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

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

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| Mr Denham | We don't have a replacement yet for Mr Landreth. Just come up to the podium, give us your name and address. Tell us about the project. |
| **ITEM # 2784** | **2108 W 3rd St**<br>**OWNER: 2108 W 3 Tr**<br>**ADDRESS: PO Box 3133, Joplin, MO 64803**<br>**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the December 9, 2016 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD).** |
| Mr Michael | Bill Michael |
| Mr Oliver | Hold on. |
| Mr Michel | Item |
| Mr Denham | Just a second. I want to make sure we are getting this recorded. I'm sorry. Are we ready? |
| Ms Willhite | Yes. |
| Mr Denham | OK. I'm sorry. Go ahead. Start over please. |
| Mr Michael | Bill Michael. Item # 2784, 2108 W 3rd. |
| Mr Denham | Can you talk a little bit about your property. |
| Mr Gilleland | Denton Gilleland. I'm --- |
| Mr Oliver | Step over to the mic, Denton. |
| Mr Gilleland | Uh, ok, I've got pictures here if you want to see 'em. It's, uh, I've gutted the inside of it completely out and it's ready to uh, uh fix any of the uh, studs and stuff that need repaired and uh, to wire and insulate. |

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| Mr Oliver | Yeah, I'd like to look at them. |
| Mr Gilleland | Yeah. |
| Mr Oliver | If you'd step back to the mic there. |
| Mr Callihan | We might also revise the address on the photos. It's different than the Agenda. |
| Mr Denham | I noticed that yesterday, too. |
| Mr Oliver | Have you got, uh, your subcontractors picked out. You got any bids; electrical contractors --- |
| Mr Gilleland | I called, uh, I tried to call that Bill's Electric and their so booked up they can't do it for a long time and uh, I haven't got another, another one yet. I figured I'd get it all gutted out and everything first, then try to get a hold of one that could give me a better estimate of what it's --- |
| Mr Oliver | I'd try to. |
| Mr Gilleland | Going to cost. |
| Mr Oliver | If it was me, I'd try to work ahead a little bit. They can come out and give you an estimate. |
| Mr Gilleland | Ok. |
| Mr Oliver | You know. We don't need this draggin' on. |
| Mr Gilleland | No, I'm going to keep on it. |
| Mr Harrington | If Bill's can't do it, why don't you get on somebody's schedule? |
| Mr Gilleland | Oh, I will, I will. |
| Mrs Harrington | Well, but you haven't. |
| Mr Gilleland | Well, I've worked pretty steady this --- |
| Mrs Harrington | Yeah. |
| Mr Gilliland | Since last time, getting everything out of it. So --- |
| Mrs Harrington | Well, you've determined that if you call an electrician, you're going to have to schedule it for, kind of, far out. So you could make that move with Bill's now so that they would be ready when you're ready. |

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| Mr Gilleland | OK. They let me --- |
| Mrs Harrington | That's progress. That's forward motion. |
| Mr. Gilleland | Well, they let me --- |
| Mr Denham | What's left to do on the exterior? |
| Mr Gilleland | Exterior's in pretty good shape. It's, uh, it's been re-sided and windows are pretty good on it. It, it looks pretty good from the outside. |
| Mr Denham | And you do have a permit, at this point? |
| Mr Gilleland | Yeah, for what I have done. I didn't get a, you don't have to have a permit for the demolition inside, but uh, I don't guess. |
| Mr Oliver | He has a permit for the siding and the roof. |
| Mr Gilleland | And the roof. |
| Mr Oliver | He had not purchased one, or had the electrician come and purchase one, or anything like that. |
| Mr Denham | I mean the electric or, ok. |
| Mr Gilleland | Before, on another project, the electrician let me do all the work and they come in and got the, the permit, did all the hooking up and everything. But I did all the physical running, the wire and all that. So, I'm hoping, hoping they will let me do that. |
| Mrs Harrington | We want this completely finished, inside and out? |
| Mr Denham | What do you think you can have done. Uh, our meetings are every, basically, every month. What do you think you will have done by, uh, end of April? Basically, four weeks? |
| Mr Gilleland | I should have it, uh, wired and sheet rock in it. |
| Mr Denham | How much plumbing is going to be required? |
| Mr Gilleland | Well, its, you know, there's plumbing, its existing plumbing and, uh, but I'm sure it's, it need a lot of work. Uh, that's not going to be a huge job, I wouldn't think, unless I, just update the existing plumbing because it is pretty much where I want it to be anyway. I mean, the bathroom is going to stay where it's at and the kitchen's in the same spot, so --- |
| Mr Denham | Then the HVAC, heat and air, is it --- |

Mr Gilleland — It's ok, yeah.

Mr Callahan — Has that house set vacant for a long time?

Mr Gilleland — Uh, I'm not sure. I bought it from him. It looks like quite a while.

Mr Callihan — You may have more plumbing issues than you think.

Mr Gilleland — Oh, I'm sure, yeah. --- Plumbing's not too hard, though.

Mrs Harrington — Can we set that as a goal, to have the wiring and sheet rock done, by ---

Mr Denham — Sure.

Mrs Harrington — What's the next date?

Mr Oliver — April 28th, that's the next meeting.

Mrs. Harrington — Ok, we are going to put it into the record that you'll have the wiring and the sheet rock done by April 28th, maybe. Is that a good idea, Mr Chairman?

Mr Denham — Sure.

Mrs Harrington — But I'd like to see, you make that commitment.

Mr Denham — Is that something you can do?

Mr Gilleland — Yeah, I can. I don't know if I will have the sheet rock all completely finished but I'll have it all hung and everything.

Mr Hartwell — That's an obtainable goal?

Mr Gilleland — Yes, I think so.

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

Mrs Harrington — Mr Chairman, I make a motion that Item # 2784 at 2108 W 3rd St, we continued until April 28th for a Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Wilson, that Item # 2108, or, Item # 2784, 2108 W 3rd St be continued to our April 28th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** Thank you.

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| Mr Gilleland | Thanks. |
| **ITEM # 2796** | **512 S JACKSON**<br>**OWNER: Satterfield Investments**<br>**ADDRESS: 160 SE Star Rd, Baxter Springs, KS 66713**<br>**"Demolition Hearing" has been posted in the Joplin Globe legal Section. Item continued from the February 24, 2017 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD).** |
| Mr Oliver | Denton, you got another one on here, buddy. |
| Mr Gilleland | One on Jackson? |
| Mr Oliver | Yes, Sir. |
| Mr Gilleland | Yeah, I've actually got pictures of it too. I went over and secured it. |
| Mr Denham | Which Item is this? |
| Mr Oliver | Item # 2796, 512 S Jackson. |
| Mr Callihan | So you say --- |
| Mr Gilleland | Somebody tore off the boards, got in it, I guess. I boarded it back up again. |
| Mr Denham | What are your plans on this house? |
| Mr Gilleland | Well, the other one has been taking my time. I, I, I need to, uh, I've got the siding for it and stuff. I need to finish the exterior to make it look a little, little better. |
| Mr Denham | The roof looks pretty rough. |
| Mr Gilleland | The roof's pretty bad. The back part of the roof's not too old but the front, main roof's not in too good of shape. It's not leaking but it, it's uh, looks like it's close to it. |
| Mrs Harrington | And you do own this outright? |
| Mr Gilleland | Yes, pretty much. I think I've got one or two more payments on it. |
| Mrs Harrington | How long have you had it? |
| Mr Gilleland | Oh, about a year. |
| Mrs. Harrington | It's been like this since the beginning? |

Mr Gilleland — Uh ha. Yeah, I've ---

Mr Oliver — If I may, uh, when we received the title search, the title search did come back as Satterfield still being listed as the owner of the property. So while he may have been buying it or purchasing it from them, it is not recorded in his name, yet. There's been a history on this structure. Um, it's been vacant for a long time. Approximately a year ago, um, started receiving calls from the neighbors. Denton, at one point, even allowed someone to stay in it, uh, without water or electricity. We visited on site, uh, he was informed he would not be able to let people do that. Um, ---

Mr Gilleland — Well, I didn't ---

Mr Oliver — Asked him to get it secured. Um, he did board it up, not the way we would like to see it done. And there was not a Dangerous Building Permit purchased. So this has been dragging out for quite a while. Um, it's been open again. Uh, I put it on the Agenda again because we started receiving calls again. Someone was in there. I went back out with police officers just to make sure. At that time, there was no body in it and that is when I decided it's time to bring it to the Board.

Mr Denham — Second time on our Agenda, I believe?

Mr Oliver — No Sir, it is the first.

Mr Denham — The first. Oh, the first. Ok.

Mr Callihan — I drove by. Windows were missing, doors were open and that's kind of, that's typical.

Mr Denham — Yeah.

Mr Gilleland — Well, I didn't board up the windows that were ok. I just boarded up the one's that were unlocked and missing, so ---

Mr Callihan — That was yesterday?

Mr Gilleland — Yeah. I did all that yesterday.

Mr Oliver — I agree with you and I didn't go by this one yesterday. But earlier in the week, when I was doing my drive byes, it was still open.

Mr Gilleland — I was over there most of the day yesterday.

Mr Callihan — I went by Wednesday and everything was open. Uh ---

Mr Denham — I, I went by yesterday and it wasn't boarded up yesterday.

Mr Oliver — Denton, do you have the funds to put a new roof on it, put windows in it, put siding on it and get something like that done in the next three to six months? I'm just throwing it out there.

