MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
APRIL 26, 2019
9:00 AM

Crystal Harrington, Chairman, called the April 26, 2019 Building Board of Appeals meeting to order with the following Board members present: Mrs. Harrington, Mark Callihan, Ervin Wilson, Curtis Ledford, William Tylle, Rylee Hartwell, Garret Wagner. City Officials present: Jordan Paul, Assistant City Attorney, Bryan Wicklund, Building Specialist, Jeff Oliver, Building Inspector and Lindsay Dunn, Notary Public.

Mrs Harrington	Call to order the April 26th meeting of the Building Board of Appeals, first item on our agenda is the roll call. Uh, I'd entertain a motion to excuse, uh, excuse Mr,uh, Hartwell.
Mr Wilson	Madam Chairwoman, I make a motion that we excuse Mr. Hartwell from this meeting.
Mrs Harrington	Second?
Mr Ledford	I second that motion.
Mrs Harrington	**Motion to excuse Mr. Hartwell. All those in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Wilson, Mr. Tylle) Thank you.**
Mrs Harrington	Alright, we do have minutes that are holding for approval, but we have agreed to wait until the next meeting to do those, so the members have a better chance to review them. Olivia, our transcriptionist and record keeper is not here, so we have a stand in and we'll hold that business until next meeting, if that is okay with everybody?
NOTE:	**Mr. Hartwell arrived at 9:05 a.m.**
	Good morning, thank you for coming this morning. If you're here to address an item on the agenda, uh, please approach the podium when your ready, um, give us your name and address and tell us which item you are hear about and tell us a little bit about it.
ITEM # 2865	**1501 Valley Tr.** **OWNER: Dale Campbell** **ADDRESS: 2305 Texas, Apt D, Joplin MO. 64803** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item Continued from the March 22, 2019 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)**

Mr Campbell	My name is Dale Campbell, the owner of 1501 Valley and since the last meeting that we had, I have done quite of bit of clean up and made pretty good progress and I was holding up on the stuff that requires permitting while I looked into the financing and I have had a couple of guys step up and voice interest in buying the property. I will be meeting with those guys later on this afternoon and depending or not they make an offer I want to accept, I'll either go ahead and get the financing and permits to do it myself or sell the property to one of the guys and, uh, the house should be ready for rental within a few weeks.
Mrs Harrington	Okay, does anybody have any questions for, uh, this gentleman?
Mr Callihan	This is Mark Callihan, I drove by last week and it didn't look like a whole lot of progress, obviously, all I could see is the exterior, didn't look like a whole lot of progress had taken place since the month before.
Mr Campbell	Actually, it has, Jeff has stopped by a couple of times. Most of the progress is done on the inside. They did clean up the outside a little bit.
Mr Callihan	I saw were some windows had been boarded up partially, and ....
Mr Campbell	Yeah, I got the windows that I have to install, I was going to replace them with plexy glass, but the guy up the road is a window guy and offered me free windows.
Mr Callihan	Wow!
Mr Campbell	Yeah that is pretty awesome, so I got to go and pick those up and put those in.
Mrs Harrington	Mr. Oliver, do you have any comments?
Mr Oliver	Sure, I stopped by and visited with him, um, twice, the first time, I had about a 30-minute conversation and discussed all that needed to be done. I told him about the permit items. Then, he told me he was going to try and sell it. I stopped by again about a week ago.
Mr Campbell	Yeah.
Mr Oliver	Revisited with him, and he is making a little bit of progress.
Mrs Harrington	Where are you with the decision on whether to sell or keep it?
Mr Campbell	I just gotta meet with these two guys and see what their offer is and if it good I will take it. If not, I will move forward with the financing and doing the remodel myself.

Mrs Harrington — And, you should know that by when?

Mr Campbell — Sometime this afternoon.

Mrs Harrington — Today?

Mr Campbell — And, yeah, I can call Jeff and let him know or ....

Mrs Harrington — Yeh, we would need Jeff to know as soon as possible because he will be monitoring the progress on this and I think it, ya know, from my perspective, one person on the panel, I would like to know if that sale should not go through and that you are prepared to move with haste on this.

Mr Campbell — Absolutely.

Mrs Harrington — Mr. Ledford?

Mr Ledford — So, what work has been done in the last month?

Mr Campbell — Ahh, a lot of clean up in the exterior of the yard. The interior, cleaning up the damage from the fire non-structural wise. The demo, so all the damage is out. You can walk through there safely. At this point it just needs the stuff I have to have a permit for, the plumbing, electrical...

Mr Ledford — You plan on pulling a permit tomorrow, if the sale doesn't go through?

Mr Campbell — Tomorrow is Saturday, yeah, I should have an answer this afternoon. We will move forward either way, me getting permits and going that route or selling it to somebody else. I will let Jeff know which direction it goes.

Mr Ledford — Do you have an electrical contractor picked out?

Mr Campbell — I haven't yet. I have a friend that works for Bills Electric, so I will probably go that route. All of the framing and the plumbing I will probably end up doing myself.

Mr Ledford — Okay, you will need to have that information when you pull the permit.

Mrs Harrington — Mr. Tylle.

Mr Tylle — Does the potential buyers know this property is before this board?

Mr Campbell — Yes. One of the guys owns a bunch of rental properties in Joplin and he said he was totally okay buying it. I actually met with him about a month ago and we have been kicking it back and forth. He said, he also does construction and does care. He actually showed up at the house the second day I was there cleaning up debris and what not. Prepared to buy it on the

spot. I said, let me clean it up a little bit and see on how this goes. Obviously, the more I get done the more money I get. He said, he didn't care anywhere in the process whether it was as is or anywhere in the process. We have to sit down and talk cash. So, yeah, there is a placard on the porch from the City, so nobody is going to surprises.

Mrs Harrington — I would like to make sure you sign the paper next to you on the podium. We need it for the transcriptionist. We need your name and address.

Mr Campbell — I have already signed it.

Mrs Harrington — Thank you. Making sure we have all of our ducks lined up here. Alright gentleman, any other questions of this item? I would entertain a motion.

Mr Ledford — Madam Chairman, I make a motion that item #2865 located at 1501 East Valley Ave. be extended to our next meetings agenda on May 24th for a Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mrs Harrington — **I have a motion by Mr. Ledford, a second by Mr. Callihan, that item #2865, 1501 E Valley be continued until May 24th for a Progress Report or Demolition Hearing. All those in favor say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Those opposed (none). Motion passes.**

Mrs Harrington — Thank you.

Mr Campbell — Thank you.

Mrs Harrington — Please stay in touch with Mr. Oliver so that he can, uh, keep in balance where you should be with this property. And, if you don't mind to talk to him to, uh, about the sale of the property, if you are going to …

Mr Campbell — Yes, I will do it.

Mrs Harrington — Thank you so much.

ITEM #2860: — **1201 S. BYERS.**
OWNER: Joplin Flying Associates Inc.
ADDRESS: P.O. Box 1744 Joplin MO. 64802
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 22, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Wiggins — Bob Wiggins, 1201 S Byers. First bring you up on the potential sale, that has about another week to run. They did get the report back on the ground and there are some issues on the ground. Uh, they've asked for a 60-day extension and I did not say we would or would not, but we told them we would try to work with that through them on the 60-day extension. I think part of the problem is they are attempting, I think, and I don't know this to be the fact, but I think they are attempting to stake more to get all the ground between Byers and the other street across there, so they will have a full between block to block on that street, okay. Um, whether or not they will. Good, this last month we had a burn permit and had not got to use it once, but we have cleaned up and hauled off all of the furniture debris that has been piled around the building. A couple of, three loads to the dump and we also cut up with a cutting torch a lot of the structural steel on the building that burnt. We're probably have half of that hauled off already and working on the rest of that part there. So, hopefully the weather will be permittable where it is not to windy or to wet where we can burn some of the other debris that we have on there that is burnable. And, primarily, we're working every day we can on it. We've probably hauled off close to 20 loads of the building right now.

Mrs Harrington — I would like to draw the board attention to your screen. Obviously, Bryan will fill us in in a bit about the progress we have made here. But, I am currently looking at right now at a aerial view of your property on line and um to give us a better feel. We always have these pictures they are one dimensional from one angle and I don't know if I have ever had a clear vision of the property we are dealing with as I do right now. I can clearly see the area you are talking about.

Mr Wiggins — There is one thing that, I didn't think our property went back that far. I was always under the opinion it went about 10-foot east of where our building ended up. But it's been staked, we have cleaned up the debris that is on, between our stakes on our property. But I don't know who owns the property to the east of us. But there is more debris that they got over on their other property as well and they should probably be notified, ya know that they need to have that okay.

Mrs Harrington — From this picture it sorta looks like shared debris maybe, at any rate, um, does anybody have any questions for Mr. Wiggins?

Mr Ledford — Jeff, have you seen, has clean up taken place? I didn't make it out there last month. I did go by this morning.

Mr Oliver — Yeh, there has been a little bit clean up. Lot of over growth. The things he is picking up is not quite as noticeable. I have noticed.

Mr Ledford — Okay.

Mr Oliver — I have been out there a few times.

Mr Ledford — I saw this morning there is a little, there is, you have a door on the back that looks like it has been pried opened on the bottom side.

Mr Wiggins — That tree you say?

Mr Ledford — The door has been pried open on the backside of it looks like. You had that building secured, I noticed the door this morning, it looks like somebody had been prying open.

Mr Wiggins — I am sorry, I have my hearing aid on, and I still could not hear exactly what building you were talking about?

Mr Ledford — Your building. Your big building.

Mr Wiggins — Yes.

Mr Ledford — You have medal securing the doors on the backside of it.

Mr Wiggins — Yeh, that is all secured.

Mr Ledford — I noticed that one of them was pried open this morning.

Mrs Harrington — He is saying someone has been inside, or uh someone has pried the door open.

Mr Wiggins — Yeah, they did at one time, one day and we fixed it the next day. You just have older pictures.

Mrs Harrington — I think he said he was there this morning.

Mr Wiggins — Oh really!

Mrs Harrington — Is that right Mr. Ledford?

Mr Ledford — Yes ma'am.

Mr Wiggins — There is a door, not a door way where we have metal over the door, it pulled that one on the east side, about two doors down, is that the one you're looking at?

Mr Ledford — Yes, sir.

Mr. Wiggins — Yeah, we went in there nothing has been disturbed. Uh, nothing was gone inside there. This will be the second time they got into that area there. Uh, I will go back and try to secure it better. But, I didn't notice anything,

Anything, missing, none of our equipment messed bothered with inside there. How far open was that?

Mr Ledford — Just the bottom side was pried open. It wasn't completely open.

Mr Wiggins — The one that has been open, we pushed it back in that had been open like that. Somebody pulls it out to look in or something and we pushed it back in, have they pulled it back out again?

Mr Ledford — It looked that way this morning.

Mr Wiggins — Okay. It wasn't, it wasn't, that way two days ago. Earlier in the week it had been pulled out a little bit and we pushed it back in. We thought, probably, it was kids because we didn't see, ya know, we went all through the shop and did not see anything missing there. But, um, I will see what we can do. Because, they have split some of the wood where they pulled it out where we screwed into the timber there, so we will go a different way for securing that.

Mr Ledford — So, what exactly are we waiting for an answer on in one week? What are we waiting for an answer on in one week?

Mr Wiggins — Well, we got a letter of intent from a company I can not tell you about, a large company and, uh, they are wanting the property, okay? Uh, there is also, after our last meeting they also staked more areas to get on to the next street. If you drove by there, you saw additional stakes going north out of there. There a bar, they called me, and they have not contacted them, but they probably don't need to on that. There are some area, vacant ground and they staked off another piece, about another 50-foot property on pass on north of that vacant ground there.

Mr Ledford — So, have all the studies been done and come back? Are we waiting for them to decide whether they want to purchase it or not?

