MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
April 28, 2017
9:00 AM

Kyle Denham, Chairman, called the April 28th, 2017 Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Crystal Harrington, Rylee Hartwell, David Pommert, Mark Callihan and Ervin Wilson. City officials present: Jeff Oliver, Building Inspector: Jordan Paul, Assistant City Attorney: Bryan Wicklund, Chief Building Official and Lindsay Dunn, Notary Public.

Mr Denham — If you could come up to the podium, state your name and what Item you are here to speak on, please.

ITEM # 2784 — **2108 W 3rd St**
OWNER: 2108 W 3 Tr
ADDRESS: PO Box 3133, Joplin, MO 64803
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 24, 2017 meeting for a "Demolition Hearing" and Progress Report (SEVENTH TIME BEFORE THE BOARD).

Mr Michael — Bill Michael. 2784-2108 W 3rd.

Mr Gilleland — Denton Gilleland, same address.

Mr Denham — Can you tell us about the progress this month?

Mr Gilleland — Well, I, uh, gutted it all out inside and, and the front part of the front building. The electrician said that I needed to get a, uh, framing, inspection done, because it was built, probably 100 years ago and they didn't, they just used, uh, like 2 X 2's and 2 X 4's on the side and stuff to frame it up. So, that is my next thing, is to get the inside beefed up so that they can put their boxes and wire it. So I came down to get a permit and he called me back later and said I could just work off the existing building permit that I have. So, uh, that's what we've been doing is working on the, uh, working on that, trying to get the framing better.

Mr Denham — When do you think you will be ready for a framing inspection?

Mr Gilleland — Uh, it's going to take a couple of weeks. It's quite a bit to do. That whole front end of end of the, the, uh, building is going to have to be reframed. Uh, I'm going to leave the existing framing there 'cause it's, it's held it up for probably a hundred years but I'm going to just kind of put it in next to

it, the, the, uh, new framing. So, it will probably take a couple of weeks to get that done.

Mr Wicklund — Yeah, the, the framing issue really is not, um, not a structural concern. Like, uh, Mr Gilleland said, the electrician was the one that kind of generated this portion of the project because the existing walls were so thin you cannot even pull wire and it won't even accept shallow boxes. So, either surface mount everything or fur out the wall, which is really, I think the plan is to just to fur the walls out, make them thicker so that, then he can wire it and insulate it properly.

Mrs Harrington — Is that going to be an inspectable, um, progress then, or do we need...

Mr Wicklund — Well, yeah, we will inspect the framing that he does, however, again, unless the original framing has cracked or deteriorated to the point that it's not holding anything up, we don't require him to do anything. So the framing portion he is doing is really just getting it ready so that he can, his electrician can wire it. We will inspect it, yes.

Mrs Harrington — When did the electrician come in?

Mr Gilleland — Oh, it was about, uh, a week, week and a half ago, I guess.

Mrs Harrington — Well, the last meeting, I'm looking at the Minutes from last meeting and it says, uh, that you were going to have the wiring and sheetrock done, which I understand you can't do the sheetrock if, if the electrician isn't done and there's more framing to be done but seems like that could have happened a little further out than a week ago. Um, so ...

Mr Gilleland — It was a pretty bid job just getting everything out of that house. All the gutting it all and getting all the debris out and stuff. Is really necessary for this to remain on the Dangerous Building List? It's from the exterior, there's nothing really wrong with it, uh, and there's no danger to anyone. We're just, at this point it's just a remodel inside. So, I mean, can't we just, is necessary to continue to, to come here?

Mr Denham — You want to explain to him what he needs to do to get it off the, off our Agenda?

Mr Oliver — Well, through the tornado, Denton, this Board kind of got away from seeing the projects that come to this Board, all the way through because of the massive about of cases we've had. So, during that time, this Board and the City, they kind of let them go once the outside was buttoned up and, uh, nobody could get into them and they, as far as the exterior meeting the City's codes. Prior to the tornado, many of these cases stayed

on the Agenda until they were a livable structure. And we are starting to head back that way.

Mr Gilleland — OK. Ok, I was just curious. I guess I thought that maybe…

Mrs Harrington — I think that's been our charge from Counsel and the people at a higher paygrade than we are, right?

Mr Denham — Yup. And the reason, just to try and make sure that this thing gets finished. It's been on our Agenda for quite a while now. It's not moving super quickly. So, with that in mind, what do you think you could have done our next meeting?

Mr Gilleland — Well, have the framing portion all complete. Uh, and uh, hopefully have the electric started, or finished.

Mr Denham — Is there plumbing to be done, too?

Mr Gilleland — Yes, Uh huh? There is existing plumbing but, it, I am sure it's not any good.

Mr Denham — Is that something you can get started on and have the electrician and the plumber working …

Mr Gilleland — Oh, probably.

Mr Denham — Back to back or together, I mean?

Mr Gilleland — I got to build some closets in it, that we tore the closets out. They were just kind of, uh, you know, aren't built very well, so, I got to put, put those back in the bed rooms.

Mrs Harrington — We talked about plumbing last month too and, uh, you said, "It's not going to be a huge job, I wouldn't think, unless I just update the existing plumbing because it's pretty much where I want it to be. I mean the bathroom is going to stay where it's out in the kitchen, in the same spot." Then we talked about heat and air, so we've covered a lot of these same items, monthly. I'm sure that if we pulled the minutes from the last three or four, that we would have gone over the same things. So, I'd like to see your electrician get on it so you can tell us the inspection is done and you are hanging sheetrock next month.

Mr Gilleland — Ok.

Mrs Harrington — And that would be a really good goal, as far as I'm concerned. I don't know how anybody else feels.

Mr Denham	Yeah, but the plumbing would have to be in place as well…
Mrs Harrington	Right.
Mr Denham	Before the sheetrock. And I don't know about HVAC, uh, you're heating and cooling duct work?
Mr Gilleland	The existing, uh, it's got one of those outside units. It's not real old, so I think its ok.
Mr Denham	The duct work, it should be ok. Any other questions?
Mrs Harrington	Mr Chairman, I make a motion that Item # 2784, at 2108 W 3rd St be continued until May 26th for a Progress Report and Demolition Hearing.
Mr Wilson	Second.
Mr Denham	**Motion by Mrs Harrington, second by Mr Wilson that Item # 2784, 2108 W 3rd St be continued to our May 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham). All those oppose (none) Motion carries**. Thank you.
Item # 2795	**430 N Byers** **OWNER: Mark Russell** **ADDRESS: 160 SE Star Rd, Baxter Springs, KS 66713** **"Demolition Hearing" has been posted in the Joplin Glove Legal Section. Item continued from the March 24, 2017 meeting for a Demolition Hearing and progress Report (THIRD TIME BEFORFE THE BOARD)**
Mr Denham	Morning.
Mr Russell	I'm Mark Russell. I'm here about 430 N Byers.
Mr Denham	Item # 2795.
Mr Oliver	Mr Russell has completed the list that Bryan and I gave him and as well, he went ahead and painted it. So, I've got it down to release.
Mr Denham	Appreciate you getting it done. Is there a motion to release?
Mr Wilson	Mr Chairman, I make a motion that Item, uh, what is it, 27 –
Mr Callahan	2795.

Mr Wilson — Item # 2795, 430 N Byers, be released from our Agenda.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert, that Item # 2795, 430 N Byers be released from our Agenda due to the project completion. All those in favor say "ayes" (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham). All those oppose (none) Motion carries.** Thank you, Mr Russell.

Mr Russell — Sir, do I have permission to take the, the tag off the house and go ahead and get it ready to rent and everything?

Mr Oliver — Yes.

Mr Russell — OK, Just want to make sure. Thank you.

Mr Denham — Appreciate it. Thank you.

ITEM #2785 — **417 S PARK**
OWNER: Dawn Morian
ADDRESS: 6720 Woodson, Raytown, MO 64133
Demolition Hearing has been posted in the Joplin Globe Legal Section. Demolition Hearing and Progress Report (SEVENTH TIME BEFORE THE BOARD)

Mr Denham — Morning.

Ms Morian — Dawn Morian, 417 S Park.

Mr Denham — Can you tell us, uh, what's been going on on the property?

Ms Morian — Had the house completely, uh, re-roofed, metal roofing, shutters, walk, uh, did the stripe on the side. I've done everything I possibly can until I get temporary electricity and I've paid my electrical contractor $500.00 deposit. I've got a receipt from showing that I did and I still don't have electricity installed. So, I have to have it installed before I can continue.

Mr Denham — Can't put the widows in without the electricity?

Ms Morian — Well, you know, they have to be furred in and that type of thing, so and everything but…

Mr Denham — Typically, the windows go in …

Ms Morian — I've talked to Eileen, I've called him and everything else and he's so busy but I, you, you mentioned that you could get him to put it in there. Jeff did.

Mr Denham — I'm sorry, what?

Ms Morian — So I'm trying to renew my, renew my permit today.

Mr Oliver — Dawn came in earlier this week. Um, her original permit has expired. I asked her if she would come back and visit with the Board. We would kind of like the Board's blessing to extend that permit. The City does not have an issues extending it. She has been informed that she will have to write out a request to extend that. You guys give her, her your blessing and then Bryan will sign off on it.

Mr Denham — What, what would the period of extension be, six months?

Mr Oliver — Bryan?

Mr Wicklund — You could set it for less than that if you chose, but I could do it up to six months.

