MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
MARCH 25, 2016
9:00 AM

Kyle Denham, Chairman, called the March 25th Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Mark Eastman, Crystal Harrington, Don Landrith, David Pommert, Bruce Rhodes, and Ervin Wilson. City officials present: Bryan Wicklund, Chief Building Official; Jeff Oliver, Building Inspector; Jordan Paul, Assistant City Attorney; and Susan Champlin, Notary Public.

Mr. Denham	If you could come to the podium and give us your name and what item you're here to speak on, please.
ITEM 2140	**1206 BROADWAY** **OWNER: Omer Hubbard** **ADDRESS: 1206 Broadway, Joplin MO. 64801** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the February 26, 2016 meeting for a "Demolition Hearing" and Progress Report (EIGHTEENTH TIME BEFORE THE BOARD)**
Omer Hubbard	Omer Hubbard, and 1206 Broadway.
Mr. Oliver	I was out—I believe it was Wednesday. They're continuing to work on the plumbing. They had done a little bit more, but they've got to fix it, so it didn't quite pass. Is Nick here?
Mr. Hubbard	Yep, he's here.
Mr. Oliver	Nick, have you got anything you want to add as far as like when you think you might be calling me back, as far as it being done?
Mr. Denham	Could you give us your name for the record, please?
Nick Clifton	My name is Nick Clifton.
Mr. Denham	Thank you.
Mr. Oliver	When do you think you might get done with the repairs that needed to be done?
Mr. Clifton	We're to—after this gets approved, we get all the boards and everything so we can get it done a month and a half—maybe a little bit longer.
Mr. Oliver	Watered Gardens is kind of supplying them with—

Mrs. Harrington That's what I thought.

Mr. Oliver Materials here—

Mrs. Harrington But it hadn't _____.

Mr. Oliver It was a gentleman named Levi, I believe, that was helping.

Mr. Hubbard Yes.

Mr. Oliver We were kind of hoping to have it done by now.

Mrs. Harrington Are you satisfied with how it's coming along, Jeff? Slowly, but--

Mr. Oliver Very, very slow.

Mrs. Harrington The water?

Mr. Oliver According to Nick—and it's been over a month since I've talked to Mr. Spink with Watered Gardens—they're wanting the repairs done, but he says at that time they'll take care of the water—the back bill, if you will, on the water. So, I mean, if the Board wanted to do an order to repair—

Mr. Denham Well, if they can get it done in a month and a half, it would be quicker than if we order it repaired at this point.

Mr. Oliver Sure.

Mrs. Harrington You really want to do it?

Mr. Clifton Yes.

Mrs. Harrington You want Omer to get some water—

Mr. Clifton Yeah.

Mrs. Harrington And live safely.

Mr. Oliver Our next meeting is April 22nd, so that gives you about five weeks, if you will. Do you think you can have it ready to go?

Mr. Clifton Yeah.

Mr. Wicklund The water needs to be on.

Mr. Clifton Yeah, I know.

Mr. Wicklund — You can turn the—if you can get the water on way before you even start on the boards—on the floor joists.

Mr. Clifton — Yeah.

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

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2140, 1206 Broadway, be continued to our next meeting, April 22nd.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Landrith that Item 2140, 1206 Broadway, be continued to our April 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") All those opposed? (None) Motion carries, 7-0.** Thank you.

Mr. Oliver — Thank you.

ITEM 2704 — **1826 S. BYERS**
OWNER: Olga Gutierrez
ADDRESS: 1729 Sophia Carthage MO. 64836
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the February 26, 2016 meeting for a "Demolition Hearing" and Progress Report (TWELFTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Malicio Gutierrez — Good morning. My wife's name is Olga Gutierrez, for 1826 Byers.

Mr. Denham — Item 2704.

Mr. Oliver — Making some progress?

Mr. Gutierrez — Yes. It's—I changed windows.

Mr. Oliver — You might speak up.

Mr. Gutierrez — Okay. I just changed windows—everything. I work every week.

Mr. Oliver — When do you think you might have the exterior of the structure done?

Mr. Gutierrez — I don't know. I don't have any idea. It's finished in accordance—it's a long time for fixing.

Mr. Oliver	Okay. There is a permit in place.
Mr. Wicklund	You said you're going to be changing the windows. Are the new windows in?
Mr. Gutierrez	Yeah, these windows—
Mr. Wicklund	Now?
Mr. Gutierrez	Yeah—no.
Mr. Wicklund	Okay. Then I saw a picture of the rim joists.
Mr. Gutierrez	Yes.
Mr. Wicklund	Are you ready for an inspection?
Mr. Gutierrez	No.
Mr. Wicklund	Not yet?
Mr. Gutierrez	Not yet.
Mr. Wicklund	When do you think you'll be ready for an inspection?
Mr. Gutierrez	Maybe next month. It's only one floor in the bedroom off-site. It's finished.
Mrs. Harrington	I know we have to do the outside first.
Mr. Wicklund	Just keep in mind, you need to make sure that the Building Department does an inspection before you cover anything up.
Mr. Gutierrez	Alright.
Mr. Wicklund	You think it's going to be a month and a half before you're ready to start covering stuff up?
Mr. Gutierrez	Yes, maybe—yes.
Mr. Oliver	Have you replaced floor joists?
Mr. Gutierrez	Yeah—just changing the doors, windows—every window.
Mr. Oliver	Okay. Have you replaced floor joists?
Mr. Gutierrez	I don't know. I don't have any idea.

Mr. Oliver — Have you replaced the box around the side?

Mr. Gutierrez — No—no.

Mr. Oliver — Alright. The floor joists?

Mr. Gutierrez — Yeah.

Mr. Oliver — Have you replaced any of those?

Mr. Gutierrez — I did—it's all—it's very good. I don't know—you'll check in for me if it's changed—I don't know.

Mr. Wicklund — I think maybe it's time—I think we need to go ahead and have the Building Department do another inspection just to see how much work you've done.

Mr. Gutierrez — Okay, that's good.

Mr. Wicklund — Is your phone number on that paper—right there beside you?

Mr. Gutierrez — Oh, okay.

Mr. Wicklund — Put your name and phone number down on that, and we'll call you and set up an inspection—okay?

Mr. Denham — This has been on our agenda for at least a year, because this is the twelfth time, so we would really like to see some progress. I would like to see this get off the agenda.

Mrs. Harrington — Have you done any inspections out there?

Mr. Wicklund — No.

Mrs. Harrington — And when did he get the permit?

Mr. Oliver — About two months ago. It was one of those deals where it was bought at a tax sale. It's probably one reason it's kind of dragged on. Then the gentleman who bought it at the tax sale sold it to these folks, and that gives you the backdrop to it.

Mr. Denham — Okay. I'd say we need to keep it on a 30-day rotation.

Mrs. Harrington — Yeah, at least—yeah.

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2704, 1826 South Byers, be continued to our April 22nd meeting for a progress report and demolition hearing.**

Mr. Pommert **Second.**

Mr. Denham **There is a motion by Mr. Eastman and a second by Mr. Pommert that Item 2704, 1826 South Byers, be continued to our April 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") All those opposed? (None) Motion carries, 7-0.** We'd really like to see some progress between now and our next meeting.

Mr. Gutierrez Alright.

Mr. Denham Make sure you can meet with the staff—

Mr. Gutierrez Yes.

Mr. Denham And get this—at least the exterior finished up so we can get this released.

Mr. Gurierrez Alright.

Mr. Denham Okay, thank you.

Mr. Gutierrez Thank you.

ITEM 2760 **322 N. MAPLE**
OWNER: Gary C Jones
ADDRESS: 18818 Old 66 Blvd. Carthage MO. 64836
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the February 26, 2016 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr. Denham Good morning.

Gary Jones Good morning. Hi guys! Gary Jones—I'm here about Item 2760, 322 Maple. It had a small fire in it, and you tagged it as a dangerous building. It's all cleaned up. I took the cabinets out. I'm going to replace them. I'm going to have an electrician re-wire it, not because the fire damaged any of the wiring—because I think it's time to re-wire it. And it would help my business schedule to keep from coming to these meetings if the City will look at it for me and take that dangerous building sign off it. And that's all we have to talk about.

Mr. Oliver I did visit the property this week. Mr. Jones has cleaned it up. You did a pretty nice job cleaning it out; however, we can't remove the dangerous building.

Mr. Jones — Why not? There's no sign of the fire.

Mr. Oliver — Does the house meet the City of Joplin's codes the way it's sitting right now?

Mr. Jones — No, I need to paint it and replace the cabinets.

Mr. Oliver — So, Mr. Jones, we've been through this before on the Pennsylvania property.

Mr. Jones — We're still going through that on Pennsylvania.

Mr. Oliver — The property can be repaired, okay? I don't think it's economically feasible, but if it's something he wants to do, it could be done.

Mr. Jones — It's something I'm going to do, yes.

Mr. Oliver — However, he's going to need to get his contractor's license or hire a licensed contractor to pull the permit. Mr. Jones was allowed to have his one permit this year for a property on Pennsylvania that the City allows.

Mr. Jones — Well—

Mr. Oliver — This is the second property this year that has come before the Board that belongs to him.

Mr. Jones — There are some more coming up.

Mr. Oliver — I believe that's the way our rules state.

Mr. Jones — My attorney said I should just get my contractor's license. He said the $1,000.00 insurance it will cost and the $300.00 bond—he said he will get that back with the writ of mandamus that's already filed, along with the lawsuit that's pending. I don't want to, but I'll do what I have to do.

Mrs. Harrington — Well, I think that's good news if you're going to get your contractor's license. Do that and get started.

Mr. Jones — I will if I have to. I have talked to a couple of contractors—perhaps I'll use one of them.

Mrs. Harrington — Okay.

Mr. Denham — It sounds like a good plan. I appreciate you cleaning up the outside. The outside looked better when I went by there yesterday.

Mr. Jones — However, the tagging as a dangerous building does not apply. There is no sign of the fire.

