MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
MARCH 23, 2018
9:00 AM

Kyle Denham, Chairman, called the March 23, 2018 Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Mark Callihan, David Pommert, Crystal Harrington, Ervin Wilson, and Mr Tylle. City officials present Jordan Paul, Assistant City Attorney, Jeff Oliver, Building Inspector, and Bet Willhite, Notary Public.

Mr. Denham — We will call the March, uh, Board of Appeals meeting to Order. First order of business is roll call. If you could come to the, uh, podium and give us your name and address and which item you're here to speak on. Tell us a little bit about your property, please.

ITEM # 2833 — **725 MURPHY AVE**
OWNER: Jose Mendoza
ADDRESS: 2425 Alabama Ave, Joplin, MO 64804
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the February 23, 2018 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD).

Mr Mendoza — Hello guys. I'm, uh, Jose Mendoza and I'm the owner of the lot of, uh, on, uh, 725 Murphy Ave.

Mr Oliver — Item # 2833.

Mr Mendoza — Uh, I didn't get to do any work on the house but I did get in contact with a lot of professionals, uh, contractors around this area and, uh, also got with the bank, however, at this point, the amount that I, uh, I could be charged to rebuild is pretty high. Um, I got some estimates. Um, even, not even the bank's goin' to loan me the money to get it, you know, fixed because, it's just, it's goin' to cost too much to remodel it , uh, going through with a professional contractor. So, at this point, um, I don't know if you guys like to see a list. One of the, I brought one of the statements that I got from, uh that was the cheapest one … (walked away from the microphone).

Mr Denham — We need you to speak into the mic, please.

Mr Mendoza — So, uh, so what I'm goin' to do is, uh, basically, I have decided that we, I'm just goin' to go ahead and, and, and tear the house down. I mean, it's, at this point, I don't, uh, have a no choice. It's just, it's goin' to cost me a lot of money and I will not be able to get the money on my own pretty soon. So, it, it's just, and I don't have it and the bank is not goin', uh, is

not goin' to work with me on that price. That isn't what I have right now. So, it's, it's just a lost. So, I have decided that, uh, I'm just goin' to go ahead and, and put it down.

Mr Denham — Now are you going to have a demolition contractor tear it down or are you planning on doin' it yourself?

Mr Mendoza — I would love to do it myself. Uh, and that is something else that I wanted to get info about it. You know, what, uh, procedures and what your hand, and your regulations that you guys have on, if I, I do it my, myself. I mean, I'm pretty sure I'm going to save me a lot of money if I, uh, do it myself, but I need to know the regulations that you guys also have for, for my doin' it on my own, I mean.

Mr Oliver — Ok, there is a permit required for that. Obviously, if you hire someone, they need to be licensed, insured, bonded with the City. Um, I have four or five companies that regularly bid on our demos. I could share those with you. Uh, I would also like to offer, uh, the City does have a consent form that you could sign, um, that would allow you to pay the bill out over a period of five years, um, if that would be beneficial to you. Um, I could get that typed up, probably, later today if you want to look at signing it. We do have to have it notarized. Um, I would advertise it in the paper and, uh, we would take bids and then it would go to Council for approval.

Mr Mendoza — That sounds like a good idea for me, actually, because, at my point right now, you know, time is basically, it, it, it, I'm pretty tight with time. I, I work ten hours a day, you know, so, basically, weekends are the ones that I actually get to have off. Um, I will get with you, Mr Oliver, then, and uh, uh, get everything, you know, together and, uh, and uh, I will go from there.

Mr Oliver — Ok, do you want to come back in this afternoon or …

Mr Mendoza — I will come back. I'm goin' to get off, I'm goin' to get off around 3:30 from work, today. So what time do you, uh, goin' to be available at the office?

Mr Oliver — I will be here 'til 5:00.

Mr Mendoza — Perfect. Then I will see you later on today, then.

Mr Oliver — Yeah. I'm kind of in and out, so you might be here around 4:00?

Mr Mendoza — Yeah, uh, what, what I do is, uh, as soon as I get off from work, I'm a goin' to come straight to you. So …

Mr Oliver	OK.
Mr Mendoza	I, uh, expect me around 4:00.
Mr Oliver	Ok.
Mr Mendoza	'Cause it takes me, it take me about thirty minutes to get here today, so …
Mr Oliver	Alright, I'll have that form ready for you.
Mr Mendoza	Thank you, guys.
Mr Denham	Sounds good. Thank you. If he signs that form, he really doesn't really need to come back next month? That would take care of itself through the process?
Mr Oliver	It should take care of itself.
Mr Denham	Thank you. Good morning. Oh wait, I'm sorry. We need to have a motion to continue.
Mr Guerroro	I, I'm at…
Mr Denham	Just a second please.
Mr Guerroro	Alright.
Mr Denham	We have a motion to continue this item?
Mr Pommert	Mr Chairman, I make a motion that Item # 2833 at 725 Murphy Ave be continued to our April 27th meeting for a Progress Report or Demolition hearing.
Mr Tylle	Second.
Mr Denham	**Motion by Mr Pommert, second by Mr Tylle that Item # 2833, 725 Murphy Ave be continued to our April 27th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.**

ITEM # 2805	**730 S PICHER** **OWENR: Elezaer Guerroro** **ADDRESS: 615 S Moffet, Joplin, MO 64801** **Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the February 23, 2018 meeting for a Demolition Hearing and Progress Report (SEVENTH TIME BEFORE THE BOARD).**
Mr Denham	Good morning.
Mr Guerroro	Good morning. I'm Eleazer Guerroro, um, the owner of 730 Picher.
Mr Denham	How are you comin' on the, uh, project?
Mr Guerroro	Uh, pretty much. The outside is done. I cleaned the backyard, poured the sidewalk in the front. I'm still workin' in the inside and the electric and stuff. Most of the outside is there.
Mr Tylle	The yard is lookin' pretty good but that side yard looks pretty rough, still. There's still quite a bit of trash outside, you probably want to address.
Mr Guerroro	I, I just cleaned, whole, the whole pile of trash. I just got a lumber that I still using in the back yard.
Mr Tylle	Ok.
Mr Guerroro	All the trash out. I got three or four trailers yesterday out of there.
Mr Oliver	I think he's about done with the outside when I did my drive-by's. It was early morning, uh, Thursday. He did have a little bit of facet and soffit left do but other than that, I think the outside is pretty much wrapped up. Um…
Mr Denham	We close enough to release this?
Mr Oliver	Yeah. I mean the inside, he's got a permit in place, so it will be subject to the inspections through, uh, an occupancy. Looks good.
Mr Denham	We have a motion to release?
Mr Wilson	Mr Chairman, I make a motion that Item # 2805, 730 S Picher, be released from our Agenda.
Mr Pommert	Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Wilson, that Item # 2805, 730 Picher be released from our Agenda due to the construction nearly complete. All those in favor of the release say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none).** Thank you.

Mr Guerroro — Thank you.

Mr Denham — Keep up the good work, please.

ITEM # 2817 — **1903 ½ S KENTUCKY**
OWNER: Jose and Silvia Casas
ADDRESS: 1903 S Kentucky Ave., Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the February 23, 2018 meeting for a Demolition Hearing and Progress Report (SEVENTH TIME BEFORE THE BOARD)

Mr Denham — Morning.

Mr Casas — Good Morning. Uh, I'm sorry, I don't speak very good a English, so this guy, maybe help.

Mr Denham — OK. We just need your name and what property you're here …

Mr Casas — Oh, my name is Jose Casas, uh, Kentucky Ave., 1903 Kentucky Ave.

Mr Oliver — It's Item # 2817.

Mr Casas — Uh, I, Uh …

Mr Guerroro — He just want an extension to where he can keep workin' and, what is that, a garage? I'm not sure exactly what the …

Mr Denham — Yeah, that was an apartment he wants to turn into a garage.

Mr Guerroro — Ok, so, what he goin' to do there or …

Mr Denham — You can just ask him what kind of schedule. We've not seen any activity that I, that I can tell from the street.

Mr Guerroro — (Hispanic conversation between Mr Guerroro and Mr Casas) Uh, he said he just got done with roof, with the roofin' cause you a need to put on the sidin' and a little bit more of the inside.

Mr Denham — Does he have a permit?

Mr Oliver	He does have a permit, um, it was about to expire. Bryan did offer to extend that, um, he does have the roof on now. So, and he is, actually, now the legal owner of the property. So …
Mr Callihan	What's the schedule for getting it completed?
Mr Guerroro	(Hispanic conversation between Mr Guerroro and Mr Casas)
Mr Oliver	I had a young lady come to the …
Mr Guerroro	He says …
Mr Oliver	Counter, um, a couple of days ago on his behalf and we had a pretty good conversation. So I think she relayed a lot of the information to him. The roof got done, you know, 'cause it had been kind of draggin' out, so I think he's kind of figured out that he needs to hurry up a little bit.
Mr Guerroro	He said that by another three to four months, he should have the whole thing complete.
Mr Denham	You say two to four?
Mr Guerroro	Yeah. I mean, he's a tryin' to. Might be less than that. He kind of try to get it all done by September.
Mr Denham	Well, I don't know how long he's been the owner, but it's been on our Agenda for seven months, at least.
Mr Guerroro	Think he just, he just take over the property, just, not too long ago. Just barely.
Mr Denham	I appreciate you helpin' …
Mr Guerroro	Ok.
Mr Denham	Translate. Thank you.
Mr Denham	What's the pleasure of the Board? We want to continue this?
Mr Harrington	Thirty days at the most.
Mr Denham	Yeah.
Mr Harrington	Mr Chairman, I make a motion that Item # 2817 at 1903 ½ S Kentucky be continued until April 27th for a Progress Report and Demolition Hearing.

Mr Tylle — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Tylle that Item # 2817, 1903 ½ S Kentucky be continued to our April 27th meeting for Board, uh, Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.** So if you could come back here next month, April 27th …

Mr Casas — Ok.

Mr Denham — And, uh, just keep on tryin' to get progress. We'd like to see it wrapped up pretty quickly, please.

Mr Casas — Ok. Thank you, Sir.

Mr Denham — Alright, thank you.

ITEM # 2819 — **1032 S CONNOR**
OWNER: Michael and Janet Russell
ADDRESS: 726 Indiana Ave., Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the February 23, 2018 meeting for a Demolition Hearing and Progress Report (FIFTH TIME BEFORE THE BOARD)

Mrs Ostic — Janet Ostic. 1032 S Connor.

Mr Ostic — Mornin'. I'm Dennis Ostic. I'm with her. Basically, uh, I got the roof completely put on. Uh, I still got a little more trim work to do. Uh, Mr Oliver came out, looked at it yesterday. Told me there's a section I kind of have to trim off the bottom, 'cause I'm not allowed to have wood touching the ground. Uh, I figure, probably, uh, everything should be completed, uh, I'm hoping to try to get, uh, it extended out two months, 'cause, uh, I gotta go to work to make the money to buy the material. We ran a little short on material at this particular time 'cause I didn't have a whole lot of time I could spend workin'. And I figure within two months I will have it completely painted and everything else. I, I just have a small amount left to do, really. I got, uh, the upper portion of the house where the, uh, peaks come together. Uh, the uh, put siding up in there and, uh, then all the trim work on it and then paint it.

Mr Oliver — So, I did, I did meet 'em out there, uh, Thursday afternoon. Um, Bryan had put a list together for them to, uh, try and accomplish here. They have knocked several of those things out, but it's not complete, yet, so …

Mr Denham	So you say they have knocked out several things?
Mr Oliver	Yes.
Mrs Harrington	So there's progress on it?
Mr Oliver	Yes.
Mr Denham	So your goal is to have it completely done in a couple of months …
Mr Ostic	Yes, Sir \.
Mr Denham	Is what you're saying?
Mr Ostic	By, by the end of May. By the next meeting, come May, I'd have it done. Basically, it's like, last month, part of what happened is that, 'cause I could only work two weeks, 'cause it was a short month, I wasn't able to gather, you know, make enough money to buy every, all the material I needed so, and if I worked, and basically if I work about five to six weeks, I can buy all the material I need. That give me two weeks of non-stop workin' on the house. 'Cause that's basically how we've been doin' it, is I work a few weeks, come back, work on the house, work a few weeks, work on the house.
Mr Denham	You're satisfied with the work, so far?
Mr Oliver	Yeah. The progress, I mean, they're making progress, so …
Mr Tylle	Mr Chairman, I make a motion that Item # 2819, 1032 S Connor be continued to our April 27th meeting for Progress Report.
Mrs Ostic	Could be get it 'til May so that we have more time to (stepped away from microphone and could not hear the remainder of her request).
Mr Denham	They pretty well said that they're not goin' to have anything done by our next meeting. So, it's up to the Board but I don't have any problem waiting until May if it will be totally done at that point.
Mr Oliver	May 25th.
Mr Tylle	Mr Chairman, I make a motion that Item #2819, 1032 S Connor be continued to our May 25th meeting for a Progress Report and Demolition Hearing.
Mr Callihan	Second.