Mr Denham — And this would still remain on our Agenda or would we take it off the Agenda with the Permit?

Mr Wicklund — Either way.

Mr Denham — I mean, it just seems like it's not getting done, is my only concern. I've driven by it for months now and the boards have been over the windows. I, I don't really see how the electrical is slowing down the window installation. That's the kind of thing that, we like to see is the exterior, at least, get finished up so that the neighborhood doesn't look like it's slighted. And with boards, random boards just nailed across the windows, it doesn't help the appearance of the neighborhood. I have no problem extending the permit. I think that's the only way it's going to get finished. But I would like to see the exterior…

Mr Morian — Thank you, Sir.

Mr Denham — Hit on pretty quickly.

Mrs Harrington — Ninety days?

Mr Denham — I think ninety days would…

Mr Wicklund — Who, who is your electrician?

Ms Morian	I have tonitois, Sir, I need to hear it a bit louder.
Mr Wicklund	Who is your electrician? I might be able to give them and call and just let them know the urgency of getting your temporary connected.
Ms Morian	I paid him with a charge card over the phone.
Mr Wicklund	If it's ok with you, I'll give them a call and see if I can help speed them along.
Ms Morian	Please.
Mr Wicklund	No problem.
Ms Morian	Ok, Thank you.
Mr Denham	Any other questions or comments?
Ms Harrington	Did you come here, today from Raytown to meet with us?
Ms Morian	What?
Ms Harrington	Did you come from Raytown to meet with us today?
Ms Morina	Yes.
Ms Harrington	Thank you for that. Thank you. When we have property owners that are, you know, far away…
Ms Morian	I"ve never had to do this…
Mr Denham	We have to have you at the mic because we have to record this for our Minutes.
Ms Harrington	I just want to thank you for being here.
Ms Morian	Yes, I did come here from Raytown today. Dawn L Morian.
Ms Harrington	Thank you.
Mr Denham	Thank you.
Ms Harrington	Mr Chairman, I make a motion that Item # 2785 at 417 S Park be continued until July 28th for a Demolition Hearing and Progress Report

and that the building permit that she is now in possession of, be extended for that ninety day period of time.

Mr Hartwell — Second.

Mr Denham — Motion by Mrs Harrington, second by Mr Hartwell that Item # 2785, 417 S Park be continued to our July 28th meeting and the permit be extended for ninety days to allow the completion of this project.

Ms Harrington — Mr Chairman, I am sorry, do we want to extend that for ninety days. I know we want to extend the permit ninety days …

Mr Denham — I'd rather keep it on a monthly.

Mrs Harrington — I apologize. I misspoke, so what do I do?

Mr Denham — You want to amend your, uh, …

Mrs Harrington — I would like to amend my motion that we continue the building permit for ninety days until the end of July of 2017 but that we, uh, bring Item # 2785 back to the Board at our May 26th meeting of a Progress Report and Demolition Hearing.

Mr Denham — You want to go on and second that.

Mr Hartwell — Yes.

Mr Denham — **Motion by Mrs Harrington, second by Mr Hartwell that Item # 2785, 417 S Park, be continued to our May 26th meeting for Progress Report and Demolition Hearing and that the building permit be allowed to be extended for ninety days, until July 28. All those in favor of the extension say "ayes" (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham). All those oppose (none) Motion carries.** If you want to, can you hear me ok? If you want to you can just call Jeff.

Ms Morian — I did, I have and I left…

Mr Denham — I mean in the future, you can call Jeff and that we you don't necessarily have to drive down here…

Ms Morian — OK.

Mr Denham — Every month.

Ms Morian — OK.

Mr Denham — Does that make…

Ms Morian — I have called him and left messages like three or four time on my progress.

Mr Denham — OK. You are welcome to come. Yeah, if you want to just tell, keep him updated, that will help.

Mr Oliver — She has done that.

Mr Denham — Ok.

Mr Oliver — If you can take a minute, before you leave town, take a minute before you leave and write out on a piece of paper, requesting your extension so Bryan can have it.

Ms Morian — Should I got down to the fourth floor?

Mr Oliver — That's fine

Ms Morian — Ok, thank you.

Mr Oliver — Ok.

Mr Denham — Thank you. Anyone else want to come up and tell us about your property?

ITEM # 2781

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

Mr Denham — Morning.

Ms Julien — Good Moring. I'm Laura Julien and the property is at 519 N Jackson. It is coming along, slowly.

Mr Denham — You got any progress.

Ms Julien — Slowly, it's slowly coming along. Um, I snagged my boss' cousin from Springfield and I'm paying her to help me. So, it is actually easier, now, with two people to put up the siding. Um, the front is done. I've done a lot of shifting 'cause they had to move the windows and everything. Um, it just has to have like the final screws put in and all that when I finish, you

know, shifting it where I want it. Um, and then the side, on the south side, um, the center half is done. I still have to do the top half on that. Um, the north side and the back's not done yet. The back, I was saving until last because that's after I get my electrical permits to do the the electric inside 'cause all of it runs up the walls and the back and I didn't want to touch anything, you know, there in the back without electrical permits 'cause that's all got to be taken down when they redo the box. Um, so that's why the back isn't done yet. That will be for the very last. But I think the permit was only for ninety days and I wanted to see if we could extend that so I could get this finished.

Mr Denham — How much time do you estimate you'd need for an extension?

Mr Julien — Um, like I said before, well, if we have two good sunny days I could get the siding all finished, in just a couple of days. Um, the rest of the it, I'd probably take another month or two to get the rest of it finished 'cause the inside of it is not that bad. I mean, it needs, um, of course leveling and stuff. The whole living room floors are still torn out 'cause I'm not doing that until after we do the re-wiring. I'm not putting floors back in before the electrical is done. Um, because that's what the contractor told us anyway, just to leave it out. Um, like I said, the dining room floors weren't even torn up except for the edges. Um the walls are pulled back in on the floor joists, so, you know, that's a plus there. It just needs the floors replaced after the electrical is done inside and of course, all the cosmetic, all the walls and all that need the, uh, wall paper pulled down, the cracks filled in and a lot of places need dry wall put in instead of the plaster that was all crumbling. So, as I said, just a couple of months and I should be done with it.

Mr Oliver — Have you already talked to a electrician and plumber and got them lined up to come …

Ms Julien — The plumbing is fine, but the electrical, I've already lined that up, yeah, with Thomas Allen, Tom Allen. Thomas, Tom whichever you want to call him. Yeah, he's going to be doing the electrical.

Mr Denham — And he is a licensed electrician?

Mr Julien — Oh yeah, yeah. He's the one who did all the casinos and everything. Right now, he's on another job, still, in Oklahoma and then he will be finished and going back up to Springfield. But yeah, he can come down any time. I'm just not ready for him yet.

Mr Denham — Is it vinyl siding you are planning on putting on?

Ms Julien — It, it's wood siding. It's the T-111's,

Mr Oliver — You've got some pictures there.

Ms Julien — Yeah, I ran into rain delays too and then, like I said, I went and snagged someone in Springfield to help me. So she is down here staying with me for a while. It was going really slow with just one person trying to put it up anyway. I'm slow with it but, it's thorough.

Mr Denham — Are you going to wrap the fireplace with the T-111, as well?

Ms Julien — No, the fireplace is actually going to be resurfaced with brick. We are going to do that whole thing with brick to make it match with the top. They re-did the chimney on the very top above the roof, uh, but they didn't do the whole fireplace because it still had the cement stucco around it. Well, the stucco had leaked in between the bricks and the stucco and had separated. So we removed almost all of that, um, and the bricks re-faced all the way up just to match the pillars and we will re-do the pillars in the front.

Mr Denham — Do you have any concerns extending the permit for the stay?

Mr Oliver — Um,…

Mr Denham — You have any concerns extending the permit or the stay?

Mr Oliver — It's slow. Um, the floor joists are still exposed, there's, I mean, there is a lot work to be to be done.

Mr Denham — Yeah, I'm not sure sixty days is going to be enough. We might do it in sixty days and then …

Ms Julien — Ok.

Mr Denham — Then evaluate it.

Ms Julien — OK. I mean, the inside will go easier and quick because there's no rain inside. I mean I would have had this done but any time it was sunny out I would pull of the job where we were laying 10,000 square feet of tile off of Johnson and 44th down there. So everything, it's sunny, I would pull off and come up here and you know, work on this one but I just can't do the outside in the rain. So, on the sunny days, I've gotten my, you know, my act over there and gotten it going but, it, it's slow. But now I do have a helper so it's a little bit faster with a helper. My boss even pulled off, yesterday, for a couple of hours to come over and help. So…

Mr Oliver — You need to call in and have a floor joist inspection.