Mr Gilleland — Yeah, I, I can borrow it. I try to do it myself so that's ---

Mr Oliver — It seems like you are struggling to do the other one and it's already been on here for three or four months.

Mr Gilleland — Yeah.

Mr Denham — And it's a much smaller house.

Mr Gilleland — Well, I've got, you know, existing properties that I rent and I've got to take care of them as well. So, I mean, I don't, ---

Mr Hartwell — Sounds like to me maybe you're just pulled in too many directions.

Mr Gilleland — Yeah, Yeah, ---

Mr Hartwell — I mean, we are all guilty of that at times. It sounds like this one, that maybe is the last of your directions.

Mr Gilliland — Yeah, Yeah.

Mr Hartwell — You're, you're pulled in a lot of ways and uh –

Mr Gilleland — I'm not going to get any more, I know that.

Mr Hartwell — Yeah, definitely, probably not fair to you or the people who you live around. It looks like we may have someone in the audience that want to talk with us about this, so. Uh, I think that it's unfortunate that you have put this off so much because, uh, I don't want to have another instance like the house on Third Street, because I hear the same thing from you every month and uh, this is not to be offensive, but I don't want to see you here for another year on another property, you know? And that's not fair to us and it's not fair to you, so I think it's probably, in my pleasure, at least, to do something about this property.

Mr Wilson — The main thing that concerns me at this time is that the property is not secured to where people cannot get into it. Before you do another thing on the other property, I would say take it two days, two or three days, at least, and secure this property first.

Mr Gilleland — Ok.

Mr Wilson — That is a very high priority.

Mr Gilleland — Well, I did. I took pictures where I boarded it up, if you want to see them.

Mr Paul — Yeah, I'm sure they'd like to see them.

Mr Wilson — Now remember the City has specific guidelines and you need to get with the City on that.

Mr Gilleland — Yeah, I know ---

Mr Wilson — And know what to do and how to do it.

Mr Oliver — There is the option of the Dangerous Building Permit.

Mr Wilson — Yeah, as far as I can see though, that isn't up to City Code standards at all.

Mr Pommert — The upstairs is still all open. You've got windows out on the north side.

Mr Denham — I know you'd like to do it all yourself but it may be, you've got more than you can handle. You may just have to hire it done or, or sell one or something, but, uh, this one is so much bigger than the other one. I see it taking, at the rate you've been going, it's going to take a long time to get this one wrapped up. It's a big house.

Mr Gilleland — Yeah, it's pretty big. Well, that's my intention on the one on 3rd Street is to sell it and then I will have some cash that I can fix some of the other ones up.

Mrs Harrington — Well, the way I feel about it is, it's not your neighbor's fault you bought too many houses.

Mr Gilleland — No, No ---

Mrs Harrington — And that's, I mean, that's a real critical issue on this house. If this was next to me, I'd be down here standing in to talk to me, which I'm wondering if there is anybody else that's wanting to visit about this house.

Mr Denham — Yeah, could you let the lady behind you step up and --- morning. Could you give us your name and address please?

Mrs Pommert — Sandra Pommert, 220 N Pearl Ave, Joplin. This property has been an attractive nuisance and an eyesore for several years. Since we became more or less responsible for the upkeep on my sister's house, which is next door, shortly after the tornado, it has been through three owners that we know of. From what we have observed over the years, the property keeps deteriorating with each owner. Broken windows, unsecured front door, squatters and everything that goes with that. My sister's property has been broken into twice with several attempts in between. Water was stolen from

her outside tap. People trespassing. Attempts made to crawl underneath the house. We've had to screw shut windows and doors to try to secure the house properly. It does not help that 512 S Jackson frequently has had one or more doors unsecured providing a place for potential burglars to hide, (I've got a cold). I cannot imagine that this property is redeemable. Squatters have lived in it off and on with no electricity, water or sewer service. From what we can see of the electric service on the back of the house, it needs to be totally rewired. I think that the costs of rehabilitating the property far out weight the value of the house. It is time for definitive action to be taken with this property. It either needs to be fixed up or demolished. If you do decide to continue to work with the current property owner, please do not release it from your agenda until it has been completed and inspected inside and out. Please compel the current owner to make the necessary improvements in a timely manner instead of letting things go the course for months, as I've seen before on other properties. Thank you.

Mr Denham — Questions?

Mr Hartwell — Mrs Pommert, how long has this, to your knowledge, property been empty?

Mr Pommert — Oh, my husband and I started trying to take of my sister's property there immediately after the tornado.

Mr Hartwell — Ok. So 2011. Was it empty then?

Mrs Pommert — Was it empty --- I think it had renters in it then.

Mr Callihan — Once, yeah.

Mrs Pommert — Although those were the ones that were stealing tap water from my sister's house ---

Mr Hartwell — Ok.

Mrs Pommert — To the tune of $300.00, because there was not water service. And there have been squatters, we've seen bike cycles parked there, unsecured front doors, back doors.

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

Mrs Pommert — Yes, ok.

Mr Denham — Any other questions? Thank you. Well, Denton, you can speak, step up again, I mean you've heard neighborhood complaints. I know you haven't owned it since the tornado but, uh, in reality, what do you think you can get done on this house?

Mr Gilleland — Well, I'll, I've got a helper that helps me every day so we can make, make quite a bit of improvements, I think, in the next couple of months. Like I said, I've already bought, of course, I know that's probably that wouldn't be the first priority, is put the siding on it. But, I mean, I do, do have it and, and uh, which would make it look a lot better because half of it's on and half of it's off. It would at least, it still wouldn't be habitable but it, it would look a lot better.

Mr Oliver — Do, do you think, with, you know, kind of the urgency that's going on here, that it might be beneficial to you to hire some subs and –

Mr Gilleland — Well, if I had the, yeah, fine, I mean that would be the best way to do if I had like $40,000.00 laying around. But, uh, I don't.

Mr Oliver — So you don't really have the funds to take care of it?

Mr Gilleland — Well, I have the funds to do it my way but I don't have it to go out and hire, uh, you know ---

Mr Oliver — That roof alone is probably, I don't know, what, a $10,000.00 job if it were to be stripped, decked and ---

Mr Gilleland — Probably.

Mr Wicklund — So, doing this your way, as you put it, how long do you anticipate it taking you to get the house completely rehabbed, meet interior/exterior codes and livable?

Mr Gilleland — Probably about a year.

Mr Wicklund — Thank you.

Mr Gilleland — Are you done.

Mr Denham — But you have to sell the house on 3rd Street before you can really ---

Mr Gilleland — No, I've got several other houses that I'm going to try to see too, so as soon as something sells, I will have the funds to do it or I could just try to get a loan at a bank to, to uh, since it is pretty much paid off, just to rehab it. I might try that option. But I just didn't want to create a bunch more debt.

Mr Paul — Is this also, um, something you purchased on a contract for deed?

Mr Gilleland — Yes.

Mr Paul — And when, when do you get title?

Mr Gilleland — Well, it's like I said, I've got like two more payments on it so, it's, I'll have the title on it then.

Mrs Harrington — And when is that? When will you own it?

Mr Gilleland — About May.

Mrs Harrington — May. I asked you, right out of the bat, right at the beginning, if you owned this outright and you said, "Yes". Somebody else holds title to it, still. You won't have it until May.

Mr Gilleland — Correct.

Mrs Harrington — When I look at this and with the history of the house, I would be willing to wait thirty days and then I'd vote for it to be demolished. Because it looks to me like it's a neighborhood nuisance and the history has not proved that it would be anywhere near of, of plazable approach to rehab it. Especially, if it's going to take a year. So much happens over a year that I can't imagine ---

Mr Gilleland — Well, I mean, I would steadily be working on it for that length of time for it to be completely ready to live in. I mean, I can get the outside looking complete a lot quicker than that.

Mr Wilson — You stated that you're first priority on this house is to side it. I disagree, whole heartedly. Your first priority should be to secure that house and that's the first thing that needs to be done any way you look at it.

Mr Gilleland — Ok, well, I agree.

Mr Wilson — And it needs to be done according to regulation from the City.

Mr Gilleland — OK.

Mr Wilson — So you need to get with Bryan and them and find out exactly how to secure that house.

Mr Gilleland — Ok.

Mr Harrington — With the amount of work that other house, I mean, you, the interior of that house, the pictures you showed us, that's a full time job. Unless you hire some contractors to take care of these properties correctly and efficiently so that your neighbors don't have to bear the consequences, I can't, in good conscience, tell you I'm going to give you, I wouldn't want to give you very much time on this house, just because I know you're wound up in the other one to the extent to that, that's now going to drag on for another year. I just think it's irresponsible to own these properties that do so much damage to the neighborhoods that they live in and there's no reason that

your neighbors should have to live next to a house like this, that, that has fallen into such severe disrepair and, and nothing is being done about it.

Mr Hartwell — I think that the significant thing that we're, we've talked a lot about this house and we jumped between Items # 2784 and this is that just ten minutes ago you were telling us that the house on 3rd Street was your first priority, Ok? And that that was going to take a lot of your time and you were going to have to do the interior and we said, "Ok, you're going to do the electrical and you're going to do the sheet rock and a variety of different things at that property within the next month. And I asked you, "Is that an attainable goal" and you very clearly said to me said, "Yes, that is." So then, if that property is first priority, where does 512 S Jackson fall into place? Because, as Chrystal said, we have to, we have to, it, I am almost of the opinion that we would be doing you a favor to demolish this house. Because, because it may be hard now, and everybody has lost money at different times on different deals. You made a bad investment, in my opinion. And, and unfortunately, sometimes we lose money in things and I think that 3rd Street needs to be a priority and I am of the opinion that this house needs to come down.

