MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
APRIL 27, 2018
9:00 AM

Kyle Denham, Chairman, called the April 27, 2018 Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Mark Callihan, David Pommert, Crystal Harrington, Rylee Hartwell, Ervin Wilson, and William Tylle. City officials present: Jordan Paul, Assistant City Attorney, Bryan Wicklund, Building Specialist, Jeff Oliver, Building Inspector and Bet Willhite, Notary Public.

Mr. Denham — We will call the April, uh, Board of Appeals meeting to Order. First order of business is roll call. We have Mr Hartwell back. Appreciate his, uh, willingness to, uh, volunteer. If you would just come forward, uh, whoever wants to come first. Give us, uh, your name and address and which property you are here to speak on, please.

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

Mr Denham — Morning.

Mr Brown — Morning. My name is Scott Brown. I'm with, uh, talking about 1202 Roosevelt.

Mr Denham — That's Item 2825, uh, can you tell us a little bit about what you've got done in the last month?

Mr Brown — Uh, yeah. Um, uh, had an electrician come out and look at all the wiring in it. It's pretty bad so I told him to, we were just goin' to take out what's there and have to redo all the electrical. He's come down and gotten his, uh, permit to be able to start work. We can't start work until we finish building up the, uh, rim and the, uh, seal plates. Um, we knew there were some bad spots when we finished tearing off the rock that the guy had left on there. Uh, we found a lot of rot and seal plate and bottom plate, so we're having to jack up parts of the house to replace all of those. Um, we're not quite done. It will probably be weeks before we get to finish all that 'cause it's a lot of work for just one or two people. Um, that's basically it. That and complainin' about the weather.

Mr Denham — Looks like you'd replace quite a bit of the sheathing of the walls too.

Mr Brown — I'm sorry?

Mr Denham — Looked like you replaced quite a bit of sheathing already on the walls. I'm assuming that's rotten as well.

Mr Brown — Oh, yeah, I'd, we did that, uh, gosh, I don't know, over the last month or so. I'd forgot about that. Yeah. And we've, we have had the, uh, walls insulated too.

Mr Denham — And you have a permit for the framing and the work you're doin'?

Mr Brown — The only permit we pulled was for the replacing the, uh, seal plate and the, uh, uh, rim.

Mr Denham — Right. And that, that will be inspected before it's covered up?

Mr Brown — It better be, otherwise you'll make me take down the siding. They, uh, when we took that house over from Kipp, we were told that the only permit we would need would be windows and siding. And, obviously, they, uh, the rim and the joist, um, we'll probably end up trying to have to get more permits 'cause we have found, uh, somebody's gone in there and I can't say it was Kipp, but somebody's gone in there and done quite a bit of work that was really bad and so we're, uh, we're going to take a couple of the rooms and tear them down to the studs and replace the wire and replace, how do I say this, I won't own a house that I'm not proud of. And that thing was a lot worse, it should have been set on fire. If I had it to do over again, had to bail it out 'cause, uh, the guy got his loan as a referral from me at the bank and I said, "Ok, I'll go finish it up because I don't want the bank to be mad at me for being a bad customer and, uh, it was just a bad decision.

Mrs Harrington — Unfortunately, we see that a lot.

Mr Denham — When do you think, uh, you'd be ready to have the inspection and start putting siding, windows in, that sort of thing?

Mr Brown — Oh, gosh, with the amount, we are a little over half done but we've gotta keep jackin' up the house an eighth inches to where we can put the new stuff on there. I do have one major problem, um, that could add a couple of weeks to it, in that, when they built that home, they didn't have any anchor bolts in there and I'm assumin' because they tied it to all that brick, or all that stone work that was on there. And since he took all that stone off, we gotta go inside the house, tear off parts of the floor so that we can get to it to put the anchor bolts into the new seal plate. Um, so how much trouble that's goin' to be, that means like, in the kitchen, we gotta pull the kitchen cabinets to be able to pull it away from the wall to be able to anchor the,

uh, seal plate and that kind of stuff. So, uh, it wouldn't surprise me if it doesn't take three weeks. I hope it goes a lot quicker than that but, man, who knows. We're in, we're in, when we tear out the floors, sometimes, we're finding that the, uh, by rights, some of the floor joists should be replaced. So, either that or we have to go in and beef them up by, you know, cutting some, digging some footings out through the floor and then putting in some bracing for 'em. Uh, it's in my financial interest to get done as fast as possible, but by the same token, I've gotta go in a reasonable fashion. We'll make this progress as fast as we can. We did get, Empire did come out and take off the electric and set the temporary for us, um, which is when I found, you know, that's when I called the electrician out to make sure that everything, that nothing on the outside, even on the electrical's, up to code. So we are just goin' to try and bring the whole house up to code. I'll probably bring a plumber out and make sure that it's all done, uh, 'cause we haven't even turned the water on. So, I don't know, it would have been easier to start from scratch. Any other questions?

Mr Denham — Any other questions or comments?

Mr Brown — They're waitin' on me to get screws over to them so they can work on the seal plates.

Mr Denham — We appreciate it.

Mr Brown — Okie dokie. Thank you.

Mr Denham — There a motion on # 2825?

Mrs Harrington — Mr Chairman, I make a motion that Item #2825 at 1202 Roosevelt be continued for thirty days until our May 25th meeting, uh, for a Progress Report and Demolition Hearing.

Mr Tylle — Second.

Mr Denham — **Motion by Mrs, Harrington, second by Mr Tylle that Item # 2825, 1202 Roosevelt be continued to our 25, May 25th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (none) Motion carries.**

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

Mr Denham — Morning.

Mr Casas — Morning, my name is Jose Casas. My address is 1903 Kentucky Ave. Uh, I come in today, here, for a, uh, fixin' my buildin' in the back of my house. So last month, uh, I fixin' the siding. Pretty close, work done. But I a need a more time for, I need to put a electrical. But I don't know what, uh, I no time, too much time for fixin' electrical. I need a one, uh, one guy for fixin' and a, so, I don't come in a one guy for fixin', for getting' his license, the guys license, license for fixin'. I don't know, I mean, I need a time because I don't know. Now there's no money for pay this guy, you know. My job, the pay is low. $8.50 for hour, so, this guy, this guy expense for pay, you know. I need a, maybe, pretty time for, for fixin' electrical.

Mr Denham — Now, it's not going, it's goin' to be used as a garage, is that correct?

Mr Casas — Yeah.

Mr Denham — 'Cause it can't be used as an apartment like it used to be. You understand that?

Mr Casas — No, I don't know.

Mr Denham — It, it can't be used as a living quarters. It can't be a place to live. It can only be used as a garage or storage.

Mr Casas — Yeah, will, it is a garage because it burned the last, they, I no live in the house, this house burned. I need, I need more, this building for rent, 'cause it's, it's good building, you know. I put in now new ceiling', new roofing, new, uh, uh, siding. I workin' inside for a floor, so now I put in new windows, uh, I need a put electrical for, a new door for now.

Mr Denham — But, but do you understand what I'm saying? You, you can't have someone live in that building like they used to. It can only be used as a garage or storage for you. It cannot be an apartment or a place to live.

Mr Casas — I never, never, I'm fixin' everything? No, no, no chance for rent?

Mr Denham — No. I think that was explained early on.

Mr Oliver — Yup. I'm trying to look through the minutes here. I know the people you bought if from new that.

Mr Casas — Yeah.

Mr Oliver — Um, I thought that that had been conveyed with you as well. Um, so I'm, I'm goin' to look through the minutes here but that's been know from the git go, at least with the people that you bought it from, which you were living there in the house in front of it at that time. So, it may take me a minute.

Mr Hartwell — Has there been any inspections on it?

Mr Denham — Well, the permit was pulled for, basically, the siding and windows and roof. As far as the electrical, he'll need to have his electrical contractor pull the permit for that.

Mrs Harrington — Well, if it's, if it's a, uh, uh, garage, electrical isn't necessary from our point of few, is that right?

Mr Oliver — That's correct.

Mr Paul — So, maybe we should make sure he's clear that he doesn't have to fix the electrical since no one can live there.

Mr Denham — I just want to make sure he doesn't remodel it into an apartment and waste the money that can't, it can't be used as an apartment. It would take an occupancy permit, is it correct?

Mr Oliver — What, what.

Mr Wicklund — What is this property zoned, do you know, Jeff?

Mr Oliver — I don't.

Mr Wicklund — That determines whether it, it can be a house or not, the zoning. If it's zoned R-2, then it, it would be allowed to be a separate dwelling.

Mr Oliver — Well, there'd been a fire at one time. I, I know that doesn't have anything to do with the, uh, zoning but …

Mr Wicklund — If you'll give me just a couple of minutes, I'll find out. Is that your intent, is to turn it back into a, uh, another house to rent out?