Ms Julie	When I get ready to do the floors?
Mr Oliver	You need to have a floor joist inspection done so you can get the floors covered up. If you are thinking that that's what's holding your electrician up, let's get that done while you're putting the siding on. Get him in…
Ms Julien	OK.
Mr Oliver	Get him going so we're …
Ms Julien	Ok.
Mr Oliver	Not dragging this out any further. You can do multiple things at one time.
Ms Julien	Ok
Mr Oliver	You just need to get on it and stay on it.
Ms Julien	Ok. Yeah, 'cause the inside I can do even on a rainy day. So that's ok. I can do that.
Mr Denham	Any other questions or comments?
Ms Harrington	Well, we put the stay on this in January. We ordered it demolished and put a stay on in January and uh, you were quite upset at that point and ready to really, you promised us you would just forward ahead and get this done.
Ms Julien	Uh, huh.
Mrs Harrington	But I think it's been slower than what we actually thought. So anyway, my only comment is just that I would like to see you really, um, get this, get this finished. I don't need to see any pictures and I don't…
Mr Julien	I was just give you the check list on what was done…
Mrs Harrington	No, I…
Ms Julien	because a lot of it you can't see.
Mrs Harrington	No, I think we've got it.
Ms Julien	Ok.
Mrs Harrington	But I just want to remind you that …

Ms Julien	To go faster.
Mrs Harrington	That we had ordered it demolished and we really did go back on our, our decision when you came and, and asked us to do that. So I'd ask you to keep that in mind and really push this project as your first priority.
Ms Julien	OK.
Mr Callihan	I drove by…
Ms Julien	Thank you.
Mr Callihan	I drove by yesterday and I know how you can do a whole lot of work and nothing shows up. I know, but, virtually, it looks like there hadn't been any progress on the outside.
Ms Julien	There's been a lot of, well, I did shift two pieces and I keep moving around to and there's windows in now and there wasn't windows before, there's…
Mr Callihan	First glance, you drive by there looks like no progress.
Ms Julien	Ok. And if you drive, I am there every single day, that's, that's, you know, you can…
Mr Callihan	You were there yesterday when I was there.
Ms Julien	Oh really, in the white SUV going around?
Mr Callahan	No.
Ms Julien	There were several people who kept stopping and going in and out, so…
Mr Callahan	That's my observation.
Mr Oliver	When did you put the sheets on the front porch?
Ms Julien	Um, that went on this last week. Well, before, uh, in between the rainy days, it went on. It's been going on for the last couple of weeks, actually. I've actual changed out three pieces and put different ones on and didn't like it and re-shifted it again and…
Mr Oliver	So prior to that, we've had a few rain days but you've had two or three weeks there that really not much got done.

Ms Julien — OK. We had to remove the French doors, then we had to take out the small window and the frame on the windows on both sides. We installed the windows. We had had the haswrap to the front. Um, we reformed the areas, um, with the cement next to the house that were holding up porch. We poured the pad for the brick cones that are going to down on the base this month. We finished pulling in the wall and we set the other floor joist there so that the wall is flat. Um, I still need, I had to get the bolts out of the side of the wall there. Um, and we had to repair the existing crack that are down below on the porch there and in the back corner. Um, repair the whole that was over there next to the fireplace and the other whole that was on the north side. So there's been cement work that was done also on the house before the siding was put up as well because the siding was on them you know, the base of the front porch there.

Mr Hartwell — Well, here's the short version that I think the Board is trying to tell you; It's just, uh, I was, I remember very clearly, I was the one who made the motion to take this, um, back and I am sorely disappointed in the fact that this house, and, and I understand, just like, uh, our fellow Board members have said, I know that sometime, it doesn't look like you are making a lot of progress but you are. But what need, what you need to remember that the Board was gracefully with you, that we did give you ninety days. It was not an issue to complete or at least get the outside done in that ninety day period to you. Um, you told us that when we extended it, and now we are butting up against another sixty days and more time. And you have to, at least, understand, you've been to enough of these meetings, to, uh, to hear what people tell us. You are starting to sound like every other person, ok?

Ms Julien — I understand but I can't cover up something that is crumbling. I have to replace it.

Mr Hartwell — I get that. Sometimes there are things that just aren't worth saving.

Ms Julien — I understand.

Mr Hartwell — And, uh, I, I think that is really of my pleasure that you have to move on this, fast.

Ms Julien — Ok.

Mr Hartwell — Because there is nothing saying that we can't go back and order this house demolished, 'cause I, even if you have put all this work in, there is nothing saying that we can't do that.

Ms Julien — OK.

Mr Hartwell — So you need to remember that, 'cause I know it is the pleasure of some of these Board members that that happens, and I…

Ms Julien — I understand.

Mr Hartwell — Uh, looking back, I don't want to have to regret my decision. So come back with more progress next month, please.

Ms Julien — OK, definitely.

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

Mr Hartwell — Mr Chairman, I make a motion that Item # 2781, 519 N Jackson be continued to our May 26th Board meeting for a Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mr Denham — Do you want to include the extending of the stay?

Mr Hartwell — And, yeah, I'd like to, uh, make an amendment to add to that motion a sixty day stay on the demolition.

Ms Julien — Do I need to go down and get another permit or do we, how does that work?

Mr Denham — Let us vote for just a second.

Ms Julien — OK, sorry.

Mr Denham — Do we have a second?

Mr Wilson — Second.

Mr Denham — **Motion by Mr Hartwell, second by Mr Wilson, that Item 3 2781, 519 N Jackson be continued to our May 26th meeting for a Progress Report and Demolition Hearing and that the stay of demolition will be extended for a period of sixty days. All those in favor of the stay and the continuance say "aye (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham). All those oppose (none) Motion carries.** Does she need to do any of the paperwork on the permit?

Mr Oliver — Bryan to you want her to fill out a paper? I mean, I think is slightly different where, like the other ones, they haven't had an order on them. We just requested them to fill the paper out, asking for the extension. But

since this has already had an Order on it, she has signed the papers stating that we would not have to re-visit, and go through another hearing if she did not move forward.

Mr Wicklund — The Board has allowed the permit to be extended, is it sixty days? Is that correct?

Mr Denham — Well, yes, the Stay of Demolition was extended sixty days.

Mr Wicklund — So…

Mr Denham — We can extend the permit too if we need to.

Mr Wicklund — But, that's fine. I, I can extend it. You don't need to do anything.

Ms Julien — OK.

Mr Wicklund — On the permit part.

Ms Julien — OK.

Mr Denham — Thank you.

Ms Julien — Thank you.

Mr Denham — Any other questions?

Ms Julien — No, I'm good. Thank you.

Mr Denham — Thank you.

ITEM # 2796 — **512 S JACKSON**
OWNER: Satterfiled Investments
ADDRESS: PO Box 3, Carterville, MO 64835
Item ordered demolished at the March 24, 2017 meeting. Owner is requesting a stay of demolition.

Mr Denham — Morning.

Mr Satterfield — Good morning. Bobby Satterfield, 512 S Jackson. I'm here with Denton. He's asked me to come forward on a stay on this property.

Mr Oliver — Mr Satterfield phoned me, oh, probably within a week to ten days after the last meeting. Um, he received his letter where it had ordered demolished. At that point he phoned me and asked if he could address the Board. So I added it back to the Agenda.

Mr Denham — Ok.

Mr Satterfield — I guess I need to know if, and I understand your process, but to Jeff, is there anything there that can't be fixed?

Mr Oliver — Oh, it could be fixed.

Mr Satterfield — Ok. Uh, I had asked Denton to bring a list of his concerns and what his progress was going to be. I sold this property to him, roughly two years ago, he still owes me a little bit, not much, on it. Uh, so, from being here today, I can understand that's what you're going to want from him, am I correct, a list of what can be done and how soon?

Mr Oliver — Well, um, yeah, I mean, obviously we would have to have that. Uh, the Board is going to have to make the decision here…

Mr Satterfiled — Sure.

Mr Oliver — Uh, whether they are even willing to do that. History with Denton is, thing move kind of slow and that property has set there for many years, vacant. It has just gradually gotten worse. We've had, we've had officers out there the last couple of years, from time to time. So…

Mr Satterfield — So in the last couple…

Mr Oliver — That's why, that's why it got here. We can't just leave it out there forever, you know, without being addressed.

Mr Satterfield — So basically, what you're saying, it's really gone downhill in the last couple of years?

Mr Oliver — Yeah.

Mr Satterfield — Nothings been done or kept up and that's why we're here to this point.

Mr Oliver — Yeah, plus the structure had been open at various times and, and homeless people in it, that nature.

Mr Satterfield — And I've been by there, took pictures and I, actually I was by there again this morning and took some more pictures. Uh, Denton, you got something you want to say on your progress or what you can do with this

building or… The building is actually, of course, I'm the lienholder. I own the building contracted to him. Uh, he hadn't filed the contract at the county, which it will show me as the owner instead of the lienholder, however you want to, however you want to say it. But, I've left everything up to him to handle it until it got to this and, uh, he asked me to get involved, trying to put a Stay on this building. After being here this morning, I sort of, I heard the first, what was going on with the progress on his first building, so, you know, what can we, he do, basically, to get this on the Stay list? What kind of promises do you need from him to be done? He's not wanting the building demoed. I'm not wanting the building demoed. And I understand your concern, Jeff, I mean, especially after this morning, hearing the first one. I thought utt oh.

Mr Oliver — I just, I cannot see this moving quickly, if the Board… This is my opinion, ok?

Mr Satterfield — Sure.

Mr Oliver — If the Board did decide to leave a Stay on it, and allow us to issue a building permit, I don't know that this would get done in a timely manner. Uh, I think the issue with the phone calls and things we get from the neighbors would continue. They even have calls with Officers going out. Um, could it be fixed? Sure. Um, but in a timely manner, I'm not so sure based on the history with Denton.

Mr Satterfield — OK.

Mr Oliver — He's got, as you heard, one other project on here. Uh, it's, I don't know how many months it has been on here but probably six or more. I'd have to look real quick. I don't know that he could get to it and get something done with it in a timely manner.