Mr Gilleland — Well, I said I'd have the interior done, the wiring and the sheet rock,---

Mr Hartwell — But you said that last month, too.

Mr Gilleland — Next month. I never said I'd have ---

Mr Hartwell — What's done? What done?

Mr Gilleland — Well, I did quite a bit, actually.

Mr Hartwell — Yeah, but I see the exterior and it looks ---

Mr Gilleland — Well, Yeah.

Mr Hartwell — You got plumbing problems. We've already established this. You can't hire a con --- an electrical contractor out there. You don't have permits with the City. You have a variety of problems there. I think this is the priority. I mean, I don't even see where this comes into play. If I was having to do these two, I would think, I would be, I would be going nuts with just these two. But, how many other properties do you have, at this point? I just, I just don't see where it is feasible for you to tell me that both of these can be done at the rate you've worked on the other ones. And I'm not saying that you're, you, uh, can't do it, I'm just saying I don't know how it's feasible with time, money, access and capital and resources. Those five things, I just don't see how it is feasible.

Mr Gilleland — Well, I mean it, I am going to have the one on, uh, 3rd Street done, probably, completely done in two months and then I can devote all my time to the other one.

Mr Callihan — But you can't devote all your time to that because you've got other properties. Your plans, as I understand it, are to board up Jackson and get to, when you can. And that's, quite frankly, unfair to the neighbors. Like we've said, it's, it's unfortunate that, uh, you've acquired a property that, uh, has, has, um, so many burdens with it but we're here to help take care of the neighborhood and this property. I live four blocks away from it. I drive down the street all the time, frequently. Windows are open, doors open and it goes on, and on, and on. You've stated 3rd Street is your main priority. What I'm hearing is, and you're wanting to work on your budget, your own schedule, which, that's great if it works out for the neighborhood. It's not working for the neighborhood. You, you, --- we need something, quick, definitive: When you can doesn't mean anything. There needs to be some definitive schedule, some definitive assets applied to this problem to make it go away.

Mr Gilleland — Ok.

Mr Denham — Our next meeting is April, the end of April. I think you really need to come with a plan of action. Let us know whether, how you're going to finance it or how you're going to get this done on a must quicker schedule than what we've seen on previous projects.

Mr Gilleland — Ok, the one on Jackson, is that the one you are referring to?

Mr Denham — Yeah.

Mr Gilleland — Ok.

Mr Denham — That's the one we're talking about right now. Any other questions or comments?

Mr Paul — Just to be clear this doesn't change any of the instructions the Board gave you on the other property.

Mr Gilleland — Yeah, I know.

Mr Denham — Do we have a motion?

Mr Wilson — Mr Chairman, I will make a motion that Item # 2796, 512 S Jackson be continued to our April 28th meeting for a Progress Report and Demolition Hearing.

Mr Denham — Do we have a second. --- Is anybody going to second it? --- or do we have another motion? Are we prepared to do, to hold a Dangerous Building Hearing?

Mr Paul — I am prepared, if that's the Board's pleasure. It's your call.

Mr Denham — This is the second time on the Agenda.

Mr Wilson — It has been a problem, though, for quite a, for quite a number of months.

Mr Callihan — Years.

Mr Harrington — Is it your opinion, that it would hold up, Jordan?

Mr Paul — I think that notice is good. Um, that is usually the main things that I'm concerned about, is whether we've, we've got notice on the property on the property owner and we've got a certified letter from the person who's in title and then, um, the equitable owner is hear today, so, I think that, uh, those issues are sufficient.

Mr Wilson — We must take, also into consideration that he will not be the legal owner until the end of May, is that correct?

Mr Paul — That's true, but we do have a certified letter to the legal owner in the title work, so we have notice on both parties we need notice to.

Mr Oliver — And I have had two conversations with the legal owner.

Mrs Harrington — So if we order this demolished today, it is thirty days before we can actually move on it.

Mr Paul — Yeah, there is a thirty day, uh, stay period before it, it is a practical matter. It usually takes that long to bid it out and go to Council and things like that, so, there would be at least a thirty day period between, uh, the demo hearing today and the earliest that we would ever have a contractor on the site.

Mrs Harrington — Mr Chairman, I make a motion that Item # 2796 at 512 S Jackson be declared a Dangerous Building and this subject of a Demolition Hearing.

Mr Hartwell — Second.

Mr Denham — **Who second it? Motion by Mrs Harrington, second by Mr Hartwell that Item # 2796, 512 S Jackson be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0. The first motion died of a**

**lack of a second.** Do we want to go ahead and table this and let the other people in the audience, uh ---

Mr Harrington — I think that's a good idea.

Mr Hartwell — Yes.

Mr Harrington — I would be in favor of that.

Mr Denham — OK. If you could take a seat for a little bit, we'll have this hearing in a little bit. It takes a little bit of time. We'll let the other people come up.

Mr Gilleland — Ok.

Mr Denham — Thank you.

**ITEM # 2795**

**430 N BYERS**
**OWNER: Mark Russell**
**ADDRESS: 160 SE Star Rd, Baxter Springs, KS 66713**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the February 24, 2017 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD).**

Mr Denham — Morning.

Mr Russell — Good morning. Um, I'm Mark Russell. I'm here to address 430 N Byers. I don't' know what Item Number it is though.

Mr Denham — It is Item # 2795. Can you tell us a little bit about your property?

Mr Russell — Pardon?

Mr Denham — Can you tell us a little bit about your property, please?

Mr Russell — Well, Sir, um, since our last meeting, which was just recently, I have got an electrical contractor out there. Uh, they got the, got the electrical all up to code. It was done about ten days ago and basically, I think the other issues were just, uh, putting the board over the basement window and work on the back porch. And I had a, a little window, like 12 X 12, down stairs and a window above to put in and just a few other little things. So, uh, unless Mr Oliver has something else to add, I don't know what else I can tell you about it.

Mr Oliver — Give me one second here, please.

Mr Russell — It, it wasn't that much.

Mr Denham — Do you reside in this property?

Mr Russell — No, Sir, it's vacant. I do have the electricity on, now, though. It's been on since about the fourteenth.

Mr Oliver — He is correct. Uh, permit was purchased. The structure does not have electric which is one of the items on his list. Um, when I was by on Wednesday, the cellar door still hadn't been done. Um, there's a couple of things left, I believe, unless you've done them in the last couple of days. Um, so I guess, my opinion would be, continue it until next month. Let me verify the few other things left on the list. They're not big things.

Mr Denham — What's your plans on the exterior, you know, recoat that stucco or ---

Mr Russell — Yes, Sir, when the, when the weather permits and I, I get back on track with my other stuff. I have a couple of other rentals I, I need to work on too but their out of town. But I'm focusing on this one, mainly. I've already purchased the paint and I've got the spray rig and everything. I've had it for, for a number of months.

Mr Oliver — You still have the list that we gave you when we were on site together?

Mr Russell — Yes, I do.

Mr Oliver — Ok.

Mr Denham — Any other questions or comments?

Mr Wicklund — How long will it take you to paint that with you spray rig, on good weather days?

Mr Russell — Well, I don't know. I think I'm going to have to get a water blaster to get that other stuff of, wouldn't you think?

Mr Wicklund — Yes.

Mr Russell — Being it's stucco, so I really can't say. I'm not, I've never done a stucco one before.

Mr Wicklund — The reason I'm asking is, I don't, it's been a couple of months since I've meant you out there on the property and we talked about painting it then. You've had the paint purchased at that time already and said that as soon as the weather allowed, you planned on painting it as well as make the other needed corrections. Every month that goes by, we've got a few days of bad weather and we've got several days of good weather. And I expected it to be painted by now, personally. Maybe that was your intention. We are going to have to some bad weather this coming month and we are going to have some very good weather.

| | |
|---|---|
| Mr Russell | Right. |
| Mr Wicklund | Do you think you can have it painted in the next month? |
| Mr Russell | I really couldn't say on that one. I want to try and get the other stuff done. I thought that, I thought that was what we were focusing on. |
| Mr Wicklund | It is. It is. I think we are running into some of the same problems as we did on the previous property where you're just stretched so far, there's so much work that needs to be done, you're trying to do it all yourself. You can only do one thing at a time and months will go by. I mean, I appreciate you hiring an electrician because that, that sped it up and that was the main issue with this property. So I appreciate that. |
| Mr Russell | I went to a considerable amount of expense to do that. |
| Mr Denham | We appreciate that. The only reason I asked about the exterior is, stucco in our climate area, if it is not properly coated and protected, it, it won't last long. You'll have a lot of problems. |
| Mr Russell | I'm aware of that. |
| Mr Denham | It's important to get that done pretty quickly, because, then, you know, I drove by it yesterday and it looks like it could start really having some major water intrusion into that structure through ---- |
| Mr Russell | It looks good in the front. It's basically, those two sides. Especially the side that the sun has been hitting it. It's kind of flaked it off. |
| Mrs Harrington | Where does this property land on the list of your priorities? You say you are working on several? |
| Mr Russell | Oh, it's a top one. |
| Mrs Harrington | And so, so you can devote a large amount of time in the next month to getting it where it needs to be for us. |
| Mr Russell | Uh, uh, right. |
| Mr Denham | any other questions? Do we have a motion? |
| Mr Wilson | Mr Chairman, I make a motion that Item # 2795, 430 N Byers be continue to our April 28th meeting for a Progress Report and Demolition Hearing. |
| Mr Pommert | Second. |

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 2795, 430 N Byers be continued to our April 28th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** Thank you.