Mr Wiggins — That's correct. If they don't buy it, then we will probably repair the building and have to use it. If they buy it, I don't know what they are going to do with it. I believe, probably, with the company they are, they will probably restrict the whole area and start all over, but I don't know that.

Mr Ledford — They have asked for a 60-day extension, to purchase the property from you? You said, they asked for a 60-day extension.

Mr Wiggins — 60-days, yes sir.

Mr Ledford — To purchase, and you will get an answer to buy, and then 60-days from there closing on it?

Mr Wiggins — Yeah, we priced it to them very reasonably, because we knew we had the clean up. We done spent quite a lot of money on it already. It's not a financial thing with this company, I do not believe. I mean, the ground cost is the least of their worries. They will be using the ground for. I think, I know, what they want the ground for, but I am not sure. Um, it would not be a money deal. Okay?

Mrs Harrington — Thank you. Mr. Tylle.

Mr Tylle — Can you clarify what the issue is with the ground.

Mr Wiggins — All they told me was there some issue with the ground. There is issues with all the ground in Joplin. You're not gonna find any grounds in Joplin that doesn't have some issues, ya know. But, uh, they didn't tell me, exactly. The big Corporates they are they look at every little nut and bolt and, uh, I don't blame them. Ya know, but there, if you went to any of our homes they've dug up and replaced our soil in front of every house in Joplin, ya know so. Everything in Joplin has some issue with it. But, they are at least saying there is an issue, but they want more time. I don't believe, again my opinion, I don't believe it's the actual issue with the ground, I think they are trying to solidify these other two pieces of property before they have more room in there. They are not real large pieces but, uh, uh, I can see that they want it. They do have already with our piece of ground, we got 35-foot right-a-way easement all the way across the southeast of that to the other roads. So, they do have road access anyway. I just think they would like to have all that ground that is available there.

Mrs Harrington — This appears to be something that's a "hurry up and wait" situation and it is just a matter of how long we want to wait? That would that be correct?

Mr Oliver — Pretty much! I mean, if you want to extend it out for 60 days you could or come back in 30 days.

Mr Ledford — In 30 days, we will have an answer if they are purchasing it or not. Supposed to have that in a week.

Mrs Harrington — That is true.

Mr Ledford — Then, we can decide from there where we want to extend it out another 30 days.

Mrs Harrington — Yeah, I agree with that, um, having something, more solid from the company would be nice. Uh, so, that we could at least know how far we needed you to go to get it back in order.

Mr Wiggins — Well, I am not going to stop. I am going to continue to clean up that

area. We have calculated probably to clean up the burnt building, just make that stock stuff on and put up a fence around that. Uh, it's not expensive as that we would do whether they bought it or not, ya know.

Mr Ledford — If they don't...if they end up not purchasing what are your plans for it?

Mr Wiggins — Well, eventually course, we had our property sold on 20th Street, 9 years ago. Before we started, before we started, messing with 20th and the viodox and everything else. Uh, we will probably, we will keep it and do what we can inside there until I get that property sold there. Then, we will just redo the building. I am not sure whether I want to redo all the building. What I have left of the roof is probably 75 to 80% of the building that is not been damage with the fire. Uh, we'll probably just, possibly just wall off that 'cause we have two engineering studies on that and either one will be satisfactory, ya know. Uh, but, I think probably right now with what we have and the manufacturing equipment and stuff that is in there we'll just have one of two ways, either just make the inside of the building 75% wall off there so we have an enclosed heatable area. Or, we will go ahead and put the roof back on the building. But, um, we do have, not that we have pushed it, but since they have started staking it we do have another company that is large, but not nearly as large as the people that are looking at it right now, that has interest in the property as well. We do have a possibility of a back up to that also and, uh, again it's not even for them that would not be a financial type thing. We're just not asking that much money for the property, ya know. So, if these other people don't, decide not to go that route, then there is a possibility we have another potential buyer on the property too.

Mrs Harrington — Well, I would entertain a motion.

Mr Hartwell — Madam Chairman, I make a motion that item #2860 located at 1201 S. Byers be continued to our next meeting agenda on May 24th for a Progress Report and Demolition Hearing.

Mr Tylle — Second.

Mrs Harrington — **I have a motion by Mr. Hartwell, a second by Mr. Tylle, that item #2860, 1201 S. Byers be continued until May 24th for a Progress Report or Demolition Hearing. All those in favor say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Those opposed (none). Motion passes.**

ITEM #2857: **819 MURPHY AVE.**
OWNER: David Eshom (Past away)
NEW OWNER: Nathan Dagley
ADDRESS: P.O. Box 4351 Joplin MO. 64803
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 22, 2019 meeting for a "Demolition Hearing" And Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr Dagley — I need educated, here for the property at 819 Murphy. You guys have been mailing notices to a dead guy; I am the legal owner of that property. I just discovered a notice that was found duck taped to the window and the walls, whatever you want to call it, um, dated March 25th. I have owned that property as of March 14th.

Mrs Harrington — What is your name, Sir?

Mr Dagley — Nathan Dagley.

Mrs Harrington — Nathan?

Mr Dagley — Yes, you have David Eshom on here with a Joplin address and Carl Junction on this certified mailing. That's pretty invalid, that would suppose…

Mrs Harrington — That does, these things backwards. But, we don't always…

Mr Dagley — I need to be caught up with whatever is wrong here.

Mrs Harrington — Okay, apparently, this property has been on this agenda here for at least 4 months and it would have been a couple of months prior to that when we started looking at the issues that we see there. You purchased this, I assume, at a tax sale? Is that right?

Mr Dagley — No.

Mrs Harrington — You purchased it from?

Mr Dagley — A company.

Mrs Harrington — A company?

Mr Dagley — Yes, also on the county records.

Mrs Harrington — How was the company related to the dead guy?

Mr Dagley — That is how he acquired it, was from family.

Mr Paul — We always do title work on these properties. It came on January's agenda at that time. Mr. Eshom was still the record holder, but the title work does not that it is subject to a certificate of purchase and it had been sold at tax sale.

Mr Dagley — Then that is whom I bought it from, most likely. This Southwest Missouri, LLC. Aaron Hayes is his name. I have title work being done right now as we speak. I have a contract on this property for it to be sold.

Mr Paul — You don't have the deed then?

Mr Dagley — Yes, I do. I have it with me.

Mr Paul — My advice....

Mr Dagley — The title company couldn't tell me up or down on this yesterday. I sent emails to you, Oliver, Wicklund, Ledford, and I sent several emails out to everybody. Nobody got back with me. I am trying to figure out a solution to this.

Mr Oliver — We will work through it, today.

Mrs Harrington — Jeff, this came on our agenda; we started looking at this in January, is that correct?

Mr Oliver — I believe so.

Mrs Harrington — And, it is posted? The notice is posted on the property from....

Mr Oliver — I have photos-evidence from when it was posted. Is that posting still on there?

Mr Dagley — No, I removed it. I got back from Texas, and I saw that, and I kept it for my records because you guys have no valid address on file for this guy that is deceased. The mailing was to a Carl Junction, East 32nd Street in Carl Junction. There is no 32nd Street in Carl Junction. It's on the letter, and I have the letter here. So, I have the deed, certified check, I have all that, and even if you really go to Realtor.com you will see that there is a contract with Ryan Flanagan on the property. So, I need to be educated on what the problem is on it.

Mr Oliver — Where you informed from the people that you bought it from that it was in front of this board?

Mr Dagley — No, I was not.

Mr Oliver — Property was posted, it was open probably 4 months ago, um the people that bought it at tax sale. One of the people showed up at a meeting two months ago and talked about it a little bit.

Mr Dagley — Can I get records of that?

Mr Oliver — It will be in the minutes.

Mr Dagley — Okay.

Mr Oliver — Okay. Was informed they needed to get a permit to bring it up to code. The big picture that kind of sums it up. Permit needs to be purchased, get it up to code, and you'll be good to go.

Mr Dagley — What is the problem with it right now? I mean, you guys, you said you had photo evidence of some stuff. I would like to see it as well.

Mr Callihan — Excuse me, this is Mark. Are you under the impression there is nothing wrong with that property?

Mr Dagley — No, there is, it needs windows and if you go inside, which you can't go inside right now, but it has been painted, new toilet, new flooring, I mean a couple of windows and a new front door, I mean.

Mr Oliver — A permit needs to be pulled for those things.

Mr Dagley — Yeah, and I haven't done any of those.

Mrs Harrington — Hold on a minute, let's get organized here a little bit. We will give Jeff a minute to organize his papers. Mr. Ledford has something to say but, but, prior to that, I hope I, um, you seem very upset.

Mr Dagley — Yes, I am. I just spent $5,000.00, and I am trying. I have a contract to close on May 30th, so.

Mrs Harrington — Okay, well…

Mr Dagley — Like I said, I just got back from Texas on this day and I notice duct tape all over the house and somebody had entered the fence which had no trespassing signs on it.

Mrs Harrington — And, your accusing the City Staff of doing that?

Mr Dagley — He just stated…

Mr Paul — We don't…

Mrs Harrington — We don't need to get into that.

Mr Dagley — I didn't get any replies back.

Mrs Harrington — This is an official proceeding, we're volunteers for the City of Joplin to sit on this board to try to help clean the neighborhoods up, and these houses come on, these properties come on our agenda, it's for a reason. Now, we'll be able to, I am sure, with our legal counsel and the City staff, we'll be able to explain that to you if you would be able to calm down and hear what we are saying. Mr. Ledford, do you have something else you wanted to add?

Mr Ledford — It came in front of the board because it was found a dangerous hazard.

Mr Dagley — Okay.

Mr Ledford — I went by this morning, and I still find it that way from an outside visual outside of your fence. There is definite foundation structural issues with that home. Its got foundations that is leaning on it, it is missing some of the blocks on the front, in fact it looks redone to me. It is missing some of the blocks on the foundation on the front south corner. Those are just visuals from the street.

Mr Dagley — Did you take a look at the house across the street or the one at 8th and Harlem? Or the one that I inquired about that the City owns at 1109....

Mr Ledford — I am here to address the house that are in front of me and, uh...

Mr Dagley — Where can I find the rules in all this stuff on here?

Mr Ledford — They are on our website under the ordinances.

Mr Dagley — You don't have a paper copy like a book or something? A Library or anything like that?

Mr Paul — You can go down to the Clerk's office, and they have a copy of all the ordinances if you want to look at them but they are available online. You can look at them from your phone. If you would like to go down and ask her for this particular chapter, I am sure she would be happy to make you a copy. The kind of the big picture is there is a variety of ways items get on the agenda. Um, once they are on the agenda, basically the property owner tends to work with Mr. Oliver and other folks in the Building Department to get it off the agenda.

Mr Dagley — Like I said, I sent an email out, and got no reply from nobody. I know you were listed on there also.

Mr Paul	Well, I was, because I am not Mr. Edwards. I did eventually see your email. It was not the kind of email that invited the kind of response you're looking for.
Mr Dagley	Well, I don't feel invited in here to be honest with you.
Mr Paul	Well, you are. The board could hold a demolition hearing today and order the property demolished. That is not what it's going to do. It's here to work with you regarding this property, and so, and I think, what probably like to see is Mr. Oliver to give you a list of things that you need to do to get it off the agenda and you will have time to do that, unless I am totally misreading the room here. Um, and there is no need for anybody to get worked up here, because even you didn't know about it or whatever. It's not going, the results aren't changing. You're here today, we will give you the information, and, um, and, I think, maybe that's the productive conversation to have.
Mr Dagley	That's kind of what I was seeking in my email. I am trying to figure out what is going on here. I just bought this on March 14th, so I am clueless, completely clueless on this.
Mr Paul	If you could get a permit today that would be great, I think. Is that something you could do?
Mr Dagley	Well I have a contract on it as is right now. We're closing on May 30th to sell it. So, I mean.
Mrs Harrington	You're going to sell it, or you're going to buy it?
Mr Dagley	Sell it, I have a contract.
Mrs Harrington	He just said, he was going to sell it!
Mr Dagley	Yes, that is what I just said.
Mrs Harrington	You own.
Mr Dagley	I own this property, and I am....
Mrs Harrington	You are getting ready to sell it?
Mr Dagley	It has a sign in the front yard. It's posted on Realtor.com, ya know? It has pictures of the inside/outside, everything.
Mr Wicklund	Can you see where we are having a little bit of a problem? Have you made the new purchaser aware of this board?