Mr Denham — Do you have the photograph from when we ordered this demolished? Do you have that file?

Mrs Harrington — I just wanted to be sure that you understand that this, Jeff is not the one that, Jeff brought it to us. It was our decision to make and so you have this whole panel of folks that we are in agreement, total agreement, that this was the right approach on this property and…

Mr Satterfield — Sure.

Mrs Harrington — And that is based on the history that we have. Not Jeff and not Bryan but the history that we have with Denton, to, to uh, tell us what he's going to do and promise what he's going to do and um, I think we started with no contractor's license, didn't we? It took us quite, it took us, took us quite a

long time to even get him to the point where he agreed to get his contractor's license. So we don't have good history of follow through and promises kept. Now, I know you say to Jeff, "What do you need?" Well, it's not what he needs. It's what we all agreed that needed to be done on this property. So, I just, a lot of, a lot of focus goes on the staff when some these things get tough and all he can do is set back on his hands and let us make our decisions.

Mr Satterfield — Sure, I understand that. I was just talking to Jeff because I'd talked to him on the phone.

Mrs Harrington — Sure.

Mr Denham — This is a really big house. And the house over on 3rd St that's taken months and months is a fraction of this size. I mean, this is a big two story house. I'm looking at the photographs. There's places where the foundation wall which is stone, is pushed out eight – ten inches. That's just one little area I'm looking at. I mean, there's a, there's a lot of work to be done here. I, I just don't see it getting done this decade at the rate that, West 3rd St went. Anyone else want to look at these photos?

Mrs Harrington — Well, in, uh, Mr Chairman, one of the main, uh, the basis of our decision was the fact that we've had, the staff has had calls from neighbors, police officers have been out there. The thing when at, when Jeff asked when, when it was required that it be boarded up, was not done in compliance with the City's approach to that. Um, and therefore, because it wasn't done correctly, it was immediately opened again with more people in it and more police officers out there and so, I think our actions were, or are made on behalf of the neighbors and the community in, in situations like this. You know, we have to decide what is going to be best for that neighborhood.

Mr Satterfield — Sure. I've been involved before but never to this point. I never let it get to this point.

Mr Callihan — Your point is correct. Anything can be repaired, but it is the time frame. Um, the last time we talked about it, it, it was like, there's other priorities that he was trying to impress and would get to this as money would permit and time permit and all that. Well, that's, it's not fair to the neighbors when it goes on and on and on, year after year.

Mr Satterfield — So, I guess… I'm sorry, I didn't mean to interrupt but the question is to Denton, do you have the funds and the time and the man power to do it?

Mr Gilleland — Probably not to their satisfaction 'cause I don't have the money to, our crews to go out and fix this.

Mr Satterfield — So, no, you don't and cannot get it done?

Mr Gilleland — I, not in a few months like they want.

Mr Wilson — As far as I'm, personally, concerned about this is, it wasn't closed up, people are getting in, police had to be out there all the time, neighbors were complaining and by looking at the photographs that Jeff took and looking at the property from the exterior, it, to me, it wasn't worth the effort. Since this house has, as stated, at least twice or three times, larger than the one he is working on and it has went on like it has been stated, for several months, nothing done. So, as far as I, personally, am concerned, I should say we should not take any action on this request.

Mr Denham — Any other questions or comments? Anything else you'd like to add?

Mr Satterfield — Not myself. I mean, I, I have a contract with him and that's the only reason I am here, is that, how soon would this be done if it's going to be done?

Mr Oliver — Well, basically, you know, and I told you on the phone, I'd put you on here, but you had a thirty day window to file an appeal with the court.

Mr Satterfield — Um, huh.

Mr Denham — That was from last meeting.

Mr Oliver — Correct. Um, so I will probably be putting this out for bid here in the next week or so. Uh, it will probably go to Council for approval in the next three to four weeks. And then once, once it goes through that, contractor can come in and sign the contract and he will have a thirty day window to get it done. Sometimes they get right on it, sometimes it takes them a little bit.

Mr Jordan — Probably the next forty-five days.

Mr Satterfield — And the reason I ask is, I's had someone else contact me about purchasing the place. They'd heard about this going on and wanted to know what the deal was and, uh, I told them, at this point, I couldn't say anything. So that's why I'd asked that.

Mr Denham — Yeah, and the sale of the property won't slow that process down.

Mr Satterfield — No, I understand that. That's all I have guys and ladies.

Mr Denham — Ok, I appreciate you coming up. Thank you.

Mr Satterfield — No problem. Thank you.

Mr Denham — We don't need any action if we don't want to put a stay on it?

Mr Jordan — No. No Sir.

Mr Denham — No vote. Ok.

Mrs Pommert — I haven't signed in yet. I will before I step down. Thank you.

Mr Denham — You're welcome. Were you here to speak on, uh, 512…

Mrs Pommert — 512 S Jackson. Thank you for, hopefully, the action you are going to do on do about demolition.

Mr Denham — The demolition will proceed.

Mrs Harrington — Mr Chairman, I remember you saying one time that, uh, when we send a property to demolition, it feels like a failure on our part. And I think that's really important. I really wanted to say that to Mr Gilleland because, you know, it's not our job just to tear through this and, and demolish, and take peoples' property and demolish it. It does feel like a failure but, um, at some point, I think that we have to, obviously, we were thinking about the neighborhood and that sort of thing. I just really don't want anybody out there to think that we take any kind of pleasure in making these decisions. And when a neighbor comes and says "Thank you" it really helps us all to feel like, Ok, we did the right thing.

Mr Denham — Good point. Thank you.

Mr Wilson — You, you also have to consider the person that is supposedly doing the rehab and that their track record. Because if we don't consider that, then we are not doing our job properly.

ITEM # 2779 — **2514 N KINGSDALE**
OWNER: Abruzzo Builders, Inc
ADDRESS: 1403 E 4th St, Pittsburg, KS 66762
Item previously ordered demolished. At the December 9th meeting the builder was granted a 90-day window to complete project and gave the building department the ok to issue a permit. Continued from the March 24, 2017 meeting.

Mr Denham — Morning.

Mr Abruzzo — Morning. Um, this is for, what is it, 2514 N Kingsdale?

Mr Denham — Item # 2779.

Mr Abruzzo — Ok, yeah. Uh…

Mr Denham — Can you tell us about the progress this month?

Mr Abruzzo — Well, I got, I got the drive in but, of course, the approach, I'm waiting to be able to get that set up for inspection. Uh, the steps, I'm just waiting for, um, a dry time that I can just go ahead and build it. Um, the approach, the approach part, after we poured it, when we went to try to, it, it was a river flowing through there. I can't, I can't do nothing with it, you know, it was a river through there. Um, the inside is basically all done. I just need to put my concrete counter tops on. Um…

Mr Denham — So all the uh, uh inspections have gone through and been approved; electrical, plumbing, framing, everything?

Mr Abruzzo — Yeah, just the driveway's left, the approach.

Mr Denham — So the drywall's up, finishes going are going in, and on.

Mr Abruzzo — Oh, yeah. Inside is done. I just, I'm trying to get the outside. I ordered, uh, top soil for the whole area but, uh, they haven't been able to, to deliver me top soil because it's just been, it's under a lake, you know, and uh…

Mr Wicklund — Yeah, there's, there's just two inspections lacking, at this point. One is with the Public Works for the approach and then the Building Department has the final inspections, which, part of that final inspection is the final grading of the yard, the steps in the front. So, it's got to be completed before we can pass it a final.

Mr Denham — Did you tell us you were putting stone on the retaining walls?

Mr Abruzzo — Well, it's going to be stencil overlay. And that's, obviously, I'm having stone put on the top.

Mr Denham — Did you meet with the Public Works as far as the drive?

Mr Abruzzo — Yes.

Mr Denham — So they know what you…

Mr Abruzzo — Yeah, I, I poured it all the way up to, I shot, I shot the level, they wanted thirteen percent from the road. So I shot the level so I could at least put that part in.

Mr Denham So there shouldn't be any surprises from them, at this point.

Mr Abruzzo No, No.

Mr Denham All you have to do is form it up and…

Mr Abruzzo Yeah, I made it thirteen percent, thirteen inches, you know, ten feet back, exactly like he said it, so.

Mr Denham OK.

Mr Callihan You've got some porch posts to put in in the front and the back, though. I mean, not a big deal but the, the porch posts are…

Mr Abruzzo Oh yeah, I've got, they're in the garage, I just waiting to get them put up. Uh, they're cedar.

Mr Denham So by next meeting, you think you'll be done, that we can get this off the Agenda?

Mr Abruzzo Yeah. I was, actually seeing if I could get it off the Agenda for the fact that, I'd like to get it sold. But I don't want to show somebody a disclosure with it being in a demo process.

Mrs Harrington I'm not ready to let it go.

Mr Wicklund Speaking from a Staff's side, if the Board chose to release it like it is and for whatever reason, it sat like it is today, I would not be able to get off my phone for the number of complaints that would come in and they would come in if that happened.

Mr Abruzzo I, I understand that. I mean, uh, my best interest is to get it done and get it sold. I mean, if I sit on it any longer, all I do is keep losing money on it. I mean…

Mr Wicklund That's been the case since you started and it's drug on.

Mr Abruzzo Yeah. It's a money pit, I know, but…

Mrs Harrington Have you, uh, have you called for the inspection on the approach?