Mr Casas — Yeah. I live in the front of my house, you know. The building that was suppose, people supposed to live in right there, for like a maybe, no bed burned. It's like smoke, maybe one wire maybe smoke. So I repair everything.

Mr Wicklund — When was the last time anybody lived in this building?

Mr Casas — Uh, I don't know. Remember this, uh, it is American guy. I don't know, I don't remember the last name of guy.

Mr Wicklund — No when, how long ago?

Mr Casas — Oh, me?

Mr Wicklund — How long ago was it that somebody actually lived in this structure?

Mr Casas — I don't know.

Mr Wicklund — Like five years, one year.

Mr Casas — I don't know.

Mr Wicklund — Thirty?

Mr Casas — May be three or four years right there.

Mr Wicklund — Ok.

Mr Casas — Four years right there, so I don't know.

Mr Denham — Ok.

Mr Casas — I don't know what time or backs. Also, this building, no people no nothing, you know. So me buy this house, I repair this. Is good house. Everything service, you know, water, kitchen, everything. So I repair now, new roofing, uh, new siding. I put in new floor. I put in electrical, new doors and I put in windows. So I don't know. My think is maybe is alright for more later. Finish as approved as maybe rent. I don't know.

Mr Wicklund — If we could table this for just a few minutes, let me, I can find out what it's zoned, 'cause that's going to determine…

Mr Denham — Ok.

Mr Wicklund — What his options are.

Mr Paul	Are you runnin' down stairs?
Mr Wicklund	Yeah.
Mr Paul	You might see if anybody can interpret on the third or fourth floor.
Mr Wicklund	Ok.
Mr Paul	I don't know if Soledad does that.
Mr Oliver	She does.
Mr Denham	He's goin' to check on something so if you wouldn't mind just sitting down for a few minutes. We're goin' to table this and we'll come back to it in a few minutes.
Mr Casas	Ok.
Mr Denham	Ok. Thank you. Don't leave.
Mr Casas	Thank you.
Mr Denham	Thank you.
ITEM # 2837	**1604 CENTRAL AVE** **OWNER: Sandy Acres Company (Terry Campbell)** **ADDRESS: PO Box 1931, Joplin, MO 64802** **Finding of Fact Hearing scheduled for this date.**
Mr Denham	Morning.
Mr Campbell	Terry Campbell, here for, uh, 1604 Central. Um, Jeff sent me a notice.
Mr Denham	It's Item # 2837 under New Business. Tell us a little bit about this property?
Mr Campbell	Um, we're in the process of quiet titlin' it, so I had my guys put boards up, um, to protect windows from being broken and safety and I guess puttin' them on the outside wasn't the best decision so we moved to the inside so it's not as big of an eye-sore. Um, once we get the Quiet Title done, you know, can't really dump any money in; the homeowner's not going to come back. It's Shirley T Miller Trust, so we just gotta kind of have to go through the protocol of the courts. Um, once it's all done, then we can pull the permits; electrical, you know, get new service in, new plumbing. Get the place rebuilt and give it a nice single family corner lot.

Mr Denham — You know about how long it will take to get the …

Mr Campbell — No.

Mr Denham — Title?

Mr Campbell — I just, I just called Mr Soychow this morning but he's probably, he's in court, um, so I called the secretary. I just left a message. Um, he's got about six or seven of them for me, so, he's got, it's, it's not just the one. He's got a hand full of 'em. Um, so…

Mr Paul — Are they filed?

Mr Campbell — I'm sorry, what?

Mr Paul — Are they filed?

Mr Campbell — Are they filed? No, I don't think, I don't know if he has them filed, um, he, he does have the petitions 'cause we have one where we're havin' to sue the IRS, so he's havin' real complications on finding out, how we sue the IRS for Quiet Title. Uh, so, it's just a matter, I mean, I'm goin' to call, I'm a contractor here in Joplin. I've dealt with Jeff quite a bit. Um, our intensions are to rebuild the house. Um, it's got a good roof. Got good structure inside. Um, we just can't dump a lot of money in case somebody comes back to it right now. I'd, I would lose the money right at the money 'cause of the Quiet Title.

Mr Denham — But this property's not the one that you're suing the IRS on?

Mr Campbell — No, no. It's just that, it, it's in the ball of the Quiet Titles that he has for me. Like I say, it's about six of 'em that he's dealing with right now. So…

Mr Paul — You buy them at Tax Sale or, how, how did you…

Mr Campbell — Yeah.

Mr Paul — Acquire?

Mr Campbell — Yeah, it was Tax Sale. Yeah.

Mr Paul — Well, he doesn't have to wait for all six to be ready, you know. He can …

Mr Campbell — Right. Why don't you have that conversation with him, then...

Mr Paul — Well,

Mr Campbell I mean, I mean…

Mr Paul Why don't you have that conversation with him.

Mr Campbell Right, you know, it's, it's just when I hand him, you know, six files and say, " Hey, let's do…"

Mr Paul Yeah, Yeah.

Mr Campbell "Quiet Title on these" you know. So, and he does, sometimes, he's done evictions for me, so, it, it's, you know, keeps him busy 'cause he's the Webb City Attorney, so, you know, he's got a lot on his plate to deal with.

Mr Paul Sure.

Mr Campbell Uh, we didn't, no we didn't think it was an issue. I didn't tell him, "Hey, hurry up and what's the deal with this one."

Mr Paul Yeah.

Mr Campbell Um, I got the notice from Jeff and then I got another notice from, on one property that wasn't even mine. Um, so our intentions are to fix the property.

Mr Denham Sure.

Mr Campbell I, I think what raised the flag is, was we put the plywood on the outside of the windows. My guys weren't thinkin' and they just went to the outside and screwed it to the outside so we could keep the windows from being busted out. Um, so we're just, just waitin' so we can, um, get it going.

Mr Denham This is, uh, under our new business which means that we have to automatically continue it for thirty days, so our next meeting is May 25th. So you could …

Mr Campbell I won't…

Mr Denham Could come back …

Mr Campbell I won't be here.

Mr Denham Back on May 25th and have a much better time line on when you can get …

Mr Campbell Could be move that to another date because I will be out of town for a sports activities in Kentucky, in Louisville?

Mr Denham — Well, that's just our protocol. The next meeting. But if you could report to Jeff, you wouldn't necessarily have to be…

Mr Oliver — Yeah, give me a holler a couple of days before. Give me the information you have and I'll relay…

Mr Campbell — And, and, yeah, so there's also insurance on the property. So probably not sittin', you know, uninsurable or anything like that. We've got it all covered.

Mr Denham — Good.

Mr Campbell — Ok. But yeah, when I heard that date, I said, "Oh, that's not goin' work" so....

Mr Denham — Ok.

Mr Campbell — So we're good?

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

Mr Wilson — Mr Chairman, I make a motion that Item # 2837, 1604 Central Ave be continued to our May 25th meeting for Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 2837, 1604 Central Ave be continued to our May 25th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (none) Motion carries.**

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

Mr Denham — Morning.

Mr Hills — Morning. I'm Christopher Hills, inquiring about 2018 W 3rd St.

Mr Denham — How's it going? You get much done this month?

Mr Hills	No, well, I got my business permit. I got everything. My bids and everything lined up to get things done but I haven't actually been over there because I just pulled my permit on Monday. So…
Mr Oliver	The permit is now in place. There hasn't been any inspections or anything.
Mr Denham	When do you think you will be ready for an inspection?
Mr Hills	Um, for the framing inspection or the flooring inspection?
Mr Denham	Uh, the first one you need, the framing, I would assume.
Mr Hills	Um, well I still gotta finish my floor joist inspection completely. I gotta finish just the girder beam and put one more thing under there so Jeff can come on and sign off on that and then I will move on to the framing inspection. I should have that done in, I should have the floor done at least by next week 'cause it's not much to do. I just didn't want to go over there and not have a permit in place.
Mr Denham	Ok and, uh, our meeting, our next meeting I think you heard me say is May 25th. What do you think you could have done by that meeting?
Mr Hills	I'll probably be on a good roll by then. I think I should probably have the floor and maybe started on the plumbing. I don't want to close up the floor completely 'cause it will just cause a more of a headache for me to do the plumbing. I'll have to crawl underneath. But, um, I'm going to finish up the floor. Have Jeff come by and then do the plumbing and probably start on the framing as well. If I don't have it done by the time, the next time I come in here.
Mr Denham	And I think we discussed maybe cleanin' up some of the limbs and debris in the yard. Is that something you can have done before next meeting?
Mr Hills	What was the last part of that?
Mr Denham	Is that something you could have …
Mr Hills	Yes, Sir.
Mr Denham	Get a stab on getting some of the limbs and debris cleaned up?
Mr Hills	Yes, Sir. It's getting' a little bit more warm outside and a little bit more tolerable so, yes, Sir, everything will start pickin' up a hundred percent.
Mr Denham	Any questions or comments?