Mr Dagley — Evidently, this, who I bought it from, did not make me aware of it. I am going to be seeking, probably, some legal action.

Mrs Harrington — Right.

Mr Dagley — That is my stipulation here. I need educated from Mr. Oliver, evidently, so I know what has to be done that we can get this off so nobody has to come in here.

Mr Wicklund — We would be happy to meet you on the property and give you a punch list. Or, Jeff may already have one put together.

Mr Dagley — Who is Jeff?

Mr Ledford — Mr. Oliver.

Mr Dagley — Okay, when do we schedule that?

Mr Wicklund — We could probably schedule that right now.

Mr Dagley — Okay, I have a funeral to be at 10:30. So, can we do 1:00?

Mr Oliver — I already have a 1:00 today.

Mr Dagley — 3:00?

Mr Oliver — 3:00 will work.

Mr Dagley — Anything else for me, or…

Mr Paul — I can't give you legal advice, but I would look closely to the title work there, if this, if you are not buying it from Mr. Eshoms wife or his estate and there is only a certificate of purchase out there. I am not sure how the holder of certificate of purchase can give you title. They don't have a title, they just have a lean until they get their collectors deed. My recollection on this title work was they are still in the certificate of purchase phase. That might be something for you to look at when you're working with them.

Mr Dagley — Can you give me copies of that?

Mr Paul — I just have a copy of the title work we ordered. I assume if you order title work from the company it will show you the same.

Mr Dagley — That is what we have now is title work; May 30th is the closing date.

Mr Paul — I have mine in my file here. I don't mind if you want to come up and look

at it right quick. I can't make you or put you on the spot.

Mr Dagley — Is that something you could email to me?

Mr Paul — We could probably arrange that, I think. Again, it is dated January so it may not be good anymore.

Mr Dagley — No, but I would like to have it since it is pertaining to this demolition.

Mr Paul — Sure. Did you want to look at while you're here?

Mr Dagley — Am I allowed to walk up there?

Mr Paul — Sure, come on up.

Mr Ledford — So, the perspective buyers aren't aware that…

Mr Dagley — I was not…

Mr Ledford — My question is…

Mr Dagley — I know that is why I came up here….

Mr Ledford — Well, again they don't know?

Mr Dagley — No.

Mrs Harrington — And, the person that sold you the building did know?

Mr Dagley — That is why I want minutes and records of all this.

Mrs Harrington — Go online Joplinmo.org.

Mr Dagley — Where is the clerks at? I don't have a printer.

Mr Paul — Would Barb have those on the second floor or would they be on your floor?

Mr Oliver — No.

Mr Paul — No, the minutes from the building board.

Mrs Harrington — The last ones I have are January, and it was our first meeting. I found it at the end of our January meeting when it was a finding of fact.

Mr Wicklund — Barb has it.

Mr Paul — Okay, second floor is the City Clerk's office.

Mr Tylle	Jeff, are the property taxes paid up on this property?
Mr Oliver	Don't know.
Mr Dagley	Can you email this thing?
Mr Paul	Sure, I've got your email floating around somewhere, if it is that one you sent earlier. So, it sounds like you will meet with Jeff today, and we will kind of go from there.
Mr Dagley	3:00?
Mr Oliver	Yes.
Mrs Harrington	Um, does anybody else have any questions?
Mr Ledford	What are your plans if your sale falls through?
Mr Dagley	Well, I guess fix it. Unless you want to buy it; and I am not joking. You build homes.
Mr Ledford	I would personally demo it.
Mr Dagley	Yeah, then you could build on it.
Mrs Harrington	Alright, we will move on. I would entertain a motion.
Mr Wilson	Madam chair I make a motion that Item #2857, 819 Murphy Avenue be continued to our May 24th meeting for Progress Report and Demolition Hearing.
Mr Tylle	Second.
Mrs Harrington	**I have a motion by Mr. Wilson, a second by Mr. Tylle, that item #2857, 819 Murphy Avenue be continued until May 24th for a Progress Report or Demolition Hearing. All those in favor say "Aye" (Mr. Tylle, Mrs. Harrington, Mr. Wilson, and Mr. Wagner. "Opposed" Mr. Hartwell, Mr. Ledford, and Mr. Callihan. (Aye 4; Ney 3.) Motion passes.**
Mrs Harrington	That is all we have for you. We will look forward to you, a report from Jeff on your meeting, and we will see you back here next month on the 24th to give up a Progress Report.
Mr Dagley	Can I get contact information from you, Jeff?
Mr Oliver	Sure, absolutely.

Mr Dagley	Where do I go for the permit and stuff?
Mr Paul	All the building permit information is on the 4th floor. The Clerk, with the Minutes, and the ordinances, and any kind of City record that you want will be on the 2nd floor. She is right off the elevator, to your right.
Mr Ledford	He made a gesture with his hand as he was walking out the door.
Mrs Harrington	Was its a, um….
Mr Paul	Was it the international peace sign?
Mr Harrington	Then we will look forward to the May 24th meeting. Let's move on.
Mr Paul	I have some demos that stacked up on me during my absence. I have item 2859.
ITEM #2859	**402 N. JOPLIN AVE.** **OWNER: Albert M. Tucker Jr.** **ADDRESS: P.O. Box 873, Carl Junction, MO 64834** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 22, 2019 meeting for a "Demolition Hearing" And Progress Report (FOURTH TIME BEFORE THE BOARD)**
Mrs Harrington	I would entertain a motion.
Mr Callihan	Madam Chairman, I make a motion that Item #2859 at 402 N. Joplin Ave be the subject of a Dangerous Building hearing.
Mr Wilson	Second.
Mrs Harrington	**I have a motion by Mr. Callihan, a second by Mr. Wilson, that item #2859, 402 N. Joplin Ave be a subject of a dangerous building hearing. All those in favor say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Those opposed (none). Motion passes.**
Mr Paul	Thank you. This is the Joplin Building Board of Appeals meeting of the Joplin Municipal building this 26th day of April 2019. Conducting of a dangerous building hearing, the City will present it evidence first, after which the public has the right to cross examine the witnesses and be heard as well as present witnesses or exhibits. The first case is Item #2859 on the agenda, also knows as 402 N. Joplin Avenue. City calls Jeff Oliver.
Mrs Dunn	Do you solemnly affirm, under the penalty if 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 been employed in your current position with the City of Joplin?

Mr Oliver — Ten years.

Mr Paul — Have you in the official performance of your duties had occasion to inspect the property known as 402 N. Joplin Ave.?

Mr Oliver — Yes, I have.

Mr Paul — I'm going to show you what has been marked as exhibit one, do you recognize exhibit one?

Mr Oliver — These are photos that I took of the property the day I posted it on November 29, 2018.

Mr Paul — And, do the photographs show reasonable lackness of the premises in their present condition?

Mr Oliver — Yes.

Mr Paul — If there is no objection, I'd offer exhibit one. What if anything did you do to as retain ownership of the property?

Mr Oliver — Had a title search done.

Mr Paul — I'm going to show you what has been marked as exhibit two, do you recognize exhibit two?

Mr Oliver — Yeah, this is the, uh, title search received from Great American Title showing an Albert M. Tucker, Jr. as the owner

Mr Paul — If there is no objection, I'd offer exhibit two.

Mrs Harrington — Board accepts.

Mr Paul — I am going to skip ahead here, at some point in time in addition to the title holder, we had testimony before this board that an individual was

purchasing this property under a contract for deed. Is that correct?

Mr Oliver — Yes.

Mr Paul — And do you recall the name of that gentleman?

Mr Oliver — Mr. Howard Burnison.

Mr Paul — And I am going to show you what has been marked as Exhibit 5.

Mr Oliver — It is a letter from Howard and it got a date of December 31, 2018.

Mr Paul — And, basically that letter is a letter to the City saying basically what you testified to that who he is, and he was purchasing the property and wanted to be notified of future proceedings at the address indicated below, correct?

Mr Oliver — Correct.

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

Mrs Harrington — Board accepts.

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

Mr Oliver — Sent certified letters.

Mr Paul — I am going to show you what has been marked as Exhibit three, do you recognize exhibit three?

Mr. Oliver — Yes, they are all certified letters address to Albert M. Tucker.

Mr Paul — And do you have any signed receipts for those letters?

Mr Oliver — I have one, yes, I have two of them that um signed receipt. Howard actually signed for it.

Mr Paul — If my memory is correct was both of them at a couple of meetings at some time of these proceeding? Both Mr. Tucker and Mr. Burnison or just Mr. Burnison?

Mr Oliver — Just Mr. Burnison.

Mr Paul — If there is no objection I offer Exhibit three.

Mrs Harrington — Board accepts.

Mr Paul	And then you also sent some certified letters to, directly to Mr. Burnison after we received Exhibit five, correct?
Mr Oliver	Yes.
Mr Paul	And are those the letters that are Exhibit four?
Mr Oliver	Yes, they are.
Mr Paul	If there is no objection I offer Exhibit four.
Mrs Harrington	Board accepts.
Mr Paul	What if anything else did you do to notify any interested parties of this action.
Mr Oliver	We had it, uh, published in the Joplin Globe.
Mr Paul	I'm going to show you what has been marked as exhibit five, do you recognize exhibit five?
Mr Oliver	Yes, this is the affidavit of publication, with the the publication dates of, uh, January 31st, February 7th, February 14th, and February 21st of this year.
Mr Paul	Thank you. If there is no objection, I'd offer exhibit five.
Mr Wilson	Board accepts.
Mr Paul	And, Jeff did you have a conversation with Mr. Burnison about today's hearing, recently?
Mr Oliver	Actually, it was right before last months, um, meeting. He had phone, um, phoned me and we had a small conversation and basically, in our conversation he was uh, Albert, past away apparently, so he was basically saying he was going unable to get titles to the property and he was done with it.
Mr Paul	So he, again had notice this proceeding was continuing.
Mr Oliver	Yes.
Mr Paul	And he had decided in his own judgement that he was not interested in participating.
Mr Oliver	Correct.

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

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

Mr Paul — And, from an inspection of the property at issue here do you have an expert opinion as whether or not these premises constitute a dangerous building as defined in chapter twenty-six, article ten, section twenty six – six, one, two 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 if any.

Mr Oliver — Yes, I do. Subsection line four, whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or nonsupporting members, or enclosing or outside walls, or wall coverings. Item six, whenever any portion that has been damaged by fire, tornado, earthquake, wind, floods or any other cause to such an extent that the structural strength stability thereof is materiel less. Before a catastrophe or damage is less than the minimum requirements of this code for similar new construction. Line twelve, when every the building or structure or land that occupies exists is maintained in violation of any specific requirement or prohibition applicable to said building or structure or land provided by this article or other applicable laws, ordinances of this state, or city relating to the conditions use, locate, location or maintenance of the building, structure, or land and also, Line thirteen, whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. So, you can see by the photos that have been passed around, um, a good portion of this property is sever decay, roof collapsing, um and is currently open for unauthorized entry and a danger to the neighborhood.