Mr Denham — **Motion by Mr Tylle, second by Mr Callihan that Item # 2819, 1032 S Connor be continued to our May 25th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.** We will see you in May.

Mr Ostic — Ok, appreciate it.

Mr Denham — Good luck to you. Thank you.

Mr Ostic — Um, excuse me, you need to come back out and look at it in May before we come to the meeting?

Mr Oliver — Yes.

Mr Ostic — Ok. I appreciate it.

Mr Denham — Thank you.

Mr Oliver — I, I'll send you a letter out, reminding you.

Mrs Ostic — Ok, thank you.

Mr Denham — Anybody else like to address this specific item?

ITEM # 2784 — **2108 W 3RD ST**
OWNER: Christopher Hills
ADDRESS: 833 Massachusetts, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the February 23, 2018 meeting for a Demolition Hearing and Progress Report (SEVENTEENTH TIME BEFORE THE BOARD)

Mr Denham — Good morning.

Mr Hills — Morning. I'm Christopher Hills. I'm here inquiring about 2108 W 3rd St.

Mr Denham — What progress have you made this month?

Mr Hills — Um, I've gotten it all closed off. I've gotten the floors all leveled. I've got the floor joist inspection. I've gotta finish up, he asked me to do one more thing for my floor joist. He asked me to do a couple of exterior things to get it completely closed up. Um, it had a few areas exposed that didn't need to be. I got all of that taken care of.

Mr Oliver — I met with Mr Hill about a week ago, a week and a half ago, I'm thinkin'. I don't remember the exact date. He's got a few things on the exterior that, uh, I asked him to try and complete. Um, when I went back by yesterday, I took a few photos that are getting' passed around. Uh, those things were done. Um, maybe not as well as I'd like to see but, um, there was some soffit put in and front porch there, there was a piece of siding put on. Um, maybe not quite the way I would have done it, but it is up there. Uh, the other things were to clean the yard up, which I did not see had been done. And I also strongly encouraged you get a building permit, which has still not been done.

Mr Hills — Right.

Mr Oliver — So that was our meeting. Uh, he did accomplish one of the three things.

Mr Denham — You say he does not have a building permit?

Mr Oliver — Not at this point. He got one for the roof and, uh, we've been constantly kind of telling him he needs to pick up another one.

Mr Denham — So, the framing inspection was done without a permit?

Mr Oliver — I went out and did it. Um, and there were some corrections to be made. So…

Mr Denham — Is there anything that's goin' to prevent you from getting the building permit before our next meeting?

Mr Hills — Uh, no Sir. I just recently got a new job, so I've been workin' a lot more. So that's the only thing that's slowin' my feet up on the Oliver project for.

Mr Oliver — Chris, you're, you're lookin' at probably getting' a notice from Code Enforcement as well on your yard.

Mr Hills — Ok.

Mr Oliver — Um, I mean…

Mr Denham — It's better than it was but there's still a lot of work to do in that yard.

Mr Hills — I agree, completely. I don't mean to interrupt you guys. Yes, I agree completely. It's definitely been the weather that's been slowing me down. And like I said, I just, probably, got a job maybe a week and a half ago, right when all this was comin' to the end on the yard, the yard. That's the main thing that you guys see, or anybody sees whenever they drive by. And that's, that's just been a little bit torn just because I haven't been able

to be over there and physically do that stuff. So, I do completely understand and I am going to get that taken care of.

Mr Denham — Ok.

Mr Callihan — What's next on the schedule?

Mr Hills — I've gotta keep the flame, the framing inspection. I gotta finish the girder beam. I gotta do one more thing on my floor and then I'm goin' to move on to the framing inspection.

Mrs Harrington — You cannot continue to work on this house without a permit. You've got to get a permit.

Mr Hills — Ok. I haven't been over there for, ever since, I mean he met me there and I haven't been there for a month or so. I haven't been…

Mrs Harrington — Well, you need to get a permit.

Mr Hills — Yes Ma'am.

Mr Tylle — You definitely don't want a Stop Work Order.

Mr Hills — Say what?

Mr Tylle — You don't want a stop work order.

Mr Hills — Right. Right.

Mr Paul — Jeff, is there someone who can help him, here, while he's here right now or do you have to do that?

Mr Oliver — Um, no Kim can issue the permit.

Mr Paul — I mean, while you are here, you mind as well…

Mr Oliver — If he needs, you can tell Kim, if he needs to come up and talk to me for a second, he can do that, if you chose to go down and get that right now.

Mr Hills — Ok. I'm just going to have to get the, uh, the list of how much I think everything might cost. That's the only thing that's stoppin' me from the permit. 'Cause I have a roundabout number , I'm literally a green thumb, or a green horn at this so it's just kind of hard to even have an idea of how much I'm goin' to cost on anything, 'cause I've never done it before.

Mr Oliver — Well, you've had several months to try and put that together. I'm not trying to be harsh, I'm just sayin'. Chris, this, this Item is probably, now in the top five of how long it's been on the Agenda. I know you weren't the owner at the majority of that time.

Mr Hills — Uh huh.

Mr Oliver — But I've been doin' this for eight years and this case here is approaching probably the top five as being on the Agenda the longest...

Mr Hills — Ok.

Mr Oliver — And I've tried to stress to you the last four or five month, how important it is to get movin' on this.

Mr Hills — Yeah.

Mr Oliver — Um, so, um, so, I...

Mr Hills — I feel like I've been movin' on it.

Mr Oliver — Well, you need to get the permit, ok?

Mr Hills — Ok.

Mr Denham — Just estimate the cost. I mean ...

Mr Oliver — You may want to...

Mr Denham — Just get this permit rolling. Just estimate the cost and, so we can get goin' on it.

Mr Hills — Ok.

Mr Oliver — The Board may want you to also bring back a time line. You know, when you are going to have your framing inspections complete, when you're planning on having your wiring...

Mr Hills — Would this be better if I had a real estate lawyer in here, just because I don't know what's goin' on? I'd rather somebody be able to represent me, 'cause I definitely, like I said, I just bought the house. And I've been doing everything I possibly can. The yard has been unupdated for at least 15 years. I'm out here by myself with one other individual...

Mr Oliver — I don't think you need an attorney.

Mr Hills	I mean, huh?
Mr Oliver	I don't think you need an attorney but you need …
Mr Hills	I feel like, at this point, I'm getting' a little beat up over this situation. Because I know it's been the same occurring offenses but I've definitely been trying to work on anything I can to get it up, up to par.
Mr Oliver	Um huh.
Mr Hills	On the exterior for the eye. The only thing that the issue is, is the yard.
Mr Oliver	Uh huh.
Mr Hills	And that's what I'm sayin' I feel like, at this point, I'm getting beat up over the whole circumstance. I've only had the house for three months, four months, five months. I got my building permit. Got my roof done. I've done everything you guys have asked me to do up to this point and you still saying it's not enough.
Mr Denham	I don't think you have...
Mr Hills	And I'm not going fast enough.
Mr Denham	Well, you, you,
Mr Hills	And I'm by myself.
Mr Denham	We're not trying to beat you up but this, this property has been on our Agenda…
Mr Hills	And I completely understand that, Sir,
Mr Denham	For Nineteen months and now.
Mr Hills	But I …
Mr Denham	He sold it to someone else and he drug his feet.
Mr Hills	That doesn't have anything to do with me.
Mr Denham	Yes it does because you bought this property and that…
Mr Hills	But how does that transfer to me when…
Mr Jordan	You don't, you don't get a new time line whenever the property …

Mr Hills — I'm not asking for a new time line. I'm asking for the time…

Mr Jordan — What I'm tellin' you is, the Board considers how long the property's been in front of the Board as a whole. It's not like everybody gets six months and so when the property was transferred …

Mr Hills — There's been progression on the property.

Mr Paul — Then you get another six months.

Mr Hills — Right. Whenever these individuals had it, was there progress as if it was me. Oh yeah, the yard is a mess. I haven't cleaned it up but it's not like I have the means and the opportunity to just go over there and clean it up. The weather's been horrible for the last …

Mr Paul — And, and they are not really beating you up here, but what they are tellin' you is, you know, there needs to be a kind of a sense of urgency here and they're goin' to want to see some progress by the next meeting and ideally, a time line for when it is going to be wrapped up. And, I, I don't think that's unreasonable. And I never tell anybody not to talk to a lawyer if they want to. Consultations are normally free but if…

Mr Hills — I have no idea…

Mr Paul — I'm just telling you that if that will make you feel better …

Mr Hills — Yeah, I probably will…

Mr Paul — Go talk to somebody.

Mr Hills — I probably will 'cause I have no idea what's goin' on.
And at this point, I feel you guys are definitely tryin' to come on to me to get the house done. I'm not doin' anything on the house.

Mr Denham — You just told us yourself that you haven't done anything for over a month.

Mr Hills — Yeah. Because I had a job.

Mr Denham — That's not, not really…
Mr Hills — I didn't have a job before that.

Mr Denham — But that's not us beating you up. That's you not doin' anything.

Mr Hills — I know, but you guys not understand that the forty hours or fifty hours that I work at a job that's takin' away completely from, 'cause whenever we started this thing…

Mr Denham	You are the one who took on this project knowing that…
Mr Hills	And that's the day when we
Mr Denham	You can't hire to …
Mr Hills	Started this whole thing …
Mr Denham	To get it done…
Mr Hills	And I said, "no, I did not have a job." If I can't hire somebody to get it done, what do you mean, I'm getting it done, still.
Mr Harrington	If you are a property owner…
Mr Denham	You don't even have a permit.
Mrs Harrington	You have a responsibility to …
Mr Hills	And I'm takin' on that responsibility.
Mrs Harrington	To the community and to your neighbors to get that …
Mr Hills	My neighbors' houses are in worse condition that mine is. I'll will literally take pictures and come up here with a lawyer.
Mrs Harrington	Excuse me.
Mr Hills	Oh, I'm sorry.
Mrs Harrington	You have a responsibility as a property owner to get this property in, in condition, whether you are employed or not employed, that's not our deal….
Mr Hills	And that's exactly what I'm doin'.
Mr Harrington	You took on the responsivity of owning this property. That means it's your responsibility to ….
Mr Hills	And that's what I'm doin'.
Mrs Harrington	Move it along, bring it up to code and get it taken care of. 'Cause what we can do is to go further with what our options are.
Mr Hills	Ok.

Mrs Harrington	And after nineteen month, almost two years…
Mr Hills	Not my property.
Mr Harrington	At working, Yes it is your property…
Mr Hills	I had the property for four months.
Mr Denham	You bought the property …
Mr Hills	It is your property.
Mr Hills	Not my problem
Mrs Harrington	You bought the property, yes, it is your problem.
Mr Hills	You guys. I said for the nineteen months, wait, it was not my property.
Mrs Harrington	You got all the...
Mr Hills	It was not my property.
Mr Denham	Don't interrupt.
Mr Hills	Yes.
Mr Denham	Let her finish.
Mr Hills	You guys been interrupting me the whole time. How do I show respect and you've given me no respect. Every time I try to say something about how you guys are beatin' me up you say, look, right now you're trying to jump back at me instead of just listen. And don't interrupt.
Mr Denham	I think we have listen. I will tell you this: We were prepared to order that building demolished the week you came in and had purchased it. I think everyone on this Board was ready to order that house demolished. Instead of ordering it demolished, we tried to work with you 'cause you just purchased it.
Mr Hills	Uh huh.
Mr Denham	Haven't seen a lot of progress other than a roof. And, you know, the permit, we've talked about you getting a permit for months now.
Mr Paul	And even now all they're asking for is little more progress and a time line. I mean…

Mr Hills — And that's what I'm sayin', it would be different if I was in this career for at least, a …..

Ms Willhite — Excuse me, could you please talk into the mic?

Mr Hills — I have no idea of any time line or anything. Like I said, it would only be, I would be able to spend more time over there, I would have a better idea if I didn't just get this new job a week ago. I'd definitely have all of that stuff written up but, like I said, trying to be in four places at one time and that's just not physically possible.

Mrs Harrington — Mr Hills, this man could be your best friend when it comes to getting this property in order. And if I, if it were me,

Mr Hills — Ok.

