this item from our agenda.**

**Mr. Eastman** — **Second.**

**Mr. Denham** — **I have a motion by Mr. Landrith and a second by Mr. Eastman that Item 2714, 2547 Missouri, be released from our agenda. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mr. Landrith,**

**Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.**

**ITEM 2756**

**408 W. 14TH ST.**
**OWNER: Mikel Joseph Wells**
**ADDRESS: 612 W. 13TH ST. Joplin MO. 64804**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a "Demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD)**

Mr. Oliver — Item 2756, 408 West 14th Street—that structure has been demolished. It needs to be released.

**Mr. Landrith** — **Mr. Chairman, I make a motion that Item 2756, 408 West 14th Street, be released from our agenda.**

**Mr. Pommert** — **Second.**

**Mr. Denham** — **I have a motion by Mr. Landrith and a second by Mr. Pommert that Item 2756, 408 West 14th Street, be released from our agenda because the demolition has occurred. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.**

Mr. Oliver — I have three that I would like to see continued out a few months, so I'll address those, the first one being Item 2689, 1310 Missouri.

**ITEM 2689**

**1310 MISSOURI**
**OWNER: Greg Carpenter**
**ADDRESS: 1545 Rip Rd. Webb City MO. 64870**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a "Demolition Hearing" and Progress Report (ELEVENTH TIME BEFORE THE BOARD)**

Mr. Oliver — Mr. Carpenter did come in and get his permit, so it is under permit. That's good for six months. At this point, I don't see any reason to go month by month. I believe it's going to be a slow process. I've made a note to maybe put it on for April and have him come in to see what progress has been made.

Mr. Denham — Okay. That's April 22nd?

Mr. Oliver — Yes, sir.

Mr. Landrith — I will tell you—looking at that house, a fool needs money as _____.

Mr. Denham — Yeah. Do we have a motion to continue until April?

**Mr. Landrith** — **I'll make that motion that we continue Item 2689, 1310 Missouri, to our April session.**

**Mr. Eastman** — **Second.**

**Mr. Denham** — **I have a motion by Mr. Landrith and a second by Mr. Eastman that Item 2689, 1310 Missouri, be continued to our April 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.**

**ITEM 2745** — **2606 S. OLIVER**
**OWNER: Homes of Hope Inc. (Crystal Lee Wolfe)**
**ADDRESS: 104 Oakwood Dr. Joplin MO. 65616**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a "Demolition Hearing" and Progress Report (SEVENTH TIME BEFORE THE BOARD)**

**ITEM 2746** — **2610 S. OLIVER**
**OWNER: Homes of Hope Inc. (Crystal Lee Wolfe)**
**ADDRESS: 104 Oakwood Dr. Joplin MO. 65616**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a "Demolition Hearing" and Progress Report (SEVENTH TIME BEFORE THE BOARD)**

Mr. Oliver — Two others—Item 2645 and 2746, 2606 South Oliver and 2610 South Oliver—both these properties have been purchased by Higdon Homes. I need to change that information on the sheet. They have purchased them. The City—there is a third structure on the corner in this area that was also purchased from Homes of Hope. They're obviously going to finish that structure first and get their permit on it. He had to get an engineering report for that structure because there were some inspections that were not done. But with all that being said, these two slabs at these addresses he will get to. I made a note to carry them out to August. If you guys want to have him back sooner, that will be fine if you don't feel like anything is going to happen with them.

Mr. Denham — Okay. August seems reasonable to me.

**Mr. Eastman** — **Mr. Chairman, I make a motion that Item 2745, 2606 South Oliver, and Item 2746, 2610 South Oliver, be continued for six months to our August—**

Mr. Oliver — August 26th.

**Mr. Eastman** — **August 26th meeting for a progress report and demolition hearing.**

**Mr. Pommert** — **Second.**

**Mr. Denham** — **I have a motion by Mr. Eastman and a second by Mr. Pommert that Item 2645, 2606 South Oliver, and Item 2746, 2610 South Oliver, be continued to our August 26th meeting for progress reports and demolition hearings. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.**

Mr. Oliver — All remaining items can be continued to March 25th.

**ITEM 2657** — **511 BROADWAY**
**OWNER: Larry Carlisle**
**ADDRESS: 1250 Reindeer Dr. Sarcoxie MO. 64862**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a "Demolition Hearing" and Progress Report (NINETEENTH TIME BEFORE THE BOARD)**

**ITEM 2678** — **218 N. WALL**
**OWNER: Entrust Group Inc.**
**ADDRESS: 555 12TH ST. Oakland CA. 94607**
**Stay of Demolition was granted on February 27, 2015. Item continued from the Oct, 2015 meeting. Ninth time before the board.**

**ITEM 2699** — **1402 S. JOPLIN**
**OWNER: Heartland Floral & Gifts Inc.**
**ADDRESS: 2515 W. 30TH ST. Joplin MO. 64804**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a "Demolition Hearing" and Progress Report (TWELFTH TIME BEFORE THE BOARD)**

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

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

**Mr. Wilson** **I make a motion that all remaining items be continued to our next meeting.**

**Mr. Eastman** **Second.**

**Mr. Denham** **I have a motion by Mr. Wilson and a second by Mr. Eastman that all remaining items on our agenda be continued until our March 25th meeting for progress reports and demolition hearings. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.**

Mr. Oliver The 511 Broadway property that Larry Carlisle is listed on—I got ahold of Tony, which is T & J Smith, which is actually the owner. He got right on it this month. He's that close. I was hoping it would be done. We'll have a few next months.

Mr. Denham It sounds good. Do we have a motion to adjourn?

**Mr. Wilson** **So moved.**

**Mr. Eastman** **Second.**

**Mr. Denham** **All those in favor of adjournment? (Mr. Denham, Mr. Eastman, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) We stand adjourned. Motion carries, 5-0.**

There being no further business to come before the Building Board of Appeals, the meeting stood adjourned at 9:55 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Susan E. Champlin, Notary Public

My Commission expires: November 18, 2016

STATE OF MISSOURI NOTARY SEAL
SUSAN E. CHAMPLIN
Notary Public
Jasper County
My Commission Expires
November 18, 2016
Commission # 12528995