Mr Paul — Thank you, Jeff, this would now be any interested parties' opportunity to ask Jeff questions, just to be clear there's no one in the gallery. Does the board have any questions for Jeff? Seeing none Jeff you are excused. If there is no objection, I'd also offer chapters twenty-six, articles nine and ten, of the of the Joplin Code of Ordinances into evidence before the Board and I'd ask that the record be held open to include a copy of the Globe on the dates of publication. City rests now would be the opportunity for any interested party which there is no one in the gallery and I am not aware of anybody that intended to be here today for this hearing but could not be. City turns it back to the board for deliberation and a decision

Mrs Harrington — Comments? I would entertain a motion.

Mr Wilson — Madam Chairman, I move that item 2859, 402 N. Joplin Ave be declared a dangerous building in accordance with Joplin Code of Ordinances, Chapter 26, Articles nine, ten, section twenty-six dash six twelve, line items four,

six twelve and thirteen and so order demolished to include any out buildings.

Mrs Harrington **I have a second by Mr. Wilson and second by Mr. Callihan that item 2859 at 402 N. Joplin to declared a dangerous building and demolished in accordance with Joplin Code of Ordinance, chapters twenty-six, articles nine and ten section twenty-six dash six twelve, subsection four, six, twelve, and thirteen and so ordered demolished to include any out buildings. All those in favor say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Those opposed (none) Motion passes.**

ITEM #2862 **114 N. Cox.**
OWNER: Miller, Shirley T TR
ADDRESS: 408 S. Hall Way, Webb City, MO 64870
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 22, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)

Mrs Harrington I would entertain a motion.

Mr Callihan Madam Chairman, I make a motion that Item #2862 at 114 N. Cox be the subject of a Dangerous Building hearing.

Mr Wilson Second.

Mrs Harrington **I have a motion by Mr. Callihan, a second by Mr. Wilson, that item #2862, 114 N. Cox be a subject of a dangerous building hearing. All those in favor say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Those opposed (none). Motion passes.**

Mr Paul Thank you. This is the Joplin Building Board of Appeals meeting of the Joplin Municipal building this 26th day of April, 2019. Conducting of a dangerous building hearing, the City will present it evidence first, after which the public has the right to cross examine the witnesses and be heard as well as present witnesses or exhibits. The second case is Item #2862 on the agenda, also knows as 114 N. Cox. City recalls Jeff Oliver.

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 been employed in your current position with the City of Joplin?

Mr Oliver	Ten years.
Mr Paul	Have you in the official performance of your duties had occasion to inspect the property known as 114 N. Cox?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what has been marked as exhibit one, do you recognize exhibit one?
Mr Oliver	Yes, these are photos that I took of the property the day I posted it on 4-15-19.
Mr Paul	And, do the photographs show reasonable likeness of the premises in their present condition?
Mr Oliver	Yes.
Mr Paul	If there is no objection, I'd offer exhibit one. What if anything did you do to as retain ownership of the property?
Mr Oliver	Had a title search done.
Mr Paul	I'm going to show you what has been marked as exhibit two, do you recognize exhibit two?
Mr Oliver	Yeah, this is the, uh, title search received from Great American Title on 114 N. Cox showing an Shirley T. Miller.
Mr Paul	If there is no objection, I'd offer exhibit two.
Mrs Harrington	Board accepts.
Mr Paul	What of anything did you do to notify the owners of the property of this action?
Mr Oliver	Sent certified letters.
Mr Paul	I am going to show you what has been marked as Exhibit three, do you recognize exhibit three?
Mr Oliver	Yes, they are all certified letters address to Shirley Miller Trust. I do have one signed receipt for one of the letters.
Mr Paul	Did she make contact with you?
Mr Oliver	No.

Mr Paul	If there is no objection I offer Exhibit three.
Mrs Harrington	Board accepts.
Mr Paul	What if anything else did you do to notify any interested parties of this action.
Mr Oliver	We had it published in the Joplin Globe.
Mr Paul	I'm going to show you what has been marked as Exhibit four, do you recognize Exhibit four?
Mr Oliver	Yes, this is the affidavit of publication, with the publication dates of, uh, 2-28, 3-7, 3-14, and 3-21 of 2019.
Mr Paul	Thank you. If there is no objection, I'd offer exhibit four.
Mr Wilson	Board accepts.
Mr Paul	And, Jeff did you post the property at some point?
Mr Oliver	Yes, I did.
Mr Paul	When I say posted the property that means you put a placard on the property including a business card which is intended to give any interested party who happens upon the property notice that is it subject before a proceeding before this board, correct?
Mr Oliver	Correct.
Mr Paul	What school and education have you had in the Building Industry which would qualify you as an expert in the construction of buildings?
Mr Oliver	I've been a general contractor in the Joplin area for over a twenty-year period.
Mr Paul	And, from an inspection of the property at issue here do you have an expert opinion as whether or not these premises constitute a dangerous building as defined in chapter twenty-six, article ten, section twenty six – six, one, two 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 if any.
Mr Oliver	Yes, I do. Subsection line eleven, whenever for any reason the building or structure, or any portion thereof is manifestly unsafe for the purpose for which it is being used. Line twelve, whenever the building or structure or land that occupies, exists maintained in violation of any specific

requirement or prohibition applicable to said building or structure or land provided by this article or other applicable laws, ordinances of this state, or city relating to the conditions use, locate, location or maintenance of the building, structure, or land exclusive. Line thirteen, whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. Also, Line fifteen, whenever the electrical system is totally or partially damaged, destroyed, removed, or otherwise make in operable, unsafe, or hazardous. Also, Line eighteen, whenever the building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence. So, you can see by the photos that have been passed around, there are several busted windows, doors are open. There are some electrical issues with the property. It's in overall deteriorating state.

Mr Paul — Thank you, Jeff, this would now be any interested parties' opportunity to ask Mr. Oliver questions, No one in the gallery and no one in the gallery and I am not aware of anybody that intended to be here today for this hearing but could not be. Does the board have any questions for Mr. Oliver? Seeing none Jeff you are excused. If there is no objection, I'd also offer chapters twenty-six, articles nine and ten, of the of the Joplin Code of Ordinances into evidence before the Board and I'd ask that the record be held open to include a copy of the Globe on the dates of publication. City rests now would be the opportunity for any interested party which there is no one in the gallery and I am not aware of anybody that intended to be here today for this hearing but could not be. City turns it back to the board for deliberation and a decision

Mrs Harrington — Comments? I would entertain a motion.

Mr Wilson — Madam Chairman, I move that Item 2862, 114 N. Cox be declared a dangerous building in accordance with Joplin Code of Ordinances, Chapter 26, Articles nine, ten, section twenty-six dash six twelve, line items eleven, twelve, thirteen, fifteen, and eighteen and so order demolished to include any out buildings.

Mr Ledford — Second.

Mrs Harrington — **I have a second by Mr. Wilson and second by Mr. Ledford that Item 2862 at 114 N. Cox be declared a dangerous building and demolished in accordance with Joplin Code of Ordinance, chapters twenty-six, articles nine and ten section twenty-six dash six twelve, subsection eleven, twelve, thirteen, fifteen, and eighteen and so ordered demolished to include any out buildings. All those in favor say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Those opposed (none) Motion passes.**

ITEM #2864	**2206 S Shifferdecker Ave** **OWNER: John Vaughn/Cathy Stover** **ADDRESS: 401 B. McKey, Carterville, MO 64835** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 22, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)**
Mrs Harrington	I would entertain a motion.
Mr Callihan	Madam Chairman, I make a motion that Item #2864 at 2206 S. Shifferdecker be the subject of a Dangerous Building hearing.
Mr Wilson	Second.
Mrs Harrington	**I have a motion by Mr. Callihan, a second by Mr. Wilson, that item #2864, 2206 S. Shifferdecker be a subject of a dangerous building hearing. All those in favor say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Those opposed (none). Motion passes.**
Mr Paul	Thank you. This is the Joplin Building Board of Appeals meeting of the Joplin Municipal building this 26th day of April 2019. Conducting of a dangerous building hearing, the City will present it evidence first, after which the public has the right to cross examine the witnesses and be heard as well as present witnesses or exhibits. The next case is Item #2864 on the agenda, also known as 2206 S. Shifferdecker. City recalls Jeff Oliver reminds you that you are under oath.
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 been employed in your current position with the City of Joplin?
Mr Oliver	Ten years.
Mr Paul	Have you in the official performance of your duties had occasion to inspect the property known as 2206 S. Shifferdecker?
Mr Oliver	I have.

Mr Paul	I'm going to show you what has been marked as Exhibit one, do you recognize Exhibit one?
Mr Oliver	Yes, these are photos that I took of the property back in January of 2018.
Mr Paul	And, do the photographs show reasonable likeness of the premises in their present condition?
Mr Oliver	Yes, nothing has been done to the property since that time.
Mr Paul	If there is no objection, I'd offer exhibit one.
Mrs. Harrington	Board accepts.
Mr. Paul	What if anything did you do to as retain ownership of the property?
Mr Oliver	Had a title search done.
Mr Paul	I'm going to show you what has been marked as exhibit two, do you recognize exhibit two?
Mr Oliver	This is the, uh, title search received from Great American Title.
Mr Paul	And who does it show as the owner of the property?
Mr Oliver	John William Vaughn.
Mr Paul	And he has a half interest, right?
Mr Oliver	Correct.
Mr Paul	Who has the other half interest?
Mr Oliver	Cathy Stover.
Mr Paul	If there is no objection, I'd offer exhibit two.
Mrs Harrington	Board accepts.
Mr Paul	What of anything did you do to notify the owners of the property of this action?
Mr. Oliver	Sent certified letters.
Mr Paul	I am going to show you what has been marked as Exhibit four, do you recognize exhibit four?

Mr Oliver	Yes, they are all certified letters address to Mr. Vaughn. I do not have one signed receipt for one of the letters.
Mr Paul	However, at some point did you received correspondence from Mr. Vaughn?
Mr Oliver	We did receive a letter.
Mr Paul	In that letter did he provide a return address?
Mr Oliver	Yes.
Mr Paul	Is that address where you sent the certified letters?
Mr Oliver	That is correct.
Mr Paul	So you reasonably believe that it is his mailing address?
Mr Oliver	Yes.
Mr Paul	He just wasn't signing for the letters.
Mr Oliver	Correct.
Mr Paul	If there is no objection I offer Exhibit three.
Mrs Harrington	Board accepts.
Mr Paul	Do you recognize Exhibit three?
Mr Oliver	It is the letter Mr. Vaughn sent to the City.
Mr Paul	And that reflects the address we just discussed?
Mr Oliver	Yes.
Mr Paul	If there is no objection I offer Exhibit three and four.
Mrs Harrington	Board accepts.
Mr Paul	I will also show you Exhibit five. Do you recognize Exhibit five?
Mr Oliver	Yes, they are certified letters sent to Cathy Stover.
Mr Paul	And you do have a signed receipt for some of those letters, correct?

Mr Oliver	Yes, I do.
Mr Paul	If there is no objection I offer Exhibit five.
Mrs Harrington	Board accepts.
Mr Paul	What if anything else did you do to notify any interested parties of this action.
Mr Oliver	We had it published in the Joplin Globe.
Mr Paul	I'm going to show you what has been marked as Exhibit six, do you recognize Exhibit six?
Mr Oliver	Yes, this is the affidavit of publication, with the publication dates of, 2-28, 3-7, 3-14, and 3-21 of 2019.
Mr Paul	Thank you. If there is no objection, I'd offer exhibit six.
Mr Wilson	Board accepts.
Mr Paul	And, Jeff did you post the property?
Mr Oliver	Yes, I did.
Mr Paul	When I say posted the property that means you put a placard on the property including a business card which is intended to give any interested party who happens upon the property notice that is it subject before a proceeding before this board, correct?
Mr Oliver	Correct.
Mr Paul	Jeff, I feel I would be remiss if I didn't provide some background information here. Mr. Vaughn at one point was living in this home, correct?
Mr Oliver	That is correct.
Mr Paul	And, there is, he is an older gentleman correct?
Mr Oliver	Correct.
Mr Paul	A Veteran, correct?
Mr Oliver	Correct.
Mr Paul	An he basically was hot lined by somebody for social services, kind of an elder abuse neglect case, correct?

