MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
JUNE 22, 2018
9:00 AM

Kyle Denham, Chairman, called the June 22, 2018 Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Mark Callihan, David Pommert, Crystal Harrington, Rylee Hartwell, William Tylle and Ervin Wilson. 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 June Board of Appeals meeting to Order. First order of business is roll call. You come up and, uh, give us your address and name and, uh, the 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 May 25, 1028 meeting for a Demolition Hearing and Progress Report (SEVENTH TIME BEFORE THE BOARD.

Mr Denham — Morning.

Mr Brown — Morning. My name is Scott Brown. I'm here about 1202 Roosevelt.

Mr Denham — You tell us the progress you made this week or this month, I mean?

Mr Brown — Yeah, the, uh, floor system's done. The anchor bolts are all put in. Uh, we've started on the siding. We should be, the windows are in. We should have the siding done, hopefully, depending on weather, some day, one day next week.

Mr Denham — Was the, uh, framing inspection done by the City?

Mr Brown — All I was told, uh, was that we are to have, that we were to have rim and, oh, yeah, Jeff came out and inspected the rim and seal plate.

Mr Denham — Are we in position to release or do we need to keep it on the Agenda a little longer?

Mr Oliver — Uh, it's up to you if you want to keep 'til the sidings done. He's got, uh, one side done.

Mr Brown	Well, and they delivered the rest of the siding one day last week. We'd have probably finished up with the siding by now except the guy that's puttin' it up got sick.
Mr Denham	What's the Board want to do, keep it on one more month and make sure the…
Mrs Harrington	I'd…
Mr Denham	Outside get done?
Mrs Harrington	I'd like to see it to completion actually, just in case, due to how long its been on this Agenda.
Mr Brown	Well, we should be able, I'm really hopin' with decent weather, we'll finish the siding next week.
Mrs Harrington	I bet you can. Well, I would make a motion, Mr Chairman, that Item # 2825 at 1202 Roosevelt Ave be continued until July 27th for a Progress Report or Demolition Hearing.
Mr Hartwell	Second.
Mr Denham	**Motion by Mrs Harrington, second by Mr Hartwell that Item # 2825, 1202 Roosevelt be continued to our July 27th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr Pommert, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none) Motion carries.**
Mr Brown	Thank you!
Mr Denham	Thanks for the progress.
Mr Brown	Uh huh.
Mr Denham	Appreciate it. Are you here to speak about, about a specific project, uh, property?
Mr Miller	Yeah.
Mr Denham	Could you come up to the mic and give us your name and address, please?

ITEM # 2839	**1334 GRAND AVE** **OWNER: John and Patricia Miller** **ADDRESS: 1334 Grand Ave, Joplin, MO 64801** **Demolition Hearing has been posted in the Joplin Globe Legal Section.** **Item continued from the May 25, 2018 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)**
Mr Miller	Morning.
Mr Denham	Morning.
Mr Miller	John Miller. The address is 1334 Grand.
Mr Tylle	Item # 2839.
Mr Denham	Can you tell us a little bit about your property, what the, uh, what's goin' on with it?
Mr Miller	Well, I'm tryin' to get everything cleaned out. Have it tore down.
Mr Denham	What time, uh, frame do you think it will take to get that accomplished?
Mr Miller	I work graveyards and I'm doin' it when I have time. I think another month.
Mr Denham	The 1334, is that you're, do you live there? Is that your mailing address?
Mr Miller	Um huh. It was but I'm livin' in Webb City.
Mr Denham	Could you give us the current mailing address in case we need to correspond with you?
Mr Miller	627 …
Mr Denham	If you could just write it on the paper there to your, uh, to your right, please. Thank you. Have you had a conversation with him about releases?
Mr Oliver	Yip. I had a phone conversation, uh, with John shortly after last month's meeting and I asked him to come today if they were available. Update on what they're doin': I've been by a couple of times through the month and they have been movin' stuff out of it. Um, I'd like to ask him a question here when he's ready.
Mr Denham	Thank you.

Mr Oliver	John?
Mr Miller	Yes.
Mr Oliver	Are you planning on demolishing the property yourself?
Mr Miller	I was goin' to have, uh, check on, well, I was told the City would do it and was a five year payoff on it.
Mr Oliver	Right. So we had that conversation about…
Mr Miller	Yes.
Mr Oliver	A Consent Form? Alright. So you are still interested in signing the consent form?
Mr Miller	Yeah.
Mr Oliver	Uh, would you be willin' to do that this next week and we'll still work with you for a few weeks to give you a little more time to get the house cleaned out?
Mr Miller	Yes.
Mr Oliver	Ok.
Mr Denham	If you could work through Jeff, uh, that would help expedite it and give you enough time to get your personal belongs out of it.
Mr Miller	Ok. Thank you.
Mr Denham	Are there any other questions? Thank you, Mr Miller. We have a motion to continue?
Mr Hartwell	Mr Chairman, I make a motion that Item # 2839, 1334 Grand Ave be continue for a Progress Report and Demolition Hearing until our July 27th meeting.
Mr Callihan	Second.
Mr Denham	**Motion by Mr Hartwell, second by Mr Callihan that Item # 2839, 1334 Grand be continued to our July 27th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr Pommert, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none) Motion carries.**

Mr Oliver — John, I'll call you this next week. I'll get the paper ready for you to sign and we'll try to set up a time for you to come in and sign that, ok?