Mr Abruzzo No, I have to set it up.

Mrs Harrington Oh, I see.

Mr Abruzzo — I have to have it set up because I'm putting the wings up. I just can't get anything in there …

Mrs Harrington — Right.

Mr Abruzzo — I'd like to get some fresh rock in there, you know, I know it's got to be six inches deep, no, no rebar and he, the, what he gave me on the pamphlet, I'm supposed to have a six foot, uh, flare on each side. So we got the cut, but since, before there was no, uh, no curb, the curb there's like, I don't know, you drove by, you've seen it, so while I do that, I have to, I'm trying to form up for a curb so that I can put a curb in there, too. So…

Mrs Harrington — And a driveway.

Mr Abruzzo — Yeah. I kind of had to break it up a little bit 'cause I didn't want it straight up into a garage.

Mr Denham — Well, originally, we granted a ninety day extension. I don't know, it's past that ninety days. Do we need to, uh, give another extension, officially, or, or is he just working off that?

Mr Wicklund — He, he was past your extension last month, so I don't know that you need to do anything different if you are willing to give him another thirty days.

Mr Denham — Well, I would really like to see it done by our next meeting. I mean, as you know, it was ordered demolished and we kind of stuck our necks out by giving you a second chance and, uh, it's taken a little longer than we all thought, but I know, at this point, it is hard to pour concrete in this rain and that is the low part of your property. So it's going to stay pretty muddy. You may have to over excavate and build it back up. But, uh, I'd, I would think, thirty days, you've got to have thing wrapped up by our next meeting.

Mr Abruzzo — Yeah, I mean, as soon as I get some dry weather, I don't know how long it takes for them, uh, you know, to bring me some black dirty. I don't know how long it will take that to dry. I'm sure, once the rain stops, it will probably take a week before, you know, dirt to dry and they can start delivering it.

Mr Denham — Yeah.

Mr Abruzzo — But, I mean, I already have Kevin Southard, um, on schedule to get some black dirt in there. Once that black dirt, once he says, "Hey, I'm coming" I will bring a skid loader there and start working on it.

Mrs Harrington — Can you haul away skid pallets away from the stone and…

Mr Abruzzo — Anchor Stone is supposed to come and take them.

Mrs Harrington — Ultimately, it's your deal.

Mr Abruzzo — Yeah, I mean, he, he…

Mrs Harrington — So…

Mr Denham — Any other questions, comments? Do we have a motion?

Mr Wilson — Mr Chairman, I make a motion, Item # 2779, 2514 N Kingsdale, be continued to our May 26th meeting for Progress Report and Demolition Hearting.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 2779, 2514 N Kingsdale, be continued to our May 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (All those in favor of the stay and the continuance say "aye (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham). Those opposed (none). Motion carries.** Good luck.

Mr Abruzzo — Alright, Thank you.

Mr Denham — Thanks.

ITEM # 2786 — **211 S PARK**
OWNER: Lois Shilkett
ADDRESS: 812 N Pearl Ave., Joplin, MO 64801
"Demolition Hearing" has been posted in the Joplin Glove Legal Section. Item continued from the March 24, 2017 meeting for a "Demolition Hearing" and Progress Report (SEVENTH TIIME BEFORE THE BOARD)

Mr Denham — Morning.

Mrs Shilkett — Well, I've made some progress.

Mr Denham — Can you give us your name and what Item you are here…

Mrs Shilkett — I'm sorry. Lois Shilkett, 211 S Park.

Mr Denham — Item # 2786. Thank you.

Mrs Shilkett — Uh, the man that I had that was putting the siding on the house, that has taken so incredibly long, committed suicide last week. So I have a section of one, the top section of one side that is not complete and the steps are not in nor the railing to the front door. Uh, I think that's the only things that aren't done but I guess, I'm going to have to follow suite and ask from an extension to, or, until next month's meeting to get it, fine somebody else to finish what he started.

Mr Denham — So he was an individual, not a company?

Mrs Shilkett — Correct.

Mr Denham — So you've got to find someone, do you have the materials there or…

Mrs Shilkett — Yes, the material is all there. And it looks much, much better.

Mr Hartwell — It does.

Mr Denham — Are you currently living there?

Mrs Shilkett — No, Sir.

Mrs. Harrington — Were you using this for storage?

Mrs Shilkett — Yes, Ma'am.

Mrs Harrington — That's what I thought, yeah. Had you paid the guy already?

Mrs Shilkett — Yes, Ma'am.

Mr Denham — Do you think you could have someone hired and, have them, have it complete in a month?

Mrs Shilkett — I don't see why not. I just, I mean, this just happened, he's been putting me off and not getting back over there. He did a major part of the one side, very quickly for him. And then he kind of disappeared. And I kept trying to get a hold of him and, uh, the end result was, I was called and he had committed suicide last week. I think it was last week.

Mrs Harrington — Looking at this picture, is this like a two day job.

Mrs Shilkett — No.

Mr Oliver — Uh, the siding could be done in an afternoon.

Mrs Harrington — And then what's the rest of it?

Mr Oliver	The steps to the door with the railing …
Mrs Harrington	Wood or concrete.
Mr Oliver	Either way.
Mrs Shilkett	I have the wood…
Mrs Harrington	You have the materials already?
Mrs Shilkett	Yes, for the, for the steps and the railing.
Mr Denham	Looks like it could be done in a day, two days period?
Mrs Shilkett	You know, I think a couple of days, it would, I've never done any siding myself, but it's not a very big area.
Mr Denham	Well, it looks like the trim is already on, so once the trim is on, it goes pretty quickly.
Mrs Shilkett	Right, I don't, I don't think it would take that long.
Mr Denham	It's just finding someone willing to get in there and do it.
Mrs Shilkett	Exactly.
Mr Denham	I would encourage it to just stay after it. Uh, my recommendation, don't pay them until they are done.
Mrs Shilkett	Yes.
Mr Denham	That's, that's just a good rule of thumb.
Mrs Shilkett	Everybody's got a story.
Mr Denham	Yeah, I know, I know.
Mrs Shilkett	Everybody's got a story.
Mrs Harrington	Mrs Shilkett, I kind of, I have an idea about someone that could help you get this finished up. Um, and if you're ok with it, if you'll leave your phone number there, I'll call you and see if we can, uh, you are so close and I know that since you've already paid for the materials and for the work, there's a possibility that there's a not-for-profit that will help you

get it so that it can be done. So, um, yeah, leave your number and uh, I will call you with a person to contact about it.

Mrs Shilkett — Thank you so much.

Mrs Harrington — Well, you're backed into a corner and I, the worse part of this, for me, is that she's paid him the money to do it and if there's somebody that's willing to do the work, um, at no cost and she's got she's got the materials…

Mr Denham — Was the permit in her name or was it in the individual's?

Mrs Shilkett — In my name.

Mr Denham — So having the volunteers to come and do it, would not effect that?

Mr Wicklund — No.

Mr Denham — Great. Do we have a motion?

Mrs Harrington — I make a motion that Item # 2786 at 211 S Park be continued to until May 26th for a Demolition Hearing and a Progress Report.

Mr Wilson — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Wilson that Item # 2786, 211 S Park, be continued to our May 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (All those in favor of the stay and the continuance say "aye (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham). Those opposed (none). Motion carries.** Good Luck.

Mrs Shilkett — Thank you.

Mr Denham — Thank you for coming in.

Mrs Shilkett — My number is on this sign-in sheet.

Mr Denham — Ok.

Mrs Shilkett — Will that be fine.

Mr Denham — That will work.

Mrs Shilkett — Thank you.

Mr Denham — Thank you.

ITEM # 2801 — **2016 W 4TH ST**
OWNER: Frank McGriff
ADDRESS: 2016 W 4th St, Joplin, MO 64801
"Finding of Fact Hearing" schedule for this date.

Mr Denham — Morning.

Mr McGriff — Item # 2801. My name is Frank McGriff, concerning the property at 2016 W 4th St in Joplin.

Mr Denham — Can you tell us a little bit about this property?

Mr McGriff — I purchased it in 1989. It's been vacant for about four years, since February of 2013. The house and the detached garage, as you may know, are in very poor condition. Uh, my intension, at this point, uh, is first of all, to try sell the property. I have contacted one company that does that sort of thing. I have not heard back from them yet. I think I may meet with one of their representatives today. They were talking about having somebody in the area, uh, yesterday and today. I have not heard back from them yet.

Mr Denham — You talking about selling it as is?

Mr McGriff — Yes. Uh, if that, if they are not interested in purchasing the property, uh, I may explore some other companies that buy, you know as they call hurt, hurt properties or uh, ugly properties. Uh, having no experience in that sort of situation, I don't really know exactly how that works but, that being said, if, if I am unable to sell the property my intension is to obtain a demolition permit and have the property demolished. Uh, and that is essentially what I've got for you right now. Uh, but the property has been vacant four years. I do want to, for what it's worth, apologize to the City of Joplin for allowing the property to, uh, deteriorate to the condition it is now. There, really, is no excuse for it. I don't have an excuse. Uh, but I, uh, certainly do intend, uh, to, if I don't sell the property, to, uh, you know, have it and the detached garage demolished, uh, so that it is no longer a safety hazard. I have had, just to be up front about it, I have had some good neighbors, friends, call me telling me that people were had gotten into the house. Um, I don't know if the police have been called about that or not. Um, I also, uh, until there is a decision made in terms of a sale or demolition, um, I'm going to do my best to secure the property so that nobody can get in it again.