Mr Oliver That's correct.

Mr Paul And so, somebody, certainly not the city, had him moved to a VA Housing is that correct?

Mr Oliver Yes, that is where he ended up. The address in Carterville is for Veteran's.

Mr Paul Okay. That was due to basically the unfit, unsanitary living conditions in the home we are talking about today, correct?

Mr Oliver Correct.

M. Paul Did you have any other interactions with him in the course of this case?

Mr Oliver I have. I had a couple, a couple of phone calls, um, it has been sometime back, and uh, I believe there was a previous letter before this one. Actually, before it got put on the Board of Appeals.

Mr Paul Have you talked with anyone out at that facility?

Mr Oliver Which facility?

Mr Paul At some point, is it your believe that he will ever be able to return to this home?

Mr Oliver No.

Mr Paul And what is the basis for that.

Mr Oliver Pretty much the condition of the house, and then on top of that, I am not a health expert, I assume the condition he is in.

Mr Paul Do you know how long he has been at the facility in Carterville?

Mr Oliver I am not sure, but I would say approaching a year.

Mr Paul Okay, so either has not had an opportunity to get back to this house or not medically recovered to the point where he could move back, correct?

Mr Oliver That is my assumption.

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

Mr Oliver I've been a general contractor in the Joplin area for over a twenty-year period.

Mr Paul — And, from an inspection of the property at issue here do you have an expert opinion as whether or not these premises constitute a dangerous building as defined in chapter twenty-six, article ten, section twenty six – six, one, two 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 if any.

Mr Oliver — Yes, I do. Before I go into the definitions I would like to add a little bit here. There was a company in town that was possibly looking into helping this gentleman with the house. Myself, Mr. Wicklund, gentleman from Senior Services, a rep from the company that was possibly going to help this gentleman with his property. I had not been inside prior to that, it had been pretty much exterior observation. So, there were four or five of us to go into the property and look at it. Um, it was in pretty bad condition, slight lean on this two-story structure. Subsection line four, whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or nonsupporting members, or enclosing or outside walls, or wall coverings. Line five, whenever the building or structure has improperly distributed loads upon the floors or roofs, or in which the floors or roofs are overloaded, or which have insufficient strength to be reasonably safe for the purpose used. Going back to where we were able to go through the property you can see from the photos there is a lot of decay. Roof failing, and it has caused damage which has cause the structure to weaken. Line ten, whenever the building or structure, because of inadequate maintenance, dilapidation, decay, damage faulty construction or arrangement, trash, filth, inadequate light, air ventilation or sanitation facilities or otherwise is determined to be unsafe, unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease. Line twelve, whenever the building or structure or land that occupies, exists maintained in violation of any specific requirement or prohibition applicable to said building or structure or land provided by this article or other applicable laws, ordinances of this state, or city relating to the conditions use, locate, location or maintenance of the building, structure, or land exclusive. Line fifteen, whenever the electrical system is totally or partially damaged, destroyed, removed, or otherwise make in operable, unsafe, or hazardous. Also, Line eighteen, whenever the building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

Mr Paul — And Jeff when did you do those interior inspections?

Mr Oliver — Oh, gosh, I never wrote the date down, but I would say approximately five or six months ago.

Mr Paul — From you understanding there's been no work or maintenance done in the interim period?

Mr Oliver — Correct.

Mr Paul — So based on your experience in the industry would that tend to worsen the condition of the property?

Mr Oliver — Yes.

Mr Paul — Thank you, Jeff, this would now be any interested parties' opportunity to ask Mr. Oliver questions, No one in the gallery and no one in the gallery and I am not aware of anybody that intended to be here today for this hearing but could not be. Does the board have any questions for Mr. Oliver? Seeing none Jeff you are excused. If there is no objection, I'd also offer chapters twenty-six, articles nine and ten, of the of the Joplin Code of Ordinances into evidence before the Board and I'd ask that the record be held open to include a copy of the Globe on the dates of publication. City rests now would be the opportunity for any interested party which there is no one in the gallery and I am not aware of anybody that intended to be here today for this hearing but could not be. City turns it back to the board for deliberation and a decision

Mrs Harrington — Comments? I would entertain a motion.

Mr Ledford — Madam Chairman, I move that Item 2864, 2206 S. Shifferdecker be declared a dangerous building in accordance with Joplin Code of Ordinances, Chapter 26, Articles nine, ten, section twenty-six dash six twelve, line items four, five, ten, twelve, fifteen, and eighteen and so order demolished to include any out buildings.

Mr Callihan — Second.

Mrs Harrington — **I have a second by Mr. Ledford and second by Mr. Callihan that Item 2864 at 2206 S Shifferdecker be declared a dangerous building and demolished in accordance with Joplin Code of Ordinance, chapters twenty-six, articles nine and ten section twenty-six dash six twelve, subsection four, five, twelve, fifteen, and eighteen and so ordered demolished to include any out buildings. All those in favor say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Those opposed (none) Motion passes.**

Item 2866 — **524 N Jackson Ave**
OWNER: Jim & Pamela Ames
ADDRESS: 8072 Estates Dr., Sarasota, FL 43243
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 22, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)

Mrs Harrington	I would entertain a motion.
Mr Hartwell	Madam Chairman, I make a motion that Item #2866 at 524 N. Jackson be the subject of a Dangerous Building hearing.
Mr Callihan	Second.
Mrs Harrington	**I have a motion by Mr. Hartwell, a second by Mr. Callihan, that item #2866, 524 N Jackson be a subject of a dangerous building hearing. All those in favor say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Those opposed (none). Motion passes.**
Mr Paul	Thank you. This is the Joplin Building Board of Appeals meeting of the Joplin Municipal building this 26th day of April 2019. Conducting of a dangerous building hearing, the City will present it evidence first, after which the public has the right to cross examine the witnesses and be heard as well as present witnesses or exhibits. The next case is Item #2866 on the agenda, also known as 524 N Jackson. City recalls Jeff Oliver reminds you that you are under oath.
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 been employed in your current position with the City of Joplin?
Mr Oliver	Ten years.
Mr Paul	Have you in the official performance of your duties had occasion to inspect the property known as 524 N. Jackson?
Mr Oliver	I have.
Mr Paul	I'm going to show you what has been marked as Exhibit one, do you recognize Exhibit one?
Mr Oliver	Yes, these are photos that I took of the property back in 4-16-19.
Mr Paul	And, do the photographs show reasonable likeness of the premises in their present condition?
Mr Oliver	Yes.
Mr Paul	If there is no objection, I'd offer exhibit one.

Mrs Harrington	Board accepts.
Mr Paul	What if anything did you do to as retain ownership of the property?
Mr Oliver	Had a title search done.
Mr Paul	I'm going to show you what has been marked as exhibit two, do you recognize exhibit two?
Mr Oliver	This is the, uh, title search received from Great American Title, shows a Jim Ames and Pamela Ames as owners.
Mr Paul	If there is no objection, I'd offer exhibit two.
Mrs Harrington	Board accepts.
Mr Paul	What of anything did you do to notify the owners of the property of this action?
Mr Oliver	Sent certified letters.
Mr Paul	I am going to show you what has been marked as Exhibit three, do you recognize exhibit three?
Mr Oliver	Yes, they are all certified letters address to Jim & Pamela to the address in Florida.
Mr. Paul	Did they make contact with you?
Mr Oliver	Yes, spoke to him on the phone and also, ran into him at a restaurant and spoke to him some more.
Mr Paul	And with your conversations did you follow up on your proceedings?
Mr Oliver	Yes, he was.
Mr Paul	Did he make any comments about the proceeding?
Mr Oliver	Said he would not be in town.
Mr Paul	If there is no objection I offer Exhibit three.
Mrs Harrington	Board accepts.
Mr Paul	What if anything else did you do to notify any interested parties of this action.

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

Mr Paul — I'm going to show you what has been marked as Exhibit four, do you recognize Exhibit four?

Mr Oliver — Yes, this is the affidavit of publication, with the publication dates of April 4th, April 11th, April 18th, and April 25th of this year.

Mr Paul — Thank you. If there is no objection, I'd offer exhibit four.

Mrs Harrington — Board accepts.

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

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

Mr Paul — And, from an inspection of the property at issue here do you have an expert opinion as whether or not these premises constitute a dangerous building as defined in chapter twenty-six, article ten, section twenty six – six, one, two 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 if any.

Mr Oliver — Yes, I do. Subsection line ten, whenever the building or structure, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, trash, filth, inadequate light, air ventilation or sanitation facilities or otherwise is determined to be unsafe, unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease. Line eleven, whenever for any reason of the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used. At this point it is not an occupied structure. Jim kind of has a history with some of his property to let people move into them on a contract for deed, when he does this the property is actually, not really up to code. People will go ahead and move into them and work on it while they are living in them. Little bit of history. Not occupied at this time. Line twelve, 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 thirteen, whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. These properties were posted several months back. There has been times when it has been secured and I have checked over the months and there has been times when it has been open. Apparently, there is a back portion of

the property that is not secure, and people can get into. Line fourteen, whenever the building or structure, because of obsolescence, dilapidated condition, deterioration, damage, trash and debris, unsafe exists, lack of sufficient fire resistive construction, unsafe electrical wiring, gas connections or heating apparatus, previous fires or other cause is determined to be a fire hazard or is a fire hazard under chapter 58. This thing has been vacant for many years, um, open off and on during that time, basically shows a lot of trash and debris in it. 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. Uh, in its current condition it does not meet City of Joplin Codes or Ordinances.

Mr Paul — Thank you, Jeff, this would now be any interested parties' opportunity to ask Mr. Oliver questions, I see we've has a gentleman enter the gentleman here today. Do you happen to be here on 524 N Jackson?

Mr Carpenter — Yes.

Mr Paul — Okay, well, here, welcome to the hearing. Do you have any questions for Jeff?

Mr Carpenter — Well, I'm here to I guess represent Jim Ames.

Mr Oliver — 'Kay.

Mr Carpenter — He had one of the, I'm sorry.

Mrs Harrington — Can you tell us your name and address please?

Mr Carpenter — Greg Carpenter, 1545 Rib Road, Webb City.

Mrs Harrington — Thank you.

Mr Carpenter — 'Kay. 'Kay, so, uh, I'm a little new at this, he's hired me to do some of the work in his houses. I guess you've posted 'um. One was on Connor St, we've re-roofed it, re-did all the floors, got all the doors right, all the windows right, new siding, new front porch, uh, we put cabinets in just gotta' put counter tops and ele-electrician is supposed to be over pretty quick to button the electrical up. Then on, uh, I think it's Murphy St. we have…

Mr Oliver — Mr Carpenter…

Mr Carpenter — I'm sorry?

Mr Oliver — Um, right now we're talkin' about 524 N Jackson.

Mr Carpenter Okay, 524…

Mr Oliver And, so, we've also got 526…

Mr Carpenter Right.

Mr Oliver Here which will be next…

Mr Carpenter Kay'. I was over there yesterday, uh, I'd been notified last week by Jim and, uh, he just asked if we could get a thirty-day extension and you'll see some action on the houses. And I'll be doin' it, so, uh, usually when he calls me we get it done. He just seems like he kinda' drags his feet 'en, so I'm here to see if I can get a thirty-day extension for Jim on those two houses. Uh, in the meantime, 'kay.

Mr Oliver You can go ahead, I'll add in after ya'.

Mr Carpenter Um, uh, I seen that the basement door was kicked in on one, front door, the back door on another one, I'll secure the houses. And, so that people can't be goin' in and out of transits, it's whatever the case is. So, I'm just here to see if I can get a short extension just so that you can see somethin's goin' on.

Mr Oliver Well, in my, in my, in my, um,

Mrs Harrington I'll have a chance later…

Mr Paul Yeah, that's fair. Um, go ahead.