Mr. Oliver	It's not just about the fire, Gary. The house does not meet the City of Joplin's codes or ordinances the way it sits currently. I will not—the City will not remove that placard. You get a permit and start working on it and get it far enough along, then I can remove it.
Mr. Jones	In what way does it not meet your codes?
Mr. Oliver	You tell me. Is the electrical up to code? Is the framing up to code? Is the plumbing up to code?
Mr. Jones	The electrical is not up to—
Mr. Oliver	Is the exterior of the structure up to code?
Mr. Jones	The current code. There is nothing wrong with the electrical. I decided to have it re-wired.
Mr. Oliver	There is something wrong with it.
Mr. Jones	But that is my business, not yours.
Mr. Oliver	Well, it sits in the city limits of the City of Joplin, so I believe they have a little bit to say about that.
Mr. Jones	Well, anyway, what are we going to do with it now?
Mr. Wicklund	Gary, if you would like—I know that we met with you over at the front structure there on Pennsylvania and left a correction notice of the exact items that we needed.
Mr. Jones	Yes.
Mr. Wicklund	We can do that same thing with this property if you'd like. That way you'll know what the minimum requirements are in order to get that posting off of it.
Mr. Jones	Alright. You have my phone number, I think. Call me—
Mr. Wicklund	Okay.
Mr. Jones	And we'll decide when to go.
Mr. Wicklund	Alright.
Mr. Jones	It's not locked. You can go out there by yourself if you want.
Mr. Wicklund	Well, you need to get it locked.

Mr. Jones — Well, I'm going to shortly.

Mr. Wicklund — Okay. We'll give you a call.

Mr. Jones — I took out a couple of windows. I'm going to replace those. I took out the back door and frame. I'm going to put a new door on.

Mr. Wicklund — Well, I could tell you right now, that's a few of the things that are going to be on the list before we can take that sign off, as you've got to get it secured—

Mr. Jones — Yeah.

Mr. Wicklund — You've got to get the door—

Mr. Jones — I have it all boarded up. I just days ago took off the door and the windows.

Mr. Wicklund — Okay, but I'm answering your question.

Mr. Jones — Yes.

Mr. Wicklund — Those are items that are going to have to be addressed.

Mr. Jones — Alright, I know that. Within days I'll have the windows replaced and the door replaced. And it needs painted inside, and the wiring is somewhat old. I had power on it. I'm going to replace it.

Mr. Wicklund — We will be happy to meet you out at the property and work with you on a list so that you'll know what the minimum is. You can go above that minimum as much as you want.

Mr. Jones — I normally do. I've remodeled over 500 houses, and they're pristine, all of them.

Mrs. Harrington — Well, the first order of business is the contractor's license—is that right, Bryan?

Mr. Wicklund — In order to issue a permit to Mr. Jones, he would need to have his contractor's license—that's correct.

Mr. Jones — Well, you see, it stems from the City Council making a ruling a year ago that requires me only to have one building permit a year because I own rent houses, and rent houses make money. That's what I was told. Part of the pending lawsuit on 815-1/2 Penn is that.

Mr. Wicklund — I understand that, but we're not here to discuss that one.

Mr. Jones	Well, it relates to 322 Maple because you're going to want me to have a contractor's license on it.
Mr. Wicklund	And you stated that your attorney advised you you should go ahead and get one? I would advise you the same, but there are other options.
Mr. Jones	He said, go ahead and get one. He says, "I'll make Joplin pay for it." We'll see.
Mr. Wicklund	I think it would be great if you'd get your license.
Mr. Jones	Alright.
Mr. Denham	Anything else?
Mr. Jones	No.
Mr. Denham	Do we have a motion to continue this item?
Mrs. Harrington	**Mr. Chairman, I make a motion that Item Number 2760, at 322 North Maple, be continued until April 22nd for a demolition hearing and progress report.**
Mr. Landrith	**Second.**
Mr. Denham	**I have a motion by Mrs. Harrington and a second by Mr. Landrith that Item 2760, 322 North Maple, be continued to our April 22nd meeting for a demolition hearing and progress report. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") All those opposed? (None) Motion carries, 7-0.** Thank you.
ITEM 2699	**1402 S. JOPLIN** **OWNER: Heartland Floral & Gifts Inc.** **ADDRESS: 2515 W. 30TH ST. Joplin MO. 64804** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the February 26, 2016 meeting for a "Demolition Hearing" and Progress Report (THIRTEENTH TIME BEFORE THE BOARD)**
Mr. Denham	Good morning.
Gene Hess	Good morning. Gene Hess, here for Item 2699, at 1402 South Joplin. It seems like the weeks roll by pretty fast for me trying to get anything done, but my son has been out of town. He has been my help, and he's been out of town—moved out of town for a few weeks, and I guess I'm back doing this by myself or else find some other help. But daylight savings time is

here, and the days are getting longer and warmer, so it's just difficult to work in there in the dark and cold, so I think I can probably get some more done this month. I've been working on trying to find somebody—the merchandise I've still got in there—I've been working on trying to get rid of that. I've got a couple of people somewhat interested, but nothing's been done on that, but I'd kind of like to move a bunch of that out. I'm working on different ways to get rid of it. And I'm going to meet with the roofers this week. I'd kind of like to get—see if I can do it in two phases. It would be a little bit easier for me if I can get part of it done, and then have them come back and do the other half later in the spring. I plan to do a little bit more work on the outside. I've been wanting to paint it, but it's been kind of cool, so I'm going to start trying to paint all those windows I've got boarded up, and it will make it look—blend into the brick and make the building look a lot better. I've had some interest—a couple of people have indicated they want to rent it, but kind of like everything else, when you get it all ready and then you go back to them, and then they kind of—you know, you find out they were just kind of talking and weren't really serious. But that's kind of got my motivation up now that if I've got a couple of people interested, whether they are or not, I should be able to get some other people interested maybe. I might be able to figure out—I don't know what they'd put in it, but see if I can get it back into a usable stage and then get it rented and make some money off of it. So I've kind of got some motivation now to kind of finish that up and figure out what I'm going to do with my stuff inside and then move on.

Mrs. Harrington — What's left to do to get it off our agenda?

Mr. Denham — Well, last time, I think they talked about maybe meeting Bryan and Jeff there to see the condition.

Mr. Hess — I've got some stuff inside that I just need to probably throw out. It's just—I was wanting to go through it, but I think I'll just probably get rid of it now. I had some vandals in there that just—I mean, they just kind of threw stuff around. That makes it worse and stuff like that, so it just made a mess out of it.

Mr. Denham — You haven't met with him yet?

Mr. Oliver — No.

Mr. Hess — So I'll just probably go—I'll probably end up getting another—I don't know if I need another roll-off or not. I don't think there's enough for that, but I'll just haul it off. And once I get that cleaned up, then we can walk through it and see what's in it.

Mr. Wicklund — The purpose of wanting to meet Mr. Hess there was just to evaluate the progress. Originally, there were several issues with the property. One, it was open to unauthorized entry. He's taken care of that throughout this

whole process, and I don't think anybody has been getting into it that's not supposed to be in there. The other items were the amount of just debris and trash and leftover merchandise that was determined to be a fire hazard. That's what he's been working on. I have no doubt that the huge majority of it is gone. We just haven't had a chance to be invited in to actually see that. And then the one time I was in there, I did a very quick assessment of the roof, enough to see that there's daylight showing through in several different places. He's already made the statement he's going to have roofers look at it, and I don't—as long as he's willing to move forward with the roof project and finish it, I don't know that the Building Department needs to see it until it's done. We just need it done, and then see it.

Mrs. Harrington — The roof is really all we're concerned about. It does not have to be pristine for these guys—for us to release it. It doesn't matter what's inside of it as long as it's not in the condition that it was with the fire hazard, right?

Mr. Wicklund — How many dumpsters have you taken out?

Mr. Hess — Well, in a—I had some derelicts that got into a storage building—it was a concrete block storage building that was on the outside, kind of like on a landing or whatever, so my son and I tore that down—tore all the—tore that out, and all those concrete blocks, so that kind of—

Mr. Wicklund — Filled up some of it.

Mr. Hess — That kind of did some of it. And then in between that—that's when they got in the garage. There's a—there is a second building—a concrete block building, and they got in the garage, and I had some building—a few building materials and some pallets I thought I might use some day in there. And I guess they set a fire in there, so trying to figure out what I was going to do with that—it was going to be—I never use the garage anyway except to store some stuff that I thought I might use, so Cody and I tore that whole garage down. That was concrete block, so that took—the roll-off company told me never to fill one that full again, or that heavy again because it was just full. I didn't realize there were that many concrete blocks to load up in that thing. So we got that one out, and there's probably been—I think three that I took out of the building so—and merchandise and stuff, so we've moved a lot of stuff out—cleaned a lot up. And I think that roof thing—you know, I don't know that—you know, pristine or not pristine—they'll just have to put a new roof on it. I mean, there's just so much they can do. And, you know, if you're going to do it, you don't want to do it so it's just kind of covered up enough to keep the rain from coming in—you might as well do it so that it's going to last for another 20 years and get it done. But I'm just in a better shape now to do that—especially spring, there's—you know, I think the roofing companies, it would be easier for them to work and get it done. And like I say, I just—I'd like to do it in two stages if I can. I'll just have to figure out what they

say, but I'll probably use—I'm trying to use Bridgewater, is the one I'm trying to use.

Mr. Wicklund — I would—I would like to say it is my opinion that probably the timing of this hearing has saved your building because of the amount of activity that has been in that neighborhood, and even on your property with vagrants and fires. The building probably would have been burned down by now if you hadn't have done what you've done to this point. Now we just want to see it completed and would love to see it actually be used again.

Mr. Hess — Well, that's one reason I want to paint those—that siding up. I think—personally, I think the siding looks alright—you know, those windows were—before I ever bought the property _____ on the north side had some holes in the windows, and the previous owner told me that he was running an errand, and he came back, and there were kids across the street, and they were throwing rocks at the window because the windows are about like 12 by 18 inch squares all through it so, you know, people have been trying to knock those windows out for a long time. But I think if I get—if I paint that siding, it will make it look like it's not an unused building because it will look a lot better when it all blends in. Now those—that siding kind of stands out that the windows are boarded up.

Mrs. Harrington — But the roof really needs to be fixed?

Mr. Hess — Yes.

Mrs. Harrington — And then I think it could get off of our agenda—

Mr. Hess — Right.

Mrs. Harrington — Pretty quickly, and you can—you're free then to, you know—

Mr. Hess — Right.

Mrs. Harrington — Pretty it up and make it sellable. We're starting to take a little heat from some of the folks upstairs for the number of times we've let people come back to this, that there are folks on Council that think that we're too lenient. We prefer to think that we give the property owners every chance that we can to bring these properties up to snuff.

Mr. Denham — Our next meeting is April 22nd. Do you think you could have it wrapped up by then?

Mr. Hess — Yeah. The big thing would be getting the roof started but, yeah, I'm going to—like I say, I've called then some. And I'll see if they'll come by and take a look at it.