**ITEM # 2792** — **117 & 121 S BYERS**
**OWNER: David Carey**
**ADDRESS: 3611 College View Dr, Joplin, MO 64801**
**"Demolition Hearing" has been posted in the Joplin Glove Legal Section. Item continued from the February 24, 2017 meeting for a "Demolition Hearing" and Progress Report (THRID TIME BEFORE THE BOARD)**

Mr Denham — Morning.

Mr Carey — Morning. David Carey, Item # 2792, 117 and 121 S Byers. Um, we finished all the work and the Fire Marshall inspected it yesterday and passed it. I'm asking you to take it off the Agenda.

Mr Denham — Have you heard anything from Dale?

Mr Wicklund — I've, I spoke with Dale this morning. Uh, his words were that it is 1000% better than it was, as far as the fire hazard goes. Um, the basements are cleared out, all but a few things that really aren't combustible any long. I know that took a lot of work. Um, and Mr Carey has addressed the other items that the Fire Marshal and myself noted on the interior as well as exterior that needed to be done. It hasn't completely stopped the phone calls. I received two calls this week, um, concerning the, just the living conditions inside. And while Mr Carey has allowed the Fire Marshall and myself, access to any of those apartments that we chose, the ones that we, uh, the ones that we actually inspected that were habited, meet the minimum requirements, barely, of being livable. Uh, the ones that Mr Carey is aware, the ones that weren't occupied, have work to be done before he can rent them out and he knows that. It's, I know that one of the reason this is on the Agenda was that the number of complaints that the City staff as well as, uh, the Council has received from the citizens and while Mr Carey's work with the Fire Marshal and myself, making those corrections, when the citizens drive by, they can't' tell anything's been done, so, from my position, with our current requirements, I don't know that there is anything further that the Building Department can require at this point.

Mr Carey — Yesterday, we did have an inspection. It was a HUD inspection, they passed it. I don't know what complaints you received. I haven't received any complaints what so ever.

Mr Denham — Were any of the complaints from the residents actually live in the complex or it is just neighbors?

Mr Wicklund — The two, the two this week were from the same individual. It was not an actual resident. It was a friend of the resident that was concerned about the conditions that their friend was living in.

Mr Carey — They need to contact me because I have received zero complaints and I address them as soon as I get a complaint.

Mr Hartwell — It sounds like you have a complaint.

Mr Carey — I don't know who, you know, I don't know who, what apartment or anything.

Mr Wicklund — And I specifically asked. Because it was before, uh, Dale was going to do his inspection. Um, I asked which apartment number it was and they were not able to give me the apartment number, so I really didn't do much more with that.

Mr Paul — I think you'd talked at one point about even though it might not be required, kind of touching up the outside of the building, maybe painting it, is that something you still intend to do?

Mr Carey — Yes, I bought paint for 121 S Byers, the section that faces second street, that's most visible to the public, that will be painted. We are also going to redo the frames, in frames that are rotted, that will be done also. We will work through that into the summer, but it will be done by the summer. I'd like to find some storm windows too if I can get a good price on those, that, that would make it look better.

Mr Hartwell — Will this be only one side?

Mr Carey — That is the side we will start on. It's the most visible to the public. Anything that's asked, I've always done. I've always complied.

Mr Callahan — Do you plan to paint the entire structures?

Mr Carey — Yes. We will start with the most visible and then we will work our way back.

Mr Callahan — Thank you.

Mr Paul — Ma'am, did you have a comment on this one as well?

Mr Denham — Did you have any other questions for Mr Carey? Thank you, if you would let her speak, too, please? You can have a time of rebuttal if you need to.

Mrs Pommert — Sandra Pommert. 220 N Pearl, Joplin. This has been a long time coming for this to come before the Board. This place has been an eyesore for years and a frequent stop for the Police Department. In addition, I've hear stories concerning the condition of the inside of the building. I've seen posting to the Facebook in the past year or two regarding bed bugs and lack of repairs. In the past, my in-laws at 111 S Byers witnessed masses of bugs running from the building whenever pest control was done, a log looked like it was moving. If bugs were that bad, what were the conditions inside of the building? In the past, there've also been accumulation of junk on our side of the property, in front yard and in the parking lot behind, including inoperable vehicles. What is being done to address the safety and welfare of the current tenants, as well as those in the surrounding neighborhood? This certainly cannot be a healthy environment for any to be living in and it does not promote a family-friendly atmosphere which is a detriment to the surrounding area. There are several properties that are within a block of this property which have not sold after a year on the market and I certainly feel this has had an impact. The City needs to start a rental registration program. This needs to be done for several reasons: 1. Protect the public health and safety by insuring units comply with the City's building and maintenance codes. 2. Protect the character and stability of the residential neighborhoods. 3. Correct and prevent housing conditions that may endanger the safety, welfare and health of occupants. 4. Prevent the overcrowding of rental units. 5. Enforcement of minimum standards for maintenance of existence residential buildings and to prevent slums and blight. 6. Preserve the land and buildings throughout the City. Force of registration fees would need to be charged to cover the cost of inspections. All rentals, whether multi or single family units would need to be inspected. If the City would be more proactive in its approach to problem properties, perhaps some progress towards safer neighborhoods could happen. We should not have to be coming before the Board this frequently for properties like this. Thank you.

Mr Denham — Thank you. Any questions for Mrs Pommert?

Mr Wilson — I'd like to make a statement that this Board does what they can within the law. And also, any of the changes that you have proposed is up to the ruling body of the City, which is the Council. So that, I think some items, if you want to, should be brought before Council. As far as the items that are related to building, construction methods and upkeep, that is what this Board is for. We try, but we do have limits as far as the law will allow.

Mr Pommert — We have to sow the seed somewhere. It need to start and it will be in the minutes here and I will take it further.

Mr Denham — Thank you. Appreciate your input.

Mr Carey — Um, there was a smear campaign against me on Facebook. Photos were posted, a lot of false information was spread about those apartments. The

person that started it was an angry tenant and they got a lot of support behind them. There were nothing but lies. I went ahead kicked out as many people as I could and I shut down those apartments. We sprayed. We did everything that we could and we conquered the problem and I won't allow any more tenants in there that cause trouble like that. Pretty much everything that she said was a lie. On that property, all the vehicles run, there's no inoperable vehicles on the property. There's no bed bugs. There is not a problem with roaches. We've had the apartments inspected. They've always passed inspection. Um, everything she said, if there was any truth to it, has been changed. We did have an old manager there that was allowing some things, and we went ahead and kicked out everyone that was causing problems.

Mr Denham — You said, earlier, that HUD had inspected it and it passed it.

Mr Carey — HUD inspected yesterday and they passed it.

Mr Denham — What, what type of inspection did they actual do?

Mr Carey — It was a Salvation Army. They came by and they conducted an inspection on an apartment for a new tenant and they used HUD standards and they, they passed it, didn't see any bugs, didn't see any problems what so ever.

Mr Callihan — They looked at one apartment?

Mr Carey — For one apartment. They inspected each time someone moves in.

Mr Callihan — But they looked at one apartment not the entire ---

Mr Carey — Yesterday, yesterday they looked at one apartment, yes. And the Fire Marshall also came through and looked at the apartment and check things out that had been done, completed.

Mr Callihan — But to inspect one apartment and get an approval, that's ---

Mr Carey — One apartment was inspected yesterday. Bryan and Dale inspected several apartments a little over a month ago.

Mr Callihan — I know.

Mr Carey — Did you see any or anything that stood out?

Mr Wicklund — I did not see any bugs, no.

Mr Carey — I haven't either. Like I said, someone conducted a smear campaign, they got a bunch of people behind it and a lot of people around it broke out my windows, vandalized the place and we fixed everything they did.

Mr Denham — What's your occupancy rate at this point?

Mr Carey — Right now I think I have 12 apartments that are full and then I have eight that we're going to be renting out in the next month.

Mr Denham — Are you rehabbing the empty ones as they become ---

Mr Carey — Yes we were. And we are changing out all the doors to fire rated doors or code approved doors before we rent them out also, make sure the doors --- I did go ahead and buy 11 more, um, fire rated doors for each apartment also, for the empty ones with a few left over for any that need, need to be replace later on. I've done everything I could to make everyone happy. There are some neighbors that can't, and she's not even a neighbor.

Mr Hartwell — Well, she is concerned so, don't minimize her concerns because she came up and spoke to us. I commend her for that.

Mr Carey — But I will point out when someone is lying about something and ---

Mr Hartwell — I will, Sir, with all due respect, I can't, I haven't been in the property. I don't believe any of us have been. And I don't know if she's a liar or you're a liar, so it's just your word against hers, so she has every right, as you do to ---

Mr Carey — She hasn't been inside there. I've had inspectors come in and check it out. They haven't seen what she said is there.

Mr Hartwell — Ok, like I said, just don't minimize her concern either because I think everybody has concerns. Because we have already addressed these. We've gone through it.

Mr Carey — I take it as an insult. I've done a lot of work to get everything fixed the way it was asked to be done and it is complete.

Mr Callihan — You were asked to fix it. I live a block away.

Mr Carey — We were already, we already started fixing those things. All the windows were fixed before we appeared at the first meeting.

Mr Hartwell — Every window fixed in the house, or in the two properties?