Mrs Harrington — And he told me what steps I had to take in order to satisfy our needs on this Board, I would listen and comply. And if he says to you even one time, you need to get a permit….

Mr Hills — I got a permit.

Mrs Harrington — I would get myself down to City Hall to get a permit so that when you stood there you could say, "Mr Oliver told me to get a permit. I did that and my next step is…" And that's really all we want to hear that when the staff at the City tells you or, or consults with you to say this is what we need you to do, that you take every step you can to do those steps, one at a time and you know…

Mr Hills — The only thing,

Mrs Harrington — Jeff has said…

Mr Hills — Sorry, I thought you were finished.

Mrs Harrington — That he has asked you repeatedly to get a building permit. So if you just did that much, you would have been able to say, "Well, Jeff said get my building permit and I did that so next time I'm going to…" and that's all we ask. That's really all that we ask, because we are on your side. We consider it a failure to have to take a property to demolition. That is not our goal.

Mr Hills — Ok.

Mrs Harrington — We're all, we're all members of this community …

Mr Hills	Right.
Mrs Harrington	Nobody here's getting' paid to do this.
Mr Hills	Ok.
Mrs Harrington	We're all here to just try to make Joplin a better place and that includes taking these properties that need work and making sure that the property owners are doing the work.
Mr Hills	Ok.
Mrs Harrington	That's all we want from you.
Mr Hills	Ok.
Mrs Harrington	Just, just ask Jeff what do I need to do and when he tells you, he's not going to load you up with too much. He's…
Me Hills	He was polite, polite as could be when he came by. I'm sure there was a lot of things he definitely could have isolated on, he could have said, "Just shut this thing down" and he did not do that. I completely respect him for doing that and I appreciate it. And that's not what, that's not what, that's not what I'm getting' at here. The only thing that I have issue with is just that I don't know time lines. Like I literally don't', I don't have an uncle or an aunt or anything that's helping me on anything. This is just me watching YouTube videos, trying to figure out how to do things. And I understand that this property is on the twenty month or nineteen month but I'm definitely trying to do all that I can. I'm sorry that I came up short on the business permit aspect of it. That is $200.00. It is Friday. Now I will get paid and I did come up short before the meeting but I am trying to do all that I can. I thought that, uh, he asked me to do the exterior things to close it up and try to make you guys a little bit more happy. Yes, it does not look the most professional in that way but I did the most I that I could to try and bring it together to try and get just what he was acceptable with. That's not what I would do for the longevity of the home but that's just what I was trying to do for the time being.
Mr Paul	I think the Board's made its expectations clear for next time.
Mr Denham	Any other comments or questions?
Mr Callihan	A month ago you were goin' to get an inspection, uh, for the framing. We talked about the yard. Nothing's been done and…
Mr Hills	That was flooring.

Mr Callihan — I understand. I understand. Uh, we have an Item number and a property location. I appreciate that you stepped up and, and tried to do something with this property…

Mr Hills — Um huh.

Mr Callihan — But, um, something's got to happen very quick. It's, it's nineteen, twenty times, uh, it gets to the point where, honestly, uh, uh, we're not, I'm not concerned about what you're doing. I'm concerned about the neighborhood.

Mr Hills — Ok.

Mr Callihan — And there's, there's other properties in the neighborhood that are in rough shape but, right now, you're on the list.

Mr Hills — Ok.

Mr Callihan — And we want to help you get off the list.

Mr Hills — So what I need to do in order to do that is get a business permit, or a building permit.

Mr Callihan — That, that's a big part of it. You can't be doin' work without a, a building permit.

Mr Hills — Ok.

Mr Callihan — And a building permit drives inspections.

Mr Hills — Ok.

Mr Callihan — Kind of a partnership.

Mr Hills — Ok. So, like, I can't be doing floors without a building permit?

Mr Callihan — I'm going to defer…

Mr Hills — Huh?

Mr Callihan — I'm goin' to defer to Jeff.

Mr Oliver — Technically, no.

Mr Hills — Ok.

Mr Oliver — Ok. I did not mind comin' out and going over it with you. Uh, but you do need to get the permit.

Mr Hills — Ok. See, I was unaware of that. I thought you had to have a permit for plumbing, electrical and the roof and the framing.

Mr Oliver — Right, which the floor joist is part of the framing.

Mr Hills — And that's, that's what I was understood whenever you first came to my property. You never, sorry, I'm not trying to put words into your mouth but I never, ever heard one time you need a floor joist inspec, or a floor joist permit or a building permit. I heard that we needed a permit for the roof, plumbing and he had a permit for siding already. I don't know, that wasn't, had anything to do with me but electrical.

Mr Oliver — Right, um, the first meeting that we had with you on sight, there was another inspector with me. That's probably been four or five months ago.

Mr Hills — Um huh.

Mr Oliver — Um, I'm sure we went over all that. I can't remember. It's been too long ago.

Mr Hills — I'm sure.

Mr Oliver — I mean, the permit was even talked about at that point and…

Mr Hills — But that was, that was my understanding is that I thought that the permit that I had in place.

Mr Oliver — No, roofing permit is just for the roof, basically puttin' the shingles on.

Mr Hills — Understood now. Understood. And that's what I'm so confused about, how guys, like, "Get a permit", "Get a permit" 'cause I have a permit but it's just for the roof. But that's why, like I said, I'm completely new at this. I have no idea what I'm doin'. So, you know what I mean. It's just a little hard, it's a curve to learn with at this point, so…

Mr Callihan — Ask questions.

Mr Paul — Jeff doesn't play hide-the-ball. I mean, after I finished the particular task I'd call him and say, "What's next and what, what do I need to do to achieve that" and he will tell ya.

Mrs Harrington — Mr Chairman, I make a motion that Item # 2784 at 2108 W 3rd St be continued until April 27th for a Progress Report and Demolition Hearing.

Mr Tylle — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Tylle that Item # 2784, 2108 W 3rd St be continued to our April 27th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.** Alright, Thanks.

Mr Hills — Sorry about everything. Thank you for everything.

Mr Callihan — Good luck to you.

Mr Paul — Ma'am, do you have anything?

Lady in Gallery — No.

Mr Paul — Ok. Um, I've got a, is the Board ready for demo properties?

Mr Denham — Looks like it.

ITEM # 2826 — **1027 S MOFFET AVE**
OWNER: James Rose
ADDRESS: 1027 S Moffet Ave., Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the February 23, 2018 meeting for a Demolition Hearing and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr Paul — Well, the first one is something for you all to have a conversation about. This is Item # 2826, 1027 S Moffet. This is the one that is occupied. Um, Peter and Jeff and I talked about this yesterday and, you know, on these demo cases you've got a two-step process. I mean, first you have to have a definition that supports demolition and normally, you've got a couple of those. But then, the, those definitions have to rise to the level, in a case of a demolition, that, uh, it's not economically feasible to repair, right. And on an order to repair, you have to decide whether you want to it to be the policy of the City to go in and fix this particular house for whatever reason. And, lookin' at this house, it, I'm not sure that we've got a submissible case on either one of those options. Uh, Jeff's not been inside of the house. I think his observation has been, that, that it's, it's likely it doesn't have utilities. It doesn't have electric or water. Um, it may be unsanitary. We certainly have a lot of complaints by neighbors. Um, but again, I'm not sure that it rises to the level that you could really demolish it. Again, 'cause, you look at it and structurally, it's not falling down, it, it doesn't present, it's not unsecured, it doesn't present a lot of those problems. I think that if you wanted to take action on this property, um, probably the

most you could do is order it vacated. That standard's a little more flexible. Um, that's, uh, moral, it's one of those moral/safety/welfare items. Dangerous to the health, moral, safety, or general welfare of the public or the occupants, so I do think that would be an option for you. Or you could continue to just hold onto it, try to send Code Enforcement out there and see if, if that results in anything. Although, this owner's been pretty resistant about interacting with anybody.

Mr Denham — What brought it on? I know neighbors have complained but, driving by, what's, what's the, I don't see a lot of repairs that need to be made. I know it doesn't have utilities but other than that?

Mr Oliver — There, like you said, there was a complaint. Um, the City does have ordinances when it comes to having water and electricity. Um, so that is what, kind of got it put on the Agenda. Yeah, structurally, um, from my observations, basically, from the exterior, uh, it's just ugly. And there were some broken windows. So …

Mr Callihan — Just to clarify, you, you said that he City does not have an ordinance against, uh, to, to require the …

Mr Oliver — The City requires, our ordinances that, um, require to have running water …

Mr Callihan — Ok.

Mr Oliver — And electricity. Um, electricity one is kind of worded funny but it talks about have a power within a hundred and fifty feel of the home, which in this case it does, you know.

Mr Callihan — It's required?

Mr Oliver — Yeah.

Mr Callihan — Ok. And we, have we confirmed that they do not have utilities?

Mr Oliver — Yes.

Mr Callihan — Ok.

Mr Oliver — He did have a water meter put in several months ago. I mean, it was completely pulled. Uh, but to my knowledge, that does not run to the house at this point. He's had a rain water barrel outside. Um, I'm supposing that's what he uses to help with the sanitary part of it but I have been able to talk to him a couple of times on the front porch but, and he just kinds of listens but there's not a whole lot of interaction as far as trying to remedy the problem.

Mrs Harrington — The nature of the complaints that you've received to start the ball rolling on this were what?

Mr Oliver — Neighbors.

Mrs Harrington — Neighbors, what?

Mr Oliver — I've got …

Mrs Harrington — Neighbors, this is dangerous situation?

Mr Oliver — Yeah, it, it lead to the water and the power, you know, us discovering that he did not have those. I've got one neighbor that calls consistently, rightfully so, I guess. Um, kind of wants to know what's going on. So…

Mrs Tylle — I'm sure it's the lady right next door?

Mr Oliver — Yes.

Mr Paul — Yeah.

Mrs Tylle — You can walk out on her front porch and look right into his living room.

Mr Oliver — Um, she says there's a lot of activity there.

Mrs Harrington — There is?

Mr Oliver — Yeah. And I don't, I haven't spoke with the Police Department so I can't confirm or deny but, uh, so she seems to be concerned about that as well.

Mrs Harrington — The person you talked to, do you think is the owner of the property?
Mr Oliver — It's the son. Um huh.

Mr Callihan — I, I agree. I'd, I'd drive by it. I look at it structurally, it, it doesn't look bad. Um,

Mr Denham — Probably the nicest one on our Agenda as far as structure goes.

Mr Callihan — Yeah, Yeah, and its like, why are we talkin' about this. I think, honestly, I think we're trying to use this commission to do something that, it's, it's a wrong resource to remedy the situation.

Mr Paul — And you, you could release it if you'd rather just have it exclusively pursued through Code Enforcement.

Mrs Harrington — Well, why would, why would an Order to Vacate be part of our, um, tool box, you know, if, if in fact it weren't our responsibility to oversee something like this? You said we can, can order it vacated.

Mr Paul — I think so. Um, I mean, it's one of those deals where, it, it I think difference people could reasonably disagree on whether it rises to that level. I'm sure there's some case law that supports it if you don't have utilities, that it's, it's unsanitary but you could easily stick that in front of someone else and say, "Hey, there's, it's a house. People live in houses that aren't the nicest and I disagree. So I just think that's what, what, you all have to decide whether you think these facts make it uninhabitable.

Mr Callihan — Is, is our group the group that would initiate a vacated order?

Mr Paul — Yes.

Mr Callihan — It is. Ok. I, I forgive me, I was unaware of that.

Mrs Harrington — Um, what's the remedy for the neighbor if in fact we decide that we just want to release it and let it go? It doesn't seem to me that that's serving our purpose here.

Mr Paul — Um huh.

Mrs Harrington — I, I agree that, that the property doesn't look like it needs to be demolished. Um, it has a few problems that are going to compound themselves more and more. Getting through the winter in that house, the way it is, is…

Mr Callihan — Yeah.

Mrs Harrington — I think is surprising considering what we've had this winter.
Mr Paul — Well, again, we've not been inside, so we, don't know…

Mrs Harrington — Yeah, we don't know what's …

Mr Callihan — Well, it's, to me it's as simple as Code requires the, the law requires 'em to have utilities and they don't. There's gotta be something done to, you know, uh, you have to adhere to, to, to the Code, to the law, uh, otherwise, we'll have a …

Mr Denham — I don't see it changing unless we put some pressure …

Mr Harrington — Unless it, yeah.

Mr Denham — If, if you have to order it vacated and then he can get his utilities hooked up and then move back in, that may be his only solution.