Mr. Denham — Well, they can re-roof while you're still doing work underneath, too.

Mr. Hess — Right.

Mr. Denham — It doesn't have to be sequential.

Mr. Hess — And I've used this company. You know, I re-roofed about two years before the tornado and three weeks after the tornado, and they did a great job both times, so that's probably who I'm going to end up using.

Mr. Denham — Okay, great.

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2699, at 1402 South Joplin, be continued until April 22nd for a progress report and demolition hearing.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Landrith that Item 2699, 1402 South Joplin, be continued to our April 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") All those opposed? (None) Motion carries, 7-0.** Thank you.

Mr. Hess — Thanks.

ITEM 2761 — **2311 W. 3RD**
OWNER: William Clemons & Etal Birch
ADDRESS: 134108 Cherry Dr. N. Pinellas FL. 33781
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the February 26, 2016 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Robb Birch — Good morning, gentlemen. Robb Birch—the property is 2311 West Third. It's actually my mother's property. We went by—my wife and my son and I went up and boarded up the windows.

Mr. Denham — It's Item 2761.

Mr. Birch — Every window except for one that still had a storm window and window closed on the ground level. So I still have a second story window to try to figure out how to get boarded up, but I think at this point it's pretty secure.

Mrs. Harrington — We're trying to find it.

Mr. Birch — Oh, sorry.

Mr. Oliver — The picture you have, I don't believe will show where he's secured it. I've been back by since those pictures were taken nearly two weeks ago, and he has boarded and secured the structure and cleaned it up.

Mr. Denham — A lot of the debris is gone.

Mr. Birch — We did a lot of cleanup. You know, the trash service up here in Joplin is amazing. I can't believe what they've hauled off, so I'm thankful for that. What I'm trying to do now is actually get my mother to release the title to that house and the house next to it. Whether or not she'll release both of them will kind of dictate how I go forward even with 2311. I would like to restore it. It's the house I grew up in. If she won't sign off of both of them and try to, you know, let me help her relocate somewhere else, I'll probably look into having it tore down just because I can't think of anything you could do with it with just the condition of that neighborhood that it's kind gone in in the last 15 to 20 years. I would like to do my part to help clean it up, but if I don't have those house titles, it will be a little more difficult.

Mr. Denham — You don't have the title to 2311?

Mr. Birch — She did agree to sign that one over. She had agreed to sign them both over at one point. It's her and my grandmother who lives out of state on the titles. The other two parties on both those titles are deceased. It was my parents and my grandparents, is who it was. My grandmother is willing to sign off if my mother does. My mother said she was. Now she wants to sign off on one and not the other. That will dictate how I go from here.

Mr. Denham — 2311 is the one she wants to sign off on, or not?

Mr. Birch — 2311, she said she would—yes, sir, I think because she wants to see me fix it as well, but I just—I can't see wrapping up a ton of money in that with everything else around it.

Mr. Denham — Okay. So if you can't get clear title you'll go with demolition?

Mr. Birch — I'll get clear title on at least 2311, and just—I've got some contractors that I go to church with, and I was hoping to have them come in and look at helping me fix the house. I think it's easily saved at this point. There is one wall that needs replaced—on an interior wall. I even went up in the second story and kind of through the access. It could easily be saved, but it's going to take a lot of money.

Mr. Denham — Yeah. But if—

Mr. Oliver — So if you—I've got a question. If you get into it and have these contractors look at it, and you feel like it may be a little bit too expensive, you are going to tear it down?

Mr. Birch — We could still look at clearing the lot if she signed off on both of them where I knew I had the chance at—having a chance, I guess I would probably spend a little bit more on 2311 than I should just because it is the house I grew up in. But that will be, you know, at their call, I guess as much as mine.

Mrs. Harrington — What do you think you could accomplish in 30 days?

Mr. Birch — It really depends on how I can get the title work done—I mean, with her being the primary on the title still, I've already spent several hundred dollars—I don't know—we've got a cumulative total at the house, and I just—I hate to keep dumping more money into it if—you know, I don't want to cause a problem with my family down in Neosho—my wife and my son, I've got to look out for first. My grandmother has agreed to help again as long as my mother signs off on the title. She'll help financially as long as we don't get in a bind anywhere. A good plan going forward, but a lot of it kind of holding on her signing off on the titles.

Mr. Denham — Well, I appreciate the effort you've put in it so far without having a clear ownership, but we've got to just keep moving forward, and hopefully you'll have a better answer on if she's going to sign it over at our next meeting. April 22nd is our next meeting, but I do appreciate you getting the lot cleared up and boarded up. It makes a big difference.

Mr. Birch — We had it cleaned up once, and I don't—I guess I left one window un-boarded where they had thrown some stuff out, so I don't know where you got by _____ it is—the yard, the last I knew at least was completely cleaned off.

Mr. Denham — I went by last night, or yesterday, and it—I wasn't sure I was at the right house as first, but it looked a lot better.

Mr. Birch — That's what I want to hear.

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2761, at 2311 West Third, be continued until April 22nd for a progress report and demolition hearing.**

Mr. Wilson — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Wilson that Item 2761, 2311 West Third Street, be continued to our April 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington,**

Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") All those opposed? (None) Motion carries, 7-0.

Mr. Birch — Thank you.

Mr. Denham — Thanks.

Mrs. Harrington — Good luck.

ITEM 2685 — **2102 S. CONNOR**
OWNER: Andrew W. Batcheller /Casey Antle
ADDRESS: 210 S. Connor Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the February 26, 2016 meeting for a "Demolition Hearing" and Progress Report (FIFTEENTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Casey Antle — Good morning. How are you all doing?

Mr. Denham — Doing good. How are you?

Mr. Antle — Doing good, thank you. Casey Antle, on Item 2685, 2102 South Connor.

Mr. Denham — It looks like you had quite a bit of progress this last month.

Mr. Antle — Yeah, we did, and then we had a couple of set-backs.

Mr. Denham — Uh-oh.

Mr. Antle — We had problems with electricity and the power company and the water company. But I did talk to them Monday—we talked to a guy at Empire. They'll have a pole set and power within a week and a half to two weeks. They've got to set a new pole to run power to the house. And then the water company—I talked to them again yesterday. The guy that came out and looked at it was pretty upset because it had been on their books for two weeks, and it hadn't been taken care of, and he wasn't happy. So he said we would have water—everything there Tuesday. And I think that's the last two I've got to deal with—then inspection or whatever—I think that's it. Get the furnace and everything hooked up after the hot water heater after we get power. All that should be within two weeks according to both places.

Mr. Denham — The City is satisfied?

Mr. Oliver — The permit is in place. Just this week they signed off on the electrical.

Mr. Denham — Is it ready to release?

Mr. Oliver — I mean, the outside is not completely done yet, but the permit is in place, and the last two months he's showed steady progress. I wouldn't consider it dangerous any longer at all.

Mr. Denham — I think we could release it at this point, and if we have to, we can always bring it back, but hopefully it will be wrapped up next—

Mr. Antle — Hopefully not—now like I say, hopefully not, but everybody has been there. Empire has been over and looked, and he re-staked it in back and said we'll have a pole put in within a week and a half to two weeks and get it hooked up there. And like I said, the water company—he was there yesterday and said he'd have somebody out there and have water for sure Tuesday.

Mr. Denham — And then you'll finish up with the outside quickly, too?

Mr. Antle — Yes.

Mr. Landrith — **Mr. Chairman, I'd make a motion then that Item 2685, 2102 South Connor, be released from our agenda.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Landrith and a second by Mr. Eastman that Item 2685, 2102 South Connor, be released from our agenda. All those in favor of the release, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") All those opposed? (None) Motion carries, 7-0.** Thank you.

Mr. Antle — Thank you all.

Mr. Denham — Keep it up. I appreciate it.

Mrs. Harrington — Is that a commercial property?

Mr. Denham — I think it's zoned residential.

ITEM 2765 — **2008 S. SERGEANT**
OWNER: Randal Kraft
ADDRESS: P.O. Box 2667, Joplin MO. 64803
"Finding of fact Hearing" scheduled for this date"

Mr. Denham — Good morning.

Randal Kraft	Hello. Randal Kraft, Item 2765.
Mr. Denham	2764?
Mr. Kraft	I have 2765.
Mr. Denham	This is 2008 Sergeant?
Mr. Kraft	That's correct, yeah.
Mr. Denham	On ours, it says 2764. There may be a misprint. What can you tell us about this property?
Mr. Kraft	It's the old Freeman Hospital. I believe there's been complaints from neighbors across the alleyway relating, I guess primarily to pigeon activity.
Mr. Denham	What's your plans to try to stop that?
Mr. Kraft	We had—before the tornado had the wires moved by Empire so we could get equipment in there. We had a huge distraction for a number of years. The windows are covered. They are covered from the inside.
Mr. Denham	Okay.
Mr. Kraft	I think this is the "finding of fact". You have like letters or anything from the City—the City Attorney?
Mr. Denham	I know this was on our agenda several years ago, and the upper floor seemed to be the real issue with the pigeons. And there was a difficult—pardon me?
Mr. Kraft	That would have been prior to my ownership.
Mr. Denham	Right, you weren't the owner then.
Mr. Kraft	Seven-eight years ago maybe.
Mr. Denham	The owner at that time had a hard time covering because there were such large expanses of glass, but that's not the issue this time?
Mr. Kraft	We've got the inside windows covered. I mean, we've done like all the windows throughout the entire building except the alleyway, and the alleyway was due to the move of the power wires to get equipment in. Right now, I've got the equipment on another job, waiting for that to get finished.
Mr. Wicklund	How long until you can get that side of the building all boarded up?

Mr. Kraft — I'd say 30 to 60 days.

Mr. Wicklund — Any place that the windows are intact, if you want to board them up on the inside, that's fine.

Mr. Kraft — They are already boarded on the inside.

Mr. Wicklund — Any place that the glass is broken, boarding them up on the inside and leaving the broken glass—and I think I've made this clear—

Mr. Kraft — We've removed the—

Mr. Wicklund — Just remove the glass or board it on the outside.

Mr. Kraft — That probably won't take care of the neighbor issue because the pigeons just find a place to perch easier and on it.

Mr. Wicklund — And there—I understood, and there's nothing you can do about that. They're going to perch on the building.

Mr. Kraft — Whether it's covered or not.

Mr. Wicklund — Right. But ordinances do require it to be secured. And I know you've made a lot of progress since you've owned it. What you've done looks good. I just feel like it's taken longer than what the Building Department was led to believe, and it's probably taken longer than you expected when you bought the property, too.