Mr Miller — Ok,

Mr Oliver — Alright. Thank you.

Mr Denham — Thanks for comin' in.

ITEM # 2635 — **502 VIRGINIA**
OWNER: AMAS
ADDRESS: 1739 Southern Dr., Neosho, MO
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 (TWENTEYTH TIME BEFORE THE BOARD)

Mr Paul — You want to talk about the Housmond Building before the Demo's?

Mr Denham — Yeah, mind as well. Get right into it.

Mr Paul — And I don't know how much Bryan will want to supplement my update here. It was, uh, it was mentioning, mentioned to a couple of Board Members, um, as we were visiting before the meeting, you probably kind of followed in the papers the condition of the building. I think it was shortly after this Board's last meeting that the roof caved in and since that time, um, the Public Works folks have been working pretty aggressively lookin' for what option might look like and it's something that's been happenin' kind of at the Major and City Manager level. They've had several meetings since the time and I, I think that, um, as it has been reported, the general direction it's going in is an RFP either has been issued or is goin' to be issued. Do you know whether that's been issued yet, Bryan?

Mr Wicklund — It has not been issued.

Mr Paul — They're in the process of issuing an RFP, uh, for the property asking any interested engineers for what options look like. Um, to my understanding, that would include complete demolition, complete repair or a combination of, uh, demolition/repair, just depending on what the particular firm is interested in putting into it, resource wise. Um…

Mr Denham — This, this proposa's goin' to not ask for the design so much as the construction or repair or demolition, not just the design?

Mr Paul — Is that right, Bryan?

Mr Wicklund — That's correct.

Mr Denham — What's the time frame, do you know?

Mr Paul — I think we talked about it being a ten day RFP, didn't we? And I think the turn around's, they're tryin' to do it as quickly as they are able at this point.

Mrs Harrington — Have you been in, in that building? I mean, how far into it did you get? Or did you?

Mr Wicklund — I have been in every square inch of that building as recently as, uh, last week.

Mrs Harrington — Oh my, Bryan.

Mr Wicklund — So, I've, and we've, there's been two different engineering firms that have looked at it, um, and I, I have been on the third floor, been in the basements, been all over it.

Mrs Harrington — You had a hamate suite, I hope. My word. Mold is abundant everywhere, I'm sure, or has the sunlight made a difference?

Mr Wicklund — Uh, the, the collapse has made it to where, uh, the mold issue is not as intense in, during the inspection because there's a lot, a lot of fresh air now...

Mrs Harrington — Um huh.

Mr Wicklund — A lot of movement, air movement.

Mr Paul — And so, I, I think that the idea is, we get this RFP back, we see what those options look like and then, this, this can be abated either through this Board or if there's a time issue, the emergency abatement procedures can be used. Um, but if we were to try and do any kind of action before that time, we'd really be guessin' in terms of whether we ordered complete demolition here or complete repair here or you know, if worse, there's a combination where someone could, it's two buildings, right? There's multiple buildings?

Mr Wicklund — It's, it's two building that were built about twenty years apart.

Mr Paul — And so there may be other, uh, projects out there where they think they can work with that, depending on, you know, whatever engineers do as engineers. That's totally outside my field so I, I don't want to knock up the language. Uh, does that all, kind of sound on point? I, I can try and answer, between Bryan and I, questions.

Mrs Harrington — I still have a couple of questions. I'm sorry, but I, I have a couple of questions. When we requested an RFP some time back, because it had raised to the level of, of such concern when the mold was so bad and so when, when was that, Bryan? I mean, I'm not asking for specific dates but how long ago was that? I'm think it was sooner.

Mr Wicklund — I believe it was approximately three years ago.

Mrs Harrington — And that RFP, we did receive an RFP or a response to that RFP?

Mr Wicklund — We did. There were several, uh, engineering firms that responded to that, yes.

Mrs Harrington — What was, what was the result of that? What kind of cost were we looking at, at that point? Does that give us..?

Mr Paul — I have that down in the office. I can give you that ....

Mrs Harrington — Well, I...