Mrs Harrington — That's my point, that if we release it and do nothing and just turn it over to Code Enforcement, it seems like that's kind of kicking the can down the road. And uh, and since that is one of our charges and since there are several people, I, I've watched it. I've driven by there at least once a month, um, uh, and if the neighbors are continuing to have issues with either the condition or what's going on there, I think it behooves us to help, to help that …

Mr Denham — He, he's obviously ignoring our letters, the letters you send. I, I think that's our only choice. I, releasing it is just going to kick it down the street and we'll, it'll be back on our Agenda next year, if not sooner.

Mr Paul — Sure.

Mr Oliver — I would, I would like to add my thoughts on, as far as ordering it vacated, that it also be boarded up and secured or he's just going to be right back there.

Mr Denham — I agree. That', that's a good point.

Mr Pommert — So the City would need to secure it?

Mr Oliver — We would bid out to, uh, have it secured, um, all the windows and doors boarded.

Mrs Harrington — Is the property owner deceased or are they still around?

Mr Oliver — Uh, deceased, I believe.

Mrs Harrington — Ok, and nothing was in place to make this son the legal owner after …

Mr Paul — Not that we found. You know, beneficiary deed would have showed up in the title search and so, so would have some kind of order from the Probate Court. So I, I imagine he was livin' there, Dad died and he, there was no reason for him to …

Mrs Harrington — Obviously, no property taxes are being paid.

Mr Paul — No, no, no. I'm sure he has to pay property taxes. He's just payin' them in his dad's name. Other, otherwise the county would sell it for back taxes.

Mrs Harrington — Well, that was what I was wondering, what the status is with the county.

Mr Paul — Um, no, I think it's, yeah, he paid his 2016 taxes. I don't know if he paid 20, no, he paid 2017 too. I think. Well, in any event, if he doesn't pay 'em it will, it will…

Mrs Harrington	Well, it accrues then if he is responsible enough to make the tax payments that, maybe just this nudge to order the vacation and board it up will get him in a position of complying with, at least with the ordinance.
Mr Paul	Sure, does someone want to make a motion?
Mr Denham	We have a motion to have this, uh, property subject the subject of a Vacation Hearing?
Mr Tylle	Mr Chairman, I make a motion that Item # 2826, 1027 S Moffet Ave. uh, be issued an order to vacate.
Mr Denham	Do we have to have the hearing first?
Mr Paul	Yeah, yeah.
Mr Denham	Let's just, let's just have it as a subject to proof…
Mr Paul	Hold a Dangerous Building Hearing.
Mr Denham	Hold a Dangerous Building Hearing? Ok.
Mr Tylle	Ok. Modify that: Item # 2826, 1027 be a subject of a Dangerous Building Hearing.
Mr Pommert	Second.
Mr Denham	**Motion by Mr Tylle, second by Mr Pommert that Item # 2826, 1027 S Moffet be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.** The Board turns it over to the City.
Mr Paul	Thank you. This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building this 23rd day of March, 2018, for the purpose of conducting a Dangerous Building Hearing. The City will present its evidence first, after which the public has the right to cross examine witnesses and be heard, as well as present witnesses or exhibits. The first case for today is Item # 2826 on the Agenda, also known as 1027 S Moffet. The City calls Jeff Oliver.
Ms Willhite	Jeff, do you solemnly affirm, under the penalty of perjury, that the testimony you shall give in the matter at issue shall be the truth, the whole truth and nothing but the truth?
Mr Oliver	Yes.

Ms Willhite	Thank you.
Mr Paul	You please state your name and occupation?
Mr Oliver	Jeff Oliver, Building Inspector for the City of Joplin.
Mr Paul	And how long have you been employed in your current position with the City of Joplin?
Mr Oliver	Eight years.
Mr Paul	And have you in official performance of your duties, had an occasion to inspection the property known as 1027 S Moffet?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what's been marked as Exhibit # 1. Do you recognize Exhibit # 1?
Mr Oliver	Yes, these are, uh, photos that I've taken out at the site.
Mr Paul	Do the photographs show a reasonable likeness of the premises in their present condition?
Mr Oliver	Yes.
Mr Paul	If there's no objection, I'd offer Exhibit # 1.
Mr Denham	The Board accepts.
Mr Paul	What, if anything, did you do to ascertain ownership of the property? Um, sure, while we've got it in front of you, could you describe what the first page of Exhibit # 1 depicts?
Mr Oliver	The first photo in this group of photos that are goin' to be passed around is a photo, basically, of the gate on, on the fence where I have placed the, uh, Warning. Uh, the building has been found to be unfit for human habitation as well as a, a letter informing him of a past meeting we had.
Mr Paul	And those are designed to give notice to the owner and any interested parties that are subject to proceeding before this, uh, body, right?
Mr Oliver	Correct.
Mr Paul	Uh, talkin' about these, uh, what you did to ascertain ownership of the property.

Mr Oliver	Uh, we had a title search done.
Mr Paul	Let me show you what's been marked as Exhibit # 2. Do you recognize Exhibit # 2?
Mr Oliver	This is, uh, title search received from Great American Title. Uh, it was received January 9th.
Mr Paul	And who does it show as the owners of the property?
Mr Oliver	A James, uh, Elza II and Rose Elza.
Mr Paul	If there's no objection I'd offer Exhibit # 2.
Me Denham	The Board accepts.
Mr Paul	And, what if anything, did you do to notify the owners of the property of this action?
Mr Oliver	There'd been, uh, certified letters sent as well as some placed at the property.
Mr Paul	I'd show you what's been marked as Exhibit # 3, # 4 and # 5. Do you recognize those?
Mr Oliver	Yes, these are the standard, um, Certified Letters that we typically mail out and in this case, some of 'em I actually took to the property as I previously mentioned and posted on the property. Um, do I go through each one, or…?
Mr Paul	No, if you could just tell who the letters were too, through # 3, # 4 and # 5.
Mr Oliver	Ok, Exhibit # 3, there's several letters here sent to James Rose at the address of 1027 S Moffet. Uh, I did not have any signed receipts.
Mr Paul	You sent those, basically, every month for the last couple of months?
Mr Oliver	Yes. Um, I also have Exhibit # 4, uh, which is a certified sent to Elza. That was January 12th of this year. I do not have a signed receipt for that. And Exhibit # 5, is the one that was sent to Mercantile Bank dated January 12th. Uh, I don't have a signed receipt that one either.
Mr Paul	And the reason you sent, uh, one to the bank was, that it, there was indication that in the title search that they might have a lien on the property, right?

Mr Oliver	Correct.
Mr Paul	And the reason you sent, um one to the Bank was it indicated, there was indication on the title search that they might have a lien on the property, right?
Mr Oliver	Correct.
Mr Paul	However, I recall that lien is some thirty years old, right?
Mr Oliver	Yes.
Mr Paul	Um, if there's no object, I'd offer Exhibits # 3, # 4 and # 5.
Mr Denham	The Board accepts.
Mr Paul	I'm also going to show you what's been marked as Exhibit # 6. Do you recognize Exhibit # 6?
Mr Oliver	Yeah, this is, uh, print off from the Jasper County Beacon website.
Mr Paul	And where does it show as the, uh, owner address for the property?
Mr Oliver	1027 S Moffet Ave.
Mr Paul	And so that's where the property tax statement are sent, correct?
Mr Oliver	Correct.
Mr Paul	And, um, this is the address where you mailed the, uh, certified letters, Exhibits # 3 and # 4 to, correct?
Mr Oliver	Correct.
Mr Paul	If there's no object, I'd offer Exhibit # 6.
Mr Denham	The Board accepts.
Mr Paul	What, if anything else did you do to notify interested parties of this action?
Mr Oliver	It was published in the Joplin Globe.
Mr Paul	I'm going to show you what's marked as Exhibit # 7. Do you recognize Exhibit # 7?

Mr Oliver — This is the Affidavit of Publication with the publication dates of, uh, January 4th, 11th, 18th and 25th of 2018.

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

Mr Denham — The Board accepts.

Mr Paul — Uh, what if anything else, or, excuse me, um, what school and education have you had in the building industry which would qualify you as an expert in the construction of buildings?

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

Mr Paul — And from the inspection of this property at issue here, do you have an expert opinion as to whether or not these premises constitute a dangerous building as defined in Chapter 26, Article 10, Section 26-612 of the Code of Ordinances of the City of Joplin and if so, which of the definitions do you base your opinion, if any?

Mr Oliver — Yes, I do. Subsection Line 10: Whenever the building or structure, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, trash, fifth, inadequate light, air ventilation or sanitation facilities or otherwise is determined to be unsafe, unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease. This property, currently, does not have electrical power, um, and to my knowledge, there's no running water in the house.

Mr Paul — And Jeff, what, what's the basis for, uh, your belief there's no electric or water?

Mr Oliver — Um, we made some calls. Uh, the electric was disconnect in June of 2015. Water service was originally shut off in 2009. All back bills were paid. Not sure how much that was. Uh, service was reinstated on September 13, 2017. New water meter was set but to my knowledge it was not reconnected to the house. Uh, with that being said he has, uh, some water usage, uh, with the current bill of $189.28 that figures from about a month ago and showing no payments for four months on that bill.

Mr Paul — And Jeff, you've also had a number of calls from the neighbor in this case who lives adjacent to this property. Did they indicate to you, um, a concern to you that there wasn't sanitation for this property?

Mr Oliver — Yes, they did.

Mr Paul — And I'm just going to take a time out here. Ma'am, huh, which case are you here on? (not at the microphone). Ok, you just want to have a seat. We'll be with you in a second here. Um, Jeff, were there any other grounds or was that the ground you were relying on today?

Mr Oliver — Uh, I went ahead a marked a couple of extras. Um, obviously, with the definition of Line 10, the sanitation facilities is part of that definition, is a bigger reason why that definition applies. Um, Line 15: Whenever the electrical system is totally or partially damaged, destroyed, removed or otherwise made inoperable, unsafe or hazardous. Um, there is no power to the house. Um, it does look like an older 60 amp service. And then also Line 16: Whenever the plumbing system is totally or partially damaged, destroyed, removed or otherwise made inoperable or unsanitary. My belief is, maybe one of the reason the water is not on in the house, is that he has leaks and other things that could be going on with that.

Mr Paul — Sure. Um, to go back to the notifications to the owner, I forgot to mention or ask you, uh, you have in fact be out to this property several time and had actual contact with the occupant and he is aware of the proceeding in front of the Board, correct?

Mr Oliver — Yes. Um, we've handed him letters, um, at least once I know I've handed him letters. And again, I've, I've left them on the property at the gate, very visible for him to see. Um, I'd also like to let the Board know that before it was actually brought to the Building Board of Appeals, we did try for several months to work with him.

Mr Paul — And by workin' with him, you put him in contact with resources to help with things like utilities, right?

Mr Oliver — Not necessarily in contact with resources but trying to get him to understand that it could possibly end up on this Agenda or on this…

Mr Paul — Ok.

Mr Oliver — Building Board of Appeals Agenda in trying to encourage him to get his utilities turned back on.

Mr Paul — Anything else?

Mr Oliver — No, Sir.

Mr Paul — Thank you, Jeff. Uh, now would be the, uh, defendant's opportunity to ask Mr Oliver any question, however, we don't have anybody here today on 1027 S Moffet, um, therefore, Jeff is excused. I would also ask that, uh, Chapter 26, Articles X and IX of the Code of Ordinances be offered as

evidence before the Board and that the record be held open to include a copy of the Joplin Globe on the dates of publication.

Mr Denham — Uh, the Board will accept.

Mr Paul — Uh, the City rests. Now would be, uh, the defendant's opportunity to present evidence, um, ask questions. Again, not body here in the audience today. Not aware of anybody who planned to be here today. Therefore, uh, uh, it be turned back over to the Board for deliberation and a decision.

Mr Denham — Do we have a Motion to Order to Vacate?

Mr Wilson — Mr Chairman, I move that Item #2826, 1027 S Moffet Ave be contin, uh, be declared a, uh, Dangerous Building according to the Joplin Code of Ordinances, Chapter 26, Articles IX and X, Sections 26-612, Subsections 10, 15 and 16 and so ordered vacated with the property secured.

Mr Pommert — I second that.

Mr Denham — **There's a motion by Mr Wilson, second by Mr Pommert that Item # 2826, 1027 S Moffet be declared a Dangerous Building and ordered vacated in accordance with, uh, Joplin Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, Subsections 10, 15 and 16. Property ordered vacated and uh, the City will take bids to secure the property as well. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.**

Mrs Harrington — I have a question.

Mr Paul — Sure.

Mrs Harrington — The paper work is showing the property owned by Eliza and James Arnold II.

Mr Paul — Um huh.

Mrs Harrington — Is that the person that's living there or is that the deceased person?

Mr Paul — I think that, where's my file on this Jeff?