Mr Oliver Alright, this is Jeff, uh, in my phone conversation with 'um that I had earlier in the week, Mr Carpenter, um, I brought up several properties, uh, including these two that, uh, were getting ready to deal with here, um, in that time that we were talkin' about these two properties he actually mentioned to me that he has considered demolishing these.

Mr Carpenter Yes.

Mr Oliver So, and acted like one of 'um, he thought kinda' for sure needed it. And, I apologize, I don't remember which one 'cause there…

Mr Carpenter 524…

Mr Oliver Okay…

Mr Carpenter And, I agreed with ya'.

Mr Oliver	But, um, I don't know, I mean the owners basically how he said there kinda' there.
Mr Carpenter	'Kay. Well, 524 needs extensive work. 526, not, not a lot.
Mr Oliver	Yep. How long, how long have you been workin' on the one on Connor? It's not currently on this agenda, but…
Mr Paul	Well, lets stay on 524 here…
Mr Oliver	Okay.
Mr Paul	'Cause were still technically in the middle of a hearing.
Mr Oliver	Alright.
Mr Paul	So, did, did, I, that sounded not quite like a consent to demolition on 524…
Mr Carpenter	Well, um, I don't know if Jeff knows, I, I, like I said, I'm new at this, but he's also got a buyer that may buy 'em all. But, even if, if, they don't, it doesn't matter. He would rather work on 524, but he's not gunna' to push the issue hard. Because, structurally it's still sound, it just needs a roof and the floors. They replaced, they took floors outta' that house…
Mr Paul	Sure.
Mr Carp ender	They put floor joists in, but that's the floors they got on 524, they, they, stopped for some reason. Somebody did.
Mr Paul	Do you have any other questions for Jeff?
Mr Carpenter	No, I don't.
Mr Paul	Okay, okay, so Jeff, I'll, your, does the board have any questions for Jeff about this house?
Mr Callihan	No.
Mr Paul	Okay, um, City will rest. Now, now, would be the opportunity for you to present anything that you feel came out through your questions here. Do you have anything else you would like to add on, on, 524?
Mr Carpenter	Not really, no.
Mr Paul	Okay, does the board have questions for him about 524?

Mrs Harrington — Yes, I do. Have you just started working for Mr Ames, or have you worked for him prior to this?

Mr Carpenter — I have dealt with Jim through the years several times with Jeff.

Mrs Harrington — Alright, and you first talked to him about this, uh, address at 524, when?

Mr Carpenter — Last week.

Mrs Harrington — Last week.

Mr Carpenter — Well, it would have been the beginning of this week, I'm sorry. Monday or Tuesday. And, he was…

Mrs Harrington — And, I'm sorry, I do have a question for Jeff. Uh, Jeff is this the first time these have been on our agenda?

Mr Oliver — Um…

Mrs Harrington — These in particular, this particular address. I know that we've, we've, now dealt with it, this is our second time to deal with it, but prior to this…

Mr Oliver — Um, I believe this is the first time it's been on the agenda.

Mrs Harrington — The dane is very familiar to me and that's what I get confused on, uh, the owners that have so many of these homes, that I'm trying to determine if we have dealt with this address before and it got to the point where we released it and, now it's back again. But, that's not the case with this one.

Mr Oliver — Not with this one.

Mrs Harrington — Okay, thank you.

Mr Oliver — Uh…

Mrs Harrington — Anybody else have any questions?

Mr Paul — Oh, you're fine. Uh, so let me wrap up that hearing really quick. Um, again, no other interested parties here today, so, um, I skipped that part, but that's okay. Um, now it's back to you all to deliberate and decide, decide, what you wanna do. You, you, could bump this for thirty-days if you wanna' give him some time, if you wanna' go ahead and proceed, you, you've got the record to do that. So, it's whatever, whatever, you all want to do.

Mrs Harrington — Does anybody have any questions or comments?

Mr Callihan — Um, this is Mark Callihan, um, Mr Carpenter, first of all, thanks for comin' in, um, we always look at, you know, if we vote to demolish a property we look at it as a, as a, failure. But, we also see, uh, uh, uh, an extreme amount of properties that are close to bein' sold ta' transfer this hot potata' from one to another and my concern is that, the work that you do at 524, or you plan to do, um, that it's adequate, thorough, that, I wanna' I guess try ta' avoid just putting, uh, uh, uh, band aid on it and, and, getting' it off the list. Uh, my concern is just, you know, doin' a proper job I guess, on, uh, on, on, on, fixin' the structure.

Mr Carpenter — 'Kay.

Mr Callihan — That's what your intent is?

Mr Carpenter — Mhmm. Yes, Sir.

Mr Callihan — Question?

Mr Carpenter — I think, I've worked with Jeff a few times and they've come behind me. I ain't gunna' band aid anything, if he ain't gunna' let me fix it right, I don't wanna touch it.

Mr Callihan — Very good.

Mr Carpenter — It just, you know, I know they are goin' to inspect it, I know what they require, so that's the way were gunna' have to do it.

Mr Callihan — Well, you can understand our point, uh…

Mr Carpenter — Sure.

Mr Callihan — We've had several properties that come in, well, were tryin' to sell it, we're tryin' to sell it. Well, it doesn't do the neighborhood any good.

Mr Carpenter — I gotcha', I understand. Yep.

Mrs Harrington — Mr Hartwell, did you have question?

Mr Hartwell — Yes, this is for Jeff, um, in your past experience with the gentleman at the podium, has he been diligent in completing the work and following through with his statements?

Mr Oliver — The few that he's done, yes.

Mr Hartwell — Thank you.

Mr Wicklund — I, I've got somethin' to add just real quick. Uh, if you could help with communicating with Mr Ames, I've, I've, dealt with Mr Ames many times over the years and having had expressed that the City of Joplin is a terrible property manager. We are…

Mr Carpenter — I understand.

Mr Wicklund — We are not equipped to be the property manager for the property owner and pullin' up the history of this property, I believe he's purchased a lot of these at tax sales and keepin' um' over the years. Most of um' he's owned for some time, but one of the things that the board is able to see this morning, I've, I've been look up and pull a building permit history. So, for this particular one at 524, at least in the last twenty years, there has never been any kind of building permit ever pulled for anything…

Mr Carpenter — Wow.

Mr Wicklund — And, to think that he owns these and rents them out, the last people to live in them without doing any kind of upkeeping…

Mr Carpenter — Mhmm.

Mr Wicklund — Until it gets to the where the City's ready to tear it down, is very discouraging. And, takes a lot of staff time.

Mr Carpenter — 'Kay.

Mr Wicklund — Just on Mr Ames properties. So, I don't know how often you talk with him, he's good about answerin' the phone when you call 'em, um, but, I would like, I would like, help in communicating to him, please don't wait until the City says you have to do somethin' before you start workin' on the houses.

Mr Carpenter — Um, maybe I can report to you each week, come in and talk with Jeff and let you know what's goin' on. If I know the houses, what's goin' on, I'll just stay with ya' on it. 'Cause, I can, can, communicate with 'em pretty good. You know, it's either do it or you're in trouble, that's just the way it is. But, I can do that, I can come in weekly as I work and report in kinda' let Jeff know what's goin' on. I guess that's how I'd work it.

Mr Oliver — That's fine, um, we'd be willin' to do that, uh, do you have a crew that works with you?

Mr Carpenter — Yes.

Mr Oliver — 'Kay, 'cause I've got one or two more that's goin' to be added on to next months agenda that belong to Mr Ames.

Mr Carpenter — Yep.

Mr Oliver — 'En, so, I mean, you're lookin' at, if, if, the board decides not to go ahead with ordering this one demolished, he's goin' to have, I think five on this agenda.

Mr Carpenter — Yeah, I know of four of 'um. The fifth one, I just…

Mr Oliver — Four for sure, if not five next month.

Mr Carpenter — Well, now, if I could interrupt, I did work on two on Murphy. We put new roofs on 'um, we haven't inside yet, that's why I was here today to see what was goin' on there. But, we did re-roof both those houses. They were leaking, not as extense as, as, a repair as, uh, 524, that needs a lotta' work. But, anyway, you just go-ahead Jeff.

Mrs Harrington — Where are we at in the process here? I think Mr Ledford has a question. Is it time for us to do our discussion or have you close the…

Mr Paul — None of this, none of this, is evidence at this point, um, that, that, closed when we brought it back over to you but, your certainly still free to discuss amongst yourselves.

Mrs Harrington — Discuss amongst ourselves, Mr Ledford, did you have a comment? Mr Callihan, I apologize, I get looking one direction and I…

Mr Callihan — That's, that's, okay, that's okay. Um, just one question on 524, if you were to proceed with it, how long do you think it might take to get it complete?

Mr Carpenter — Three weeks to a month. Probably, I mean, I can have it cleaned up 'en, I mean, it could be livable probably in two weeks, but that's not the ideal, I mean…

Mr Callihan — The livable part…

Mr Carpenter — It's goin' to have to pass inspections…

Mr Callihan — The livable part is what Mr Wicklund…

Mr Carpenter — I can get that goin' right quick, that's one of the first things that I advise 'em on, is to get an electrician in and get that all buttoned up, so we can, it's a lot easier to work on it when the powers on than it is with a generator.

Mr Callihan — I understand, um, like Mr Oliver said, there is potentially five that going to be on the list, you've got a crew, your crew can't…

Mr Carpenter — Mhmm.

Mr Callihan — My question is, can your crew be working on multiple projects?

Mr Carpenter — We can do probably two at a time, but I wont stretch 'em out any farther than that 'cause I like to complete 'em. I mean, if somethin's really necessary quick, then yeah, I'll get it, we'll get somethin' done.

Mr Callihan — Well, I, sorry to point out the obvious but, that's kinda' why you're here.

Mrs Harrington — Okay, when we, when you first approached the podium and, uh, uh, you were asked the condition of this one and you kinda' eh', well it's pretty bad and Mr Ames indicated when Jeff said they were up for demolition that he wasn't surprised about that. I'm, I, I, guess I'm a stunned that a house that is that close to being, uh, needing to be demolished can then be turned around in thirty-days. So, I, I, mean I feel like this one was a done deal in the beginning, just, uh, that it was so bad, that it was so critical and again, I don't see, I, I'm in concert with Mr Callihan, I just don't see how, unless you're a miracle worker, which you look like you may be. But, uh, you know, that carrying on multiple projects, because when we get these on our agenda our expectation is that every thirty-days, you, the person comes here and gives us a Progress Report, this is what I've done, this is what I've got left, and, uh, to come in at the last hour here to save a house…

Mr Carpenter — Iffy…

Mrs Harrington — You know, twenty minutes ago, everybody was kinda' going eh' I don't know, that's going to be a tough one. Um, I'm not inclined to let that rest. I just don't know that it's a good idea for us to start reversing this, um, trajectory that we've been on. Is there, Mr Hartwell, do you have a comment?

Mr Hartwell — Yes, I agree with the Chair, I think it's important to note that we may be actually doing you a favor tearing this house down. Because, it really, as we look at the photos there's intense structural damage inside…

Mrs Harrington — Yeah.

Mr Hartwell — And, there, it's beyond reproach in, in, short and, I, I'm not sure of the condition exactly of the next property, I look forward to seeing that in our next hearing, but I do think this one must come down, and I'm not a fan of taking buildings out. We took a house down across the street from this if you remember, uh, I'm not a fan of dotting neighborhoods with empty lots, but I am a fan of safe buildings and safe houses, okay? And, right now that is certainly not the case, and you sound like you've got your work cut out for you. So, I'm of the opinion that this needs to move forward with a demolition.

Mr Ledford — I'm ready for a motion.