Mr. Kraft — It comes down to priorities. The paragraph I've got here, as far as the last correspondence I received the 29th of January from—it looks like Jordan Paul, Assistant City Attorney, regarding the windows to Chapter 26, article so-forth, "The City's interpretation of the ordinance is that the windows are boarded from the inside. The broken glass's exterior must be removed, or if the windows are boarded from the outside, the broken glass in the interior is not required to be removed." And then there's reference to the actual ordinances which makes reference to paragraph 4, 8, and 18, but he highlights 4, 8, and 13, so I believe that's just a typo. Anyway, on that—my reading—my interpretation on it, I don't see anything where there's an ordinance that actually directly answers that particular part.

Mr. Wicklund — It's a safety hazard—

Mr. Kraft — The City interpretation—

Mr. Wicklund — A safety hazard if there's broken glass on the outside where it can fall.

Mr. Kraft — Uh-huh.

Mr. Wicklund That's the concern.

Mr. Kraft Yeah.

Mr. Denham Is there a dangerous permit on this?

Mr. Wicklund No.

Mr. Denham He's still allowed to board it up without that permit?

Mr. Wicklund If he does it voluntarily, yes. And that dangerous building permit—that vacant dangerous building permit would be something the Board could consider and offer.

Mr. Kraft My intent is to do it, so it's not an issue on that. It's just timing.

Mr. Denham There's some sort of shaft-line structure that's been added to the north side—and I'm assuming that was to help remove debris or materials.

Mr. Kraft Yes. And that was done with the permit that we pulled for—we replaced the roof up above two years ago—a year ago—something like that. And that was a result of the tornado, as far as tearing the roof off.

Mr. Denham Is that just a temporary structure?

Mr. Kraft Yes, uh-huh.

Mr. Denham So that's going to come down?

Mr. Kraft Uh-huh.

Mr. Denham What's your long-term goal for the structure?

Mr. Kraft Originally it was a storage facility, and just storing personal stuff in there. The Police Department would like to have it as a repelling—the elevator shafts would be really cool for repelling, and its interior clearing of the structure—the same thing, you know—that type of thing—training. Paintball would be cool. A spook house would be awesome, but I don't think the—it's not sprinkled, so I don't think the Fire Department would sign off on it. Those are really cool ideas but—

Mr. Wicklund Yeah, that idea has been presented several times.

Mr. Kraft Not by me. I'm not going to waste my time on that so—but it would be really cool.

Mr. Wicklund It would make a neat spook house.

Mr. Kraft — Yeah, it would—it would. There's a lot of draw to it just because of, you know, stuff that's—you know, been put on the internet, and so forth. It's not haunted. I've been in there at 2:00 o'clock in the night when my flashlight goes dead, and I'm still here—no stories.

Mr. Denham — Well, we appreciate you taking the effort to try to secure it. My concern of boarding up the windows on the outside—a lot of those windows, from the pictures I saw, look like wood framed windows, and they look like they're in pretty bad repair. It looks like they're just going to continue to rot and fall off.

Mr. Kraft — We'd use the same process we did with the other ones, which is the zip system—using the red board—it comes nice treated. It's very weatherproof. It's a good product. It looks good—matches the natural brick that's there, too.

Mr. Denham — Yeah, that part looks good.

Mr. Kraft — On the fascia—

Mr. Denham — The way you've boarded it on the inside—the old windows are still visible, is the part I'm talking about.

Mr. Kraft — The actual—whenever you inspect out as far as the thing—there's got a half inch of plywood on the inside insulation, then the original sash—then insulation, which is where the birds have broken in to get into that inner layer of insulation, and then the red board on the outside. Originally we thought about some type of controlled climate mini-storage, and so we put extra time and money into the windows. And, again, we did all of them except that one side, and there's one that we have a little issue with some rock on the front. Other than that, we've pretty well done all the windows on it.

Mr. Denham — So what you're saying is that's what you're going to do on this other side?

Mr. Kraft — Yeah.

Mr. Denham — Oh, okay, I misunderstood.

Mr. Kraft — So it will look clean just like the lower part, if you've seen the pictures.

Mr. Denham — Okay, great.

Mr. Kraft — It's not a bad—

Mr. Denham — It's a big structure. How many square feet is it—do you know?

Mr. Kraft — Nobody knows for sure. I'm going to say about 70,000 to 80,000 totally. It's kind of really neat in the one area where you've got a door that goes into the ground. I think there used to be like either _____ or something between maybe a place in between it and the old mansion that used to be there. Right now it's in the dirt.

Mr. Denham — Okay. Well, this is the first time it's on our agenda, so we automatically have to continue it for 30 days. It's just our procedure. I appreciate you coming and giving us an update. Do we have a motion to continue?

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2765, 2008 South Sergeant, be continued to our April 22nd meeting for a progress report and demolition hearing.**

Mr. Landrith — **I'll second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Landrith that Item 2765, 2008 South Sergeant, be continued to our April 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") All those opposed? (None) Motion carries, 7-0.** Thank you.

Mr. Kraft — Thank you.

ITEM 2764 — **315 N. WALL**
OWNER: Homes Sweet Homes USA Inc.
ADDRESS: 1302 W. 5th St. Webb City MO. 64870
"Finding of fact Hearing" scheduled for this date"

Mr. Denham — Does anyone else want to address a specific item? Good morning.

Doug Wickstrom — I have to apologize. I had surgery just the other day.

Mr. Denham — If you could give us your name and address and which item you're here to address?

Mr. Wickstrom — 315 North Wall. And we—

Mr. Denham — And what was your name?

Mr. Wickstrom — Doug Wickstrom, with Homes Sweet Homes USA.

Mr. Denham — Thank you.

Mr. Wickstrom — We're a non-profit—

Mr. Denham — It's Item 2764.

Mr. Wickstrom — Organization that works with the elderly and wounded warriors. We're—we had a family for the house, but because of lack of funds and illness, we had to stop construction on the home, or the reconstruction of the home. But we were able to get the debris out, and we were talking two great big dumpsters of stuff that was in the back yard. But we're in the process of trying to find a new owner for the home, and there's a possibility that through one of the other non-profit organizations, they may have a family for the home.

Mr. Denham — So your plan is to sell it as is?

Mr. Wickstrom — Either as is, or if we find a—you know, the type of family that we would put into the house, we could go in that direction as well. But if we connect it with the other organization, then they would take care of everything from there.

Mr. Denham — This is one of these houses that won't last long in this condition.

Mr. Wickstrom — Oh, no.

Mr. Denham — It really needs attention quickly, or it's going to become one that we're going to have to tear down.

Mr. Wickstrom — Oh, yeah. I have no doubt about that.

Mr. Denham — Time is not on our side right now. We need to really move forward with it.

Mr. Wickstrom — Yeah. Well, we should have an answer, I would say within two or three months at the most for an owner for the home.

Mr. Denham — Have you been inside, Jeff?

Mr. Oliver — I have. Well, while you're trying to do that, you need to get it secured. Okay, it's open.

Mr. Wickstrom — Okay. How would you like us to do that—just board the windows and doors?

Mr. Oliver — At least the ones that are open.

Mr. Wickstrom — Uh-huh.

Mr. Oliver — I know the back is wide open.

Mr. Wickstrom — Okay.

Mr. Oliver — I went in and took photos of the interior. If I remember right, there's a window or two that's broken as well.

Mr. Wickstrom — Okay. We can certainly take care of that.

Mr. Oliver — That needs to be done immediately.

Mr. Wickstrom — Uh-huh.

Mr. Oliver — It's a pretty large house. I mean, have you put any numbers to it as to what it's going to cost to rehab this thing?

Mr. Wickstrom — Well---

Mr. Oliver — Would it be economically feasible for—

Mr. Wickstrom — We're working with volunteers doing the construction work on it. We can accomplish a lot for a whole lot less funds. And we do have some of the materials to do that with, but during the holiday—or not the holidays, but the winter, there's virtually no volunteers available. You know, if we were back three years ago after the tornado, there were lots of volunteers. They're pretty much not here any more.

Mr. Oliver — How long have you owned the structure?

Mr. Wickstrom — You know, I'm trying to think back—it was donated to us, and I would say at least two years ago, possibly more.

Mr. Denham — Do you have his name and number?

Mr. Oliver — Did you sign in on the sheet, sir?

Mr. Wickstrom — I did.

Mr. Oliver — Have you got a phone number and address?

Mr. Wickstrom — _____ the phone number (speaking away from microphone).

Mr. Oliver — If you would, I'd appreciate that.

Mr. Wickstrom — Okay.

Mr. Oliver — We need to stay in contact, and you need to let me know when you get it secured. My opinion, sir—like Kyle just said, if something is not done to it quickly—

Mr. Wickstrom — Yes, sir.

Mr. Oliver — It's in pretty bad shape.

Mr. Wickstrom — Yeah, it's in bad shape.

Mr. Oliver — The roof is not good—the front porch area—I mean, there's a lot of rot.

Mr. Wickstrom — Yeah. Yeah, I'm aware of that. Every time we opened up the wall, there was something there that needed to be taken care of, you know.

Mr. Denham — Well, this is the first time it's on our agenda, so we automatically have to continue it for 30 days to our next meeting. But hopefully you could come back on April 22nd and give us an update, and maybe have a little more progress in either getting it—

Mr. Wickstrom — Okay.

Mr. Denham — Repaired or demolished or sold, or something.

Mr. Wickstrom — Well, we'll certainly do our best, and I'll make sure that I'm at the next meeting for sure.

Mr. Denham — I appreciate that.

Mr. Wickstrom — And I'll get the doors and windows that are—that need to be covered up—we'll take care of that.

Mr. Oliver — Use at least a five-eighths thick plywood—no seven-sixteenths, wafer board—it needs to be a little bit thicker. It needs to be plywood. Throw a coat of paint on it.

Mr. Wickstrom — Okay.

Mr. Oliver — Okay?

Mr. Wickstrom — Yeah, we can do that.

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2764, 315 North Wall, be continued to our next meeting for a progress report and demolition hearing.**

Mr. Pommert — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Pommert that Item 2764, 315 North Wall, be continued to our April 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") All those opposed? (None) Motion carries, 7-0.** Thank you.

Mr. Wickstrom — Thank you very much.

Mr. Denham — I appreciate you coming in.

ITEM 2757 — **218 S. PARK**
OWNER: Robert Phillips
ADDRESS: 13171 Mcminnville Ln. Neosho MO. 64850
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the February 26, 2016 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Robert Phillips — Good morning. How is everybody?