Mr Denham — Just so you understand the process, this is the first time it's been brought to our Board, so it's considered New Business and we automatically have

to, uh, uh extend it for thirty days. We might, do you have his current address and contact information?

Mr Oliver — Um, I've got 2016 W 4th St address down.

Mr McGriff — I'm not living there. That's the property in question.

Mr Oliver — Yeah, if you could…

Mr McGriff — I did put my current address, my mother's home in Carl Junction is on the sign-in sheet. It's 507 Joplin St.

Mr Oliver — Thank you.

Mr McGriff — In Carl Junction.

Mr Oliver — Thank you.

Mr McGriff — And, uh, so you have that information there, um and I have been, uh, I have had some correspondence, uh, with the Building Inspector, via e-mail and, uh, I, I certain want to let the Council know that it is my intension, uh, to come into compliance in a timely manner.

Mr Wicklund — How long have you owned the property?

Mr McGriff — 28 years, 1989 is when I purchased it.

Mr Wicklund — And the last time it was occupied was four years ago?

Mr McGriff — I moved out in Feb of 2013.

Mr Wicklund — So you were the last one to live …..

Mr McGriff — Yes, I'm, I'm the only person, uh, who has lived in the property, ever.

Mr Denham — Well, we appreciate you coming up and your candor. Obviously, something has to be done on this pretty quickly. I'm a little nervous about the idea of selling it to someone else, because it just postpones the repairs. And it just seems to happen on a lot of these type of proper, uh, properties. They shuffle ownership a lot and it just seems to really slow things down and a lot of times nothing ever happens. We still end up tearing them down but, uh, certainly, whoever buys it, needs to be aware that it's on our list. And whether you sell it or not it's going to proceed on through our channels.

Mr McGriff — Uh, huh. I was aware of that. Uh, I, like I say, I had inquired, via e-mail, about whether I could sell the property while it was after a notice had been posted. There is, of course, a notice on the front of the property. Uh, and I was told that would be Ok as long as the buyer was aware of the situation, which, you know, and I was, when I contacted Homevestors, I was upfront about that. I told them that the property was in poor condition, uh, and, and so, I may meet with them today, if they contact me. If they don't, I will call them and see and then, uh, you know, at the next meeting I will certainly give you a, an update.

Mr Denham — That's, that's what we need. Appreciate it.

Mr McGriff — Ok.

Mr Denham — Our next meeting is May 26th. It's always a Friday at 9:00.

Mr McGriff — Ok.

Mr Denham — We will continue this for thirty days and, hopefully, you'll have some, uh, sound, uh, steps on which way you're going to go.

Mr McGriff — Absolutely, I intend to.

Mr Denham — Ok, great. I appreciate you coming down.

Mr McGriff — Alright, thank you for your time.

Mr Denham — Thank you. We have a motion?

Mr Wilson — Mr Chairman, I make a motion that Item # 2801, 2016 W 4th St be continued to the May 28th meeting under the New Business application for Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item 2801, 2016 W 4th St be continued to our May 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (All those in favor say "aye (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham). Those opposed (none). Motion carries.** Thank you.

Mr McGriff — Thank you ladies and gentleman.

Mr Denham — Do we have any for, uh, to be considered dangerous today?

Mr Oliver	I have one to release.
Mr Denham	Oh, great.
ITEM # 2803	**2302 W 3RD ST** **OWNER: Glenn Kenny Haizlip** **ADDRESS: PO Box 1441 Joplin, MO 64802** **"Finding of fact Hearing" scheduled for this date.**
Mr Oliver	Um, Item # 2803, 2302 W 3rd St. That was taken down, actually, without a permit but it is gone.
Mrs Harrington	Poof, in the night.
Mr Oliver	Well, he probably got a bill because he hit a gas line, so…
Mr Denham	Utt oh.
Mrs Harrington	When was that, I'm sorry?
Mr Oliver	2803 Item, then 2302 W 3rd St.
Mr Denham	Now, in the picture there's still quite a bit of debris left. You're comfortable that it will all…
Mr Oliver	It's all cleaned up. There was a little bit of a pad that is left but it's cleaned up.
Mr Denham	OK. Do we have a motion to release?
Mr Hartwell	Mr Chairman, I make a motion that Item # 2803, 2302 W 3rd St be release from our Agenda based on a demolition.
Mr Wilson	Second.
Mr Denham	**Motion by Mr Hartwell, second by Mr Wilson that Item # 2803, 2302 W 3rd St be release from our Agenda due to the demolition already occurring. All those in favor say "aye" (All those in favor say "aye (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham). Those opposed (none). Motion carries.**
Mr Oliver	If you don't mind, I will go through these and would like to save Item # 2800, 1411 Campbell Parkway, to the end, to discuss.
Mr Denham	OK.

ITEM # 2793 **1935 LAUREL STREET**
OWNER: Benjamin and Diana Burns
ADDRESS: 1925 Laurel St., Joplin, MO 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 24, 2017 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr Oliver — Um, Item # 2793, 1935 Laurel Street. There is a permit in place. Um, I ask the Board to continue this thirty days.

Mr Pommert — Mr Chairman, I move that Item # 2793 at 1935 Laurel, uh, be continued to our May 26th meeting for a Progress Report and Demolition Hearing.

Mrs Harrington — Second.

Mr Denham — **Motion by Mr Pommert, second by Mrs Harrington that Item # 2793, 1935 Laurel Street be continued to our May 26th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2797 **2130 BIRD AVE**
OWNER: Jerry David
ADDRESS: 2130 Bird Ave, Joplin, MO 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 24, 2017 meeting for a "Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — Item # 2797, 2160 Bird Avenue. Um, request the Board to continue that for thirty days at the next meeting, I think we might be in good shape as far as notice. Um, possibly have a Demolition Hearing.

Mr Denham — The owner just walk away from it?

Mr Oliver — Um, there is a divorce thing going on and we need another month to try and get, give notification to one those parties.

Mr Denham — Were there insurance proceeds?

Mr Oliver — Um, to be honest with you, I'm not sure.

Mr Denham — Isn't the City, getting, getting a portion of those proceeds to make sure it's taken care of correctly?

Mr Oliver — We are supposed to. Now there is a twenty-five percent, uh, that the City is supposed to get. Sometimes…

Mr Denham — That doesn't always happen?

Mr Oliver — That doesn't happen but …

Mr Denham — Ok. We have a motion to continue?

Mr Pommert — Mr Chairman, I move that Item # 2797 at 2130 Bird Ave be continued to our May 26th meeting for Demolition Hearing and Progress Report.

Mr Callihan — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Callihan, that Item # 2797, 2130 Bird Ave be continued to our May 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2798 — **2416 E NATALIE CT**
OWNER: Joost & Brandi Schol
ADDRESS: 2415 Natalie Ct, Joplin, MO 648014
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 24, 2017 meeting for a "Demolition Hearing"

Mr Oliver — Item # 2798, 2416 E Natalie Ct. Uh, I spoke twice this week with Mayberry construction, requesting them to possible come to the meeting. They informed me they were going to try to get the permit in place and I had told them to get the permit in place, um, that would be a good thing and you probably wouldn't have to show up. However, as of yesterday, when I had left for the day, they had not made it in to purchase that permit yet. I do believe they will do so. But they did not have it in place like I had thought.

Mr Denham — And that was the owners?

Mr Oliver — Mayberry is buying…

Mr Denham — They are buying

Mr Oliver — From them to, uh, rehab.

Mr Denham — There's not much left.

Mr Callihan — Nothing's been done.

Mr Denham — There's not much left at all of this house.

Mr Oliver — Yeah, well, I, I would agree. I don't know, how, what their plan is attach it. Obviously, it will go through all the inspections and what have you, along with way. Um…

Mrs Harrington — But they've got the title to it now?

Mr Oliver — He didn't tell me that. We just kind of talked about the permit.

Mrs Harrington — Mr Schol?

Mr Oliver — Jake Mayberry.

Mrs Harrington — Mayberry?

Mr Denham — I'd say if they don't have something next month we need to proceed and get this demolished.

Mr Oliver — I am really surprised that I have not received very many calls on this. I..

Mr Denham — I am too.

Mr Oliver — Figured I would be getting blasted.

Mr Denham — Yeah, I think we need to really, uh, approach this aggressively. You know, if they aren't willing to step up and do it we need to get it demolished as quickly…

Mr Wicklund — I believe there was a permit issued yesterday afternoon. I'm not sure why Jeff wasn't alerted of that but I know that, uh, they did come in. They had an issue trying to find an electrician but I think that was resolved and the permit was issued yesterday.

Mr Oliver — OK.

Mr Wicklund — I don't, don't know the details of that permit. I, I don't know the amount of, of, like the cost as far as what they anticipate or the scope of work. Uh, we should have that for you. I apologize for that.

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

Mr Pommert — Mr Chairman, I make a motion that Item # 2798 at 2415 E Natalie Ct be continue to our May 26th meeting for a Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Wilson that Item # 2798, 2415 E Natalie Ct, be continued to our May 26th meeting for a Progress Report and Demolition Hearing. All those in favor of the continuation say "aye" (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham). Those opposed (none). Motion carries.**

Item # 2799

1108 S McKINLEY
OWNER: Michael Ellis
ADDRESS: 15806 County Rd 48 Rd, Rosharon, TX 77583
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 23, 2017 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Denham — Item # 2799.