Mr Wicklund — I, I don't, I, I don't remember the, um, I really don't remember the amounts that, that were turned in for the bids. Um, at that time that RFP was different than what we're lookin' at now because it only involved, uh, removing the existing roof and, and installing a new roof in an attempt to save both structures.

Mrs Harrington — I'm thinking it was around three quarters for a million dollars, wasn't it? Something, between a half a million and a million dollars.

Mr Wicklund — Honestly, I don't remember the price.

Mrs Harrington — Yeah, Yeah. And we got shot down on following through with that by Council, right?

Mr Wicklund — Yeah, that, that process stopped. Uh, the Council was not in favor of spending that money on the roof at that time.

Mrs Harrington — Did they, and I think they didn't have a better answer than what we had come up with. They didn't have something like, "Ok, well, instead of that, let's try this". They just said, "Let's not deal with it", right?

Mr Wicklund — No, I think every, I guess I really can't speak for everybody, but it, it's been the hope that throughout this whole process, somebody would be interested in purchasing the property and, and taking responsibility of makin' the repairs and it just didn't happen, or hasn't happened yet.

Mrs Harrington — You know what they say about wishing. Well…

Mr Denham — Well, I've got a concern: If we wait this time and then nobody's interested in …

Mrs Harrington — Yeah.

Mr Denham — Submitting a proposal …

Mr Paul — Well, we know of at least two folks that are goin' to submit proposals, don't we?

Mr Wicklund — I, I believe there's at least one, that I know of that is very interested in submitting a proposal on, uh, possibly, abating one, one structure, putting a new roof on it and then demolishing the other.

Mr Denham — This would be a construction company or a developer? I don't need names, I just…

Mr Wicklund — It, it's going to be a combination of that, of those. We're beyond the point of just havin' one demo contractor handling the whole project. It, it'll be a, a developer that comes in and subs out the demo part and the construction part and oversees the whole project.

Mr Hartwell — Bryan, if my memory serves my correctly, didn't you tell us at some point that, uh, utilities for the event center and lofts are wrapped up in the back side of the building, is that correct?

Mr Wicklund — It is and there's some work that would have to be done with utilities before very much is done with either building. Uh, that's one of the reasons, um, for me being in the building as much as I have been, recently, is trying to sort that out. It's not as, uh, entangled as what we origianally had feared. Uh, and we actually have solutions that are, are fairly, um, feasible as far as separating the utilities. That's not going to be as much of an expense as what we had first thought. But still, yes, the electric, the water, it's all goin' to have to be addressed because it all does connect with the apartments.

Mr Hartwell — And is, is the state of the building, right now, effecting those people at all?

Mr Wicklund — Oh Yes, they, they're still having…

Mr Hartwell — I know, I know they had the water issues…

Mr Wicklund — Water issues, yes.

Mr Hartwell — But that's still the mail issue?

Mr Wicklund — Yes.

Mr Hartwell — Ok.

Mr Callihan — So, to clarify, right now the city of Joplin has an RFP out there with some kind of a response pending?

Mrs Harrington — Not yet.

Mr Paul — I think Bryan said it hasn't actually issued yet but we've talked about it being, kind of a more abbreviated time frame giving the kind of pendency of the situation and that time frame that we talked about was roughly ten days.

Mr Callihan — But there's also the, I saw where they Downtown Joplin Association has hired, got an emergency grant for an engineer to review.

Mr Wicklund — Yes, and, and that was one of the reason why an RFP has not been sent out yet as we are waiting, um, giving them time to do their evaluation. That has happened.

Mr Callihan — They have?

Mr Wicklund — Just as of yesterday, that, that's been completed. So, we, we're ready to take the next step which is to put together the RFP. It just hasn't happened yet.

Mr Callihan — Ok. Just trying to figure out what …

Mr Paul — Sure.

Mr Callihan — The Downtown Joplin Association efforts got to do with this?

Mr Wicklund — Yeah, we're workin' closely with 'em and uh, tryin' to give them time to explore any avenue they want to explore so that they can feel comfortable with, with us moving forward and I think we've, I think we've reached that point where we're ready to go ahead and take the next step.

Mr Denham — I recall, there's a fairly sizable tax lien against this property.

Mr Wicklund — Yes, there is.

Mr Denham — And then, it seemed like there was, some, some sort of mortgage, so a bank had, at least one bank might have had some interest …

Mr Wicklund — Yes.

Mr Denham — So we've got three, fairly large financial hurdles to get over.

Mr Wicklund — Which is another reason why nothing's happened with it, yet, as far as anybody purchasing it or the City taking, um, the next steps as well. And that's, that's, I mean, we're, we're workin' through all that, still.