Mrs Harrington — I'm sorry to ask that after …

Mr Paul — No, you're fine.

Mrs Harrington — I would have voted the same way.

Mr Paul — On one of these, I, I, no, I had some estate paperwork on one of these that I pulled but I don't remember if it was this one or, it doesn't look like it. Um, so, I, I, I'm not sure if the person living there is, are those people or not. I think that Jeff said before that it is his impression that those people had passed and that would support the title …

Mrs Harrington — The third, James III?

Mr Paul — Yeah and that would support the title work. Um, as I mentioned, that Deed of Trust is from the 1980's so, that time line kind of fits.

Mrs Harrington — Yeah. Thank you.

Mr Paul — Sure.

ITEM # 2827 — **1010 S MONROE**
OWNER: Clisa Schrader
ADDRESS: 9505 S 679 Rd, Wyandotte, OK 74370
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the February 23, 2018 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Denham — Would you like to address a specific, uh, property? Give us your name and address and which property you're her to discuss.

Mrs Schrader — 1010 Monroe, Joplin, Missouri.

Mr Pommert — Item # 2827?

Ms Schrader — I have, um, my property needs a new roof and some electrical work done and I have purchased the materials for the roof. I'm goin' to put a metal roof on. I've gotten bids from contractors and my family, we were goin' to do the work ourselves. Then we decided to get bids from contractors. Uh, they were goin' to start on Monday and it rained so that go put off. And since then we've decided to do the trees. There's some trees if, if they come down, their just goin' to tear the roof off. So, I'm in the process of

renting a lift and we're goin' to do the tree work ourselves. And we're able to work on that on Sunday's and Monday's. So I've got the permit, I've got the materials purchased for my metal roof and I've got the roll-off estimates. I'm goin' to do some of the yard cleanup this Sunday and Monday so I can bring in the dumpster and we'll get started on the roof.

Mr Denham — You're goin' to tear off the old shingle roof before you put the metal roof on?

Mr Schrader — Half of the roof is, half of it, the shingles have been pulled off because I was going to do a traditional roof. I'm goin' to just leave the other side shingled and probably the other side we're goin' to finish tearing it off.

Mr Denham — How many layers are on the other side that you want to keep on?

Mr Schrader — Three.

Mr Denham — Three layers?

Mrs Schrader — Um huh.

Mr Denham — And you're goin' to put a metal roof over that?

Mr Schrader — Yes. If they can build it up. They've gotta get off the, um, shingles on that one side to see, really, where they're at.

Mr Denham — A lot of weight on that roof.

Mr Callihan — You have a permit?

Mr Schrader — Yes.

Mr Oliver — Yeah, they've, they have pulled a roofing permit. Um, like Kyle's talkin' about the roof, here, um, you definitely want to pull the layers off of …

Mrs Schrader — Go ahead and take the …

Mr Oliver — Yip, go ahead and take, uh, I'm drawin' a little bit of a blank but two layers, I believe is all you're allowed.

Mrs Schrader — Ok.

Mr Oliver — Um, and I can find that out for you for sure but you really want to pull all of it off and get it back down to the decking.

Mrs Schrader — I'm pretty sure it has three because my husband and I did the roof like in '96 …

Mr Oliver — Ok.

Mrs Schrader — And so I, I will do that. That's fine.

Mr Denham — When's the dumpster coming?

Mrs Schrader — Well, I've talked to them last week and I'm probably goin' to hire a WACA, I think it's called. And I've got shingles in the backyard now on the ground and I'm going to bring a trailer in and clean that up so they can just dump, bring in the roll-off and just set it on the ground. But I've got two companies I'm workin' with. It's goin' to cost about $375.00 for the dumpster and I'll have it for ten days. And we're goin' to pull out, um, sheetrock inside of the house, too and get it all cleaned up really nice; get the yard done and trees trimmed.

Mr Denham — Gotta lot of rain forecasted in the near future. Have you got a tarp or something you can temporarily put on that roof so you don't have a lot of damage inside?

Mrs Schrader — Yes. I've got a red, um, it's a huge semi flatbed tarp I can put on there.

Mr Denham — I think that would save you lot trouble in the future.

Mrs Schrader — Yes.

Mr Denham — When I drove by, it looked like it was just bare wood on that north side and there talking, maybe, up to five inches of rain comin' up. That could do a lot of damage on the inside.

Mrs Schrader — Oh my goodness. When, when are they expecting that?

Mr Callihan — Sunday til the middle of next week.

Mrs Schrader — Ok.

Mr Callihan — Several days.

Mrs Schrader — I will, um, I'll get up here tomorrow and look at that, on there.

Mr Denham — That's the forecast. Who knows if it will happen.

Mr Callihan — Yeah.

Mr Denham	You can see a lot of major damage in your house if you don't try to seal it up…
Mrs Schrader	Absolutely.
Mr Denham	That roof.
Mr Oliver	Ma'am, I don't, uh, have a copy of your permit. I do know you have one. I don't have it in the file. Um, so you, basically, put down on that permit that you were goin' to do the work and now you're considering hiring someone?
Mrs Schrader	Well, I got a contractor bid. It just, just to, what it's goin' to cost to get it all done and it was $4,000.00, and so we're goin' to do it ourselves.
Mr Oliver	Ok. I just, if you end up hiring it out, we need to know who that is. You need to make sure they're licensed, you know, and insured and we would need that information to put on the permit.
Mrs Schrader	Ok.
Mr Oliver	Ok?
Mrs Schrader	What about the tree work? No problem with that? I, I'm goin' to have some people come out and give estimate. I know what it's goin' to cost us to rent the lift to do the work and I don't know if you know the rules. The neighbor's tree is dead and that's what started my roof problems. A pieces of their tree fell on my electrical main and caused that leak. That really…
Mr Oliver	Basically, you have a property line. Up to that space, anything that hangs over, you can cut.
Mrs Schrader	Ok. I don't need to contact them or anything, or do..?
Mr Oliver	No, I would be letting them know but, my understanding is, you have the right to do that, if it's hangin' over your property line.
Mrs Schrader	And so when we do tree, trim the trees, there's a location over her on fourth street, by Casey's. Is that a place I can take the tree debris?
Mr Oliver	No ma'am. Um, the City does allow you to take limbs. It's the third Saturday of every month and, uh,
Mr Callihan	It hasn't started yet, has it?
Mr Oliver	I think it did last month.

Mr Callihan Oh did it?

Mr Oliver Yip.

Mr Callihan Oh, good.

Mr Denham For City residents, correct?

Mr Oliver Yes.

Mr Denham But she doesn't like in Joplin but owns property in Joplin. That would still…

Mr Oliver We would allow it, Yeah. Um, it's out on Schifferdecker. Um, do you a lot, a lot of residents, when they say "Snowball"?

Mrs Schrader Yes.

Mr Oliver Ok, it's out there.

Mrs Schrader Ok.

Mr Callihan North of there.

Mrs Schrader North of Snowball?

Mr Denham If you get to Zora you went too far.

Mrs Schrader Ok, so you can see it …

Mr Denham It's on the west side. It's just kind of a gravel drive that take off...

Mr Callihan Oh the, on the weekends, on the Saturday's that they have the, the limb drop off, seems like, don't they normally have a sign out there?

Mr Oliver Yes.

Mr Callihan That this is the drop off?

Mr Oliver Yeah, um huh.

Mrs Schrader What about the roofing materials, if I decided to. I have a nice heavy duty trailer. If I just decide to bring my own trailer in, where can I dump the shingles?

Mr Oliver	Uh, the landfill over in Galena. I would call them first but I believe you can take 'em there.
Mrs Schrader	And we did have …
Mr Oliver	Obviously, they're goin' to have a charge but …
Mrs Schrader	We did have the electric removed so we can get the tree work and stuff done too.
Mr Oliver	Good.
Mrs Schrader	So I apologize for it bein' slow but we are getting stuff done.
Mr Denham	So by out next, our next meeting's, uh, April 27th. What do you think you'd have done by then?
Mrs Schrader	I'm hopin' to have everything done. But, well, just, sick babies, all kinds of stuff's goin' on. But we'll get stuff done.
Mr Denham	Any other questions or comments? Thank you for comin' up.
Mrs Schrader	Alright, thank you.
Mr Denham	We have a motion to continue?
Mrs Harrington	Mr Chairman, I make a motion that Item # 2827 at 1010 Monroe be continued until April 27th for a Progress Report and Demolition Hearing.
Mr Wilson	Second.
Mr Denham	**Motion by Mrs Harrington, second by Mr Wilson that Item # 2827, 1010 S Monroe be continued to our April 27th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.**
ITEM # 2828	**2655 E 8TH ST** **OWNER: Jim and Pamela Ames** **ADDRESS: 5042 79th Ave Dr East, Sarasota, FL 34243** **Demolition Hearing has been posted in the Joplin Globe Legal Section.** **Item continued from the February 23, 2018 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)**

Mr Paul	I've got, uh, Item # 2828 on the Agenda if you all want to consider that one.
Mr Denham	For demolition?
Mr Paul	Yes, Sir.
Mr Denham	We have a motion to have Item # 2828 be the subject of a Dangerous Building Hearing?
Mr Wilson	Mr Chairman, I move that Item # 2828, 2655 E 8th St be the subject a Dangerous Building Hearing.
Mr Callihan	Second.
Mr Denham	**Motion by Mr Wilson, second by Mr Callihan that Item # 2828, 2655 E 8th St be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.**
ITEM # 2827	**1010 S MONROE (CON'T)**
Mr Oliver	Ma'am, hold one second. I have a question for you.
Mrs Schrader	Ok.
Mr Denham	The Board turns it over to the City.
Mr Oliver	I just want to make sure I've got your correct address and I've seen you fillin' that out, 'cept I think I got your last letter back. I got 9505 S 679 Rd, Wyandott.
Mrs Schrader	That is a good address but if you would go ahead and put 9501.
Mr Oliver	9501 and did you put that on that.
Mrs Schrader	I did.
Mr Oliver	Ok, thank you.
Mrs Schrader	Your welcome.
Mr Denham	Thank you.

ITEM # 2828 **2655 E 8TH ST (CON'T)**

Mr Paul — Ok?

Mr Oliver — Yes

Mr Paul — This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building this 23rd day of March, 2018, for the purpose of conducting a Dangerous Building Hearing. The City will present its evidence first, after which the public has the right to cross examine witnesses and be heard, as well as present witnesses or exhibits. The next case, uh, for today is Item # 2828 on the Agenda, also known as 2655 E 8th St. Uh, the City calls Jeff Oliver.

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

Mr Oliver — Yes.

Ms Willhite — Thank you.

Mr Paul — 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 current position with the City of Joplin?

Mr Oliver — Eight years.

Mr Paul — And have you, in the official performance of your duties, had the occasion to inspect the property known as 2655 E 8th St?

Mr Oliver — Yes, I have.

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

Mr Oliver — Yes, these are photos that I have taken of the property. Um, the first picture does have the placard on it, uh, which was, uh, posted on 5/9 or 2017.

Mr Paul — And that's designed to give any interest party notice that it's subject to proceedings before this Board, right?

Mr Oliver — Correct.

Mr Paul — It looks like, looks like, on that other photograph there, that it was posted right above the mailbox, is that right?

Mr Oliver — Correct.

Mr Paul — Uh, and I noticed that the date on that photograph is a little older but, um, you've been out to the property since that time, right?

Mr Oliver — I have.

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

Mr Oliver — Yes.

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

Mr Denham — The Board accepts.

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

Mr Oliver — Had a title search done.

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

Mr Oliver — This is the title search, um, we received from Great American Title. It's dated February 9th of this year. It shows a Jim and Pamela Aimes as the owners.

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

Mr Denham — The Board accepts.

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

Mr Oliver — Sent certified letters.

Mr Paul — I'm goin' to show you Exhibit # 4, first. Can you tell me, can you identify Exhibit # 4?

Mr Oliver — These are certified letters that have been sent to Jim and Pamela. Um, the first one has the date of February 28th. Uh, the original letter was sent out

on December 28th of 2017 for the Finding of Fact Letter. I did not have signed receipts for that.

Mr Paul — And I'm goin' to show you what, what's been marked as Exhibit # 3, here and can you tell me what the first page of Exhibit # 3 is?

Mr Oliver — Um, this is from the Missouri courts, document, uh, showing Jim and Pamela Aimes addresses.

Mr Paul — And that looks like that's got a 2018 case number, right?

Mr Oliver — Yes.

Mr Paul — And so that's been filed in the last three month?

Mr Oliver — Correct.

Mr Paul — And does it show, uh, what address does it show for them?