Mr. Denham — Good. How are you?

Mr. Phillips — Not too bad. Item Number 2757, 218 South Park. My name is Robert Phillips. On my part, I pretty much have gotten out of the building what I'm going to take, and I'm basically waiting on the demolition crew.

Mr. Oliver — Mr. Phillips did sign a consent form. We bid it out. It's been to Council now. The gentleman who was awarded the demolition, I spoke with—it was either Wednesday or Thursday. He informed me that the gas company had just signed off on their part as far as the utility sign-offs a couple of days prior to our phone conversation. So that was the last one he needed, so I'm assuming that the first part of the week Steve will be in to get the permit and sign his contract. With that being said, with him signing the consent form, I think everything is in place, so this should come down.

Mr. Denham — It's been approved and everything—it's going to happen. I think it's feasible to release it.

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2757, 218 South Park, be released from our agenda.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mr. Landrith that Item 2757, 218 South Park, be released from our agenda due to the demolition occurring shortly. All those in favor of the release, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") All those opposed? (None) Motion carries, 7-0.** I appreciate your cooperation on this.

Mr. Phillips — Thank you. No problem—I've seen it before you guys did. Jeff, would you or the contractor give me a shout when the actual date is going to be?

Mr. Oliver — Yeah.

Mr. Phillips — Okay. I was just curious—not that I have to be there or want to watch it being tore down.

Mr. Oliver — You do have everything you want out of it?

Mr. Phillips — I would have like to have recycled some of the materials inside, but I'm not going to knock myself out getting it out of there. There's some metal and stuff in there, you know.

Mr. Oliver — If you don't care, I will give Steve your phone number.

Mr. Phillips — Yeah, I gave you—you've got my phone number, right?

Mr. Oliver — Yeah. And if there is something in there that you want, you know, just tell him, and he'll try to work with you, I'm sure.

Mr. Phillips — The only thing that was in there was stuff I would just like to—instead of going to wherever they haul it off to, to recycling it. That's—I was interested in—I was going to use it for myself—a not-for-profit for hauling it out of there.

Mr. Oliver — Okay.

Mr. Phillips — That was just something I was going to do on just to see it recycled rather than dumped.

Mr. Oliver — Okay.

Mr. Denham — It sounds good. I appreciate it.

Mr. Phillips — Thank you.

Mr. Denham — Thank you. Have a good day. Do we want to go ahead and—if we have a few for demolition, we'll go ahead and get those out of the way?

Mr. Paul — Sure. You're good. Do we want to take this one first? This is 2759, 117 South St. Charles.

ITEM 2759 — **117 S. ST. CHARLES AVE.**
OWNER: Elwin Durall
ADDRESS: 117 S. ST. Charles Ave. Joplin MO. 64801

"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the February 26, 2016 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr. Denham — Do we have a motion to have Item 2759 the subject of a dangerous building hearing?

Mr. Landrith — **I'll make that motion.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Landrith and a second by Mr. Eastman that Item 2759, 117 South St. Charles Avenue, be the subject of a dangerous building hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") All those opposed? (None) Motion carries, 7-0.** 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 on this 25th day of March, 2016, for the purpose of holding 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 Number 2759 on the agenda, also known as 117 South St. Charles. The City calls Jeff Oliver.

Ms. Champlin — Jeff, you do 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.

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 your current position with the City of Joplin?

Mr. Oliver — A little over six years.

Mr. Paul — And have you, in the official performance of your duties, had occasion to inspect the property known as 117 South St. Charles?

Mr. Oliver — Yes, I have.

Mr. Paul — I'm going to show you what's been marked as Exhibit 1. Can you identify these for me, please?

Mr. Oliver — Yes, these are photos taken of the property. The photos were taken on December 22nd of 2015.

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

Mr. Oliver — Right. There are actually two sets here. The original photos from when I posted it were taken on 8/20 of 2015. The photos you'll see in here from that date are going to show a lot of debris scattered throughout the yard and the property where vandals had gotten in and tore it up. That part has been cleaned up by Code Enforcement, but the structure is still open, and there is a lot of debris and trash and things on the inside, and the condition of the property.

Mr. Paul — I'm going to separate these out here, and I'm going to hand you back here re-labeled Exhibit 1. Is that the property as it stands today?

Mr. Oliver — Yes.

Mr. Paul — And these photos have been separate from Exhibit 1 then?

Mr. Oliver — Yes.

Mr. Paul — So what the Board is going to be offered here, Exhibit 1, does show the premises in their current condition as of today?

Mr. Oliver — That's correct.

Mr. Paul — Okay. If there is no objection, I would offer Exhibit 1.

Mr. Denham — The Board accepts.

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

Mr. Oliver — We had a title search done.

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

Mr. Oliver — This is a title search we received that shows a Elvin Durall as the owner.

Mr. Paul — If there is no objection, I would offer Exhibit Number 2.

Mr. Denham — The Board accepts.

Mr. Paul — I'm going to show you what's been marked as Exhibit 3. Can you tell me what Exhibit 3 describes?

Mr. Oliver — This is a copy of where Mr. Durall has passed away on September 9, 2013.

Mr. Paul — And so it's basically an obituary, and it looks like that obituary includes a photograph of his grave stone, is that correct?

Mr. Oliver — That's correct.

Mr. Paul — So as far as we know, he is deceased, is that correct?

Mr. Oliver — That's correct.

Mr. Paul — If there is no objection, I would offer Exhibit 3.

Mr. Denham — The Board accepts.

Mr. Paul — I'm also going to show you what's been marked as Exhibit 4 here. Can you identify that for me, please?

Mr. Oliver — This is a court case.

Mr. Paul — Is it a Case.net search?

Mr. Oliver — Correct.

Mr. Paul — And is it for Jasper County?

Mr. Oliver — Yes.

Mr. Paul — And does it show—I mean, is the person searched for the same person that's reflected on the title work?

Mr. Oliver — That's correct.

Mr. Paul — And does that search show any estate that's been opened for probate or any other purpose that might be handling this property?

Mr. Oliver — No.

Mr. Paul — And then, I think if you flip to the last page there, you'll also see—is that a search for Newton County?

Mr. Oliver — Newton and McDonald Counties, yes.

Mr. Paul — And there's also no probate estate opened up in those counties, either?

Mr. Oliver Right.

Mr. Paul And so between—if there is no objection, I would offer Exhibit 4?

Mr. Denham The Board accepts.

Mr. Paul So between Exhibit 3 and Exhibit 4, is it your impression that Mr. Durall passed away, and no one has opened an estate, and so the property has basically sat there since his passing?

Mr. Oliver That's correct.

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

Mr. Oliver I sent certified letters.

Mr. Paul I'm going to show you what's been marked as Exhibit 5. Can you identify those for me, please?

Mr. Oliver Exhibit 5—there are three certified letters, all addressed to Mr. Durall. Obviously with him having passed away, I do not have any signed receipts for these letters.

Mr. Paul And the address you sent the letters to is the address of the property, correct?

Mr. Oliver That's correct.

Mr. Paul And that's also the address listed as his residence on the obituary, correct?

Mr. Oliver That's correct.

Mr. Paul If there is no objection, I would offer Exhibit 5.

Mr. Denham The Board accepts.

Mr. Paul I'm going to show you what's been marked as Exhibit 6. Can you identify those for me, please?

Mr. Oliver Exhibit 6 is another set of certified letters, one being sent to Missouri Department of Revenue, letting them know of today's meeting, and I have a signed receipt for that letter. The next letter is also a letter to Missouri Department of Revenue, letting them know of the meeting that was held in February. I have a signed receipt for that letter as well.

Mr. Paul And did we send them the letter because they might have some kind of a lien or other interest on the property?

Mr. Oliver — Correct.

Mr. Paul — If there is no objection, I would offer Exhibit 6.

Mr. Denham — The Board accepts.

Mr. Paul — I'm going to show you what's been marked as Exhibit Number 7. Can you identify that for me, please?

Mr. Oliver — Yes, these are certified letters. There are two of them here, sent to the Department of Treasury/IRS located in St. Louis. One is for a meeting held in February. The other is for today's meeting, March 25th. And I have signed receipts for both of those letters.

Mr. Paul — Did we also send them notice because they also might have some sort of lien on the property?

Mr. Oliver — That's correct.

Mr. Paul — If there is no objection, Exhibit 7.

Mr. Denham — The Board accepts.

Mr. Paul — What, if anything else, did you do to notify any interest holders of this action?

Mr. Oliver — It was published in the Joplin Globe.

Mr. Paul — I'll show you what's been marked as Exhibit Number 8. Can you identify that for me, please?

Mr. Oliver — This is the advertisement that was run in Joplin Globe showing 117 St. Charles in the legal section of the Joplin Globe, with the publication dates of Friday, March 4th; Thursday, March 10th; Thursday, March 17th; and Thursday, March 24th of this year.

Mr. Paul — Thank you. If there is no objection, I would offer Exhibit 8.

Mr. Denham — The Board accepts.

Mr. Paul — And, Jeff, to reflect back on the photographs that were introduced as Exhibit Number 1, I think I noticed on the lead photograph that the structure had been posted. Is that correct?

Mr. Oliver — That's correct.

Mr. Paul — And can you briefly describe the posting process here at the City?

Mr. Oliver — A placard is put on a structure that the City determines to be dangerous structure. That's one of the first steps that we take in this process.

Mr. Paul — And that way any property owner who might be visiting the property throughout this process would see that and hopefully get in contact with the City once they've seen it?

Mr. Oliver — That's correct.

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

Mr. Oliver — I have been a general contractor on several residential projects in the Joplin area over a 20-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, on which of the definitions of dangerous building do you base your opinion on, if any?

Mr. Oliver — Yes, I do. Subsection 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 electrical system is totally or partially damaged, destroyed, removed or otherwise made inoperable, unsafe or hazardous." And 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." As you can see by the photos being passed around, the structure is open for children to get into. It is full of debris. It does have some structural issues throughout the interior and exterior of the property. You can see those on the photos, with some decay and rot. You can also see that the electrical has been damaged on the structure. I believe it to be a dangerous structure in the current condition that it is in.

Mr. Paul — And, Jeff, I think earlier when we were talking about the photographs, did you say there had been issues with vandals being in this property in the past?

Mr. Oliver — Yes.

Mr. Paul — If there is no objection, I would offer Chapter 26, Articles IX and X of the Joplin Code of Ordinances into evidence before the Board. And I would

also request that the record be held open to include a copy of the Joplin Globe on the dates of publication.