Mrs Harrington	I'd entertain a motion.
Mr Ledford	Madam Chairman, I'd like to make a motion that item number 2866 located at 524 N Jackson be declared a dangerous building in accordance with Joplin Code of ordinance chapter twenty-six, articles nine and ten, section twenty-six through six twelve, subsections, ten, twelve, thirteen, fourteen and eighteen and so ordered demolished to include any outbuildings.
Mr Hartwell	Second.
Mrs Harrington	**I have a motion by Mr Ledford, second by Mr Hartwell that item number 2866 at 524 N. Jackson be declared a dangerous building and ordered demolished in accordance with the City Joplin Code of ordinance under chapter twenty-six, articles nine and ten, section twenty-six, six twelve, subsections, ten, twelve, thirteen, fourteen and eighteen and so ordered demolished to include any outbuildings. All those in favor to this demolition say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Opposed (none). That motion carries.**
Item 2867	**526 N Jackson Ave** **OWNER: Jim & Pamela Ames** **ADDRESS: 8072 Estates Dr., Sarasota, FL 43243** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 22, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)**
Mr Paul	And, we have 526 ready, but if you all want to have a different conversation about that, um…
Mrs Harrington	I'd like to see the pictures.
Mr Paul	Sure.
Mrs Harrington	So, we've rescued your work load to four properties and, uh, we're gunna' take, I'm going to take a quick look at, would you all like to look at these?
Mr Callihan	Yes.
Mr Wilson	Please.
Mrs Harrington	Well, I'm going to pass one by one. Let us, just it a minute.
Mr Carpenter	No problem.

Mrs Dunn Mr Carpenter…

Mr Carpenter Do I need to sign in?

Mrs Dunn Yes, please.

Mrs Harrington Mr Wicklund, I take it your looking for possible building permits against this property in the last several years?

Mr Wicklund 526?

Mrs Harrington Yes.

Mr Wicklund It looks like back in 2009, Mr Ames was the owner at that time as well and, um, pulled an electrical permit, upgraded the electric at that time. But, that was all that it involved.

Mr Ledford Does that, was that completed Bryan?

Mr Wicklund Um, the only thing that I have a record of complete was the service outside.

Mr Ledford Permanent?

Mr Wicklund It was, a permanent service outside, I don't know if we were, it does not appear any work was done on the inside of the house.

Mrs Harrington Now, I sometimes know what I'm talking about in these pictures, but there where a couple of 'em there that looked like they had, the, uh, service had been cut.

Mr Carpenter Pulled, yeah.

Mrs Harrington There, um, that's electric services been discontinued, is that right Mr Callihan?

Mr Callihan That looks like it's an outside breaker.

Mrs Harrington I'm looking at that.

Mr Ledford I'll wait.

Mr Carpenter Jeff, how recent are these?

Mr Oliver Mhmm, I thought I had two sets.

Mr Wilson Yeah.

Mr Oliver	I think that's the original, no you've got the most recent set.
Mr Wilson	Thank you.
Mr Oliver	That would have probably about a week and a half or so ago.
Mr Wilson	Wow.
Mrs Harrington	So, and you, um, is it okay to ask them questions now?
Mr Paul	Sure. Well, I mean, were not having a hearing on this yet. You guys are just kind of…
Mrs Harrington	Were just kinda'…
Mr Paul	So, you've been in this 526 as well?
Mr Carpenter	Yes, Mhmm. I have.
Mr Harrington	Are those pictures similar? So, would Mr Tylle and Mr Hartwell be able to look at those? To get the gist of it.
Mr Ledford	What's your intentions with this one?
Mr Carpenter	To bring it up to City code where it's livable. People can move in it.
Mrs Harrington	But, now where not, uh, for the record, um, where now looking at item number 2867 at 526 N. Jackson, just for a brief discussion.
Mr Carpenter	Yeah.
Mr Ledford	How soon could you get on this? And, when do you think it would be ready for…
Mr Carpenter	Week, probably a week, week and a half at the longest.
Mr Ledford	Is it still missin' floors?
Mr Carpenter	I'm sorry?
Mr Ledford	Is it still missin' the floors in it?
Mr Carpenter	No, that one is good, all the floors are good in it. It needs a roof and, uh, the back, that's 526, it needs a roof and the back porch is gunna' come down completely as I did on Connor and were gunna' put just a new set up out there. And, then of course the electrical, if it's not done, I haven't checked

on that, but ill have an electrician in there. All the windows will be made to open and close, you know, everything will be in working order.

Mr Ledford — So, the photos that where looking at have floor joist run without any flooring on top of it, it has electrical boxes that are still open, um, open wiring in the walls on some of it, are we…

Mr Carpenter — Uh, didn't recollect to much of that in that house, I did in 524…

Mr Wilson — Do we need to go into a hearing before we go into this depth?

Mrs Harrington — Yeah, uh, I, I, I'm a little confused about where we are in the process, should we let him see the pictures that where dealing with?

Mr Paul — Sure, sure.

Mrs Harrington — You might want to step up and take a look at the pictures that we have that, that, will be the determining factor for us. Um, because they don't sound similar to what your…

Mr Wilson — I believe that we should proceed as though…

Mr Carpenter — No, wait…

Mr Wilson — As though we are doing a demo hearing and while he looks at the pictures we can do our start the demo hearing and it would be on the safe side legally, do you agree?

Mrs Harrington — I, I'm, going by what Jordan says to, uh…

Mr Paul — Sure, I mean, if your more inclined ta', ta', just have a hearing and just, if you, you, think your…

Mrs Harrington — Well, if we don't need…

Mr Paul — If there is a possibility your going to demolish it, you should go ahead and have a hearing, if you, based on taking a glance at those photos think your gunna' push it off for thirty-days, there's no harm, there's no harm, havin' a conversation with him like you do anybody else who's up here….

Mrs Harrington — Yeah, yeah, yeah.

Mr Paul — But, if were going to end up having a hearing, I mean, we might, we might, as well. Um, you all kind of had an opportunity to look at the photos. Do you know which way your leaning?

Mrs Harrington	Yeah, well, I, I, I'm very, I'm, I want to be sure were all on the same page, he, he's looking like this isn't the house he is thinking of 'en…
Mr Paul	Sure…
Mrs Harrington	That's what I, I'm serious ta', I don't want to hold a hearing if where not going to, I'm not, my position is…
Mr Oliver	Well…
Mrs Harrington	I would not want to hold a hearing if we weren't really prepared to go through with the demo just a finding of fact would be more of a conversation in my opinion.
Mr Paul	Yeah, yeah.
Mrs Harrington	Is that right, Jordan?
Mr Paul	Yeah. I think based on kinda' initially heard he though it was in much better shape than 524 and…
Mrs Harrington	It's not…
Mr Callihan	Right.
Mr Paul	evidently that's not the case…
Mrs Harrington	Well, it shouldn't…
Mr Callihan	Did…
Mrs Harrington	Didn't look that much better to me and (Unable to transcribe)
Mr Hartwell	Yeah, I think it's a good thing that we can have open conversation like this and were not saying, where are we at in the process, let's have an open conversation and then just move through the…
Mrs Harrington	Right.
Mr Hartwell	And, then just move through the process if we choose to go that direction.
Mrs Harrington	Exactly. If we decide to have the hearing, then…
Mr Paul	Although everybody's clear for the record, none of this is evidence. This is just…
Mrs Harrington	None, none, of it is evidence…

Mr Paul	This is just a conversation.
Mrs Harrington	This is just in-depth…
Mr Paul	You know, I could tell…
Mr Callihan	Yeah…
Mr Paul	On this poor guy, I don't think he knew what he was walkin' into. You had an hour and a half flight?
Mr Callihan	Uh…
Mrs Harrington	Mr Callihan, did you a question?
Mr Callihan	Mr Carpenter, are those, uh, photos, uh, do they represent what you're aware of?
Mr Carpenter	I guess I'm comin' in a little on the wrong end, wrong side here. I got the houses mixed up and I got the two-address mixed up, you've already did your stuff here, it was the other house that I would never have said tear it down. This one, I wouldn't of said much about…
Mr Callihan	Okay.
Mr Carpenter	Uh, my mistake.
Mrs Harrington	Yeah.
Mr Carpenter	I just got your addresses mixed up.
Mr Paul	Well, to be, to be, clear you did some photos for 624 twelve. That was, I was going to say…
Mrs Harrington	The photo's that I looked at for, for our 524 were convincing in my opinion, for demolition.
Mr Callihan	Right.
Mr Ledford	That sounds like…
Mrs Harrington	Yeah…
Mr Ledford	I'm good with a hearing.

Mrs Harrington	Yeah, I think were good with a hearing, do we need to wait for Jeff? Probably, since he's our main witness.
Mr Paul	I could whistle.
Mrs Harrington	You could just tell 'em, or I could step up and say…
Mr Hartwell	Madam Chairwoman…
Mrs Harrington	Mr Hartwell…
Mr Hartwell	I make a motion that item number 2867 at 526 N. Jackson be the subject of a dangerous building hearing.
Mr Wilson	Second.
Mrs Harrington	**I have a motion by Mr Hartwell a second by Mr Wilson that item number 2867 at 526 N. Jackson be the subject of a demolition hearing. All those in favor "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Opposed (none). That motion passes.**
Mr Dunn	Jeff.
Mr Oliver	Uh…
Mr Paul	Okay, now we will be on the record…
Mrs Harrington	Now were on the record.
Mr Paul	Yes. Okay, this is the Joplin building report, gosh, this is my fifth one, I'm outta' gas, I'm outta' gas. This is the Joplin Building Board of Appeals meeting of the Joplin Municipal building this 26th day of April 2019. For the purpose of conducting of a dangerous building hearing, the City will present it evidence first, after which the public has the right to cross examine the witnesses and be heard as well as present witnesses or exhibits. The final case for today is Item #2864 on the agenda, also known as 526 N…
Mrs Harrington	I'm sorry Jordan, that's 2, 8, 6,7…
Mr Paul	2, 8, 6, 7, on the agenda, also known as 526 N. Jackson Ave., Uh City recalls Jeff Oliver, and reminds that you are under oath.
Mr. Paul	Uh, could you please state your name and occupation for the record.
Mr. Oliver	Jeff Oliver, Building Inspector for the City of Joplin.

Mr Paul	And, how long have been employed in your current position with the City of Joplin?
Mr Oliver	Ten years.
Mr Paul	Have you in the official performance of your duties had occasion to inspect the property known as 526 N. Jackson Ave?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what has been marked as Exhibit one, do you recognize Exhibit one?
Mr Oliver	these are photos that I took of the property on 4/16 of this year.
Mr Paul	And, do the photographs show reasonable likeness of the premises in their present condition?
Mr Oliver	Yeah.
Mr Paul	If there is no objection, I'd offer exhibit one.
Mrs. Harrington	Board accepts.
Mr. Paul	And, please make sure, uh, Mr Ames representative gets, uh, a copy of everything that goes around. Uh, what if anything did you do to as retain ownership of the property?
Mr Oliver	Uh, a title search done.
Mr Paul	I'm going to show you what has been marked as exhibit two, do you recognize exhibit two?
Mr Oliver	This is a title search received from Great American Title, uh it shows a Jim Ames and Pamela Ames as the owners.
Mr. Paul	If there is no objection, I'd offer exhibit two.
Mrs Harrington	Board accepts.
Mr Paul	What if anything did you do to notify any interested party of this action?
Mr Oliver	Sent Certified letters.
Mr Paul	I'm going to show you what has been marked as exhibit three, do you recognize exhibit three?

Mr Oliver — These are Certified letters sent to Jim and Pamela at their residence in Sarasota Florida. I do not have signed receipts for those letters.

Mr Paul — And, again Jeff, as in the proceeding case, which was item 2866 on the agenda, which was 524 N. Jackson Ave, you had relayed some testimony that you had, had, some phone conversations with Mr Ames about, um, these properties and you had also run into his this week at the restaurant next door and on both of those occasions he expressed that he was aware of this proceeding, correct?