Mr Oliver — It's, uh, 8072 Estates Drive, Sarasota, FL.

Mr Paul — And that's where you sent your most recent letter, correct?

Mr Oliver — That's correct.

Mr Paul — And so that's the address they're representing to the court's where they live, correct?

Mr Oliver — Correct.

Mr Paul — And on the second page of Exhibit # 3, uh, what is that document?

Mr Oliver — This is a printout from Jasper County Beaking, Beacon, um, showing Jim and Pamela as the owners, with the address of 5042 79th Ave Dr East in Sarasota, FL.

Mr Paul — And that's where you sent the initial letter, correct?

Mr Oliver — That's correct.

Mr Paul — And so, uh, we've, we've sent letters to both addresses, uh, that they've given, basically, to the courts and then to the county assessor in the last year of so?

Mr Oliver — Correct.

Mr Paul — If there's no objection, I'd offer Exhibits # 3 and # 4.

Mr Denham — The Board accepts.

Mr Paul — And, uh, I'm also going to show you Exhibit # 5. Do you recognize Exhibit # 5?

Mr Oliver — This is an e-mail that I received, um, was last month, on, uh, February 22nd from Mr Aimes. Uh, "property at 2655 E 8th St, Joplin, MO has work schedule in the next thirty days as weather permits. Uh, secure the house with windows and door and garage door then siding and electrical improvements to City code and permitted." And then it's got some information on the best way to contact him.

Mr Paul — And so this, this gives, uh, this documents that Mr Aimes had actual notice to this proceeding, correct, and you all had been exchanging e-mails about this property?

Mr Oliver — Um, that would be the only e-mail but there were several phone conversations…

Mr Paul — As well?

Mr Oliver — Yes. Um, that e-mail came a few days before, uh, last month's meeting.

Mr Paul — Ok. If there's no objection, I'd offer Exhibit # 5.

Mr Denham — The Board accepts.

Mr Paul — And, uh, Jeff, I don't, it doesn't look like I have the file here but did you, uh, also give notice by publication in this matter?

Mr Oliver — It's not in there?

Mr Paul — Uh, it's not in here. It's ok. We can, we can find it later.

Mr Oliver — To my knowledge, I did

Mr Paul — Ok.

Mr Oliver — If it's not in there, um…

Mr Paul — And if you don't recall, you don't recall. Um, but the bottom line is, the property owner has actual notice of this proceeding, right?

Mr Oliver — That's correct.

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

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

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

Mr Oliver — Yes, I do. Subsection Line 10: Whenever the building or structure, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, trash, filth, inadequate light, air ventilation or sanitation facilities, or otherwise is determined to be unsafe, unsanitary, unfit for human habitation, or in such a condition, uh, that it is likely to cause sickness or disease. 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. Also, Line 13: Whenever the building or structure has become an attractive nuisance to children or is open to unauthorized entry or unlawful entry. Um, as you can see by the photos that have been passed around, there are also electrical issues, uh, with the property, so Line 15: Whenever the electrical system is totally or partially damaged, destroyed, removed or otherwise made inoperable, unsafe or hazardous. And just in general, Line 18: Whenever the building or structure is in such condition as to constitute a public nuisance known to the common law or in equity jurisprudence. Again, as you can see by the photos that have been passed around, um, this is a very large home. It's got several broken areas on it where there's some pretty severe dilapidation; siding falling off, rot, uh, rot going through to the, uh, interior walls, um, starting to decay, some of the structural. Um, there are photos in there where there's some wiring that does not meet code uh, and it's open. And again, I'd like to, uh, add back in that I have had conversations with Jim, uh, a couple of days before last month's meeting. He sent that e-mail, um, stating that work was to begin and there's never been a permit pulled. So, uh, I think we've given him opportunity to do that and the house being in the condition that it's in, does definitely qualify.

Mr Paul — Thank you, Jeff. Uh, this would be the opportunity for any defendants to ask Jeff questions. Again, we don't have anybody in the audience here today. Not aware of anybody who intended to be here. Uh, does the Board have any questions for Jeff? I see none. Uh, Jeff's excused. I'd also ask

that Chapter 26, Articles IX and X of the Joplin Code of Ordinances, uh, be in as evidence before the Board. I guess I won't ask that it be held open for publication since we don't have publication.

Mr Denham — The Board accepts.

Mr Paul — Uh, the City rests. Now would be an opportunity for again, any defendants to present evidence, uh, just in general, address the Board. Don't have anybody here today. Not aware of anybody who intended to be here today and, therefore, the matter will be turned back over to the Board for deliberation and a decision.

Mr Denham — Do we have a motion for demolition?

Mr Wilson — Mr Chairman, I move that Item # 2828, 2655 E 8th St be declared a Dangerous Building in accordance to the Joplin Code of Ordinances, Chapter 26, Articles IX and X, Section 26-612, Subsections, 18, 19, Lines 10, 12, 13 and 15 and so ordered demolished to include any outbuildings.

Mr Tylle — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Tylle that Item 2828, 2655 E 8th St, be declared a Dangerous Building and ordered demolished in accordance to the City of Joplin Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, Subsections 10, 12, 13, 15 and 18. All those in favor of the demolition, including the outbuildings, say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.**

Mr Paul — I've got one more for you all to look out, which looks like it was a fire Building. It's 2832 on the Agenda, 727 S Murphy.

Mr Denham — Do we have a motion to, uh, have, uh, Item 2832 the subject of Dangerous Building Hearing?

Mr Pommert — Mr Chairman, I'd like to make a motion that Item # 2832 at 727 Murphy Ave be the subject of Dangerous Building Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Tylle (so stated, however, it was actually Mr Wilson so second the motion) that Item # 2832, 727 Murphy Ave be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.**

Mr Paul — Thank you. This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building this 23rd day of March, 2018, for the purpose of conducting a Dangerous Building Hearing. The City will present its evidence first, after which the public has the right to cross examine witnesses and be heard, as well as present witnesses or exhibits. The last case, for today is Item # 2832 on the Agenda, also known as 727 Murphy Ave. Uh, the City recalls Jeff Oliver and I will remind you that you are under oath. Would you please state your name and occupation?

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

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

Mr Oliver — Eight years.

Mr Paul — And have you, in the official performance of your duties, had occasion to inspect the property know as 727 Murphy?

Mr Oliver — Yes, I have.

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

Mr Oliver — These are photos that I've taken of the property at 727 Murphy Ave. The first one, uh, has the posting that the City uses, uh, declaring it a Dangerous Structure and the date on that is January 19th of 2018.

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

Mr Oliver — Yes.

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

Mr Denham — The Board accepts.

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

Mr Oliver — Had a title search done.

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

Mr Oliver — This is a title search we received from Great American Title. It's dated February 12th of this year and it shows a Richard A Scott as the owner.

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

Mr Denham — The Board accepts.

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

Mr Oliver — Sent certified letters.

Mr Paul — Ok, I'm going to show what's been marked as Exhibit # 3 and # 4 here. We will start with Exhibit # 4. Uh, what is Exhibit # 4?

Mr Oliver — Certified letter, uh, letters, sent to Richard Scott at, uh, 1632 Jefferson Ave In Madera, CA. Um, there are two of them here. The first one is dated January 7th. Uh, that is letting him know of the first meeting that was held for this property on, uh, February 23rd of this year. I do not have signed receipts for either letter.

Mr Paul — And I'm goin' to show you what's marked as Exhibit # 3. Can you tell me what Exhibit # 3 is?

Mr Oliver — Uh, this is, uh, printout from, uh, website, Jasper County Beacon, um, showing the property.

Mr Paul — And to be clear, Beacon is the Jasper County Assessor's website, is that correct?

Mr Oliver — This is correct. Uh, it shows Richard A Scott as the owner with the previously mentioned address of 1632 Jefferson Ave.

Mr Paul — And that's where his property tax statements go, correct?

Mr Oliver — Correct?

Mr Paul — And how about the second page of Exhibit # 3?

Mr Oliver — This is from, uh, the Missouri courts. Um…

Mr Paul — Yeah, it looks like it's at a 2013 case number, I guess.

Mr Oliver — Yip.

Mr Paul — And does that show the owner of this property as the Plaintiff in some kind of action?

Mr Oliver — Yeah, Mr Scott also has the previous mentioned address on this as well.

Mr Paul — And so, based on the most recent information we were able to find, this address in California is, is, uh, the most recent as reflected on the, uh, court's and the assessor's websites, correct?

Mr Oliver — Correct.

Mr Paul — If there's no objections I'd offer Exhibits # 3 and # 4.

Mr Denham — The Board accepts.

Mr Paul — what, if anything else, did you do to notify interested parties of this action?

Mr Oliver — It was published in the Joplin Globe.

Mr Paul — I'm going to show you what's marked as Exhibit # 5. Do you recognize Exhibit # 5?

Mr Oliver — This is a, uh, copy of the, uh, printout I received from Joplin Globe that, to be put in the paper, um, with the, uh, publication dates of March 1st, 8th, 15th and 22nd of this year.

Mr Paul — Thank you, Jeff. If there's no objection, I'd off Exhibit # 5.

Mr Denham — The Board accepts.

Mr Paul — And as you previously mentioned, uh, Exhibit # 1 reflects your placard you placed on the property to notify anybody might be driving by the property that, uh, there was an ongoing proceeding in front of this body, correct?

Mr Oliver — That's correct.

Mr Paul — What school and education did you have with the building industry which would qualify you as a expect in the construction of buildings?

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

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

Mr Oliver — Yes, I do. Subsection, Line 6: Whenever any portion thereof has been damaged by fire, earthquake, tornado, wind, flood, vandals or any other cause to such an extent that the structural strength or stability therefore is

materially less than it was before such a catastrophe or damage and is less than the minimum requirements of this Code for similar new construction. As you can see by the photos that have been passed around, uh, this property was the subject of a fire that has, basically, destroyed it.

Mr Paul — Thank you, Jeff. I guess I'm not done with this yet, am I? And now would be the opportunity for, uh, any defendants to ask questions of Jeff. Again, we don't have anybody here in the audience, not aware of anybody who planned to be here today on this. Does the Board have any questions for Jeff regarding this property? I see none. The City rests. Um, now would be the opportunity for the defendant to present any evidence. Again, nobody's here today. Not aware of anybody who intended to be here today, therefore, the case will be returned to the Board for deliberation and a decision.

Mr Denham — Do we have a motion for demolition?

Mr Wilson — Mr Chairman, I move that Item # 2833, 725 Murphy Ave, (individual stated 725 Murphy Ave, however, property is addressed as 727 Murphy Ave) be declared a Dangerous Building in accordance with Joplin Code of Ordinances, Chapters 26, Articles IX and X, Section 26-612, Subsections 18 and 19 and Line 6…

Mr Denham — It's just, it's just Subsection 6.

Mr Wilson — Subsection 6, my bad, ok, and so ordered demolished to include any outbuildings.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 2832, 727 S Murphy, be declared a Dangerous Building and ordered demolished in accordance to the City of Joplin, Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, Subsection 6. All those, all those in favor of the demolition including outbuildings, say "aye". (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.**

Mr Paul — That's all for me.

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 8, 2017 meeting for a Demolition Hearing and Progress Report (NINETEENTH TIME B EFORE THE BOARD)

Mr Oliver — Ok. Back to the top. Item # 2635, 502 Virginia. I really have no new information. Have you heard anything, Jordan?

Mr Paul — No.

Mr Pommert — You want to give it another six months or something or, I guess. I don't know.

Mr Oliver — I think you've been going about every three but …

Mr Pommert — Every three?

Mr Oliver — I don't know that anything's going to happen in three months.

Mr Denham — May fall in on itself, but other than that…

Mr Oliver — Yeah.

Mr Harrington — If it rains …

Mr Pommert — Uh, huh.

Mr Callihan — Well, we're not under any liability if, if and when that …

Mr Oliver — I would defer, it's been posted so…

Mr Paul — I don't think so. Maybe we've had that conversation before and I, I don't think it being on your Agenda creates any kind of duty for you to do anything about it. Um, if, if we're not ever going to have a hearing on it, that, that's a question as to why we're carrin' it but that's your all's decision.

Mr Callihan — It is ironical we've got this great big elephant and we keep kicking the can down the street and eventually, something's got to happen. I, I just feel like, you know, we're, we as a commission, overseeing properties like this, we ought to condemn it and let City Council figure out what they're goin' to do with it.

Mr Paul — Um…

Mr Pommert — Wasn't the College at one time talking about making that into dormitories or something?

Mr Callihan — That's over.

Mr Paul — Yeah that's a different building, I think.

Mr Pommert — Ok.