Mr Callihan	Did, did you get anything completed in the last thirty days?
Mr Hills	Did I, I just got my business permit as far as, did you say cleaned?
Mr Callihan	Did you get anything completed in the last thirty days?
Mr Hills	Complete? Oh my business permit? No. Other than that, nothin'.
Mr Denham	That's actually a Building Permit, right?
Mr Hills	Oh right…
Mr Oliver	Building Permit.
Mr Hills	Right, Building Permit, yes, Sir.
Mr Denham	Ok, I just wanted to make sure …
Mr Hills	Yes.
Mr Denham	We are talking about the same thing.
Mr Hills	Yes, Sir. Sorry about that.
Mr Denham	That's alright.
Mr Tylle	Mr Chairman, I make a motion that Item # 2784, 2108 W 3rd St be continued to our May 25th meeting for Progress Report and Demolition Hearing.
Mr Wilson	Second.
Mr Denham	**Motion by Mr Tylle, second by Mr Wilson that Item # 2784, 2108 W 3rd St be continued to our May 25th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (none) Motion carries.** Alright, good luck.
Mr Hills	Thank you.
Mr Denham	Keep it up.
Mr Hills	Thank you.

ITEM # 2836 **1308 S SERGEANT AVE**
OWNER: Ethan Turner
ADDRESS: 1308 S Sergeant Ave, Joplin, MO 64801
Finding of Fact Hearing scheduled for this date.

Mr Denham Good Morning.

Ms Petty Um, I'm here about 1308 S Sergeant. I am not the owner of the home. I am the next door neighbor, and…

Mr Denham That is Item # 2836. Ok, continue.

Ms Petty. Ok, um, I've lived next to this house for almost five years and it has recently gone through a new ownership. Just to give you guys a little bit of a history on it, or you're not aware: I've seen four families live in that house without power and water and using, uh, and putting up with a generator for almost two years in the back yard. And I know at one point the generator back-fed through that house and half the electricity is completely gone and the next generator they had behind there caught a fire on the back, the back side of the house that led it to be white tagged from you guys. I don't know how you refer to that but, um, there's no heating, there's no windows. The roof is gone. Um, and subsequently, the last owner rented out, rented it out on lease-to-own terms with children in there. Every family has had children, with no heat or anything. I finally got upset last year before, uh, Christmas time, or, and called you guys or came into the counter and told you about what's going on, 'cause I can't sit there and watch six kids live in filth and with no water and heat. Not going to work in my world. And we're talking about a ten foot difference in between our house and their house. I guess, um, he transferred over ownership over to his nephew who has come in and got some sort of permits from you guys, but in the, subsequently, as the dumpster pulled in to get the house emptied out, he leased it the same weekend to a new couple with three children. Ok. They have been living there for the last three months with no water, no power, a one year old, a three year old and a seven year old, in the garage and you guys haven't been able to catch them, but they are there. They are there every night. We have called the cops because they are in there working on the house on the inside at 2:00 in the morning, with paperwork saying that they have permission to work on the house. That is not to live in there. I know that. I know, I'm not familiar with your laws here, but I am a contractor from California so I know what standards are there for renting a piece of property and this is by far, right now, electrical, plumbing, roofing, inside, I mean, asbestos on the flooring in the kitchen. He's looking at least $15,000.00 to get that place even near rentable, you know. And I'm done livin' next to it. I'm really done. Children, I can't stomach that. I cannot. So if he comes in here and says that he's any different than his uncle who gave it to him, he's not, 'cause he's already

leased the property in the condition it's in. So, I would love to see it gone, guys. It, it's, you know, I just can't even think the property's worth what it's going to take to actually get it back up to snuff. My concerns. I'm tired of the police being over there. I'm tired of worryin' about kids. I'm, I don't even know how they are heating the place. I think they are staying in the garage part of it and all I'm thinking about is one morning I'm going to wake up and there's goin' to be fixated little children next door and that's my biggest fear and not saying something about it. Ok?

Mr Denham — We, we appreciate you comin' in. This, this is the first time this property's been on our Agenda.

Ms Petty — I know.

Mr Denham — So we automatically have to continue it for a month.

Ms Petty — Right, right...

Mr Denham — That's our...

Ms Petty — So I, I wanted you to...

Mr Denham — Procedure but I...

Ms Petty — I wanted you to know the history, at least, of this place...

Mr Denham — Well, I appreciate it.

Ms Petty — Because it's really, really bad and I, I, like I said, I, I've even had over the last tenant's children washing lice out of their hair and stuff just because we had little babies, you know. I mean, I mean, I didn't want to call in the generator 'cause that means they don't have power to, the kids, you know, so it's a real tough thing to watch and these are not nice people to allow it to go on. Really not nice. They...

Mr Paul — I would encourage you, if you haven't, in addition to law enforcement, consider calling the juvenile office of the children's division. They would be a little more, uh...

Ms Petty — Well, DSS has been over there and...

Mr Paul — Ok.

Ms Petty — And actually, and actually, the people that are there right now are using it as their address, because the school showed up because they didn't pick up there seven year old at school.

Mr Paul	Ok.
Ms Petty	So I told them that, you know, DSS has been involved.
Mr Paul	Ok.
Ms Petty	And I did that before the last bought of cool weather 'cause there's no heat source in there.
Mr Paul	Uh huh.
Ms Petty	None at all and with no power, how are they going to heat to 'em?
Mr Paul	They would probably be the most aggressive about trying…
Ms Petty	Yeah.
Mr Paul	To solve that particular…
Ms Petty	Yeah.
Mr Paul	Problem. That is the…
Ms Petty	Yeah.
Mr Paul	Only reason I mentioned that.
Ms Petty	Just thought I would let you know the family you're dealing with on this building. So, Ok?
Mr Denham	Thank you. Appreciate your…
Ms Petty	Thank you very much for your time.
Ms Willhite	Excuse me, Ma'am, Ma'am, yes, could you please sign in so that we have information for the minutes? Thank you.
Mr Denham	Do we have a motion to continue this item?
Mr Hartwell	One word before we do. Uh, I appre. Thanks again for comin' in again, but also, please come back.
Ms Petty	Ok.
Mr Hartwell	It's always nice to hear from people consistently, ok?

Ms Petty — I sure will.

Mr Hartwell — Thank you. Mr Chairman, I make a motion that Item # 2836, 1308 S Sergeant Ave be continue for thirty days until our May 25th meeting for a Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mr Denham — Who second that?

Mr Wilson — One of us two.

Mrs Harrington — Excuse me. I was just asking Jeff to get a little more background than we heard from the neighbor that's complaining but, and I know that we have to continue it but I would be interested in knowing if he's talked to the people that own it and what the status is there. He was trying to whisper it to me but that was rude. Sorry.

Mr Denham — Why don't you go ahead.

Mrs Harrington — I mean I was asking you a questions…

Mr Denham — That's fine.

Mr Oliver — Alright, as far as the City's information on it, she is correct. There was a fire, um, I don't know, getting' close to year ago, now. Uh, probably, a year ago the generator fire?

Ms Petty — Yeah.

Mr Oliver — And it took a little while for the previous people that were livin' in it to get out. Um, even at that time, there was no water. So it was vacated. Um, there was a dumpster set, I don't know, three or four months ago. The inside was cleaned out. Um, obviously, we'd sent letters out. I finally did get a call, which I talked to you on the phone about, from this Ethan Turner. Uh, he has told me that he is working with People's Bank of Seneca and is going to try and get a $20,000.00 loan to work on the property. Uh, he knew of today's meeting but he's not here, obviously. Um, but anyway, that, that's kind of where it stands. And as far the folks that, uh, are, is guess, occupying it at this time, they actually came in, uh, inquiring about it, probably about a month ago. I informed them of the repairs that would need to be made on it and they were told at that time that it could not be occupied but apparently they are doing it anyway. I've been by there several times myself. I've taken Bryan with me once and we've never been able to catch 'em there. You see a little bit of evidence of, you

know, I think there was a stroller in there one time, maybe a blanket, some things like that but, uh, that's kind of where it's at right now. Um…

Ms Petty — (Talking away from the microphone and cannot hear what she is saying)

Mrs Harrington — When was the last time the utilities were hooked up? Do we know that?

Mr Oliver — Awe, it's been, I don't, I don't have the exact dates. I know it hasn't had electric and water for quite some time.