Mr. Denham — The Board accepts.

Mr. Paul — Thank you. Now would be the defendant's opportunity to cross-examine Mr. Oliver. We see no defendants in the gallery. I'm not aware of any defendants who intended to appear on this today. Does the Board have any questions of Mr. Oliver? I see no questions. The City will rest. This would now be the opportunity for a defendant to testify. Again, I don't see anyone in the gallery. I'm not aware of anyone who intended to be here today; therefore, we will turn the case back over to the Board for a decision.

Mr. Denham — Do we have a motion to order the building demolished?

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2759, 117 South St. Charles Avenue, be considered a dangerous building and so demolished according to City Code, Chapter 26, Articles IX and X, Section 26-612, subsection lines 12, 13, 15, and 18.**

Mr. Wilson — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mr. Wilson that Item 2759, 117 South St. Charles, be declared a dangerous structure and ordered demolished, including its outbuildings, in accordance to the City of Joplin's Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, subsections 12, 13, 15, and 18. All those in favor of the demolition, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") All those opposed? (None) Motion carries, 7-0.**

Mr. Paul — We've got one more—2762, 120 South Pearl.

ITEM 2762 — **120 S. PEARL AVE.**
OWNER: David Carey
ADDRESS: P.O. Box 8101, Joplin MO. 64802
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the February 26, 2016 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr. Denham — Do we have a motion to have a dangerous building hearing on that structure?

Mr. Landrith — **Mr. Chairman, I make a motion that Item 2762, 120 South Pearl, be subject to a demolition hearing.**

Mr. Wilson **Second.**

Mr. Denham **I have a motion by Mr. Landrith and a second by Mr. Wilson that Item 2762, 120 South Pearl, be the subject of a dangerous building hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") All those opposed? (None) Motion carries, 7-0.** The Board turns it over to the City.

Mr. Paul Thank you.

Mr. Wicklund I just want to make sure that the City Attorney realizes the owner of this property did come in about two weeks ago. He does have a demolition permit. It is set—those are good for 30 days. It's set to expire here in about two weeks. I wanted to make sure everybody was aware of that.

Mr. Paul Yeah, I think—Jeff came to visit with me this week and said that he wanted to have an order in place just in case the contractor or the owner didn't follow up with that.

Mr. Denham I didn't quite understand what you said. He pulled a demolition permit?

Mr. Wicklund Correct.

Mr. Denham Okay.

Mr. Wicklund He plans on demolishing it himself and has not made—what I can tell, has not made any progress in the last two weeks.

Mrs. Harrington What's the fee for a demolition permit?

Mr. Wicklund Thirty-five dollars ($35.00).

Mr. Paul Does the Board still want to proceed?

Mr. Denham Yes. It's a really dangerous building. I think we need to proceed.

Mr. Paul Okay. This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building on this 25th day of March, 2016, for the purpose of holding 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 Number 2762 on the agenda, also known as 120 South Pearl. The City recalls Jeff Oliver and reminds you that you're under oath.

Mr. Oliver Yes.

Mr. Paul Would you please state your name and occupation?

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

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

Mr. Oliver — A little over six years.

Mr. Paul — And have you, in the official performance of your duties, had occasion to inspect the property known as 120 South Pearl?

Mr. Oliver — Yes, I have.

Mr. Paul — I'm going to show you what has been marked as Exhibit 1. Can you identify these for me, please?

Mr. Oliver — These are photos taken of the property on February 4th of this year.

Mr. Paul — Do the photographs show a reasonable likeness of the premises in their present condition?

Mr. Oliver — Yes.

Mr. Paul — If there is no objection, I would offer Exhibit 1.

Mr. Denham — The Board accepts.

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

Mr. Oliver — This is the title search we received.

Mr. Paul — And is that what you did to ascertain ownership of the property?

Mr. Oliver — Yes.

Mr. Paul — Who does it show as the owner of the property?

Mr. Oliver — David Carey.

Mr. Paul — What, if anything, did you do to notify the owners of the property of this action—actually before we do that, I want to show you what's been marked as Exhibit Number 3. Can you identify that for me, please?

Mr. Oliver — This is a judgment and decree of dissolution.

Mr. Paul — In other words, a divorce decree?

Mr. Oliver — Yes. It shows Mr. Carey as being awarded this property, 120 South Pearl, and several others ownership in that divorce agreement.

Mr. Paul — In other words, even though the title search still shows that his wife might be on that, the decree from the dissolution shows that he was awarded that as his property alone?

Mr. Oliver — That's correct.

Mr. Paul — Okay. If there is no objection, I would offer Exhibits 2 and 3.

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 — I sent certified letters.

Mr. Paul — I'm going to show you what's been marked as Exhibit 4 and 5. Can you identify those for me, please?

Mr. Oliver — Yes. Exhibit 4 is a certified letter sent to Mr. Carey, letting him know of the meeting that was held on February 26th of this year. I have a signed receipt for that. Exhibit 5 is a certified letter sent to Mr. Carey, letting him know of today's meeting, March 25th, and I have a signed receipt for that letter as well.

Mr. Paul — If there is no objection, I would offer Exhibits 4 and 5.

Mr. Denham — The Board accepts.

Mr. Paul — What, if anything else, did you do to notify Mr. Carey of this action?

Mr. Oliver — We had it published in the Joplin Globe.

Mr. Paul — I'll show you what's been marked as Exhibit 6. Can you identify that for me, please?

Mr. Oliver — This is the legal notice advertisement showing the property at 120 South Pearl being identified as a dangerous structure, with the publication dates of Friday, March 4th; Thursday, March 10th; Thursday, March 17th; and Thursday, March 24th, of this year.

Mr. Paul — If there is no objection, I would offer Exhibit 6.

Mr. Denham — The Board accepts.

Mr. Paul — And, Jeff, again, to go back to the photographs that were Exhibit 1, it looked like there was a notice posted on the structure. Can you describe what that was, and what the purpose of it is?

Mr. Oliver — Yes, any time a dangerous structure is identified, we place a placard on it, letting everyone know that it is a dangerous building. That's one of the first steps in this process.

Mr. Paul — And it's also true that Mr. Carey has actual notice of these proceedings. He's either been to these meetings, or he's been in contact with your office regarding this tagging of the dangerous building, correct?

Mr. Oliver — That's correct.

Mr. Paul — And has he ever—has he actually come to this meeting, or has he just been in contact with your office?

Mr. Oliver — I believe he did come to the first meeting, as well as he's been in and talked with my supervisor, Mr. Wicklund.

Mr. Paul — Okay.

Mr. Oliver — He has also purchased a demolition permit. He's had all the utility sign-offs done, and we were able to issue him a demolition permit.

Mr. Paul — Okay.

Mr. Oliver — However, that is set to expire in two weeks. He's made no progress.

Mr. Paul — Okay. And to be clear, you don't intend for the City to take action unless he would fail to follow through on his demolition permit?

Mr. Oliver — That is correct.

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

Mr. Oliver — I have been a general contractor on several residential projects in the Joplin area over a 20-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, on which of the definitions of dangerous building do you base your opinion on, if any?

Mr. Oliver — Yes, 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 thereof 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, this structure was the subject of a fire and is a total loss.

Mr. Paul — Thank you, Jeff. Now would be the opportunity for any defendants to cross-examine the witness. We see none in the gallery. We're not aware of any who intended to attend today. The City is not—does the Board have any questions of Mr. Oliver? I see no questions. The City does not have any other witnesses; therefore, the City will rest. This would be an opportunity for a defendant to testify or present any evidence. Again, we don't see any defendants in the gallery. We're not aware of any who intended to be present today; therefore, we will turn the case 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 2762, 120 South Pearl Avenue, be declared a dangerous building in accordance with Joplin Code of Ordinances, Chapter 26, Articles IX and X, Section 26-612, subsection 18 and 19, line 6, and so ordered demolished, to include any outbuildings.**

Mr. Eastman — **Second.**

Mr. Denham — **There is a motion by Mr. Wilson and a second by Mr. Eastman that Item 2762, 120 South Pearl, 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, and be ordered demolished, including all outbuildings. All those in favor of the demolition, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") All those opposed? (None) Motion carries, 7-0.**

ITEM 2070 — **212 S. JOPLIN**
OWNER: Neal Group
ADDRESS: 307 Metalwood, Carl Junction MO. 64834
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a "Demolition Hearing" and Progress Report (FIFTEENTH TIME BEFORE THE BOARD)

Mr. Oliver — The first item on the agenda—Item 2070, 212 South Joplin—Mr. Neal came in yesterday. I visited with him for a couple of minutes. He wanted me to let you guys know that he would not be here this morning because he

was meeting with our local state representative to see if he could get a little help to bring the state up on getting what he needs to move forward with this property. So I'll leave it up to you guys as to if you want to go 30 days or further out. They have been cleaning up the structure the past few weeks.

Mr. Landrith — Do you want a motion?

Mr. Denham — Yeah.

Mr. Landrith — **I move that Item 2070, 212 South Joplin, be subject to a demolition hearing at our next meeting, April 22nd.**

Mr. Pommert — **Second.**

Mr. Denham — **There is a motion by Mr. Landrith and a second by Mr. Pommert that Item 2070, 212 South Joplin, be continued to our April 22nd meeting for a demolition hearing and progress report. All those in favor of continuing, say "aye". (Mr. Eastman, Mr. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye" with Mr. Denham abstaining). Those opposed? (None) And I'm going to abstain. Motion carries (6 in favor, 1 abstention).**

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 February 26, 2016 meeting for a "Demolition Hearing" and Progress Report (NINETEENTH TIME BEFORE THE BOARD)

Mr. Oliver — Item 2635, 502 Virginia—Bryan, do you have any new info on that?

Mr. Wicklund — Just a little over a month ago, the RFQ was presented to the City Council, along with staff recommendations to go ahead and proceed. They expressed some concern about the cost of the project and wanted a little more investigative work to be done with the county, who is now the legal owner of the property, and tabled the item, hopefully to be addressed by the next Council meeting. That Council meeting happened this week, and it was not addressed. That's all the update I have.

Mr. Landrith — And they accuse us of kicking the can?

Mr. Denham — There's not much we can do except continue it until they can work out the legalities, I guess.