Mr Paul — 'Cause I, I don't think that there's probably the funding for the City to demolish this, right?

Mr Oliver — It would be a big bill, that's for sure.

Mr Paul — I mean, typically, we would demolish them if they don't take it with in an X amount of time, we, we demolish it ourselves but I'm not sure that would work in this case.

Mrs Harrington — Are there many liens against the property, as it is right now and would Brian come in with three quarters of a million dollars…

Mr Oliver — I'd have to look into …

Mr Paul — There's a lot.

Mr Oliver — It might be half…

Mrs Harrington — We've studied it over an …

Mr Callihan — I, I, I've looked at it myself. I'm no professional but I mean, there's over thirty-five electric meters on the back of the place next door and it's just, just seems like…

Mr Oliver — The electric and water that are on the structure…

Mr Callihan — Yeah.

Mr Oliver — Also included the structure in front of it, so it's part of any demolition order, that would have to addressed in with that bid. So I don't…

Mrs Harrington — The first mistake was letting the buyer of the front property renege on his proposal to buy both properties. That was in my opinion only. The first mistake was letting him buy half of that building when…

Mr Oliver — The City did look, at one time, at, I would sort of say, putting a band aide on it. We were looking at getting bids for, um, possibly fixin' the roof to

keep any further damage as far as that's concerned. Thank kind of got put to the side as well. Um, I think, 'cause of potential buyers or. But, uh, obviously, uh, if somebody doesn't do something this, it's goin' to be a big issue.

Mr Denham — I don't think we can just take it off our Agenda. Uh, I don't think that's the right thing to do. It's worse than a lot of the properties that are on our Agenda. I don't know what the answer is but I don't think we can just ignore it either. Somethings got to happen or someone's going to get hurt in it.

Mr Tylle — How many floors are left in it?

Mr Oliver — Gosh, Bryan would know more on that than I do. Um, I know stuff's startin' to collapse on the inside.

Mr Tylle — The third floor is gone and I hear the second floor is close, so…

Mr Oliver — I, I've been in it. Walked about half way through the main level and turned around and went back out because of the mold. I won't go in it.

Mr Callihan — I don't think it's, uh, I think we have to vote to do something and it's not our decision to allow it to continue, I don't think. It, it's, our commission is, is to, you know, guard against structures like this. I don't see how we can continue to continue. You know.

Mrs Harrington — I don't feel comfortable making any kind of decision today on, on what to do about it. I'd really like to have more counsel from both Bryan and Legal to take any action…

Mr Paul — Well, what, one…

Mr Harrington — Today if that's what you're talking about.

Mr Paul — One thing, we would certainly need to go back through and send some kind of notice to these, all these people who. Well, didn't we stop sending notices to a lot of lienholders 'cause of the cost?

Mr Oliver — Yes.

Mr Paul — I think. Um, because if you are sittin' there with a $100,000.00 lien against it and someone destroys you building, even though it's not worth anything, they're goin' to create an issue with that. So, I think we would need to, probably, republish it, probably get some letters and make some other efforts to notify 'em. There's going to be kind of a drop-dead date that we're, we're goin' decide whether to demolish it or not. And whether it

ends up getting demolished or not, at least the order's in place. But, I think we'd probably would have some significant notice efforts but if that's the direct you all want us to head, we can do that. We just need some time to tee it up.

Mr Callihan — It's been like this for years. I sat in the audience two or three years ago.

Mr Paul — Um huh.

Mr Callihan — And John Housman talked about the building and I just feel like, quite frankly, we're not doing our job unless we…

Mrs Harrington — Well, we're …

Mr Callihan — Create some action on it.

Mrs Harrington — We're obviously not the only concerned citizens, that, that are working inside this building about that and I, I really feel like the council members, you know, have the far, farther reach than maybe some of us do. We're looking for, um, uh, solutions…

Mr Callihan — And that's fine…

Mrs Harrington — And I …

Mr Callihan — They're, they're just not on this Board.

Mrs Harrington — I think that, yeah, I think that, uh,

Mr Denham — They won't do anything until we do some sort of…

Mrs Harrington — Right, right.

Mr Denham — I, I think it falls back on us. I really do. I, I agree, I don't think we're quite prepared to do it today but, I don't think we can keep ignoring it, either.

Mrs Harrington — Well, sending Bryan out to do, to investigate the financial commitment, um, I think was our first step. We did that, what, six, six to nine months ago? He came back with something and presented it to his boss and, uh, the folks that would be decision makers there and I think that, putting them on alert that we're looking at it would be, maybe a good idea, that we feel compelled to do something. I think that's, I think this conversation on the record will, will begin a, a, to let them know that we're serious about doing something with it on our Agenda. But I feel like we need their, some of their guidance or agreement. It, it has to be a comprehensive decision, I think.

Mr Callihan — I don't see it's any exception to any other building that we've looked at. It, it's a big one.

Mrs Harrington — Yes.

Mr Callihan — And there's a lot of things involved. I, I agree. But, for us to do nothing and continue to do nothing is against what this Board is supposed to do. Let the…

Mrs Harrington — Except that,

Mr Callihan — Council do what they are to do.

Mrs Harrington — That, except that it is most assuredly a huge financial commitment. Whatever we do will initiate a chain of events that will cost the City millions of dollars and I, I am not comfortable taking that step without really involving the staff and the people that are able to produce those dollars and to assure that we're not putting the City in danger. I, I under, I agree with you about the building. I have absolutely no qualms about saying that that building needs to come down.

Mr Callihan — The City is already in danger.

Mrs Harrington — Absolutely.

Mr Callihan — It's the City Council that can decide on, on the ultimate decision on what, on what can happen with it.

Mrs Harington — No, they don't have anything to do with our decisions.

Mr Denham — No, they will decide if they want to spend the money to repair it or, or demolish it. All we can do is just make that order but they are in charge of the funds for the City so they, they'll have to ultimately decide whether they are going to proceed.

Mrs Harrington — I see.

Mr Callihan — That puts it in their court, not ours.

Mr Denham — Well, I think…

Mr Tylle — The owners are doing the same thing. They're sittin' back waitin', they don't want to foreclose it because they are responsible for it. They're sittin' back waitin' for the City to take responsibility, with everybody just waiting.

Mr Denham — Yeah, yeah. I understand why they are waiting.

Mrs Harrington — I'm very comfortable asking the staff to initiate a series of conversations to let the appropriate people know that we are, we're getting ready to make a, a recommendation on it. I think that's entirely appropriate to say that we're concerned enough now that we'd like them to be able to make us some recommendations to us so that we can make a final decision. I think we need to give them the time to put together, uh, some information for both us and for the people that will deal with it after we're done.

Me Denham — Years ago, this building and the Frisco Building were in the same, almost the same condition and the City was concerned that they were going to have to demolish both this building and the Frisco Building and, uh, luckily, that didn't have to happen. But, um, this building's a lot further along in its decay but that was going on, probably, twenty years ago, for a while and luckily that, that didn't have to happen but, uh, I think we continue for thirty days or sixty days, whatever period that gives Jeff enough time do the research and get the documentation and the notices out.

Mr Paul — I think it sounds like at least a sixty day deal.

Mr Denham — Ok. Fair enough. Do we have a motion to continue for sixty days?

Mrs Harrington — Mr Chairman, I make a motion that Item # 2635 at 502 Virginia be continued for sixty days…

Mr Denham — May 25th.

Mrs Harrington — Until May 25th, um, for a Demolition Hearing or Progress Report.

Mr Wilson — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Wilson that Item # 2635, 502 Virginia be continue to our May 25th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.**

ITEM # 2821 — **1720 GLOVER ST**
OWNER: Bryan P and Kacy L Griesmer
ADDRESS: 12800 S 14th Ave, Jenks, OK 74037
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the February 23, 2018 meeting for a Demolition Hearing and Progress Report (FIFTH TIME BEFORE THE BOARD)

Mr Oliver — Next up. Item # 2821, 1720 Glover St. Progress is being made. Um, I would hope, possibly, by the next meeting that one might be able to be released.

Mr Denham — Do we have a motion to continue?

Mr Pommert — Mr Chairman, I'd like to make a motion that Item # 2821 at 1720 Glover St be continued to our April 27th meeting for a Progress Report or Demolition Hearing.

Mr Callihan — Second.

Mr Denham — Who second that?

Mr Callihan — Me.

Mr Denham — **Motion by Mr Pommert, second by Mr Callihan that Item # 2821, 1720 Glove St be continued to our April 27th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) those opposed (none). Motion carries.**

ITEM # 2825 — **1202 ROOSEVELT AVE**
OWNER: Scott and Virginia Brown
ADDRESS: 3081 Hickory Hill Way, Joplin, MO 64804
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the February 23, 2018 meeting for a Demolition Hearing and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr Oliver — Item # 2825, 1202 Roosevelt. Permit's in place. Um, drive-bys on Thursday. Little progress being made on that one as well, so …

Mr Denham — Another thirty days? Do we have a motion to continue for thirty days, 'til April 27th?

Mr Tylle — Mr Chairman, I make a motion that Item # 2825, 1202 Roosevelt be continue until our April 27th meeting for Demolition Hearing or Progress Report.

Mr Pommert — Second.

Mr Denham

Motion by Mr Tylle, second by Mr Pommert that Item # 2825, 1202 Roosevelt be continued to until our April 27th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.

ITEM # 2829

2002 S CONNOR
OWNER: Kimberly Marney
ADDRESS: 2002 S Connor, Joplin, MO 64804
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the February 23, 2018 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver

Item # 2829, 2002 S Connor. Um, I need to get some, uh, new contact information out in the mail. Um, if we have no body come forward after that, we probably, will be ready next month, unless they actually step up and decide to do something', so …

Mr Denham

Do we have a motion to continue until April 27th?

Mr Pommert

Mr Chairman, I'd like to make a motion that Item # 2829 at 2002 S Connor be continued to our April 27th meeting for a Progress Report or Demolition Hearing.

Mr Tylle

Second.

Mr Denham

Motion by Mr Pommert, second by Mr Tylle that Item # 2829, 2002 S Connor by continued to our April 27th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.

ITEM # 2830

2005 S CONNOR
OWNER: James Dailey
ADDRESS: 346 SW Washington Ave, Fort White, FL 32038
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the February 23, 2018 meeting for a Demolition Hearing and progress Report (SECOND TIME BEFORE THE BAORD)

Mr Oliver

Item # 2830, 2005 S Connor. Actually I had this one set out, uh, and I believe we were ready to, uh, have a Demolition Hearing. Uh, when I got back in yesterday afternoon I had a message. Um, I returned that phone call about 4:30. Uh, James, the owner, had contacted us and, uh, he would like the opportunity to sell it. Um, I don't know why he hasn't done that

	the past several years, um, he did bring it up, uh, was a construction company I wasn't real familiar with but, apparently, he's had some contact with them and they've had some interest in possibly purchasing the property. He did say that was probably about a year ago. Um, so he wanted the opportunity to at least talk to them, uh, see if they were still interested in it. Um, I told him I'd pass that information along.
Mr Denham	I hate to see him sell it. It's just going to give us another owner to deal with.
Mrs Harrington	Is it fixable?
Mr Oliver	Well, anything's fixable, if you have the money.
Mr Denham	If it's practical to fix it.
Mr Oliver	Uh…
Mr Denham	Have you been inside of it?
Mr Oliver	Yes. It, it's pretty bad.
Mrs Harrington	It looks like it needs to …
Mr Oliver	It's open, you know, um,
Mr Harrington	I would say, give it thirty days and if at the end, if by in thirty days, if you haven't heard anything else from him, I'd have it ready for us next time.
Mr Tylle	Or at least see it listed.
Mr Oliver	I don't…
Mr Tylle	Give him an opportunity…
Mr Oliver	Yeah, I don't know, I didn't think that he meant actually listing it. I think he was just, this one person, maybe possibly tryin' to sell it. So hopefully he doesn't stick a sign in the yard.
Mr Callihan	The, the group, they had interest a year ago?
Mr Oliver	Yes.
Mr Callihan	Yeah, yeah.

Mr Denham — Well, if they're interested I would have thought they would have pursued it, but I don't know. I had to push it down to, I guess, thirty days.

Mr Oliver — He threw a number out. He said that he offered to sell it to them for $18,000.00 back then.

Mr Denham — He didn't have takers?

Mrs Harrington — Well, as long as the notice stays up, if somebody buys it, I, I'd just like to know that the notice is still up when they take, uh, possession of it, so …

Mr Oliver — Yeah.

Mrs Harrington — So I, I would say I'd be willing to make the motion that, uh, Item # 2830 at 2005 S Connor Ave be continued for thirty days, uh, until April 27th for a Progress Report and Demolition Hearing.