Mrs Harrington — A year or more?

Mr Oliver — Yes.

Mr Denham — Would we be ready to order Vacated next meeting?

Mr Oliver — Sure.

Mr Denham — Maybe that would be the first step?

Mr Paul — If you've got a signed letter, I mean, you can take it up at your second meeting for any of the properties as long as we have notice but…

Mr Denham — Thank you. That might be the first step, order vacated and then if it is repairable or the owner wants to repair it, that's his prerogative but at least get the occupants out before something happens.

Mr Wicklund — We, we have posted it uninhabitable and when Jeff and I was by the property, while I don't disagree, there, there may be somebody staying there overnight, there was very little evidence of, I mean, it, it more looked like homeless people were goin' in and just spendin' the night. There was, like Jeff said, there was a blanket, maybe a sleeping bag and a stroller and that's it. Uh, I'm not saying don't follow through with the Order to Vacate, but the, the Building, we've already taken that action on our side., they're not supposed to be legally stayin' there at all.

Mr Denham — Ok.

Mrs Harrington — Sorry to interrupt.

Mr Denham — No, that's alright. Good information. Uh, there was a motion by Mr. um, was it Mr Wilson?

Mrs Harrington — Hartwell.

Mr Denham — Hartwell, Ok. Sorry.

Mr Wilson — Hartwell, yeah.

Mr Denham — **Motion by Mr Hartwell, second by Mr Wilson that Item # 2836, 1308 Sergeant be continued to our May 25th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2817 — **1903 ½ KENTUCKY AVE - Con't**
OWNER: Jose & Silvia Casas
ADDRESS: 1903 S Kentucky Ave, Joplin, MO

Mr Denham — If you could come back up, please.

Mrs Zavala — (Soledad Zavala, interpreter) Hello, good morning.

Mr Denham — Good morning.

Mrs Zavala — I, uh, to know what, I don't know what's going on with this case. I need a little update on it to help me translate.

Mr Wicklund — Ok, so, um, he is the owner of a garage apartment at 2817 Kentucky (stated address, however, 2817 is the Item Number and the address is 1903 ½ Kentucky) and we were having a discussion about whether or not he would be allowed to fix this up after a fire that's occurred in order to, with the intent of renting it out as a second, uh, single family dwelling. I needed to do some checking. I handed out the, uh, aerial view and the zoning. The property is zoned correctly for a two family dwelling, so, zoning wise, he would be allowed to rent that out. The size of the lot is not large enough that we would ever permit a second house to be built know. But since it is existing and it's been there, it's been used as a second, uh, dwelling, it would be allowed if he wanted to fix this back up, with the right permits and inspections, to rent it out as a dwelling.

Mr Paul — So this comes back to his time line on electrical then, right?

Mr Wicklund — Yeah and I think, if you, I don't know if he fully understood but if you could just explain to him that, the discussion we were having about whether or not anybody could live in it, we have sorted that out and it will be fine for him to rent it out when it's totally done.

Ms Zavala — (Translated this info to Mr Casas). He understands that.

Mr Wicklund — Ok.

Mr Denham — Sorry for the confusion. We had, we, uh, misunderstood the situation.

Mr Casas	I'm sorry for my English.
Mr Denham	No, that's not a problem. We want to make sure everyone understood. So you got, you've talked to an electrician. Do you know when he would actually start the work?
Mr Casas	Oh, he no start a now. He closed down for my roofing, uh, my siding. So, my next thing is to put in electrical. I got a one guys for siding and one for my electrical.
Mr Denham	You think it'd be done, uh, within a month?
Mr Casas	I try. I try. My job is no really much money, you know. Is low pay so I need to save money more for pay these guys for fixin' but I need more time.
Mr Denham	Ok. Our next meeting is May 25th. If you could come and just tell us what the progress is at that point.
Mrs Harrington	Mr Chairman, uh, have you owned this property, like, the whole time that it's been on our Agenda, or did you acquire it after we were already dealing with it?
Mrs Zavala	(Translating Mrs Harrington's question to Mr Casas). It was somebody else, somebody else owned the property.
Mrs Harrington	Well, it's been on the Agenda for so long that I was just concerned that we weren't further along with it. Um…
Mr Zavala	How long has it been on the Agenda?
Mrs Harrington	It's been on the Agenda, this is the 8th time, so it's been at least eight months, if not more.
Mrs Zavala	(Translating information to Mr Cases) Oh, he was renting that property.
Mr Denham	When did he actually purchase it?
Mrs Zavala	(Translated Mr Denham's question) About three months ago.
Mr Denham	Ok.
Mr Oliver	February 12th.
Mr Denham	Ok.

Mrs Harrington	Just wanted to be sure that we weren't letting it drag out with the same owner.
Mrs Zavala	Ok. (Translated Mrs Harrington's statement to Mr Casas).
Mr Oliver	If he were to get the outside done and have the permit in place, the electrical inside…
Mr Denham	I think we could let it go, don't you? I mean, it looks a lot better now than it has in eight months.
Mr Callihan	Yes.
Mr Zavala	Yeah, he said he's goin' to hire an electrician as soon as he has enough money and he's going to do everything brand new in the inside, like as far as electrical. So, I mean, I don't know how long you guys are goin' to allow him, to allow him to do that.
Mr Oliver	Looks like they're going' to continue to next month's meeting. If he can have the outside of the structure done, uh, you know, a finished product on the outside and permits in place for the rest, they may release it at next month's meeting.
Mrs Zalava	(Translated Mr Oliver's statement to Mr Casas) Yes, he said he would try to have the structure ready in a month.
Mr Denham	Ok, good.
Mrs Zalava	I guess 'cause he's in progress on it already. He says that you have a permit behind the siding. It's stuck behind the siding or it got left behind the siding. So…
Mr Oliver	That would have been the Dangerous Building placard. It's fine.
Mrs Zalava	(Translated Mr Oliver's statement to Mr Casas) Any other questions for him?
Mr Denham	I don't believe so. Thank you for your help.
Mrs Zalava	Thank you guys.
Mr Casas	Thank you.
Mr Denham	Do we have a motion to continue this item?

Mrs Harrington — Mr Chairman, I make a motion that Item # 2817 at 1903 ½ S Kentucky be continued until May 25th for a Demolition Hearing, uh, and Progress Report.

Mr Tylle — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Tylle that Item # 2817, 20 or, 1903 ½ S Kentucky be continued to our May 25th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (none) Motion carries.**

Mr Oliver — I believe Bryan has some things he'd like to address. Uh…

Mr Denham — Did you have an item you wanted to speak on?
Ms Simmons — No.

Mr Denham — Oh, Ok.

Mr Oliver — Code Enforcement Officer.

Mr Denham — The floor's yours Bryan.

ITEM # 2635 — **502 VIRGINIA**
OWNER: AMAS
ADDRESS: 1736 Southern Dr, Neosho, MO

Mr Wicklund — I don't know if they're one's that I want to talk about but, let's see. I know the Board last month had asked for an update on a couple of properties, one being the property at 502 Virginia which is not on this Agenda this month but it, it's still an active case. Um, there has been a little bit of recent activity as far as, um, Troy Bolander and myself are supposed to have a meeting with the representative from the County, uh, possibly even a representative from apartments that adjoin the building as well as, hopefully, an interested party in the Howsmans Building. We're tryin' to, to finalize that meeting. But, uh, I was inside the, the Howsmans Building, here a couple of weeks ago. The repairs that the Board had ordered done just as a temporary fix, where we went out and hired a contractor to drill some holes in the floor to prevent the water from running into the apartment that adjoin this, actually worked very well, um, for five to six months. I was checkin' up on it and it appeared, my best, uh, reckoning, that there, there was no water going between the two buildings. Since that time, however, though, there has been more structural damage to the Howsmans Building that has allowed portions of the first floor to fall onto the main floor, which has completely, and it happened to be in the location

where these holes were. So it just completely stopped them up. So now the water's running over to the apartment building and the owners there are not very happy. So, good news is, I think that now they're getting' more and more serious about making sure that their property is protected and hopefully, uh, push, uh, some decisions to be made on, on what can happen with the Howsmans Building. Currently, the City does not have the funds to go in there and demolish the building or to even do any kind of repairs. It is just too expensive. So, gotta find, the County's gotta find somebody that's ready to invest a lot of money into it.

Mr Denham To save it?

Mr Wicklund Right now, the intent is to save it, yes.