Mr. Paul — Well, that's something that we've been working on, trying to figure out what to do. It's just in a tough spot, and I think we're trying to make sure that we have some kind of—I don't know if leverage is the right word, but we're not going to dump 60 years' worth of money into it to have someone in the private sector purchase it without, you know, having some skin in the game, so to speak. It's just kind of messy because it is a tax sale property, and it's owned by the county. At the same time, it is kind of a nuisance, so it's just kind of in a—it's in a tricky spot.

Mrs. Harrington — Can we put it out 60 or 90 days? Nothing's going to happen.

Mr. Denham — Yeah, I think that makes sense.

Mrs. Harrington — We can send a letter—

Mr. Denham — There's not much we can do. I mean, the City has got to protect its interests.

Mrs. Harrington — What do you think—do you think we should keep it on to put the pressure on them?

Mr. Wicklund — I don't think we would—I don't think the Board would be putting any pressure on anybody by just seeing it every 30 days.

Mrs. Harrington — So we're being attentive to it. I don't see any point for us to invite someone in here to tell us again that we're being negligent.

Mr. Denham — Sixty or 90 days—either one makes sense to me.

Mr. Wicklund — I don't think it's—as far as the property is concerned, it's not going to be any different 90 days from now than it is today.

Mr. Oliver — That would be June 24th.

Mr. Wilson — Well, since the county is the owner, shouldn't they have a representative here? They're the legal owners—is that true?

Mr. Paul — Yes, they purchased it at the third or fourth tax sale from what I recall.

Mr. Wilson — So actually, right now we sitting here waiting for the county to even come to a meeting, right?

Mr. Paul — I'm not sure who the notices have gone to, or are we still sending them to the LLC?

Mr. Oliver — There's the record right there.

Mr. Paul — I do think we should send future notices to both, though, probably.

Mr. Denham	Well, and I think there are some banks involved, too, isn't there?
Mr. Paul	There are at least two or three lien holders, which is also part of the problem before you dump a bunch of money into it. And they're big 60-year liens, too.
Mr. Oliver	Nothing sent to the county.
Mr. Paul	We should probably start sending them notices as well.
Mr. Wilson	Well, they're the legal owners, so they're the ones that should be responding to us and are responsible for it.
Mrs. Harrington	How that seems too simple, but I agree.
Mr. Wilson	That's just the way the cookie crumbles on it.
Mr. Denham	I think they're reluctantly the owners.
Mrs. Harrington	Yeah.
Mr. Paul	Yeah.
Mrs. Harrington	Maybe they'll send Marvin, and we can have—
Mr. Wilson	Now, who do we go to over there?
Mr. Paul	Pardon?
Mr. Wilson	Who would it go to at the county?
Mr. Paul	I would either send it to the county commissioners, is probably who I would send it to. They're going to be the ones who would make any—
Mr. Denham	That would make a good juvenile detention facility.
Mr. Paul	Yeah, there you go.
Mr. Denham	I'm open 60 or 90 days, whoever wants to make a motion?
Mrs. Harrington	I'd say let's go 90 days?
Mr. Denham	Is that your motion?
Mr. Landrith	And then blame the county.

Mrs. Harrington **Mr. Chairman, I make a motion that Item Number 2635, at 502 Virginia, be continued until June 24th for a demolition hearing and progress report.**

Mr. Wilson **Second.**

Mr. Paul And for what it's worth, I do think the only reason the county purchased it is after—it's either at or—it's the third or fourth tax sale at which you can start buying it for less than the amount of the taxes owed, and so I think that they just did that to preserve the money that they had in it. I mean, I don't think they purchased it to do anything with it, if that wasn't clear already.

Mr. Denham **I have a motion by Mrs. Harrington and a second by Mr. Wilson that Item 2635, 502 South Virginia, be continued until our June 24th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Eastman, Mr. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye" with Mr. Denham abstaining). Those opposed? (None) I'm going to abstain, Susan. Motion carries (6 in favor, 1 abstention).**

Mr. Oliver We've got two items to release.

Mr. Denham Yes.

Mr. Oliver Well, I guess we need to discuss one of them.

Mr. Denham Mr. Carlisle's?

Mr. Oliver Well, that's one of them, and he's just got a little bit of trim left to do, so I was going to suggest on that.

ITEM 2736 **1708 S. MURPHY BLVD.**
OWNER: RBT & Nancy Laptad Family TR.
ADDRESS: 2508 Rosedale Pl. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a "Demolition Hearing" and Progress Report (SIXTH TIME BEFORE THE BOARD)

Mr. Oliver The other is Item 2736, 1708 South Murphy Boulevard. This is the Laptad Family Trust. They bought this property. This is one of the lingering driveways that was left from the tornado. I have had two or three conversations with family members—Nancy and another gentleman. They are currently working on house plans. The City is closing out grants that have been used to take these driveways out. Just from my conversations with Nancy, I believe they will break ground on it soon. If you want to hang onto it, we can. I feel like it can probably be released.

Mr. Denham — I'm going to abstain on this because I was involved in the plans, but I think it's moving forward pretty quickly now. I think she has a contractor in place, and I think he may have even submitted plans to build very shortly.

Mrs. Harrington — I think it could be released.

Mr. Landrith — **Well, Mr. Chairman, in view of what you just said, I'd make a motion that Item 2736, 1708 South Murphy Boulevard, be released from our agenda.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Landrith and a second by Mr. Eastman that Item 2736, 1708 South Murphy Boulevard, be released from our agenda. All those in favor, say "aye". (Mr. Eastman, Mr. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye" with Mr. Denham abstaining). Those opposed? (None) And I'll abstain, Susan. Motion carries (6 in favor, 1 abstention).**

ITEM 2657

511 BROADWAY
OWNER: Larry Carlisle
ADDRESS: 1250 Reindeer Dr. Sarcoxie MO. 64862
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 26, 2016 meeting for a "Demolition Hearing" and Progress Report (TWENTIETH TIME BEFORE THE BOARD)

Mr. Denham — And we're ready to release Item 2657?

Mr. Oliver — Yes. Like I said, there's a little bit of window trim left to be done. This structure is no longer a danger.

Mrs. Harrington — Do we still have other properties of his on our agendas?

Mr. Denham — I think this is it for now, until the next time.

Mrs. Harrington — Until the next tax sale.

Mr. Oliver — I've got a couple that I've kind of been sitting on that I've been watching, trying to be patient, but they are a broken window or busted door away from probably being put on here. Currently, this is the only one.

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

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2657, at 511 Broadway, be released from our agenda.**

Mr. Wilson **Second.**

Mr. Denham **I have a motion by Mrs. Harrington and a second by Mr. Wilson that Item 2657, 511 Broadway, be released from our agenda. All those in favor of the release, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") All those opposed? (None) Motion carries, 7-0.**

ITEM 2678 **218 N. WALL**
OWNER: Entrust Group Inc.
ADDRESS: 555 12TH ST. Oakland CA. 94607
Stay of Demolition was granted on February 27, 2015. Item continued from the February, 2016. Tenth time before the board.

Mr. Oliver Item 2678, 218 North Wall—I passed an e-mail that I received from the owner around earlier in the meeting.

Mr. Denham I think it got hung up here. Do you want me to just read it?

Mr. Oliver Yeah, okay.

Mr. Denham It's an e-mail to Jeff.

"Hi, Jeff. I spoke to Mark. He said he would not—he is not going to be able to make it out to Joplin until summer, and then it should take him approximately three months to fix everything. So realistically, we are looking at about six months before it's done. Until then, we will maintain the landscaping and take care of the weeds. We also have a neighbor checking on the house for us—Lisa."

Mr. Oliver So going 30 days obviously isn't going to do anything. I kind of wanted to leave it up to you as to when you might want to bring it back. These are out-of-state owners. They have kept it secured. You know, what issues with it being broken into or anything like that.

Mrs. Harrington What needs to be done to it—

Mr. Oliver Well, I've kind of—

Mrs. Harrington To satisfy us?

Mr. Oliver I kind of visited with Bryan on that a little bit. Honestly, in my opinion right now, there is a heat and air unit—and I can pass pictures around if you'd like to see them—that's been vandalized. They've stole a bunch of parts off of it, and everything like that. For now, if they would take that off and board up the ducts going into the home, get it cleaned back up again—

it's not far from, in my opinion, being able to release it—of course, subject to the permit and all the inspections.

Mr. Denham — It's empty, though?

Mr. Oliver — It is vacant. It needs electrical work and everything that could be watched throughout the permitting process.

Mr. Denham — And this Mark, is he just their contractor, or is he one of the owners?

Mr. Oliver — He is one of the owners.

Mrs. Harrington — I'd just hate to let it sit for three—or for 90 days like that because he e-mails and says, "we can't get there."

Mr. Denham — They could hire someone to at least take care of that—

Mrs. Harrington — My opinion is that they could hire somebody, or we could order it, you know, repaired in that way. Now, I'm not saying order it repaired to the fullest extent but, you know, they've got to make some effort. They can't live out of state, leave property here in disrepair, and just ignore it.

Mr. Denham — And do it at their convenience.

Mrs. Harrington — And, yeah, and just figure, "well, we can't get there until June or July." You know, I just can't accept that. I don't think that's—

Mr. Wicklund — If I remember right, and this is going back a ways, they actually did begin by hiring a local contractor who started it and then took advantage of them. They did not choose a good contractor. I'm not even sure he was licensed. And so the decision was made that rather than try to do that again, because they lost money on that agreement, they would just try to do it themselves. And it has drug on—there is no doubt about that.

Mrs. Harrington — So if we were going to order it—

Mr. Denham — Repaired.

Mrs. Harrington — Repaired to the point that it would meet our requirements, Jeff. I mean, I'm not talking about doing the interior work and the electricity, but let's—if we—what's this outbuilding—is this in disrepair, and are we worried about that?

Mr. Oliver — It's not in great shape.

Mrs. Harrington — But getting rid of this unit and getting the vents blocked so that vermin animals and homeless can't access it—

Mr. Oliver — Uh-huh.

Mrs. Harrington — Would make us—it would be then secure to the elements.

Mr. Oliver — It would be weather-tight and secured.

Mrs. Harrington — Well, I guess—you know, maybe continuing for 30 days and going back to her e-mail saying the Board is reluctant to continue this, and you either need to hire a contractor or on April 22nd, they are going to order it repaired.

Mr. Oliver — Okay.

Mr. Denham — It's a pretty simple thing to have that package unit removed and board up the duct work.

Mrs. Harrington — Well, and maybe we can pose it in a way that the Board can order it repaired, and we can get the work done for you, and you can reimburse the City. And that way, you won't be taken advantage of. You know, and maybe just doing that is a better option. What do you think? Does anybody here have a better opinion?