Mr Carey — Every window has been fixed. And they were done before the first meeting. Also the awning was torn off before the first meeting. I think five things that were on the first list had already been completed before the first meeting. They came and did an inspection, they added a couple of more things to be done. I completed all those and he re-inspected yesterday and said, "Yeah, it's a 100 per --- 1000 percent better. And as far as the exterior, I will get that painted also.

Mr Pommert — Why are you waiting until now to do all this, when somebody gets on you? Why didn't you keep your property up through the years? It's looked like this for more than a few months – on the exterior.

Mr Carey — As far as the paint?

Mr Pommert — As far as the overall appearance of the property? That's what you're getting a lot of complaints about from your ---

Mr Carey — I already said, I bought the paint. I will paint it. That wasn't, that wasn't the focus. The focus was on the fire ---

Mr Pommert — Why didn't you keep up your property and buy the property and buy the paint last year, or two years ago, or three years ago when it's needed it all this time? I'm just curious. Why haven't you kept your property looking attractive, or more attractive so you wouldn't get complaints from people driving by?

Mr Carey — I have not received any complaints until this was brought to my attention. I still don't know what complaints. Like I said, Bryan, has been, has been receiving phone calls. They don't give a name, a, an apartment number or anything. As far as I know it's the same people that started the smear campaign. They don't call me and complain. I don't get any complaints.

Mr Pommert — Well, no one knows that you own it, necessarily but they're going to call the City. They, evidently, called the City up right and left, including myself.

Mr Carey — If you go on Facebook and read, there's one lady that said she called the City, the Fire Department, the Health Department, she tried to get everybody and everybody against me to have my place shut down.

Mr Paul — I think you are talking more about living standards than ---

Mr Pommet — You still are not answering my question. Why, did, how long have you owned this property?

Mr Carey — I have owned it for several years.

Mr Pommert — Several years? So why didn't several years ago you try to repaint the thing and fix the windows?

Mr Carey — It will be, it will ---

Mr Pommert — Why wasn't it done? You are not answering my questions. Why wasn't it done two years ago, three years ago before this ever started?

Mr Carey — There were other priorities then.

Mr Pommert — Such As? You have other properties to do, or --?

Mr Carey — I have other jobs to do and I'm raising a child.

Mr Pommert — Ok, well ---

Mr Carey — I have other, I have, the building will be painted.

Mr Pommert — Ok.

Mr Carey — Is that a reason to demolate a building?

Mr Pommert — Paint?

Mr Carey — Paint, yes. If it ---

Mr Pommert — It is a reason to get people off your case.

Mr Carey — I, it will be painted.

Mrs Harrington — I think what we are looking for, and, and there's a change, kind of, in attitude. I mean, we're, Council is looking at properties around town that are in disrepair that need help. And I think the point, you've got two, two members of the Board that live within blocks of this and they've lived with it for many, months or years. And I think they want to know, what we're look for is personal pride in your community and your property. And I think Mr Pommert's question is appropriate in that it's saying, why did it take a visit to this Board for you to gain some pride in that property and pride in ownership of that property and providing a, as safe place for people to live. That's, that's the question here that, you're responding to us but what we are want is, especially landlords, to start being more proactive in taking care of their properties so that we don't get to this point where we're having to make decisions about what you're going to do with your property. We don't want to do that anymore than you want us to. But we are going to respond to the neighbors and the people that live in the community as these two gentleman and that lady do. That, that's the point here that ---

Mr Carey — If anyone complains to you, please give them my phone number and have them call me.

Mr Paul — And to be more specific, I, you know, we've been talking more about the general idea of appearances and stuff the last couple of minutes but, if I recall, the record correctly, the Fire Marshall had been on your case for months, and months and months about the combustibles. Is that not, is that not accurate?

Mr Carey — No it is not. As soon as I received the letter, I got on it, immediately.

Mr Paul — But I maybe misremember it. I don't have the e-mails in front of me.

Mr Wicklund — There was a long period of time that lapsed between the time the Fire Marshall put together a list and the time that Mr Carey had a letter in his hands or so that he claims when he read the letter for the first time.

Mr Paul — So he may not have ---

Mr Wicklund — He may not of had the list. It was mailed by the Fire Marshall, uh, ---

Mr Paul — That could have happened, I don't know.

Mr Carey — It was in December.

Mr Paul — OK.

Mr Carey — And I, within a week, I had everything done except for the basements and replacing the doors and then they added to the doors, and then they added to the list and I finished the immediately, also. I've always cooperated and complied with whatever need to be done on that building.

Mr Wicklund — It was in December when you got the list?

Mr Carey — Yes.

Mr Wicklund — Yeah. Mr Carey, actually, ended up picking up the list at the counter. It was nearly a year ago that the Fire Marshal had mailed the list.

Mr Carey — I did not, I never received that. They do an inspection once a year. They check the smoke alarms, they check the, um, exit signs and they also check the fire extinguishers. And that was what I expected that, had been done this year but they added to it. An awning, they wanted an awning torn down, they wanted everything removed out of the basements. They wanted all the doors replaced with fire proof doors. Um, let's see, and a few other things at that time. And then we, we jumped on it immediately and got those things done. And then they added to it and we went ahead and fixed that. After they walked through and did the inspection, they added a few things that were minor.

Mr Wicklund — Dale wanted me to make sure to mention that, uh, currently the way that the Fire Department and the Building Department is addressing these multi-family dwelling existing buildings, there's, their spread out all over town, there's a large number of them that, obviously, for various reasons, do not meet the current building codes or fire codes. Uh, will never meet the requirements as if they were built yesterday. That is not what I'm

referring to. They just, they do not even meet the minimum for existing buildings. It would be cost-prohibitive to, all at once, blanket the town and hold them to the standards to even the minimum requires of everything. The Fire Marshal and I have put together a staged process. The repairs that Mr Carey has made up to this point, referring to the, uh, inch and three-quarter doors, uh, the, oh the combustibles in the basement, the, each things that was on his list, they would all fall under the very first phase of requirements and we've visited with Mr Carey about this. But um, the Fire Marshall want me to just lay this out: There will be more improvements that will, when Mr Carey is ready to move to the second phase, now of requirements. It will take some time. They are more expensive repairs. They will not affect the way the property looks in any way, but the intend of phasing these, and there's about three phases, and it has to be done over a, over a long extended period of time, because they, so many of the them have fallen into very, very bad disrepair when it come to fire codes. Uh, and the Fire Chief is on board with this, as well. So, Mr Carey, just to remind you of our conversation, this doesn't mean there's not more fire code issues that need to be addressed in the future.

Mr Carey — Yeah, I spoke with Dale about that, ---

Mr Wicklund — Right.

Mr Carey — The second phase involve CO2 detectors and I'm, I totally agree with that.

Mr Denham — We really have two issues: Life safety and esteadics. The esteadics really haven't been addressed at all. Life safety started on the fire doors, were they twenty minute doors or ---

Mr Wicklund — The Fire Code allows, on an existing buildings, um, your required on those, uh, doors into the shared, uh, hallway, to be either fire rated (20 minutes) or it allows for inch and three-quarters solid core doors.

Mr Denham — Ok.

Mr Wicklund — I believe that's what Mr Carey found was a place to purchase, he just got solid wood doors and they meet the minimum requirements.

Mr Denham — So he didn't have to change out the frames, it is just the door only?

Mr Wicklund — Correct.

Mr Denham — Do they have self-closing hinges or uh, closers?

Mr Wicklund — I do not believe so.

Mr Carey — No, there's , on each apartment, it's not self-closing and I did by an additional eleven fire rated doors, twenty minute doors, after I fixed the

one's for the occupied apartments. So we have another eleven that we can use for whenever we need those.

Mr Denham — And just for clarification, they're not fire proof.

Mr Carey — Well, ---

Mr Denham — Theoretically, ---

Mr Carey — I understand that.

Mr Denham — They would sustain a twenty minute fire but not fire proof.

Mr Carey — Right.

Me Denham — And I just want to clarify, HUD did not actually inspect that one apartment. It was Salvation Army ---

Mr Carey — Salvation Army –

Mr Denham — To see if it would meet ---

Mr Carey — Standards, yeah.

Mr Denham — To meet minimum HUD standards and they are going to help, uh, underwrite some of the rent, I'm assuming.

Mr Carey — They, they got a grant so that they could, yes. But they did a thorough inspection on it.

Mr Denham — But it actually wasn't HUD.

Mr Carey — It was HUD standards, is what I meant.

Mr Denham — Thank you. At this point, sound like he has address the thing that Bryan and Dale, the Fire Marshall proposed on it. It there any reason to, uh, not release it or should be keep it on the Agenda?

Mr Wicklund — He has address each of the items on our list and there's no new items that's come up for Dale and I to add.

Mr Denham — And than that Phase Two is be something that Dale and Mr Carey will address in the future.

Mr Wicklund — Yeah, the Fire, currently the Fire Department actually inspects multi-family dwellings on a yearly basis and has done so for a long time. Uh, and they will continue doing that and trying to bring them up, slowly, up to the

minimum allowed standards for an existing multi-family. So that, yes, the Fire Marshall will continue doing his yearly inspections.

Mr Denham — At this point, we should release it. It there a reason to keep it on our Agenda or ---

Mr Wicklund — No.

Mr Denham — He converted a lot of concerns from this Board and neighbor. So I hope that you will take that into consideration and try to address the things that are not being forced upon you now, but address it now. Voluntarily and try to make this property more attractive.