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

Mr Wicklund Uh, also, 410 Wall, I think was asked about. It's the building there next to the Y. It's my understanding there is an interest party who is still in the final stages of getting all of the liens and the paperwork in place and taken care so he can actually be legal owner of the building. Um, he has met with or talked with staff several times over the phone. I've talked with him, explained to him the need to get it secured. He, uh, hasn't done that yet. I know that he's waitin' on actually getting the, the title work and to be the owner before he invests even the money to secure it. The Board has ordered it secured again. We actually have a, a, we received bids and, uh, we stopped short of taking those bids, uh, presenting them to Council and selecting the contractor because this individual contacted staff and requested that we not spend any more money on the City side, that he was willing to do it. It's just taking longer than he expected to get the paperwork in place. Again, somewhat similar to the Howsmans Building. Uh, the funds are a concern as far as what the City has already invested in this property. It's somewhere around $12,000.00 to secure it the first time. The second time around it was going to be considerably more and if there's any way at all that we can get somebody to actually spend the money themselves rather than spending City money, we, we're holding out for that.

ITEM # 2781 **519 N JACKSON**
Demolition Stay was lifted October 27, 2017

Mr Paul Jackson.

Mr Wicklund — Uh, 519 Jackson. You remember, that's a dilapidated house that we worked with the owner for many months and she failed to make the corrections as, as, uh, required. It's been ordered demolished. I've been e-mailing the utility companies, uh, back and forth as recently as this morning. I've e-mailed Empire. They are in the process, now, of removing the electric. Gas Company's doing the same. We're moving forward with that demolition at this time. Have we received bids on it yet? I think we have, haven't....

Mr Paul — Yeah, they've been...

Mr Wicklund — We've actually...

Mr Paul — Gone to Council.

Mr Wicklund — Taken that to Council already, so as soon as we get the utilities signed off and turned back into us, that demo contractor is approved to start which, my guess is, the house will probably be down in the next thirty days.

Mr Denham — Is she still in it?

Mr Wicklund — I don't know that she was ever in it. She never clearly even communicated to the Board that she was living in it. She was staying in it off and on, uh, when she needed a place overnight. From, from our observations when we've been over there to take pictures, to post it or even drivin' by, it doesn't appear that there's been any activity since it was before the Board several months ago.

Mr Paul — I've, in the last couple of weeks, as we've been movin' forward with it after the last meeting, I, I've driven by three or four times and there's never lights on, there's never, yeah, there are no drapes. You can see right into it and there are, there's never movement. Nothin' appears to have ever changed from one day to the next and think several of you had driven by it during the course of it being before here and I, I, that's probably consistent with your observations, isn't it?

Mr Wicklund — According to, uh, the water company, the water was never turned on, uh, while she was workin' on it or since. There, there's never been water service, which I would think that if she's actually "living" there, she would want running water.

Mr Paul — Um, huh.

Mr Wicklund — She's never gotten that service turned on.

Mr Wilson — Well, I believe, one time, uh, if I remember correctly, it was when we decided to go ahead and demo the house and she was doing her antics or whatever you want to call 'em, that she stated she was either storing some stuff in the house or had stuff in there that she wanted to get out…

Mr Paul — Um huh.

Mr Wilson — Something along those lines, if I remember correctly. I don't know if anybody else on the Board remembers anything like that.

Mr Wicklund — I do remember, uh, during one of the meetings that she actually seemed to accept that it was goin' to get demolished and she requested some time to salvage anything from the house that she wanted and we explained to her that the time frame it would take to get demolished. She has had ample warning of when this, she's had repeated letters sent, delivered to the property, uh, conversations with her…

Mr Paul — Well…

Mr Wicklund — She knows this is coming.

Mr Paul — Yeah, and we, we went out and we tried to mail her a Courtesy Notice. It came back, which was curious. So, we went out and actually put it on the door and that day we got phone calls from her, not acknowledging receipt of the letter, but telling her, telling us to, what, quit harassing her. Leave her alone. Um, so I, I don't think there's anything, there's any question that she knows that it, it, its proceeding.

Mr Denham — Ok.

Mr Paul — Um, there should be no surprise.

Mrs Harrington — It's been quite a while since I drove by but I think, two or three times when I drove by, there was a vehicle in drive way…

Mr Paul — It's the same. It's always been there.

Mrs Harrington — It seemed like it was, you know…

Mr Oliver — It has, it has expired tags on it.

Mr Wicklund — While she…

Mr Oliver — They're from 2016.

Mr Wicklund — And again, while she did begin certain repairs on this and it, it has changed somewhat over the time that the Board was lookin' at it, this is another one of the properties that, the whole reason it was placed on the Agenda was because individuals in the neighborhood were complaining about the condition of the house. So…

Mrs Harrington — Well…

Mr Wicklund — It wasn't something that the Building Board, or the Building Department ran across and, and put on the Agenda. It was, was actually brought to our attention by concerned people in the neighborhood that owned property, that were complaining about the condition of it.

Mr Paul — And, and since we are on the record here, to be clear, it, it was in fact in violation of ordinances.

Mr Wicklund — It was and still is. It does not meet the minimum requirement for a habitable home.

Mrs Harrington — I think it came up last month because, um, a few of us were concerned that we had made this vote months ago and as we, you know, would check on some of the other properties, noticed that it was still…

Mr Paul — Um huh.

Mrs Harrington — There. We know that it had been dealt with and we were questioning Jordan as to why, why, even though we had made order, um, that it hadn't been dealt with. So that is what the questioning, that's what our conversation, uh, uh, started. That was the genesis of that, uh, inquiry and as Kyle had said at that point, you know, it was a very emotional, uh, thing for us. That we, there were several of us that felt really bad about having to do that but our understanding was that once we ordered that demolished it would follow the process relatively quickly and we hadn't seen that. So that's why we were questioning it.

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

Mr Denham — The other one that was questioned, uh, the progress on the house that's on 2nd and Pearl. It had been on our Agenda quite a while ago and it's still, it's occupied. I'm pretty confident that someone lives in there but it's on temporary power.

Mr Wicklund — Yeah, it's occupied. Um, that's another one item that was before the Board for a long period of time and the owner purchased it, um, in the middle of, of the Board addressing it, went in, pulled the right permits, was doing all

the work himself, uh, with limited funds. Isn't a very easy guy to work with. Very, um, I mean, he will let us go in and do inspections any time we want. He is making progress. Um, I know, Jeff, did you visit the property this week?

Mr Oliver — Yes, I stopped by. Uh, was not able to get him to come to the door but I left some cards. Um, he called. Left me a message. Returned call. We had a pretty good conversation for about five minutes and kind of gave him some direction, you know. Hey, let's get the rough-in wiring inspection completed. He'd had one in the past. Uh, it failed. There was just a couple of small things.

Mr Wicklund — He, he's actually very close, um, to being able to get his temporary power changed over to permanent service. As far as I know, that currently is the only concern. I mean, he, the property, uh, meets all of our minimum, it actually doesn't look bad from the, the outside. He's done a ton of work on the inside and the outside both. We just need to get that permanent power on and he's close.

Mr Callihan — It's been five years.

Mr Wicklund — It has. It's come a long ways in five years. It's just been very slow.

Mr Callihan — I drive by there every day. It's been five years. I think something needs to happen. And I'm glad that something is happenin'.

Mr Paul — I've got a couple …

Mr Denham — Thanks for the update.

Mr Paul — Whenever you're ready.

Mrs Harrington — Thank you.

Mr Denham — Ok. Anything else?

Mr Paul — Not for me.

Mr Denham — Thanks for the update Bryan.

Mr Callihan — Thank you.

ITEM # 2829 **2002 S CONNOR**
OWNER: Kimberly Marney
ADDRESS: 2002 S Connor, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the March 23, 2018 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Paul — Uh, the first on is Item # 2829 which is 2002 S Connor.

Mr Denham — We have a motion to have that property the subject of a Dangerous Building Hearing?

Mr Pommert — Mr Chairman, I'd like to make a motion that Item # 2829 at 2002 S Connor be the subject of a Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Wilson that Item # 2829, 2002 S Connor be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (none) Motion carries. The Board turns it over to the City.**

Mr Paul — Thank you. This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building this 27th day of April, 2018, for the purpose of conducting a Dangerous Building Hearing. The City will present its evidence first, after which the public has the right to cross examine witnesses and be heard, as well as present witnesses or exhibits. Uh, the first case for today is Item # 2829 on the Agenda, also known as 2002 S Connor. Uh, the City calls Jeff Oliver.

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

Mr Oliver — Yes.

Ms Willhite — Thank you.

Mr Paul — Will you please state your name and occupation?