Mr Oliver — Yes, Uh, I ask the Board to continue that for another 30 days. I believe next month, I believe, next month we will be ready for a demo hearing on that. Uh, again that was, uh, some notification that, that Jordan found that, uh, he thought we needed to attempt to, uh, contact. So we will get that done this month and …

Mr Denham — Do we have a motion to continue?

Mr Hartwell — Mr Chairman, I make a motion that Item # 2799, 1108 S McKinley St be continued to our May 26th Board meeting for a Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Hartwell, second by Mr Pommert, that Item # 2799, 1108 S McKinley, by continued to our May 26th meeting for a Progress Report and Demolition Hearing. All those in favor of the continuation say "aye (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2802 **1909 S MOFFET**
OWNER: Donald and Bridget Evans
ADDRESS: 705 Battlefield, Springfield, MO 65807
"Finding of fact Hearing" scheduled for this date.

Mr Denham — We will jump over Item # 2800 and go down to # 2802.

Mr Oliver — New Item. If you could continue that to May 26th as well?

Mr Denham — We have a motion to continue?

Mr Pommert — Mr Chairman, I make a motion that Item # 2802 at 1909 S Moffet be continue to our May 26th meeting for a Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Wilson that Item # 2802, 1909 S Moffet, be continue to our May 26th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2804 **1604 MINNESOTA**
OWNER: 1604 Minnesota Tr
ADDRESS: PO Box 3133, Joplin, MO 64803
"Finding of fact Hearing" scheduled for this date.

Mr Denham — Next Item is 2804.

Mr Oliver — Item # 2804, 1604 Minnesota. Uh, that is a Bill Michael property. However, he has sold that to Tony Smith Construction. Bryan and I both have talked to them, uh, couple of times this past month and, uh, they are going to get a demo permit and take care of it. So hopefully, that will be down and gone by the next meeting.

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

Mr Wilson — Mr Chairman, I make a motion that Item # 2804, 1604 Minnesota be continued to our May 26th meeting for a Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 27 or excuse me, Item # 2804, 1604 Minnesota be continued to our Mary 26th meeting for Progress Report and Demolition Hearing. All those in favor of the continuation say "aye (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham). Those opposed (none). Motion carries.**

Mr Oliver — Before we go to Campbell Parkway, I just want to throw this out there real quick. Bill was in here today at the meeting. Uh, I have another property of his at 730 Picher that will be getting added to Agenda next month. Uh, he informed me that he has sold that and that he did tell, uh, the buyer that it was posted and probably looking at coming to this Board. So, I just wanted it to kind of be known that Bill's got several properties that's on this Agenda or potentially on this Agenda that he is dealing with. Ok.

ITEM # 2800 — **1411 CAMPBELL PARKWAY**
OWNER: Tom Havens
ADDRESS: 215 N Main, El Centro, CA 92243
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 24, 2017 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Denham — So we go back to Item # 2800, 1411 Campbell Parkway?

Mr Oliver — Yes, Sir.

Mr Denham — This property is in a, in a Trust or a probate that has been inherited?

Mr Paul — Uh, based on the title work, it looks like, um, the folks on the title work, have both passed away. They left a beneficiary to both of their kids, a son and a daughter. Uh, the daughter has quit-claimed her interest over the son, un, and he's the one who's had contact with the Board. It looks like we got a letter on him, so even though the title work doesn't reflect that, um, I guess they weren't able to find a death certificate, but there may be an obituary because the exceptions say something like, um, although we have no, we are not able to find any formal record that these folks are deceased, we found informal information to that effect. That is what I interpret that to mean. So, uh, based on that, I am reasonably certain that Mr Havens, Tom Havens, is the, uh, legal owner and we have good notice on him. So, if the Board wanted to proceed on this today, I'd be ok doing that.

Mr Denham — Ordered repair?

Mr Jordan Is that what...

Mr Oliver Yes.

Mrs Harrington Remodel or repair?

Mr Denham Repair.

Mr Oliver Repair.

Mr Denham And it has been brought up in the past, this house has been allowed to remain open. Transits have gone in, uh, I might just read a quick letter that this Tom Haven sent or e-mailed actually, to Jeff. "Dear Jeff, as you can see I have already made effort to get all repairs... Due to complications with trust --- delayed... I am trustee for trust that owns house. My parents lived their entire life in Joplin --- 96 years... I think they would be considered solid citizens... The condemnation is an embarrassment to my family... and I would respectfully request that the condemnation be retracted based on history and current situation... The house poses no risk to anyone... and of course the liability is not the city's. Please forward my request to whomever can make this decision...Our family name has always been strong and this is unnecessarily insulting and damaging... I would like to contain the embarrassment by requesting the condemnation be lifted...Technically it seems this would be possible... Our good name has held up for decades...This process is probably not necessary based on our discussions and the truth...current facts... I do not think our house is a danger to anyone, but with notice in front yard it is hostile and negative to my family. It is directly damaging to the value of property...This seems unduly harsh and unfair, I hope you can appreciate that... Please do your best. Feel free to send copies to others in process to eliminate any further damage... Sincerely Tom Havens." And I would disagree. What's damage to the property value is the abandonment of the property. And, uh, other than us, no one else knows the family other than a few neighbors, even knows the name of the people. It's not a, in fact, I knew his parents. We went to church together. They were good people but that has nothing to do with it. We've got to take care of the property before it get in worse shape. There are some photographs that I passed around that, uh, Jeff took. Looks like there is standing water in the basement, obviously windows are open, soffits are gone, so that means birds are getting up in the attic and in the house. Uh, so, I, I don't think the house needs to be torn down but I think it's time to go ahead and order it repaired. He did have an estimate for some repairs but it was ridiculous materials, like copper flashing, copper gutters, uh, what was the roof materials?

Mrs Harrington	Slater.
Mr Denham	Slate roof. Uh, we're not going to back with materials like that. We're going to go back with just standard materials; asphalt shingles, uh, stand sheet metal gutters and repair the fasciae and soffits and get the windows closed. Hopefully, they can maintain it from here.
Mr Jordan	Again, I don't know what the reference was to the trust in that, in the letter because, in the title work, clearly indicates that it was passed by beneficiary deed. I, I …
Mr Denham	Yeah.
Mr Jordan	I, I … anyway …
Mr Denham	I'll pass it around for everyone to see it. There was some more information, but I just wanted to read that for the record. I don't think that is the intent of us or the staff. We are not trying to embarrass any family. We're just trying to take care of property before it gets beyond…
Mr Hartwell	I would, I'd also like to add. It may be a little embarrassing, maybe, to himself but he hasn't taken care of this property to…
Mr Denham	Yeah, whether he lives in California or not.
Mr Hartwell	It's a wonderful house. It's a great neighborhood. He's always been nice so that's, uh, it would be nice to see that property…
Mrs Harrington	I may have missed it, how long has it been sitting empty like that?
Mr Denham	I think his parents passed away two or three years ago, maybe more than that.
Mrs Harrington	So just a few years.
Mr Hartwell	Is it for sale? I've noticed a sign in the yard at different times. I haven't been by lately.
Mr Denham	I didn't see one yesterday.
Mr Callihan	I was by there yesterday and I couldn't tell you.
Mr Hartwell	There was one and I'd talked to the realtor and she had said, had mentioned just a few things. I know her personally but yeah, I didn't know if it was still on the market or not.

Mr Denham — I didn't notice if there was a sign there yesterday.

Mr Hartwell — Yeah, I didn't know if it was still on the market or not.

Mr Oliver — You are right, it was listed at one point.

Mr Denham — It's just a matter of making contact with the, when an owner is out of state, they need to find someone locally that can kind of watch over for 'em, pay them for their service.

Mrs Harrington — The absentee property owners continue to be the biggest challenge that we have in this town.

Mr Denham — That and guys that buy way too many properties then they can't…

Mrs Harrington — Multiple.

Mr Denham — Take care of them. So are we ready to go through the process?

Mr Paul — Sure.

Mr Denham — We need a motion to declare this a dangerous building.

Mrs Harrington — Mr Chairman, I make a motion that Item # 2800 at 1411 Campbell Parkway be the subject of a Dangerous Building Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Wilson that Item # 2800, 1411 Campbell Parkway be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham). Those opposed (none). Motion carries.**

Mr Denham — The Board turns it over to the City.

Mr Paul — This the Joplin Board of Appeals meeting in the Municipal Building, this 4th day, I'm sorry, this 28th day of April, 2017, for the purpose of conducting a demolition hearing. The will present its evidence first, after which the public has a right to cross-examine witnesses and be heard, as well as present witnesses or exhibits. The case for today is Item # 2800, on the Agenda, also known as 1411 Campbell Parkway. The City call 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.
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, how long have you been employed in your current position with the City of Joplin?
Mr Oliver	Approximately eight years.
Mr Paul	Have you, in the official performance of your duties, had an occasion to inspection the property known as 1411 Campbell Parkway?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what's been marked as Exhibit #1. Do you recognize Exhibit #1?
Mr Oliver	Yes, uh, these are photos that I, uh, took of the property, uh, the day I posted it which was January 3rd of, uh, 2017. Um, and in these pictures you will see a posting on the property, uh, letting everybody know that it had been posted as a dangerous structure.
Mr Paul	And do the photographs show a reasonable likeness of the premises in their present condition?
Mr Oliver	Yes.
Mr Paul	If there's no objection, I'll offer Exhibit #1.
Mr Denham	The Board accepts.
Mr Paul	What, if anything did you do to ascertain ownership of the property?
Mr Oliver	Um, we had a title search done.
Mr Paul	I'm going to show what's marked as Exhibit # 2, do you recognize Exhibit #2?
Mr Oliver	This is a search we received, uh, showing a Clarence H Havens Jr and a Harriet E Havens, husband and wife, as the owner.