Mr Carey — We have already started. We've been doing it for months. Like I said, what she said that, that's in the past or it was all made up. But we've already taken control of all of that. It's going to keep getting better.

Mr Denham — Ok. We have a motion?

Mr Wilson — Mr Chairman, I make a motion that Item # 2792, 117 & 121 S Byers be released from our Agenda.

Mr Denham — Do we have a second?

Mrs Harrington — Second.

Mr Denham — **Motion by Mr Wilson, second by Mrs Harrington, that Item # 2792, 117 & 121 S Byers be released from our Agenda because they have done all the requirement items from the Fire Marshall. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (Mr Hartwell) Motion carries, 6-1**

Mr Carey — Thank you.

Mr Denham — Thank you.

Mrs Harrington — Mr Carey, I just want to say, it will be right back on here if you don't be proactive. We don't want to do it more than you, but ---

Mr Carey — I've already got started.

Mr Harrington — The proactive part of this for all landlords is becoming a very high profile issue with the City and I look for it to get more rigorous than less.

Mr Carey — I agree.

Mr Denham — Thank you.

Mr Paul — Thank you.

**ITEM # 2781** — **519 N JACKSON**
**OWNER: Laura Julien**
**ADDRESS: 317 E Fountain Rd, Joplin, MO 64801**
**Item previously ordered demolished. At the January 27, 2017 meeting the owner was granted a 90-day stay window to complete project and gave the building department the ok to issue a permit. Continued from the February 24, 2017 meeting.**

Mr Denham — Morning.

Ms Julien — I'm Laura Julien, 519 N Jackson. Um, I got a little behind schedule this month, um, but we're back on track, now. That north side wall, I think I e-mailed Bryan pictures of it, there was just a couple of beams that just would not pull in. It would not go flush. That's done now. Um, there's one that was actually warped. I just replaced it with a brand new board. I, I was just done dealing with waiting on it. Um, I also lost a week, because we had to do a shower install in Springfield, but we are back on track. Um, it's almost completely wrapped and ready for the siding, now. I ran out of wrap the other day, in the wind. That was fun. Um, so I had to get another roll of wrap and finish that up. Uh, the front porch, when we, uh, jacked it up and put the taller, uh, support beams in there, those are just the temporaries until the columns get redone. Didn't crack anything. Everything went smoothly, so that was my main concern, on not getting the siding in before that front porch was, was pushed back up because it was three inches down. Um, we do have the support beams in there now. The problem with that porch is, I had to redo the designs on it and this is about to die but I've got 'em on the phone too. Um, the side and the columns, when they were put in they were put in half way onto the lip that hangs over the porch which is, was kind of crumbling off, that's why I was going to do the whole thing. So, what I'm going to have to do is, we're, we're going to have to pour the pads down in the ground the columns going to go from the ground all the way up to the top, where the support, where the porch supports that second story that hangs over 'cause there is no way, as it is right now, that that is going to support that second story. It's got to be completely reinforced. But that's not going to stop, you know, the siding and the beams, because, like I said, we have temporary posts up there right now. Um, so that's pretty much back on track now. I'm just a couple of weeks behind schedule because I wanted to have the siding done by now. It just isn't done yet. But like I said, it's all wrapped, it's ready to go. Nothing moved or shifted like I thought it would, so it, it's, we're ready to do the siding now this coming week.

Mr Callihan — When did you wrap it?

Ms Julien — Pardon me?

Mr Callihan When did you wrap it?

Ms Julien I've been wrapping it since Wednesday. I had to wrap it by myself up on a ladder in the wind. It was just great fun.

Mr Callihan I, I, I think it was Wednesday when I went by and I didn't see- ---

Ms Julien Oh, Ok. Um, I've got pictures of it here, too, because, like I said, this has got three percent, it might die, but I've got them on the phone as well.

Mr Denham It sort of looked like he was putting siding over no wrap yesterday when I went by.

Mr Callihan I, I went by Wednesday and nothing had been done, so, but that's kind of --

Ms Julien That's OK. That's when I ran out.

Mr Callihan Ok. Gotcha.

Ms Julien And the other ones are ---

Mr Callihan Ok.

Ms Julien And these are where I was tell you about the projection, there, these were the original design ---

Mr Denham Excuse me. We got to have you up at the mic.

Ms Julien I, I was just pointing out, the, the design had a change because the columns have to go down to the ground now. They can't stay as they are, on, on the porch.

Mr Denham Has the permit been purchased?

Ms Julien Oh Yeah?

Mr Oliver Yes. She had a ninety day window from when the stay was put on.

Mr Denham The stay was last month – February?

Mr Hartwell Uh, January, wasn't it.

Mr Denham Was it January?

Ms Julien It was just ---

Mr Oliver — It was January when the stay was put in place for ninety days. Um, I would have to look at the minutes to see ---

Mr Denham — So you are in two-thirds into the ninety day stay?

Ms Julien — Right, right and I lost a couple of weeks, um, like I said, we've got, we are ready to go now. I mean, it was just that wall, it was that wall that had that bathroom on the inside interior. Someone had installed bathroom in the living room. I don't know what they had done but it was all pushed out. Um, the other walls came right in. We didn't realize 'til we pulled the carpet up that the walls were about four inches out, off of a floor joist. So that all had to be pulled back in and anchored back onto it.

Mr Denham — Is the City satisfied with how that's been done?

Mr Oliver — Todd's been out there. Um, I don't know that we've been back on the footing and foundation, yet.

Ms Julien — No he hasn't been back to inspection, 'cause he wanted to do the foundation and all of the framing, everything at the same time on his next inspection.

Mr Denham — What do you think you will have done by our, uh, April 28th meeting?

Ms Julien — Well, I will able to have the siding finished by then. Um, now the front porch, the windows have gone, I've gone back and forth on the windows. Um, that's my one thing is, the very front, here, let me. I know that think is about to die. Let me bring this over to you.

Mr Callihan — No it's still active, but I just, I don't need it.

Ms Julien — I forgot to put the front porch windows on the list because they had those horrible, horrible French doors on, uh, one side, that were all broken in. And on the other side, where they had the toilet in the living room, they had a little tiny window there. So it's just going to be two regular normal sized windows in the living room, there, in the very front of the porch.

Mr Callihan — You are getting rid of the small window?

Ms Julien — Yeah, that little itty bitty one that was above the toilet? Yeah, that's got to go. It's just horrible.

Mr Callihan — OK.

Ms Julien — It's a great little house. We found, actually, when I was redoing those boards over there on that north side of the wall, there's a stone on the very bottom there where the foundation is, 'cause it's all just the rocks, it's carved "1872". It was unknown. They thought it was sometime in the

thirties but we have been finding horse hair and hay and all kinds of things in the walls. So I'm pretty sure it was built in the 1800's instead of when we thought it was.

Mr Denham — So, what, so will the exterior be totally done ---

Ms Julien — It should, yeah, it should be ---

Mr Denham — By April.

Ms Julien — It should be by the next one, yeah. I do not foresee any other, you know, issues. Most other jobs that I do are in town so, those, I lost a whole week going up to Springfield and then doing, that, that bathroom install up there, so, but I'm back down here now and ---

Mrs Harrington — Mr Chairman, I make a motion that Item # 2781 at 519 N Jackson be continue for, until April 28th for a Progress Report and Demolition Hearing.

Mr Hartwell — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Hartwell, that Item # 2781, 519 N Jackson be continued to our April 28th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** Thanks, did you get your phone?

Mr Callihan — It's right here.

**ITEM # 2786** — **211 S PARK**
**OWNER: Lois Shilkett**
**ADDRESS: 812 N Pearl Ave, Joplin, Mo 64801**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the February 24, 2017 meeting for a "Demolition Hearing" and Progress report (SIXTH TIME BEFORE THE BOARD)**

Mr Denham — Morning.

Mrs Shilkett — Morning, Lois Shilkett here to talk about 211 S Park.

Mr Oliver — How are you?

Mrs Shilkett — Good, how are you?

Mr Oliver — Good.

| | |
|---|---|
| Mrs Shilkett | I just have a little, just a little bit left of the side and it will be complete. There's probably a fourth of the north side at the top that still needs siding on it. There, the fascia and the soffit on the inside of the little visive thing that's, goes to the front door, still needs, uh, that done. And then, I don't know why, but there's like a one piece that's not been finished at the top on a wall. But it will be finished by next month. |
| Mr Oliver | OK. |
| Mr Denham | This is our sixth time. |
| Mrs Shilkett | Trust me, I know that. This guy is slow as molasses. |
| Mr Denham | Well, maybe you need to find someone else, because we need to see this wrapped up. We've driven by this over six month's now. |
| Mrs Shilkett | Well, what do you want, you want me to hire someone else to put --- |
| Mr Denham | I don't know. |
| Mrs Shilkett | Up ten pieces of siding. |
| Mr Denham | If he's not performing, If he's not preforming, if he's not --- |
| Mrs Shilkett | But he is performing he just hasn't finished it. He got one, the north sides, almost done yesterday. |
| Mr Denham | Ok. But I mean --- |
| Mrs Shilkett | It's been totally cleaned up and --- |
| Mr Denham | It took a month to --- |
| Mrs Shilkett | It's a hundred percent better. |
| Mr Denham | It took a month to, just to get started on that one side, it looked like to me. I --- |
| Mrs Shilkett | I absolutely agree with you but I've paid him and he's going to finish it. |
| Mr Denham | You paid him before he's done? |
| Mrs Shilkett | Not completely, no. |
| Mr Denham | Good. |
| Mrs Shilkett | I've paid him as he's gone. |

Mr Hartwell, Mr Oliver, uh, in the photo it shows that the building is not all the way sided.