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

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

Mr Oliver	Eight years.
Mr Paul	Have you, in the official performance of your duties, had an occasion to inspect the property at 2002 S Connor?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you, you what's marked as Exhibit # 1. Do you recognize it?
Mr Oliver	Yeah, these are photos that I've taken, uh, of the property at, uh, 2002 Connor.
Mr Paul	Do the photographs show a reasonable likeness of the premises in their current condition?
Mr Oliver	Yes.
Mr Paul	If there's no objection, I'd offer Exhibit # 1.
Mr Denham	The Board accepts.
Mr Paul	Uh, what if anything, did you do to ascertain ownership of the property?
Mr Oliver	Had a title search performed.
Mr Paul	I'm goin' to show you what's marked as Exhibit # 2. Do you recognize it?
Mr Oliver	This is a title search we received from, uh, Great American Title, um, showing a Nellie J Salinas and a Giovanni Zavala Nunez as the owners.
Mr Paul	If there's no objection, I'd offer Exhibit # 2.
Mr Denham	Board accepts.
Mr Paul	What, if anything, did you do to ascer, or uh, notify the owners of the property of this action?
Mr Oliver	We sent certified letters out.
Mr Paul	I'm going to show you what had been marked as Exhibits # 3 and # 4. What are they or do you recognize 'em?
Mr Oliver	Yeah. Exhibit # 3 is a certified letter sent to, uh, Zavala Geovanni. That letter is dated, uh, April 2nd, letter her know of today's meeting, April 27th and I do have a signed receipt for that. Exhibit # 4, is multiple certified letters that, uh, were sent, uh, to Nelly and/or uh, Geovanni to, uh, the

address of, uh, 2002 S Connor as well as, I have the original or first letter here, the Finding of Fact letter but I do not have any signed receipts for those letters.

Mr Paul — And I'm goin' to show you, to show you what's been marked as Exhibit # 6. Um, do you recognize it?

Mr Oliver — This is, uh, copy from the Jasper County Beacon that shows, uh, Zalava Geovanni at an address of 2102 S Jackson Ave.

Mr Paul — And to be clear, that, that's the, uh, website named by the Jasper County Assessor, correct?

Mr Oliver — Correct.

Mr Paul — So that's where property tax statements go?

Mr Oliver — Correct.

Mr Paul — And so that's the address that, apparently, at some point and time, the property owner has provide to the County for the purposes of notification, correct?

Mr Oliver — Yes.

Mr Paul — And that is the address for which you have the signed receipt of the letter?

Mr Oliver — Yes.

Mr Paul — And that's Exhibit # 3?

Mr Oliver — Correct.

Mr Paul — And Exhibit # 4, even though we don't have signed receipts for those, those all went to the actual property in question in the event there's anybody living there who has an ownership interest, correct?

Mr Oliver — Correct.

Mr Paul — If there's no objections, I'd offer Exhibits # 3, # 4 and # 6.

Mr Denham — The Board accepts.

Mr Paul — And, and Jeff, uh, looking back at Exhibit # 1, the photographs of the property, did you also post the property?

Mr Oliver — Yes.

Mr Paul — And so there's a placard you placed, uh, on the door that indicates that, uh, this proceeding is taking place and in general, indicates that interested parties should contact the City?

Mr Oliver — Correct.

Mr Paul — What, if anything else, did you do to notify an interested party of this action?

Mr Oliver — It was published in the Joplin Globe.

Mr Paul — I show you what's marked as Exhibit # 7. Do you recognize it?

Mr Oliver — It's the Affidavit of Publication received from the Joplin Globe, uh, showing 2002 S Connor being advertised with the publication dates of, uh, 3/1, 3/8, 3/15 and 3/22 of 2018.

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

Mr Denham — The Board accepts.

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

Mr Oliver — Yes, I do. Subsection Line 4: Whenever the building or structure, exclusive of, of the foundation, shows substantial damage or deterioration of the supporting or non-supporting members, or enclosing or outside walls, or wall coverings. You can see by some of the photos being passed around, um, this property was subject of a fire, um, with pretty good damage to the back portion of the property. It has left the roof damaged, uh, therefore, there's a tarp on it but it, it's blown off and, uh, it's, uh, exposed letting the elements penetrate the property. Um, Line 6: Whenever any portion thereof has been damaged by fire, which this one has, earthquake, tornado, wind, flood, vandals or any other cause to such an extent that the structural strength or stability thereof is materially less than

it was before such a catastrophe or damage and is less than the minimum requirements of this Code for similar new construction. Obviously, with the damage caused by the fire, it does not meet the City of Joplin's codes or ordinances. Um, and then Line 12: Whenever the building or structure, or land it occupies, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition, use, location or maintenance of the building, structure or land. Um, I don't have the exact date of the structure fire on this property but it's been around a year ago and there's been no effort to, uh, repair/rehab the property. Um, so it's, again, not meeting the ordinances of the City of Joplin.

Mr Paul — And do the ordinances require that they address a property that's been the subject of a fire prior to that time?

Mr Oliver — Yeah. I mean, it's, you know, obviously, it's not meetin' the codes and what have you, so it can't sit there in this condition.

Mr Paul — Thank you, Jeff. Uh, now would be, uh, any interested party's opportunity to ask the witness questions. We don't have anybody in the gallery here today. Not aware of anybody who intended to be here. Uh, Jeff, you're excused. Um, I'd also ask that the record be held open to include a copy of, uh, the Joplin Globe on the dates of publication.

Mr Denham — The Board accepts.

Mr Paul — And I'd offer Chapter 26, Articles IX and X of the Joplin Code of Ordinances in evidence before the Board.

Mr Denham — The Board accepts.

Mr Paul — And now would be the defendant's opportunity to present any evidence. Uh, again, nobody here in the gallery. Not aware of anybody who intended to be here today, um, therefore, the City turns it back over to the Board for deliberation and a decision.

Mr Denham — Do we have a motion for demolition?

Mr Pommert — Mr Chairman, I'd like to make a motion that Item # 2829 at 2002 S Connor, uh, be demolished in accordance with Joplin City Ordinance, Chapter 26, Articles IX and X, Lines 4, 6 and 12 to include any outbuildings.

Mr Denham — Do we have a second?

Mr Tylle — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Tylle that Item # 2829, 2002 S Connor be declared a Dangerous Building and ordered demolished in accordance to the City of Joplin Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, Subsections 4, 6 and 12. Demolition shall include any outbuildings. All those in favor of demolition say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (none) Motion carries.**

Mr Wicklund — Uh, Mr Chairman, could we go off the record for just a second?

Mr Denham — Do we need a motion to go off the record?

Mr Paul — You can't really go off the record.

Mr Denham — Ok.

Mr Wicklund — We need pictures taken really quick. So if everybody could smile real big and look real official.

Mr Denham — And let her Photoshop it later?

Mr Wicklund — I just didn't see the need to get that recorded in the minutes.

ITEM # 2830 — **2005 S CONNOR**
ADDRESS: James Dailey
346 SW Washington Ave, Fort White, FL 32038
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the February 23, 2018 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Paul — The other case for your consideration is Item # 2830 which is 2005 S Connor.

Mr Denham — We have a motion to have Item # 2830 a subject of a Dangerous Building Hearing?

Mr Wilson	Mr Chairman, I make a motion that Item # 2830, 2005 S Connor be the subject of a Dangerous Building Hearing.
Mr Pommert	Second.
Mr Denham	**Motion by Mr Wilson, second by Mr Pommert that Item # 2830, 2005 S Connor be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (none) Motion carries. The Board turns it over to the City.**
Mr Paul	Thank you. This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building this 27th day of April, 2018, for the purpose of conducting a Dangerous Building Hearing. The City will present its evidence first, after which the public has the right to cross examine witnesses and be heard, as well as present witnesses or exhibits. The case for today is Item # 2830 on the Agenda, also known as 2005 S Connor. Uh, the City recalls Jeff Oliver and Jeff, I'm goin' to remind you that you're under oath. Would you please state your name and occupation?
Mr Oliver	Jeff Oliver, Building Inspector for the City of Joplin.
Mr Paul	And how long have been employed in your current position with the City of Joplin?
Mr Oliver	Eight years.
Mr Paul	And have you in the official performance of your duties, had an occasion to inspect the property known as 2005 S Connor?
Mr Oliver	Yes, I have.
Mr Paul	I'm goin' to show you what's marked as Exhibit # 1. Do you recognize it?
Mr Oliver	Yip, these are photos, uh, that I have taken of the property when it was posted.
Mr Paul	And do the photographs show a reasonable likeness of the premises in their present condition?
Mr Oliver	Yes, they do.
Mr Paul	If there's no objection, I'd offer Exhibit # 1.
Mr Denham	The Board accepts.