Mr Paul — And if you flip over to title exceptions, um, to kind of summarize what the exceptions say, is, is it true that they indicate that the owners on that first page have, uh, passed away? That the property was left by beneficiary deed to a Tom Havens and I think this is all in Exception # 12 here? Um, it looks like there was a son, Tom and a daughter Ann, and it looks like the daughter Ann has quit-claimed her interest to Tom which would indicate that Tom is probably the owner at this time?

Mr Oliver — Yes, that's correct.

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

Mr Denham — The Board accepts.

Mr Paul — Uh, and Jeff, is it truth, that throughout this case, you and Mr Wicklund have had contact with Mr Tom Havens who we just discussed as the, uh, the owner at this time, is that right?

Mr Oliver — Yes.

Mr Paul — And that's by e-mail and phone, I assume?

Mr Oliver — Yes.

Mr Paul — I'm going to show you what's marked as Exhibit #3. Can you describe, generally, what Exhibit #3 is?

Mr Oliver — Um, this is a series of e-mails, um, back and forth with Tom, um, over the past couple of months.

Mr Paul — And so, do those indicate that, that he's go actually knowledge that this proceeding is activing and taking place?

Mr Oliver — That's correct.

Mr Paul — And does he also give you an address in there for a good, a good mailing address?

Mr Oliver — Yes.

Mr Paul — What address is that?

Mr Oliver — I've got 215 N Empiral Ave, of Centro, California.

Mr Paul — Thank you. If there's no objection, I'd offer Exhibit # 3.

Mr Denham	The Board accepts.
Mr Paul	Um, what else did you do to notify the owner of the property of this action?
Mr Oliver	We've sent out certified mail.
Mr Paul	I'll show you what's marked as Exhibit # 4. Do you recognize Exhibit # 4?
Mr Oliver	It's Certified Mail sent to Tom at, uh, the address of 215 N Empiral, of Centro, California and I do have a signed receipt for that letter.
Mr Paul	And is that for today's meeting?
Mr Oliver	Yes, its date April 7th, letting him know of today's meeting, April 28th.
Mr Paul	Thank you. If there's no objection I'd offer Exhibit # 4.
Mr Denham	The Board accepts.
Mr Paul	Now, there were a couple of, of lienholders identified in the title work. I think there may have been a, um, judgement that looked like, from City Bank, South Dakota and there may have been some tax liens from the State of Missouri and the, uh, United States. Is that true?
Mr Oliver	That's correct.
Mr Paul	And, so, did you, uh, do anything to notify those parties?
Mr Oliver	We sent certified letters to them, as well.
Mr Paul	I show you what's marked Exhibits # 5, # 6 and # 7. Can you identify those for me, please?
Mr Oliver	Exhibit # 5, is a certified letter sent to, uh, City Bank, South Dakota, letting them know of today's meeting and I have a signed receipt for that letter. Exhibit # 6, is a certified letter sent to Missouri Department of Revenue letting them know of today's meeting, April 28th. I have a signed receipt for that letter. And Exhibit #7, uh, is a certified letter sent to Department of Treasury letting them know of today's meeting, April 28th and I have a signed receipt for that letter.
Mr Paul	Thank you. If there's no objection, I offer Exhibits, # 5, # 6, and # 7.

Mr Denham — The Board accepts.

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

Mr Oliver — It was advertised in the Joplin Globe.

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

Mr Oliver — Yes, this is the, uh, Affidavit of Publication. The publication dates, uh, were Thursday, April 6th, Thursday, April 13th, Thursday, April 20th and Thursday, April 27th of this year.

Mr Paul — Thank you. If there's no objection, I offer Exhibit A.

Mr Denham — The Board accepts.

Mr Paul — And as you mentioned earlier, if, if we look back to Exhibit # 1, you also posted a Notice on the structure that this was a Dangerous Building and subject to proceeding before the Building Board, correct?

Mr Oliver — That's correct.

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

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

Mr Paul — And from an inspection of the property that has been issued 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, which of the definitions of Dangerous Building do you base your opinion, if any?

Mr Oliver — Um, yes, I do and this would be, in order to repair the property, uh, one second here --- 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. 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. And Line 13: Uh, whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. With that being said, uh, I think the, uh, the course of action, here is an Order to Repair. I can follow through with, uh, what items you want addressed.

Mr Paul — Do we need to look back on Exhibit # 3 for you to...

Mr Oliver — Yeah, I need the, uh, e-mail --- Ok, so, uh, through some of the communication, um, by e-mail, Bryan and I came up with a list, really of only four items that we were, uh, thought Tom should take care of, uh, for now. Uh, obviously, if this thing sets, there probably will be other issues but I will go through this list here of the four items. Uh, Line 1: All missing, broken or open windows must be replaced or secured in order to grant people, weather and animals from entering the structure. Line 2: The existing soffit has places that have deteriorated and collapsed. This is another way for birds or other animals to gain access into the attic and create more damage. We would want the soffit repaired. Line 3: The basement is currently flooded with a couple of inches of water. This will create serious mold growth as well as possible water damage to existing sheet rock and possible structure members. So, we want the basement to have the water pumped out and uh, the basement also has windows on it that need to be secured. That would keep water from getting into it in the future and create a dry space down there. And then Line 4: Would be to clean the brush around the perimeter of the home. Uh, some of this has been done. Obviously with spring here, things can start to sprout up real quick. Probably going to grow really fast around it, so, uh, we would want that to be included. So, when this was first posted, the doors were open, things of that nature. The doors are secured but the way of entry now would be through the windows.

Mr Paul — Anything else?

Mr Oliver — No.

Mr Paul — Now would be the time for, uh, any, uh, defendant or respondent to ask Jeff questions. Again, we don't see anyone here in the audience. We are not aware of anyone who was planning on being her today. Does the Board have any questions for Jeff?

Mr Denham — No.

Mr Paul — I see no questions. Uh, if there's no objections, I would also ask that Chapter 26, Articles IX and X of the Joplin Code of Ordinances, um, as evidence before the Board. I'd also request that the record be held open to include a copy of the Joplin Globe on the dates of publication.

Mr Denham — The Board accepts.

Mr Paul — Um, the City rests. Now would be the opportunity for, again, a respondent or defendant to present their case. Um, again, we have no one in the gallery here. We are not are of anyone who planned on being here, um, therefore, I turn it back over to the Board for deliberation, decision.

Mr Denham — Just a question, if something arises that wasn't on the list you just mentioned, do you have the ability to add other things to your list, after the fact?

Mr Oliver — I would say, as long as it wasn't a major expense, I mean…

Mr Denham — And once you get in there, you might, might find something else that needs to be repaired. I just want to give you that flexibility.

Mr Oliver — Yes, thank you.

Mr Denham — Do we have a motion?

Mr Wilson — Mr Chairman, I move that Item # 2800, 1411 Campbell Parkway be declared a Dangerous Building in accordance with Joplin Missouri Code of Ordinances, Chapter 26, Articles IX and X, Section 26-612, Sub-section 18, 19 and …

Mr Denham — That's just Sub-Sections 10, 12 and 13.

Mr Wilson — 10, 12 and 13, corrected, please, and so ordered repaired in accordance with orders that Lines 1, 2, 3 and 4.

Mr Denham — What are those?

Mr Wilson — As previously mentioned by Joplin Building Inspector as far as conditions that are pertinent to the repair of the house.

Mr Denham — Do we have a second?

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert, that Item # 2800, 1411 Campbell Parkway be declared a Dangerous Building and ordered repaired in accordance to Joplin Code of Ordinances, Chapter 26, Articles IX and X, Section 26-612, Sub-section 10, 12 and 13. All those in favor of the Order to Repair say "aye" (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham).**

Those opposed (none). Motion carries. I believe that everyone, probably read this in the Minutes from last time, but we did have an electrical failure that, uh, prevented the recording devices to actually record some of the last few minutes. It is recorded that way. I don't' think we need to take any action but it is just mention for the record. It think Bet is looking at some options to, maybe have some built in redundancy as well. Do we have any other business for the Board?

Mr Wicklund — Was it the Board's intention to reconsider a previous demo order? Was there action that needed to be taken on that discuss that occurred?

Mr Paul — No, since the Board didn't choose to grant a stay or anything by not acting, the order stand.

Mr Wicklund — Ok.

Mr Denham — Do we have a motion to adjourn?

Mr Wilson — So moved.

Mr Denham — **All those in favor of adjournment, say "aye" (Mr Pommert, Mrs Harrington, Mr Hartwell, Mr Callihan, Mr Wilson and Mr Denham). Those opposed (none). We stand adjourned.**

Mr Oliver — Thank you everyone. Appreciate you!

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

Approved _____
Kyle Denham, Chairman

Approved _____
Elizabeth A Willhite, Notary Public

My Commission expires: 11/8/2020

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