Mrs Shilkett No it is not.

Mr Hartwell Is that still the case, that, if I look in the photo here, on the side of the house,

Mr Oliver That's ---

Mr Hartwell Is that still the case. If I look at the photo here on the side of the house,

Mr Oliver That's ---

Mr Hartwell I didn't get the chance to drive by this one. I looked at a few others but not this one. So did someone ---

Mr Denham He was working on it yesterday.

Mr Callihan There's more, there's more that's been completed on that North side than what shows up in the photo.

Mr Hartwell Ok. That's my main question.

Mrs Shilkett Thank you.

Mr Callihan But, it's still not complete.

Mr Oliver Well, it's almost two weeks.

Mr Hartwell Ok. That's fine.

Mrs Shilkett Now I, talk to him this morning and said "I'm not going to any more of these meetings. You know, I'm tired of it. It is ridiculous. I can't stay awake while I set here.

Mr Oliver Don't forget, don't forget the steps.

Mrs Shilkett Right.

Mr Oliver And the handrail at that front door.

Mrs Shilkett Yes, Sir. OK.

Mr Oliver If you can get that done, get the siding done ---

Mr Denham Yeah, have that done before April 28th, you won't have to have to come up here and be bored again.

| | |
|---|---|
| Mrs Shilkett | Yoo Whoo! Ok. Thank you. |
| Mr Hartwell | Mr Chairman, I make a motion that Item # 2786, 211 S Park be continued to our April 28th meeting for a Progress Report and Demolition and Demolition Hearing. |
| Mr Wilson | Second. |
| Mr Denham | **Motion by Mr Harwell, second by Mr Wilson that Item # 2786, 211 S Park be continued to our April 28th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** |
| **ITEM # 2779** | **2517 N KINGSDALE**<br>**OWNER: Abruzzo Builders Inc**<br>**ADDRESS: 1403 E 4th St. Pittsburg, KS 66762**<br>**Item previously ordered demolished. At the December 9th meeting the builder was granted a 90-day widow to complete project and gave the building department the ok to issue a permit. Continued from the February 24, 2017 meeting.** |
| Mr Denham | Morning. |
| Mr Abruzzo | Joe Abruzzo for 2514 N Kingsdale. |
| Mr Denham | Has anything happened since our last meeting? |
| Mr Abruzzo | Well, I just put in the inspection today for permanent. So everything is in there. I just met with, with, was it Mike, uh, for the driveway? |
| Mr Oliver | Yes. |
| Mr Wicklund | Yes. |
| Mr Abruzzo | Yeah, I met with him yesterday, so we got started on cutting out for the driveway. |
| Mrs Harrington | You started cutting it out? |
| Mr Abruzzo | Huh? |
| Mrs Harrington | You started cutting it out yesterday? |
| Mr Abruzzo | Yeah? |
| Mrs Harrington | I was there last night. There was a big pile of dirt and nothing else done. |

Mr Denham — There was a bobcat working yesterday ---

Mrs Harrington — Was there?

Mr Denham — When I went by. He was taking dirt from in front of the garage and taking it around to ---

Mr Abruzzo — Yeah, I had to move all the dirt that was brought to me to put 'em inside of those retaining walls. And then, uh, uh, he started cutting out for that driveway.

Mr Denham — So is the driveway he's going to build going to be able to work out?

Mr Abruzzo — Yeah, we're going to, well, yeah, I mean he, I'm hoping. I have to put an actual transit to it and, he gave me 13% from, you know, the street. He, he gave me thirteen percent from, you know, the street grade.

Mr Wicklund — At the right-of-way?

Mr Abruzzo — Huh?

Mr Wicklund — At the right-of-way?

Mr Abruzzo — Yeah, so he gave me thirteen percent, which, I'm about, almost there now. Um, so probably we able to able to lift it up about a few more inches to meet the thirteen is at the end. And after that, I'm going to have check and see how, how far it is. I might have to do another plan, I don't know.

Mr Denham — Do another what?

Mr Abruzzo — I might have to have a Plan B on it.

Mr Denham — What, you mean just ---

Mr Abruzzo — Well, I don't want to, I don't want the driveway to be, you know, where you are looking at the sky if you are going up on it. You know. I, I mean, I have to figure out, uh, once he cuts that end I can shoot grade, knowing my thirteen percent, I can shoot my grade, I can shoot my transit from the top of the garage and see how the distance of that is, how high that is, and the distance to it, and if I'm at two maybe two and a half inches per foot, I'll be ok. But anything over that, you're pretty much looking at the sky when you are driving into garage.

Mr Denham — Do you know what the vertical difference is between the Street and the top of the slope at the garage entrance?

**DUE TO POWER OUTAGE, THAT WHICH FOLLOWS IF BASED**

**UPON NOTES OF BOARD STAFF MEMBERS**

Mr Wicklund — The building code does not include anything regarding the slope of the driveway that is beyond the approach. The Code is only concerned with the first ten feet from the street which is considered as the approach.

Mr Denham — Do we have a motion?

Mrs Harrington — Mr Chairman, I make a motion that Item # 2779 at 2514 N Kingsdale be continue until April 28th for a Progress Report and Demolition Hearing.

Mr Callihan — Second

Mr Denham — **Motion by Mrs Harington, second by Mr Callahan that Item # 2779, 2514 N Kingsdale, be continued to our April 28th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** I do not see any one else in the audience to discuss any other case, Do we, now want to bring Mr Gilleland back up and present the Demolition Hearing on his property?

Mr Paul — I am ready if everyone else is.

**ITEM # 2796** — **512 S JACKSON**
**OWNER: Satterfield Investments**
**ADDRESS: PO Box 3, Carterville, MO 64835**
**"Demolition Hearing" has been posted in the Joplin Glove Legal Section. Item continued from the February 24, 2017 MEETING FOR A "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)**

Mr Denham — Item # 2796, 512 S Jackson. Do we have a motion to make Item # 2796 subject of a Demolition Hearing?

Mr Pommert — Mr Chairman, I move that Item # 2796, 512 S Jackson, be the subject of a Demolition Hearing.

Mr Denham — Do we have a second?

Mr Hartwell — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Hartwell that Item # 2796, 512 S Jackson be the subject of a Dangerous Building Hearing. All those in favor, say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** The Board turns it over to the City.

| | |
|---|---|
| Mr Paul | Thank you. This is the Building Board of Appeals meeting in the Joplin Municipal Building, this 24th day of March, 2017, for the purpose of conducting a demolition hearing. The City will present its evidence first, after which the public has a right to cross-examine witnesses and be heard, as well as present witnesses or exhibits. The case for today is Item # 2796, on the Agenda, also known as 512 S Jackson. The 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 of the City of Joplin. |
| Mr Paul | And how long have you been employed in your current position with the City of Joplin? |
| Mr Oliver | Approximately eight years. |
| Mr Paul | Have you, in the performance of your duties, had an occasion to inspection the property known as 512 S Jackson? |
| Mr Oliver | Yes, I have. |
| Mr Paul | I am going to show you what's marked as Exhibit #1. Do you recognize that? |
| Mr Oliver | Yes, these are photos that I took of the property on January 3 of 2017 and yesterday, March 23, 2017. |
| Mr Paul | And do the photographs show reasonable likeness of the premises in its present condition? |
| Mr Oliver | Yes, they do. |
| Mr Paul | If there's no objection, I'll offer Exhibit #1. |
| Mr Denham | The Board accepts. |
| Mr Paul | What, if anything, did you do to ascertain ownership of the property? |
| Mr Oliver | I had a title search done. |

| | |
|---|---|
| Mr Paul | I'm going to show you what's marked Exhibit #2. Do you recognize it? |
| Mr Oliver | This is a title search received from Great American Title on March 1, 2017. |
| Mr Paul | Who does it show as the owner of the property? |
| Mr Oliver | Satterfield Investments. |
| Mr Paul | Thank you. 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 owner of the property of this action? |
| Mr Oliver | Sent certified letters. |
| Mr Paul | I am going to show you what's marked as Exhibit #3. Do you recognize it? |
| Mr Oliver | It is a copy of business filing of Limited Liability Company from the Missouri Online Business filings under the Missouri Secretary of State website reflecting the Agent name for Satterfield Investments, LLC. |
| Mr Paul | Thank you. If there's no objection, I offer Exhibit #3. |
| Mr Denham | The Board accepts. |
| Mr Paul | I'm going to show you what's been marked as Exhibit # 4 and #5. Do you recognize those? |
| Mr Oliver | Yes, Exhibits #3 and #4 are certified letters that were sent to Satterfield Investments to the address of PO Box 3, Carterville, MO 64835. I also sent letters to the Registered Agent, Bobby Ray Satterfield at the address of 8195 County Rd 187, Carthage, MO 64836. I have signed receipts for all letters for the exception of one. |
| Mr Paul | If there's no objection, I'd offer Exhibits #4 and #5. |
| Mr Denham | The Board accepts. |
| Mr Paul | what, if anything else, did you do to notify the owners of the property of this action? |
| Mr Oliver | It was published in the Joplin Globe. |
| Mr Paul | I am going to show you what's marked as Exhibit #6. Do you recognize that? |

Mr Oliver — It is the Affidavit of Publication received from the Globe with the publication dates of 3/2, 3/9, 3/16 and 3/23

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

Mr Denham — The Board accepts.