Mr Paul	What, if anything, did you do to ascertain ownership of the property?
Mr Oliver	Had a title search done.
Mr Paul	I'm goin' to show you what's been marked as Exhibit # 2. Do you recognize Exhibit # 2?
Mr Oliver	This is a title search received from Great American Title showing a James Edward Dailey as the owner.
Mr Paul	If there's no objection, I'd offer Exhibit # 2.
Mr Denham	The Board accepts.
Mr Paul	What, if anything, did you do to notify the owners of the property of this action?
Mr Oliver	Sent certified letters.
Mr Paul	I'm goin' to show you what's been marked Exhibit # 4. Do you recognize Exhibit # 4?
Mr Oliver	Uh, Exhibit # 4 is a certified letter sent to Mr Dailey. Um, I just received the returned signature for that letter. It's dated April 2nd, letting him know of today's meeting, April 27th. Um, Exhibit # 4 is another letter that was sent to him, uh, letting him know of last month's meeting and I have a signed receipt for that as well.
Mr Paul	And I'll also show you what's been marked as Exhibit # 3. Do you recognize Exhibit # 3?
Mr Oliver	Yes, this is the print out of Jasper County Beeking, Beacon, that shows, um, the property at 2005 S Connor. It also shows, uh, Mr Dailey's address which is, uh, 346 SW Washington Ave in Fort White, Florida.
Mr Paul	And to be clear, uh, Beacon is the website maintained by the Jasper County Assessor?
Mr Oliver	Correct.
Mr Paul	That's the address that he has provided at some point for notice for property tax purpose?
Mr Oliver	Yes.
Mr Paul	And that's where we mailed Exhibit # 4?

Mr Oliver — Yes.

Mr Paul — And that's where he, uh, gave us a couple of signed receipts, correct?

Mr Oliver — Correct.

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

Mr Denham — The Board accepts.

Mr Paul — And Jeff, we look back at Exhibit # 1, you've also posted some kind of a notice on the property. Can you describe, uh, what that notice is and what he tells any interest party?

Mr Oliver — Yeah, that's the standard, uh, Dangerous Building placard that is, uh, posted on a property, uh, before it's brought to this Board.

Mr Paul — And it basically gives anybody who might be around the property notice that there is some kind of proceeding before this body?

Mr Oliver — Correct.

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

Mr Oliver — There was a notice, or it was published in the Joplin Globe.

Mr Paul — Show you what's marked as Exhibit # 5. Do you recognize it?

Mr Oliver — It is the Affidavit of Publication showing 2005 S Connor, uh, being advertised in the paper on 3/1, 3/8, 3/15 and 3/22 of 2018.

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

Mr Denham — The 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 General Contractor on several residential projects in the Joplin area for over a twenty year period.

Mr Paul — And from an inspection of the property at issue here, do you have an expert opinion as to whether or not these con, these premises constitute a Dangerous Building as defined in Chapter 26, Article X, Section 26-612 of

the Code of Ordinances of the City of Joplin and if so, in which of the definitions of a Dangerous Building do you base your opinion, if any?

Mr Oliver — Yes, I do. Subsection, Line 10: Whenever the building or structure, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, trash, filth, inadequate light, air ventilation or sanitation facilities, or otherwise is determined to be unsafe, unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease. You can see by the photos, uh, obviously this property is not occupied but is not fit for human habitation in its current condition. Line 12: Whenever the building or structure, or land it occupies, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition, use, location or maintenance of the building, structure or land. And Line 13: Whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. Again, as you can see by the photos that have been passed around, this property is open. Um, in general, it's just in really bad dilapidated condition. I will add that I have had a phone conversation, uh, shortly before last month's meeting, actually. Um, he had said at the time that he was wanting to try to sell the property. Um, I did, this week, receive a phone call from a man that was inquiring about it. I told him of today's meeting. Asked him to show up. Apparently, he's not that interested. Um, that being said, the definitions I've given you as to a dangerous structure needs to be brought out.

Mr Paul — Thank you, Jeff. Uh, now would be the owner or any interested party's opportunity to question Jeff. Does the Board have any questions for Jeff on the property? I see none. Uh, thank you, Jeff. Uh, I would ask or I'd offer Chapter 26, Articles IX and X of the Joplin Code of Ordinances as evidence before the Board and I'd also request the record be held open to include a copy of the Joplin Globe on the dates of publication.

Mr Denham — The Board accepts.

Mr Paul — Now would be the opportunity for any interested party to present evidence. Again, nobody in the gallery here today. Not aware of anybody who intended to be here, uh, therefore, uh, the case is submitted to the Board for deliberation and decision.

Mr Denham — We have a motion for demolition?

Mr Pommert — Mr Chairman, I make a motion that Item # 2830 at 2005 S Connor be ordered demolished in accordance to the Joplin Code of Ordinances,

Chapter 26, Articles IX and X, Lines 10, 12 and 13 and including all outbuildings.

Mr Tylle — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Tylle that Item # 2830, 2005 S Connor be ordered demolished, be declared a Dangerous Building and ordered demolished in accordance to the City of Joplin Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, Subsections 10, 12 and 13. The demolition will include all outbuilding. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (none) Motion carries.**

Mr Paul — That's all for me.

ITEM # 2821 — **1720 GLOVER ST**
OWNER: Ryan P and Kacy L Griesmer
ADDRESS: 1280 S 14th Ave., Jenks, OK 74037
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the March 23, 2018 meeting for a Demolition Hearing and Progress Report (SIXTH TIME BEFORE THE BOARD)

Mr Oliver — Ok. Go to Item # 2821, 1720 Glover. Um, I believe I passed around some photos of that that I've taken yesterday. He's come a long way, uh, with that. Um, made good progress. He did send me an e-mail and I did have a phone conversation with him again yesterday. Uh, he's actually making a contact, so, um, he said, "Jeff, I received your latest letter. I wasn't able to get the exterior completely done but its close. I still have some work on the front porch and some fascia work here and there. I also haven't started on the garage yet. I've, uh, attached some photos (which he did). I'll probably have to take a break on it a while or at least work will slow down a bit until I can get through planting season. (So apparently he's a farmer. He's getting ready to put crops in). Please let me know your thought and what I need to do." So, um, his permits in place. It's up to you guys whether you want to keep it. I no longer think it's dangerous. He's still subject to all the inspections that are comin'. I believe he's put enough money into it that he's not goin' to let it go. Um, but it's a few, uh, if you do want to continue it, I told him that, um, I would even suggest, maybe continuing it 'til June, if that's what you decide to do, in order to allow him, you know, possibly some time to do his exterior.

Mr Denham — He's actually doin' the work himself on the exterior?

Mr Oliver	He's got a helper.
Mr Denham	It looked good. I was impressed with what he got done.
Mr Callihan	Yeah, its new windows, um, the, the exterior of the house looks fine. He's got some soffit work on the front. The garage is still pretty rough but it didn't look like any work on the interior but that's kind of how far we want to take it but I'm, I think, you know, we could take it sixty days or whatever.
Mr Denham	It looks good. I'm impressed.
Mr Oliver	His permit, his permit will cover the work to come in, as far as the interior goes.
Mr Callihan	Right, right.
Mr Denham	It's a big turnaround.
Mr Callihan	I'm still kind of confused as far as how far we want to take it, 'cause we talked about exterior now we want to take it through completion. So I'm still, make up my mind for me.
Mrs Harrington	I'd be inclined to leave it on but give him a couple of months. I'd just like to see it…
Mr Callihan	Yeah.
Mrs Harrington	Done. If we don't, sometimes it just come back to bit us.
Mr Denham	I'd hate to see all of his work be ruined, because, you know, because someone broke out the windows and move, camped in, moved in and camped in or something. I, I'd certainly be open to June or July.
Mrs Harrington	June or July? You think he'd still be workin' on it in July?
Mr Oliver	I'm hopin' by June, he'll be…
Mr Callihan	He should have his planting done by, by then.
Mr Denham	Hope so.
Mr Callihan	He should have crops planted by…
Mr Wilson	Should be in by the end, before the end of May.

Mrs Harrington — Mr Chairman, I make a motion that Item # 2821 at 1720 Glover St be continued until June 22nd for a Progress Report or Demolition Hearing.

Mr Callihan — Second.

Mr Denham — Who second it?

Mr Callihan — Me.

Mr Denham — **Motion by Mrs Harrington, second by Mr Callihan, that Item # 2821, 1720 Glover St be continued to our June 22nd meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (none) Motion carries.**

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

Mr Oliver — Ok, next would be item, uh, 2827, 1010 S Monroe. Um, there is a permit in place. Progress is pretty slow but that permit's still good, so, I guess, I've got down to continue to May.

Mr Callihan — I drove by. I can, outside of cutting some trees in the back and a nice, shiny red dumpster in the front, I can't see that anything's been done.

Mr Denham — Well it's probably stuff that people just drove by and …

Mrs Harrington — Yeah.