Mr Oliver — Correct.

Mr Paul — And, of course, uh, he has sent a representative here today, correct?

Mr Oliver — Correct.

Mr. Paul — If there is no objection, I'd offer exhibit three.

Mrs Harrington — Board accepts.

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

Mr Oliver — Um, it was published in the Joplin Globe.

Mr Paul — I'm going to show you what has been marked as exhibit four, do you recognize exhibit four?

Mr Oliver — This is the legal notice sent over for advertisement with the publication dates of April fourth, April eleventh, April eighteenth and April twenty fifth of this year.

Mr. Paul — If there is no objection, I'd offer exhibit four.

Mrs Harrington — Board accepts.

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

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

Mr Paul — From an inspection of the property at issue here, do you have an expert opinion as to where or not these premises constitute a dangerous building as defined in chapter twenty-six, article ten section twenty- six, six, one two, of the Code of Ordinances for the City of Joplin and if so on which of the definitions of dangerous building do you base your opinion, if any?

Mr Oliver

Yes, I do. Subsection line ten, whenever the building or structure, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, trash, filth, inadequate light, air ventilation or sanitation facilities or otherwise is determined to be unsafe, unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease. Uh, while it is not currently occupied, it would be unfit for human habitation in its current condition. Line twelve, 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. Lindsey, I'm going to start over. Sorry guys. Line ten, whenever the building or structure, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, trash, filth, inadequate light, air ventilation or sanitation facilities or otherwise is determined to be unsafe, unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease. Again, the property is not currently occupied, uh, but in its current condition it would not be fit for human habitation. Line twelve, 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 thirteen, whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. Um, line fourteen, whenever the building or structure, because of obsolescence, dilapidated condition, deterioration, damage, trash or debris, unsafe exists, lack of sufficient fire resistive construction, unsafe electrical wiring, uh, gas connections or heating apparatus, previous fires or other cause is determined to be a fire hazard or is a fire hazard under chapter 58. Again, by the photos that you've seen pasted around, uh, this structure is open for unauthorized entry, uh, unauthorized entrance, um, you can see in the photos there are interior electrical issues. While it does have a newer service on it, uh, there are issues inside the structure with the wiring. Um, line 18, whenever the building or structure is in such condition as to constitute a public nuisance known to the common law or in inequity, jurisprudence. Um, and that's it.

Mr Paul

Uh, thank you, Jeff. Do have any questions for Mr Oliver based on anything said?

Mr Carpenter

Nope. No, sir.

Mr Paul

Okay, does the Board have any questions for Jeff based on any of this information?

Mrs Harrington	No.
Mr Paul	I also ask that, uh, chapter twenty-six articles nine and ten of the code, uh, be offered into evidence before the board in the record would be held open to include a copy of the Globe on the dates of publication. Uh, City rests, um, do you have anything else you would like to add?
Mr Carpenter	Uh, is this, is this, on the record here?
Mrs Harrington	Yes.
Mr Carpenter	For the record, I got my addresses mixed up earlier, my fault, I'm comin' a little late, don't have enough information other than I seen, but I would have never had agreed for that other house to be demoed. This one I wouldn't have said much.
Mr Paul	Sure, and…
Mr Carpenter	Just got 'em twisted around.
Mr Paul	Sure, and just to be clear, because you're not Mr Ames or a lawyer, you wouldn't be able to give consent, so I don't, I don't….
Mr Carpenter	Okay.
Mr Paul	Believe that was a factor in the Boards decision.
Mr Carpenter	Okay, alright, good.
Mr Paul	Yeah, yeah, you know, don't worry about that. Um, I think you're okay on that. So, that's everything. Back to the Board for deliberation and a decision.
Mrs Harrington	Are there any questions or comments from the members?
Mr Callihan	No.
Mrs Harrington	If not, I'd entertain a motion.
Mr Ledford	Madam Chairman, I make a motion that item number 2867 located at 526 N. Jackson be declared a dangerous building in accordance with Joplin Code of ordinance chapter twenty-six, articles nine and ten, section twenty-six through six twelve, subsections, ten, twelve, thirteen, fourteen and eighteen and so be ordered demolished to include any outbuildings.
Mr Callihan	Second.

Mrs Harrington	**I have a motion by Mr Ledford, second by Mr Hartwell that item number 2867 at 526 N. Jackson be declared a dangerous building and ordered demolished in accordance with the City Joplin Code of ordinance under chapter twenty-six, articles nine and ten, section twenty-six, six twelve, subsections, ten, twelve, thirteen, fourteen and eighteen and so ordered demolished to include any outbuildings. All those in favor of the demolition say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Opposed (none). That motion carries.**
Mr Paul	And, I don't know if, if, uh, the board or the chairwoman wants ta' confirm my comments I made during the hearing about…
Mrs Harrington	Absolutely, I, um, um, when I looked at the pictures from the first case at 524 N. Jackson, I felt comfortable with a demolition, um, again, I'm a volunteer and not a professional, but, um, I know what I, I, saw when I, uh, looked at the pictures and heard the testimony. Anybody else have any comments about that first case?
Mr Callihan	Um, this is mark, I'm always in favor of tryin' to save a property, but also, if there's four or five, owned by one particular person with one crew to do the work, uh, you've only got so much time in a day or week and our effort is to maintain the quality of the neighborhoods.
Mr Carpenter	I understand.
Mr Paul	And, and, I was really just tryin' to just give him some protection on the record that the…
Mrs Harrington	Sure…
Mr Paul	That the Board had not…
Mrs Harrington	I make my decision.
Mr Paul	Had not accepted any consent from him as the basis for the Boards votes.
Mr Callihan	I agree.
Mr Carpenter	'Kay.
Mr Paul	I don't see anybody here that, that was the case, I don't know if that helps you at all…
Mr Carpenter	I'm good.

Mr Paul — Okay. There is one more property he had that is not up for demo today, so that might be a good one to talk about next.

Mr Oliver — Bryan, could you pull up 1603 Murphy Ave. and, uh, that way we will have the comments on that failed electrical inspection.

Item 2856

1603 Murphy Ave
OWNER: Jim & Pamela Ames
ADDRESS: 8072 Estates Dr., Sarasota, FL 43243
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 22, 2019 meeting for a "Demolition Hearing" And Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr Oliver — Bryan, could you pull up 1603 Murphy Ave. and, uh, that way we will have the comments on that failed electrical inspection. So, item 2856 at 1603 Murphy Ave, um, we've talked about that, I know you want to save that, I'm with you, I believe it could be saved, but we gotta' have some progress.

Mr Carpenter — 'Kay.

Mr Oliver — Um, so, there was an electrical inspection done back in February, it failed. There's never been a call to do a reinspect, so ....

Mr Carpenter — I know...

Mr Oliver — On this particular property it was actually set out to be looked at for demo to for lack of progress, uh, I do believe the house is savable, um...

Mr Carpenter — Yes.

Mr Oliver — So, that bein' said, I'm just tryin' to encourage you this month to get some things done over there.

Mr Carpenter — I will be in touch with Mr Jim. Now, correct me if I'm wrong he's pullin' up some notes here real quick.

Mr Wicklund — The only note the inspector gave, um, for the failure was that the carbon monoxide detectors had not been installed, which is something that we require whenever there is an electrical permit, electrical work goin' on.

Mr Carpenter — Alright...

Mr Wicklund — I don't know if that's been done yet...

(Audio was unable to be transcribed, the rest of the minutes are based off of meeting notes)

Mr Hartwell — I make a motion that item number 2856 at 1603 Murphy Ave. be continued for a Progress Report and Demolition Hearing until our April 26th meeting.

Mr Ledford — Second.

Mrs Harrington — **I have a motion by Mr. Hartwell, a second by Mr. Ledford, that item 2856, 1603 Murphy Ave be a be continued until May 24th for a Progress Report or Demolition Hearing. All those in favor say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Those opposed (none). Motion passes.**

Item 2861 — **215 N. Oak.**
OWNER: Martin Michele & Dora Bealmear
ADDRESS: 15420 Burr Oak Rd. Carthage MO. 64836
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 22, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Oliver — Nothing new on this item at this time.

Mr Wilson — I make a motion that item number 2861 at 215 N. Oak be continued for a Progress Report and Demolition Hearing until our May 24th meeting.

Mr Tylle — Second.

Mrs Harrington — **I have a motion by Mr Wilson, a second by Mr Tylle, that item 2861, 114 N. Cox. be a be continued until May 24th for a Progress Report or Demolition Hearing. All those in favor say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Those opposed (none). Motion passes.**

Item 2863 — **619 High Ave.**
OWNER: Audrey Wright
ADDRESS: 4401 SE Maryland Topeka KS. 66609
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 22, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Oliver — Water bill has been paid, I suggest to the Board that the item be released from the agenda.

Mr Tylle — I make a motion that item number 2863 at 619 High Ave. be released from the agenda.

Mr Callihan — Second.

Mrs Harrington — **I have a motion by Mr Tylle, a second by Mr Callihan, that item 2863, 619 High Ave. be released from our agenda. All those in favor say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Those opposed (none). Motion passes.**

Item 2868 — **109 N. Byers Ave.**
OWNER: Shay Laurence
ADDRESS: 4725 N. Black Cat Rd. Joplin MO. 64801
"Finding of fact hearing" scheduled for this date"

Mr Wilson — I make a motion that item number 2868 at 109 N. Byers Ave. be continued till our May 24th meeting for a Progress Report or Demolition Hearing.

Mr Callihan — Second.

Mrs Harrington — **I have a motion by Mr Wilson, a second by Mr Callihan, that item 2868, 109 N. Byers Ave. be a be continued until May 24th for a Progress Report or Demolition Hearing. All those in favor say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Those opposed (none). Motion passes.**

Item 2869 — **306 S. Florida Ave.**
OWNER: Lathen & Jeri Farley
ADDRESS: P.O. Box 526 Batesville AR. 72501
"Finding of fact hearing" scheduled for this date"

Mr Hartwell — I make a motion that item number 2869 at 306 S. Florida Ave. be continued till our May 24th meeting for a Progress Report or Demolition Hearing.

Mr Callihan — Second.

Mrs Harrington — **I have a motion by Mr Hartwell, a second by Mr Callihan, that item 2869, 309 S. Florida Ave. be a be continued until May 24th for a Progress Report or Demolition Hearing. All those in favor say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Those opposed (none). Motion passes.**

Item 2870	**812 S. Connor Ave.** **OWNER: Amy Hatcher** **ADDRESS: 812 S. Connor Ave. Joplin MO 64801** **"Finding of fact hearing" scheduled for this date"**
Mr Wilson	I make a motion that item number 2870 at 812 S. Connor Ave. be continued till our May 24th meeting for a Progress Report or Demolition Hearing.
Mr Callihan	Second.
Mrs Harrington	**I have a motion by Mr Wilson, a second by Mr Callihan, that item 2870, 812 S. Connor Ave. be a be continued until May 24th for a Progress Report or Demolition Hearing. All those in favor say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Those opposed (none). Motion passes.**
Mrs. Harrington	Do we have any other business to come before the Board today? The Board Chair will attend a notation to dismiss.
Mr Wilson	I'll make a motion that we dismiss.
Mr Callihan	Second.
Mrs Harrington	**I have a motion by Mr Wilson, second by Mr Callihan that, uh, we go ahead and adjourn it. All those in favor say "aye" (Mr. Callihan, Mrs. Harrington, Mr. Ledford, Mr. Wagner, Mr. Hartwell, Mr. Wilson, and Mr. Tylle). Those opposed (none). Motion passes, we are adjourned.**

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 11:32 a.m.

Approved _____
Crystal Harrington, Chairwoman

Approved _____
Olivia R Ball, Notary Public

OLIVIA RAE BALL
My Commission Expires
December 11, 2022
Jasper County
Commission # 18604967

My commission Expires: December 11, 2022