Mr Tylle — Second.

Mr Denman — **Motion by Mrs Harrington, second by Mr Tylle that Item # 2830, 2005 S Connor be continued to our April 27th meeting or Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.**

ITEM # 2831 — **912 S SERGEANT**
OWNER: Amal Singh and Kelvin Salendra
ADDRESS: 245 Fulleton Dr, Turlock, CA 95382
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the February 23, 2018 meeting for a Demolition Hearing and progress Report (SEDOND TIME BEFORE THE BOARD)

Mr Oliver — Item 3 2831, 912 S Sergeant. There's a permit in place. Um, I wouldn't say a lot of progress has been made yet, but there is a newer permit in place.

Mr Callihan — I drove by, saw the permit and absolutely nobody around. Perfect day for working.

Mr Denham — Not a bad structure. I mean, it, it has some potential.

Mr Callihan — Yeah.

Mr Denham — Do we have a motion to continue? I'd like to keep, keep it on the third day, the thirty day rotation just to make sure they actually do something.

Mr Tylle — Mr Chairman, I make a motion that Item # 2831, 912 S Sergeant Ave be continued to our April 27th meeting for Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Tylle, second by Mr Pommert that Item # 2831, 912 S Sergeant be continued to our April 27th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.**

ITEM # 2834 — **2206 HARLEM**
OWNER: John Brigs
ADDRESS: 4404 Bradley Dr., Joplin, MO 64804
Finding of Fact Hearing scheduled for this date.

Mr Oliver — And New Business, Item # 2834, 2206 Harlem. Has to be continued for thirty days so…

Mr Denham — Is there a fire in that?

Mr Oliver — Uh, no.

Mr Denham — It's just open.

Mr Oliver — Open. A little bit of damage inside from vandals.

Mr Callihan — Is this open on the back? I, I drove around and I didn't see anything that stood out on the front side. I saw the back was open but…

Mr Denham — Do we have a motion to continue?

Mr Pommert — Mr Chairman, I'd like to make a motion that Item # 2834 at 2206 Harlem be continued to our April 27th meeting for a Progress Report or Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Wilson that Item 3 2834, 2206 Harlem be continued to our April 27th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none). Motion carries.** Before we go off, I know it's been a long meeting, there's about three properties I'd like to just kind of

an update on. I don't have their item numbers or actual addresses but I know you'd know what they are.

ITEM # 2781 **519 N JACKSON**
OWENER: Laura Julien
October 27, 2017, Demolition Stay was lifted

Mr Denham The first one's the house on Jackson. I drove by yesterday. I, I'm convinced she's still living there.

Mr Pommert I think she is because …

Mr Denham We ordered it demolished…

Mr Pommert Her car's still there.

Mr Denham Put a stay on it and we lifted the stay and is the demolition been bid or …

Mr Paul You know any on that, Jeff?

Mr Oliver I believe we did bid it but we were told to hold up.

Mr Denham Who has the authority to, to tell us not to hold up on it.

Mr Paul I, I told Peter you'd all want an update on it, 'cause he …

Mrs Harrington Nobody has the authority…

Mr Paul He, uh, wanted to look at the file and I told him you all wanted an update last time and we want one today and …

Mrs Harrington It's warmer now.

Mr Paul I, I understand…

Mrs Harrington Winter's over and I'm sure that' what the deal…

Mr Paul I, I understand and…

Mr Denham I'm not tryin' to put anyone on the spot.

Mr Paul Yeah.

Mr Denham I mean that house, and she's continued to work on it because when I drove by, more had been done since the last time I went by. But, you know, it's, first of all, I don't want to give her false hopes.

Mr Paul	Yeah.
Mr Denham	I mean, if, if our actions aren't goin' to be taken seriously, I kind of wonder why I'm wasting my time up here.
Mrs Harrington	Exactly.
Mr Denham	And, uh, I've got better things to do. I drive by every one of these properties, spend my own time and gas, and I sit up here and, uh, it kind of bothers me just to be ignored.
Mrs Harrington	I, I, I remember what, um, what we did. We ordered it, we lifted the stay for demolition. With her in there…
Mr Denham	Uh huh.
Mr Harrington	Living in there, nothing changes about that. I mean we don't have to have an order to vacate or anything like that, do we?
Mr Paul	Uh, I, I don't think so. We didn't', she didn't, did she represent that she was livin' in there?
Mr Denham	Uh, she may have admitted it one time. I don't recall.
Mr Paul	But, I, I mean, I, I…
Mrs Harrington	She admitted it early on, "Please don't tear my house done. It's the only place I have to live."
Mr Denham	That was a tough decision…
Mrs Harrington	It was…
Mr Denham	It was an emotional thing and I didn't want to do it. We, we all tried to work with her but
Mrs Harrington	We went…
Mr Denham	I was kind of frustrated with it.
Mr Paul	I don't, I don't think you have to stack those, though. I don't think you need a vacate and a repair. I think, I think a vacate's really for what you did today, where you don't necessarily want to tear down, you just want 'em out. I mean, by ordering it demolished, you almost, you almost assume it's going to be vacated.

Mrs Harrington — I feel like, especially in that case, that by holding it up, and I understand that, you know, slowing the process down a little bit to wait until the weather is decent so that the City isn't proceeding to put somebody out in the dead of winter, I mean, it, I understand that to a certain extent but I do feel like, like Kyle said, why do we bother. Um, that's not something that we vocalized in, on this Board that, gee, maybe we should wait and lift this stay later because it's cold outside and we don't want to kick somebody out of their house during the cold weather. But, it's, it does feel like, kind of knockin' your head.

Mr Denham — If there's extenuating circumstances, I'd like the staff to, explain it to us. And if, if we, if we are doin' something wrong or if there's a new procedure or something in place that I'm not aware of I'd like to be aware of it so that we don't reinvent it in the future.

Mr Paul — Um huh.

Mr Denham — I really didn't want to tell her we were goin' to have to tear it down.

Mr Callihan — It was, it was, it was traumatic for me, personally. I, I didn't, I go look at all the houses. Um, it was traumatic to, to make that, that decision. I didn't take it lightly. And then to find out that, oh, it's in these hands now, uh, you've basically, the translation, you've kind of wasted your time with this. To put you through that emotional turmoil, it's just not right.

Mr Paul — I hear you and I don't know what the plan is. I just know that it got yanked form my office and I don't know what his, his hang up is or what he wants to do with it. I just, I have a food change issue at this point.

Mr Callihan — I understand, but…

Mr Paul — Yeah, I told him that you weren't

Mr Denham — We're not tryin' to put you on the pole but you're, you're our contract…

Mr Paul — Yeah

Mr Denham — So if you could relay that and …

Mr Paul — Yeah, and I'll go back and, I mean…

Mr Denham — Either someone give us some sort of direction.

Mrs Harrington — Six people on a Board that made a very hard decision…

Mr Paul — Uh, huh.

Mrs Harrington — And to have one person look at it and go, Yeah, I'm not really sure I really agree with that. It doesn't feel like that's the true…

Mr Paul — Yeah, I agree with you. I saw how hard it was. I know how hard it was. It, it, uh, it's different when you're in the room.

Mrs Harrington — And, it's going to be hard for whoever has to go out there and …

Mr Denham — And nothing's changed.

Mr Paul — Yeah.

Mr Denham — The same thing is still going on.

Mr Callihan — Well, and what standard does that create, you know?

Mrs Harrington — I, I just, you know, it worried me that she is continuing to work on it. She is spending more money there and will there be a cause of action on her part against us that…

Mr Paul — Um huh.

Mrs Harrington — Well, you didn't do anything so I thought I could…

Mr Callihan — Right.

Mrs Harrington — Keep working on it.

ITEM # 2658 — **201 S PEARL**
Released September 26, 2014

Mr Denham — The other Item and I don't know its address, and it was on our Agenda a few years ago. It's on 2nd Street and I think, Joplin. It's a big, long house. I think it was a similar type a thing. It's been ordered demolished and then a gentleman bought it and we tried to work with him and he got a permit. He got the siding on and some windows on but I believe it still has uh temporary power. Pretty confident people are living in it. I don't know that it's ever been finished or…

Mr Oliver — The one right on the corner of 2nd …

Mr Callihan — 2nd and Pearl

Mr Denham — I'm sorry, 2nd and Pearl. It's a big, long house and it had some sort of a commercial historic significance. I remember some talkin' about it was first…

Mr Callihan — It was a bank.

Mr Denham — First bank or something, I don't know what, but I, it looks like someone is still livin' there, I believe on temporary power. Do you know…?

Mr Oliver — Correct. Uh, basically, it was released, you know, with the exterior having been done, I do think there's still a couple of pieces of siding that needs to be placed on it but I believe that's why it was released. So far as the temporary power, I'd have to defer that question to Bryan, uh, which is not here at the moment. It has been operating that way for quite some time.

Mr Callihan — Over five years. Around five years.

Mr Denham — Well, the permit's expired. Work's not complete and there was never an Occupancy Permit or Certificate of Occupancy, I should say, probably.

Mr Oliver — To my knowledge, you're correct.

Mr Denham — I, I think it needs to come back on our Agenda. It's similar to the house over, um, that we ordered vacated, without property utilities. It really needs a Certificate of Occupancy, for him to reside in.

Mr Oliver — I would agree.

Mr Denham — Ok. Uh, not trying to put you on the spot but if you could give us some sort of answer on that next time I would appreciate it.

Mr Oliver — Ok.

ITEM # 2675 — **410 S WALL**
Ordered Secured March 27, 2015

Mr Denham — And then the final one that I'd like to talk about the apartment on Wall that's on, between 4th and 5th. Um, I think we'd ordered it repaired. If I recall, the last time we spoke about it, uh, we didn't get real specific about how to repair. I think we left that up to the City. I just didn't know if that, if any of that had taken place.

Mr Paul — Is that the big one?

Mr Denham — Yeah, with the columns.

Mr Oliver — Yes, that was ordered secured. Um, after the Order to Secure, we did get bids. Um, we are about ready to get started on that. The contractor was. Um, we were asked to hold up, so I instructed the contractor to hold up for a little bit because a buyer was about to take ownership and was going to be address the security concerns himself. So I, I'll check back in on that.

Mr Denham — That would be great if we've got an active buyer that, an active owner. That would be the best scenario.

Mr Oliver — Yes, save, save the City a little money.

Mr Denham — Yeah, save the City money and then maybe see something done on it. I will say, one of the buildings that was on our Agenda for a long time and we were patient and worked with, uh, Jeff Neal, the property on Wall between, uh, that would be 3rd and, no

Mr Callihan — 2nd.

Mr Denham — No 2nd and 3rd. It's done now. If you haven't been inside, it's, it's pretty impressive. Uh, that is a success story that I think we didn't have, maybe just a tiny bit, but we could have ordered it demolished. Uh, that whole roof structure had caved in and, uh, Jeff was tryin' to, Jeff Neal was tryin' to, uh, get his tax credits and all his stuff in place and we knew he was trying, he just didn't have all the paperwork. It took a while but if you haven't been down there, it's worth the trip down. It turned out very nice. Uh, I think it's a nice asset for City of Joplin. That's the success story that we've had. End that on a positive note.

Mr Callihan — You absolutely have to see the before and after pictures of that one. I saw the pictures, pictures with the roof collapsed and I thought, what were you thinkin'? I mean, to take on such a task.

Mr Denham — Well, we did the structural design for 'em on the roof and I was over there at that time and I was sayin', "Ok". It did turn out nice. But I'm not trying to put the staff on a tough spot but its just things that I'd like to know about.

Mr Paul — Um huh.

Mr Denham — If we could get some answers by the next meeting, I'd appreciate it. Hopefully, it doesn't create any issues but…

Mr Paul — Well, for what it's worth, I, I have expected you to ask about it every meeting and I've tried to fair out an answer but been unsuccessful so far.

Mrs Harrington	I was going to address it last meeting and then I sick, but I, I'm very concerned every time I drive by there. Not that often but it's still…
Mr Paul	Yeah, I mean, as long as I've been on the Board here, um, I mean, I think that was probably the hardest case that I, I've seen. Some of you have been on here a lot longer than me, so.
Mr Pommert	That was pretty tough.
Mr Denham	Any other items? I appreciate your patience. I just wanted to bring that up. Do we have a motion to adjourn?
Mr Wilson	So moved.
Mr Denham	Second?
Mr Callihan	Second.
Mr Denham	**All those in favor? "Aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson and Mr Denham) Stand adjourned. Thank you.**

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 11:52 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Elizabeth A Willhite, Notary Public

My Commission expires: November 8, 2020