Mr Paul — Did you receive notice of anyone who might be in possession of the property that is subject to these proceedings?

Mr Oliver — Yes. Through the owner, we have information that Denton Gilleland is engaged in a Contract for Deed for this property.

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

Mr Oliver — I have been a general contractor, residential contractor in the Joplin area for over a twenty year period.

Mr Paul — And 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 of the definitions of a Dangerous Building do you base your opinion, if any?

Mr Oliver — Yes, I do. Sub-section Line #4: Whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or non-supporting members, or enclosing or outside walls or wall coverings. You can see by the photos, this structure is severally decayed, damaged. It's beyond repair. Line #10: Whenever the building or structure, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, trash, filth, inadequate light, air ventilation or sanitation facilities, or otherwise is determined to be unsafe, unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease. Line #12: Whenever the building or structure, or land it occupies, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition, use, location or maintenance of the building, structure or land. Line #13: Whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. Line #15: Whenever the plumbing system is totally or partially damaged, destroyed, removed or otherwise made inoperable or unsanitary.

Mr Paul — Thank you, Jeff. If there's no objection, I'd offer Chapter 26, Articles IX and X of the Joplin Code of Ordinances as evidence before the Board. I'd also ask that the record be held open to include a copy of the Globe on

dates of publication. I'd also ask that the Board take judicial notice of this file.

Mr Denham — The Board accepts.

Mr Paul — This would be the opportunity to cross examine the witness. Mr Gilleland will you please come forward and be sworn in.

Ms Willhite — Mr Gilleland, 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 Gilleland — Yes.

Mr Paul — Do you have any statements or questions of the Board?

Mr Gilleland — I would like to keep the property. I already have money into this property. I have boarded it up and someone has removed them again, but I will get it secured.

Mr Hartwell — You are wanting to let this property set as is for two or three months while until you get your other property in order, so that you will have time to work on this property. You are asking for an exception that the neighbors have to tolerate.

Mr Paul — If there is anyone in the gallery that would like to make comment regarding this property, please come forward and state your name.

Mrs Pommert — Sandra Pommert, 220 N Pearl. As I stated earlier, this property is a nuisance. It is attracted to squatters since it is not secured and those squatters have stolen water from my sister's house next door. It is also a very given eyesore to all the neighbors. I would like to see the property removed from the neighborhood.

Mr Paul — Does the Board have any other questions of this witness? I see none. The City will rest and turn it back over to the Board for a decision.

Mr Denham — Do we have a motion for demolition?

Mr Wilson — Mr Chairman, I make a motion that Item # 2796, 512 S Jackson, be declared a dangerous building in accordance with the Joplin Code of Ordinances, Chapter 26, Articles IX and X, Section 26-612, Sub-sections 4, 10, 12, 13 and 15 and so ordered demolished.

Mr Hartwell — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Hartwell, that Item # 2796, 512 S Jackson, 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, Sub-sections 4, 10, 12, 13 and 15. The demolition will include all out buildings. All those in favor of demolition order say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.**

Mr Oliver — I have a few on the Agenda that I want to give an update on and possibly release. I will discuss them in the order as they appear on the Agenda.

**ITEM # 2785** — **417 S PARK**
**OWNER: Dawn Morian**
**ADDRESS: 6720 Woodson, Raytown, MO 64133**
**"Demolition Hearing" has been posted in the Joplin Glove Legal Section. Item continued from the February 24, 2017 meeting for a "Demolition Hearing" and Progress Report (SIXTH TIME BEFORE THE BOARD).**

Mr Oliver — Owner has elected to start repair but there is not a permit in place, yet.

Mr Denham — Do we have a motion to continue?

Mrs Harrington — Mr Chairman, I make a motion that Item # 2785 at 417 S Park be continued to our April 28th meeting for a Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Pommert, that Item # 2785, 417 S Park be continued to the April 28th meeting for a Progress Report and Demolition Hearing. All those in favor order say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.**

**ITEM # 2791** — **2916 E 8th Street**
**OWNER: Brothers Enterprises**
**ADDRESS: PO Box 4294, Joplin, MO 64803**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the February 24, 2017 meeting for a "Demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD).**

Mr Oliver — Property is down, so demolition did occur. It needs to be released.

Mr Denham — Do we have a motion to release?

Mr Wilson — Mr Chairman, I make a motion that Item # 2791, 2916 E 8th Street, be released from our Agenda due to the property already being demolished.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert, that Item # 2791, 2916 E 8th Street, be released from our Agenda due to property already being demolished. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.**

**ITEM # 2793** — **1935 LAUREL STREET**
**OWNER: Benjamin and Diana Burns**
**ADDRESS: 1935 Laurel St, Joplin, MO 64801**
**"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the February 24, 2017 meeting for a "Demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD).**

Mr Oliver — Property was damaged by a fire. Mayberry Construction has pulled a permit to rehab it and they trying to get it repaired within thirty days.

Mr Denham — Do we have a motion to continue?

Mr Hartwell — Mr Chairman, I make a motion that Item # 2793, 1935 Laurel St be continued to our April 28th meeting for a Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Hartwell, second by Mr Pommert, THAT Item # 2793, 1935 Laurel St be continued to our April 28th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.**

**ITEM # 2797** — **2130 BIRD AVE**
**OWNER: Jerry David**
**ADDRESS: 2130 Bird Ave, Joplin, MO 64804**
**"Finding of fact Hearing" scheduled for this date.**

Mr Oliver — Item # 2797, 2130 Bird Avenue. This was damaged by fire two months ago. This is the first time on the Agenda so this can be continued to our April 28th meeting.

Mr Denham — Do we have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2797 at 2130 Bird be continued to our April 28th meeting for a Progress Report and Demolition Hearing.

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| Mr Pommert | Second. |
| Mr Denham | **A motion by Mr Wilson, second by Mr Pommert, the Item # 2797, 2130 Bird Ave, be continued to the April 28th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** |
| **ITEM # 2798** | **2415 E NATALIE CT**<br>**OWNER: Joost & Brandi Schol**<br>**ADDRESS: 2415 Natalie Ct, Joplin, MO 64801**<br>**"Finding of fact Hearing" scheduled for this date.** |
| Mr Oliver | Item E 2798, 2415 E Natalie Ct. This is subject to a fire also. Mayberry Construction has pulled a permit and has started construction repairs. They are usually pretty quick in getting right on their work. |
| Mr. Denham | Do we have a motion to continue? |
| Mrs Harrington | Mr Chairman, I make a motion that Item # 2798 at 2415 E Natalie Ct be continued to our April 28th meeting for a Progress Report and Demolition Hearing. |
| Mr Pommert | Second. |
| Mr Denham | **Motion by Mrs Harrington, second by Mr Pommert that Item # 2798, 2415 E Natalie Ct, be continued to our April 28th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** |
| **ITEM # 2799** | **1108 S McKINLEY**<br>**OWNER: Michael Ellis**<br>**ADDRESS: 15806 County Rd 48 Rd, Rosharon, TX 77583**<br>**"Finding of fact Hearing" scheduled for this date.** |
| Mr Oliver | Item # 2799, 1108 S McKinley. This structure is in very rough and poor condition. This is the first time before the Board, so by law, we have to continue it. |
| Mr Denham | Do we have a motion? |
| Mr Wilson | Mr Chairman, I make a motion that Item # 2799, 1108 S McKinley, be continued to the April 28th meeting. |
| Mr Pommert | Second. |

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert, that Item # 2799, 1108 S McKinley, be continued to our April 28th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.**

**ITEM # 2800** — **1411 CAMPBELL PARKWAY**
**OWNER: Tom Havens**
**ADDRESS: 215 N Main, El Centro, CA 92243**
**"Finding of fact Hearing" scheduled for this date.**

Mr Oliver — Item # 27800, 1411 Campbell Parkway. The property had a fire confined to one room. I have been watching this property for a little while. I did received some e-mails from the owner who lives out of town. He is reluctant to start working on this, so I put it on the Agenda. We can continue it and see if we can get the owner to do something about this property.

Mr Denham — Item 28 –

Mrs Harrington — You said Item # 27800.

Mr Oliver — Oh, did I?

Mrs Harrington — Yes.

Mr Oliver — Sorry.

Mrs Harrington — Everybody knew what you meant, I think.

Mr Denham — Do we have a motion for Item 2800.

Mrs Harrington — Mr Chairman, I make a motion the Item # 2800 at 1411 Campbell Pkwy be continued until April 28th meeting for a Demolition Hearing and Progress Report.

Mr Pommert — Second.

Mr Denham — **Motion by Mrs Harrington, Second by Mr Pommert, that Item # 2800, 1411 Campbell Pkwy, be continued to the April 28th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callihan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.**

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| Mr Denham | Any other questions or business to come before the Board? |
| Mr Paul | We have a special, closed session. |
| Mr Denham | No way. |
| Mr Paul | Yeah. Need a motion to vote and I need the clerk to read the call. It is like ten minutes. |
| Mr Denham | Do we have a motion to adjourn to closed session? |
| Mr Wilson | Mr Chairman, I make a motion we adjourn to closes session. |
| Mr Denham | **All those in favor say "aye" (Mr Denham, Mr Hartwell, Mrs Harrington, Mr Wilson, Mr Callahan and Mr Pommert voted "aye") Those Opposed? (None) Motion carries, 6-0.** We stand adjourned. |

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 11:40 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Elizabeth A Willhite, Notary Public

My Commission expires: 11/8/2020

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