Mr. Denham — No, I think—I agree. I don't want to wait 90 days, and then something else comes up and they—

Mrs. Harrington — Well, I think maybe waiting 30 days isn't even as—

Mr. Denham — I don't think we're ready to—

Mrs. Harrington — I'm not ready to jump on them in a bad way. I just think that if we could get it done, and without—in a way that they were not being taken advantage of. The bid that you're going to get is going to be less than what anything they're going to be able to get hauling somebody from California.

Mr. Oliver — Right. I mean, as far as, you know, if you carry it for 30 days, and we have a hearing, and we do that, you're going to be heading into the time when they get here. At least that would be in place. Let me—if you continue it for 30 days, I will call them and really try to push them on doing the two or three things that need to get done. I'll make some phone calls here locally and see if they can't get that done themselves in the next 30 days. If it gets there, we can release it.

Mrs. Harrington — Is it an issue for you to make a recommendation on somebody they can call to help them? Is that a bad thing for you to do?

Mr. Oliver — Yes.

Mrs. Harrington — It is a bad thing?

Mr. Oliver — We don't really recommend anyone.

Mrs. Harrington — Okay, then can you have them call the local homebuilders' association, and maybe they can make a recommendation on somebody they could call?

Mr. Oliver — Sure.

Mr. Denham — Do you have that phone number?

Mrs. Harrington — I think they're in the book.

Mr. Wilson — Well, let's not get to—at that outbuilding. That shed back there, it's not secured, either.

Mrs. Harrington — I think Jeff should—yeah, if Jeff gives her a list of the things that have to be done in the next 30 days in order to save us from—but I just think a quick e-mail saying, "hey, Jeff, we can't do this until next summer," is just too flipping easy for somebody that owns a piece of property like this in our town. Did these people—did he come here once and—

Mr. Wicklund — Yes.

Mrs. Harrington — Do a lot of work. He came, and he thought he was going to get it done in the summer that he was here, didn't he?

Mr. Wicklund — He did some work, yes.

Mrs. Harrington — The first time he talked to us, he was going to get it all done, and then he went.

Mr. Wicklund — Yes.

Mrs. Harrington — Yeah, I mean, I think they had the best of intentions.

Mr. Landrith — Well, the road to hell is paved with good intentions.

Mrs. Harrington — Oh, yeah, I remember that.

Mr. Denham — Do we have a motion?

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2678, at 218 North Wall, be continued until April 22nd for a progress report and demolition hearing.**

Mr. Pommert — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Pommert that Item 2678, 218 North Wall, be continued to our April 22nd meeting**

for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") All those opposed? (None) Motion carries, 7-0.

Mr. Oliver — All other items can be continued to April 22nd. If you have any questions, let me know.

ITEM 2684

506 E. 33RD ST.
OWNER: Bradley Edge
ADDRESS: 21086 Hwy 96 Webb City MO. 64870
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from February 26, 2016 meeting for a "Demolition Hearing" and Progress Report (NINTH TIME BEFORE THE BOARD)

ITEM 2752

625 N. PEARL
OWNER: Logan Steere
ADDRESS: 616 N. Wall Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the February 26, 2016 meeting for a "Demolition Hearing" and Progress Report (SEVENTH TIME BEFORE THE BOARD)

ITEM 2758

1116 E. HILL ST.
OWNER: Jon & Sarah Abernathy
ADDRESS: 2013 Elm St. Seneca MO. 64865
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the February 26, 2016 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

ITEM 2763

506 S. COX
OWNER: Paul Allen & Barbara Chilton
ADDRESS: 9360 Hwy 43 Seneca MO. 64865
"Finding of fact Hearing" scheduled for this date"

Mr. Wilson — **Mr. Chairman, I make a motion that all other items on the agenda be continued to our April 22nd meeting.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that all remaining items on our agenda be continued until our April 22nd meeting for progress reports and demolition hearings. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") All those opposed? (None) Motion carries, 7-0.**

Mrs. Harrington — Mr. Chairman, while we're still on the record, I want to apologize for bringing up my comments with Mr. Hess about the pressure that we're getting from the Council. But it was on my mind to bring this up on the record today. I recently had to attend a work session for another matter dealing with the building permit issues. And when I was at the podium, Councilman Scearce made a comment that it seems that the Board of Appeals was an ineffective board, that we were often—we would let the people on our agenda appear before the board as many as 18 or 20 times, and it didn't seem like we really did very much good. And his implication was that we were dealing with contractors because we were dealing that night with contractors and their inability to complete some of their—some of them have an inability to complete their projects in a timely fashion. And we have dealt with one of those for a couple of years, and so that was his frame of reference, I believe. And I tried to explain to him that night that most often we are dealing with property owners, and it's our intention to try to be as benevolent as we can with people that are going through stressful times in trying to deal with issues on their property, and give them the time that they need to bring their property up to the level that the City requires by way of our ordinances. A few of the Council members are extremely focused on this issue, as well as those of the building permits and contractors and their behaviors. Other Council members don't seem to feel that it's as big an issue. And I know they are examining a lot of the focuses of our board and those ordinances and those permits, and I've been asked by a couple of Council members personally if we need—we being this board, if there is anything that they can do by way of changing the rules, so to speak, to give us more leeway in what we can do.

Mr. Denham — I think it might be a good idea just to have a work session or, you know, just a meeting with the Council and our board sometime, to maybe just have a little bit of input.

Mrs. Harrington — I think that's—I think with the new Council, that's a really good idea, because I think with the sitting Council right now, it would be like knocking our heads on the wall.

Mr. Denham — Next month is the election.

Mrs. Harrington — Very soon we will have that.

Mr. Denham — But we have—you know, all they do is read the minutes. And Susan does a good job of recording the minutes, but sometimes it's hard to see the emotions and things that are going on.

Mrs. Harrington — Exactly. And that's one of the things—I don't know that I'm comfortable with them giving us more responsibility or ability to—for instance, take away a contractor's license. That's one of the things that they're considering, is that we would have the ability if a contractor continues to malinger on a project, that we could take away his license for a period of

time, or that we could sanction homeowners for whatever. And I think that it's pretty clearly laid out. I don't know what you all are comfortable with, but I know that as I'm approached with some of these ideas, and I hear in meetings what, you know, they're considering—I just would like—I would like it on the record that we've discussed it. We've at least brought it up and considered what those options might be, and maybe some discussion with Council members would be in order.

Mr. Denham — I think it might be productive.

Mrs. Harrington — When it says that we've let somebody come here—Omer has been here 18 times, and they don't know who Omer is, and they haven't seen Omer. You know, I'm sure it does—like you said, it looks like we're letting him get away with something.

Mr. Denham — Well, maybe we have, but there's extenuating circumstances sometimes.

Mrs. Harrington — Yeah.

Mr. Denham — You know, we're trying to show a little compassion to—

Mrs. Harrington — Exactly.

Mr. Denham — A situation.

Mrs. Harrington — Which I feel is our job as volunteers to look at the situation—

Mr. Denham — Case by case.

Mrs. Harrington — With the individuals.

Mr. Denham — Yeah.

Mr. Landrith — You know, I stated myself that it's not our intent to tear everybody's house down. That's not our intent at all. But we're trying—I just get so frustrated with people that are out of town, and then they hide behind the fact that they're out of town.

Mrs. Harrington — I agree.

Mr. Denham — Yeah.

Mr. Landrith — It's just that it's frustrating to me that, and that's the reason some of these people are on here 20 times. We didn't take any action because we had some compassion. And if Mr. Scearce is so concerned about what we're doing, why doesn't he come up here to the meeting and express himself rather than—

Mrs. Harrington — Make a comment during a Council—

Mr. Landrith — Yeah.

Mrs. Harrington — Yeah, I agree, when there isn't anybody to really straighten it out or make it understood. I just wanted to get it on the record before the end of his term.

Mr. Denham — You know, he could volunteer to be on this board in the future if he's going off the Council, so that can be an option.

Mrs. Harrington — He could very well do that.

Mr. Denham — Well, let's don't take it personal. I think the Council is behind us as a whole.

Mrs. Harrington — I believe that to be true as well. I really do. Like I said, I think just some the Council members, it's extremely important, because they have been approached with some of the issues that we faced with the property on 20th Street and Indiana. They've had folks in the community approach them and, you know, that was a hot issue for quite a while, so that has made them laser-focused on contractors and their behaviors and their issues. Other Council members seem to take it in stride and look at us as a board that does do an effective job of dealing with folks when they're maybe not at their best. And I appreciate that very much, because they seem to understand what kind of situations we're dealing with. So I think there are changes coming in some of those arenas, but we'll just have to see after the new Council is seated.

Mr. Denham — Okay.

Mr. Oliver — Bryan and I—I mean, if we can head some of these properties off—I mean, we try to do that before we bring them to you guys. Just in recent months we've had several cases like Omer's. We've went out, tried to work with people, maybe put a little pressure on them. We've had a couple of properties where they've got their water turned back on. We've got two other ones that I'm currently dealing with that they don't have water. We're trying our best to handle that in-house before we have to bring those to you.

Mrs. Harrington — Well, and that being said, Jeff, I think that this is an absolutely appropriate environment to bring somebody like we had here today who has been harsh with the staff, who has resisted the ordinances, has resisted the rules, has decided that he's above the law when it comes to getting a contractor's license, thinks that he doesn't have to go by the rules that the Council has set back. To me, that's what this board is for when it comes to a contractor, to deal with a person like that and say, "you know, these are the ordinances." You shouldn't have to get beat up by him twice a week for the next six months, or you—and, you know, I know that that's what

happened because when he comes to the podium and there's—you know, an obvious—it's an obvious comment towards the staff when he gets started. So I think the board then—it's up to us to step in and level that playing field a little bit, and I think it's useful for that.

Mr. Oliver — Yes.

Mrs. Harrington — With that being said, I apologize for taking more time. I didn't mean to start this when we were in the middle of the discussion with Mr. Hess about his property, but I also don't care if he gets his building painted. I just want him to get the roof fixed.

Mr. Denham — I agree.

Mrs. Harrington — That being said—

Mr. Denham — Any other comments? Do we have a motion to adjourn?

Mr. Wilson — **So moved.**

Mr. Denham — **All those in favor? (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Motion carries, 7-0.** We stand adjourned.

There being no further business to come before the Building Board of Appeals, the meeting stood adjourned at 10:47 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Susan E. Champlin, Notary Public

My Commission expires: November 18, 2016

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