Mr Denham — Dumped in on 'em.

Mr Callihan — I mean, I…

Mr Denham — Yeah, I agree.

Mr Callihan — The windows, the doors are open. It, it looks like they've cut some trees and walked away. I, I can't see, and no body's here, I…

Mr Denham — The first order of business was to get that tree down, because it was on…

Mr Callihan — Right.

Mr Denham	Partially on the building.
Mr Callihan	Right, but…
Mr Denham	But that's it. And every time it rains it's got to be getting just flooded.
Mrs Harrington	Have you talked to them at all?
Mr Oliver	Not this past month.
Mrs Harrington	We got it…
Mr Denham	I'm glad they…
Mrs Harrington	Four, four months now?
Mr Denham	I'm glad they at least got the permit but, I'd like to keep it on our Monthly Agenda until we actually see something.
Mrs Harrington	Yeah, I think so.
Mr Callihan	If we see the same kind of results next month, I mean, there's just…
Mr Harrington	Something to get their attention.
Mr Callihan	Nothing going on.
Mr Tylle	Mr Chairman, I make a motion that Item # 2827, 1010 Monroe, be continued to our next meeting, May 25h?
Mr Denham	Yes.
Mr Tylle	May 25th, uh, for Progress Report and Demolition Hearing.
Mr Pommert	Second.
Mr Denham	**Motion by Mr Tylle, second by Mr Pommert that Item # 2827, 1010 S Monroe be continued to our May 25th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2831 **912 S SERGEANT**
OWNER: Amal Sing & Kevin Salendra
ADDRESS: 245 Fullerton Dr, Turlock, CA 95382
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the March 23, 2018 meeting for a Demolition Hearing and Progress Report 9THIRD TIME BEFORE THE BOARD)

Mr Oliver — Next item is # 2831, 912 S Sergeant. Um, I did pass around some photos on that as well. Uh, he's made a lot of progress in the last months. Uh, the electric's been hooked back up to it. Uh, the railing on the upper floor, upper level's been repaired. Looks like all of his windows and things have been repaired. Um, one the things, one of the other things we asked him to do was, uh, find a heat source of each of the units. Um, I've attempted twice this last week to get a hold of the local person that's workin' on it and, uh, he doesn't have voice mail set up so I can't even leave a message but, wanting to get in and verify to see if he's had the base board heater put in or anything yet. But as far as dangerous, I don't believe it's dangerous any longer. If you want to, again, if you want to keep it, uh, you can, uh, but he's about fulfilled everything on the list that we asked him to do. Other than the electric source, he does have some open soffit there that still needs repaired.

Mr Callihan — Weren't there a couple of windows that were broke, well, missing as well, on the second floor, north side?

Mr Oliver — I believe he's got 'em fixed. I know there's some areas that are boarded, that are boarded up high there.

Mr Denham — So we haven't had any inspections…

Mr Oliver — It was like, I have not. Uh, I think those holes were, uh, maybe, where maybe a window unit, type air conditioning unit…

Mr Callihan — It could have been.

Mr Oliver — Might have been.

Mr Callihan — It looked like a piece of rug of something stuck, stickin', on the north side.

Mr Denham — Yeah, I saw it too.

Mr Callihan — You did?

Mr Denham — Yeah.

Mr Callihan — Ok. I mean, it's minor, in the overall scheme but …

Mrs Harrington	Well, if he's goin' to rent it, if it's a rental unit, I'd just as soon hold onto it until we know, 'cause, 'cause if somebody gets into there before it's done, it's goin', it goes down twice as fast.
Mr Callihan	Yip.
Mrs Harrington	I mean, it's just…
Mr Oliver	I'll try to type up a letter, asking him to contact me so we can verify that. Leave it on the front and back door and I believe we can verify that.
Mr Callihan	Especially, since it's there, they're planning to keep it as a four-plex, I guess? I notice only one meter, electric meter out, out back.
Mr Oliver	Right now, yeah.
Mr Wilson	Well if you look in the pictures, Jeff, the yeah, there's only one meter that has a head on it.
Mr Callihan	Right.
Mr Callihan	That's what I'm talkin' about.
Mr Wilson	But there is four.
Mr Callihan	But that's what I say, it's a four-plex but, I, I saw only one head on it.
Mr Wilson	That's probably the one he's using as far as the, to do the work in the house.
Mr Callihan	Yeah, yes.
Mr Wilson	No, I, I'd recommend that if there's still some electrical problems, yeah, I'd, I'd say got another month on it.
Mr Oliver	Ok.
Mr Denham	We have a motion to continue?
Mr Wilson	Mr Chairman, I make a motion that Item # 2831, 912 S Sergeant be continued to May 25th for a Progress Report and Demolition update.
Mr Pommert	Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert, that Item # 2831, 912 S Sergeant be continued to our May 25th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2834 — **2206 HARLEM**
OWNER: John Brigs
ADDRESS: 44047 Bradley Dr., Joplin, MO 64804
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the March 23, 2018 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — Item # 2834. Uh, 2206 Harlem. I did, uh, get a phone call from Mr Brigs yesterday. Um, he was requesting it be extended. Uh, I have to do that any way because I did not get it put into the paper. Um, he bought it, I believe, in a tax sale and he's still trying to work out the legalities. But, he wasn't for sure what he's goin' to do yet. So, by next month, hopefully, he'll have a decision on demo or rehab or …

Mr Denham — Have you been inside it?

Mr Oliver — I have. It's not horrible.

Mr Denham — I mean it didn't look bad from the road.

Mr Oliver — Right. I mean, it's been vandalized a little bit, you know, sheet rock busted up, things like that but it's, it's a habitable property, it just needs to be done and if nobody can, then we got to do, you know, gotta do something with it, so…

Mr Denham — Ok.

Mr Callihan — Uh, like Kyle, I, you drive around and, you know, it doesn't look bad from the exterior. You, you obviously know a lot about, or know more about the interior, the overall scope of it but for the street, you know, it doesn't look too overwhelming, so..

Mr Oliver — Right. Neighbor, if the neighbor hadn't called, we wouldn't even know and she'd probably seen people 'cause it's open, you know.

Mr Callihan — Right.

Mr Oliver — And he'd probably seen people, 'cause it's open, you know.

Mr Callihan — Right.

Mr Oliver — Seen the inside of it, uh, people campin' out in it, whatever, so she called about it and we went and investigated it and here it is. So…

Mr Denham — We have a motion to continue?

Mr Callihan — Mr Chairman, I make a motion that Item # 2834, uh, 2206 Harlem be put on, on, uh, May 25th Agenda for a Progress Report and Demolition Hearing.

Mr Tylle — Second.

Mr Denham — **Motion by Mr Callihan, second by Mr Tylle that item # 2834, 2206 Harlem be continued to our May 25th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2835 — **309 MICHIGAN AVE**
OWNER: Anglin & Associates # 12
ADDRESS: PO Box 794548, Dallas, TX 75379
Finding of Fact Hearing scheduled for this date.

Mr Oliver — Item # 2835 is a new item, uh, 309 Michigan. Property was subject of a fire. Uh, got out of town owners but I have had a phone conversation, uh, with the owner. Um, he, actually, was havin' somebody look at it to see if they could rehab it.

Mr Denham — Are you serious?

Mr Oliver — So, uh, of course, I gave him my opinion which was the opposite of that but…

Mr Denham — Wow!

Mr Oliver — And then he was also wanting to know, uh, if the City was interested in buying it and extending the parking lot, so he's…

Mr Denham — Are there insurance proceeds, do you know?

Mr Oliver — Uh, you know, I don't recall. I'm sure there is. He, he actually has a couple of properties in town. There was another one that had a fire on, uh, 4th Street a couple of years ago and he did rehab it. But anyway, I mean, we gotta continue it for thirty days but…

Mr Denham — This one melted the neighbors siding next door.

Mr Callihan	Yeah.
Mrs Harrington	Wrong place, wrong time.
Mr Denham	Do we have a motion to continue?
Mr Pommert	Mr Chairman, I'd like to make a motion that Item # 2835, 309 Michigan be continued to the May 25th meeting for Progress Report and Demolition Hearing.
Mr Wilson	Second.
Mr Denham	**Motion by Mr Pommert, second by Mr Wilson, that Item # 2835, 309 Michigan be continued to our May 25th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (none) Motion carries.**
Mr Denham	Any other business? We have a motion to adjourn.
Mr Wilson	So moved.
Mr Pommert	Second.
Mr Denham	**All those in favor. (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Wilson, Mr Tylle and Mr Denham) We stand adjourned.**

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 10:52 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Elizabeth A Willhite, Notary Public

My Commission expires: November 8, 2020

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