Mr Paul — And I, I think that, in terms of future potential, um, purchasers, because this is so far down, I mean, I don't know how familiar you all are with tax sales but there are different rules for the first, second offerings versus the third offerings versus subsequent offerings and we're at the point where, if someone wanted to buy this property from the county, they don't have to wait the year redemption period that you typically do during a tax sale. You get your collectors deed on day one and, it's to my understanding, all the liens are wipes out before then. That doesn't necessarily get you around the county's lien but that lien's only about $20,000 - $25,000.00. Um, it's not the $100,000 plus lien. I mean, you're right, there's at least two six figure liens, so I, I think that, um, while those would be problematic, if the current owner were to try and fix it, they would not be as much of a barrier for someone who, um, was other than the, uh, current owner buying it through the tax sale process. And when you're lookin' at the scale of this project, I mean, $20,000.00 is not that big of an impediment.

Mr Denham — As compared with three or four million dollars.

Mr Paul — So I think that the, the good news is, there's been more movement in the last thirty days than there has been in the last three years.

Mr Denham, — Are you talking about the roof collapsing? That movement?

Mr Paul — Well, that's also true.

Mr Denham — No, I mean, our responsibility as the Board is to identify dangerous buildings. Try to work with the owner to resolve the issues. If they are unwilling or unable to do that then we step in and either order it repaired or order it demolished and I don't know that we can ignore this much longer.

Mrs Harrington — I absolutely agree.

Mr Denham — I guess, I, I'm willing to wait 'til the next meeting but not much passed that.

Mrs Harrington — Yeah.

Mr Denham — I'm really afraid it's goin' to collapse in a strong wind.

Mrs Harrington — I feel like...

Mr Denham — We, we're lookin' at some fairly tall masonry walls that with the collapse of the roof and the lower floors that are not really supported, laterally, and in a big wind that masonry's just kind of...

Mr Paul — Well, my, my thought is, if we have the RFP back by the next meeting, then at least any order from this body would be consistent with whatever the RFP looks like.

Mr Denham — Oh, I understand that. I'm just saying after that, I really hope we have the information of the RFP before our next meeting. I don't think we can just let the City not send it out and wait around for other interest parties to look at it. I mean, we've already had one engineering report and now a second. I don't think we need to wait on maybe a third or fourth party to get involved and get their experts involved as well. I'd, there's not really a magic bean here that's going to solve it.

Mr Paul — Um huh.

Mrs Harrington — Well, as hard as it is to think about having to invest a substantial amount of money there, um, especially in light of the current budget talks, if I'm reading it right, you know, there, there are so many, um, serious situations, uh, that Council is dealing with on the budget, but I feel like, as many attempts as we've made to try and take care of this, um, after, after that last time of seeing nothing happen, it feels like it's been kicked down the road over and over and I'm, I'm ready to be done doing that. I feel like it's our responsibility to make sure that, that this moves forward in a timely fashion.

Mr Callihan — I don't feel like we have the option to explore renovation or anything like that.

Mrs Harrington — I don't either.

Mr Callihan — If this were any other building, it would have been a done deal. I don't see how we can proceed without declaring that a dangerous building. It, it's our, our commission's, um, responsibility to do that. I don't know that we need to wait another day to declare it dangerous. The roof has collapsed.

Mr Hartwell — Well, I think it is declared dangerous, isn't it?

Mr Wicklund — Well, the Building Department has declared it dangerous, yes.

Mr Callihan — But our group has not.

Mr Wicklund — Correct.

Mr Hartwell — Right and this is the twentyeth time before the Board.

Mr Callihan — So, I'm not prepared to move to the next meeting. I feel like it's our responsibility to declare it dangerous and it should be off our plate and into, we have to make an official designation in our group.

Mr Denham — We normally order something either demolished or repaired. I think, what their asking is, is to wait to see whether repairing, demolishing and a combination's feasible.

Mr Wicklund — The, the first engineer, uh, report that was done and turned into the City, uh, here just recently after the initial collapse of the roof, gave, I think everybody knows this 'cause it, it was in the paper, gave three different options. Um, while it is the Building Department's opinion that both structures are dangerous, when the Building Board has a hearing on it and takes action, along with that dangerous declaration, there would be an order to repair or an order to demo. Um, we're still in the stage of tryin' to find out the, what the dollar amounts would look like if half of the, if, if the one building was saved and repaired versus tearing down both buildings. So I don't, it would be up the Board whether they wanted to hold, uh, a demo hearing for both structures or an order to repair on one and a demo on the other. That is precisely what the RFP that the, the City's goin' to be sending out will, hopefully, sort out, is financially, which is the best option.

Mr Paul — And, and fur, further complicating factor that I would hope be resolved soon, is we've gotten several letters from, uh, the neighbors, as it was the Seno Group, um, inquiring about the demolition process and, you know, what happens with the utilities, what happens with the common walls, what happens with the relocating of our tenants if , that's part of this and we're still kind of sorting through some of that stuff and I, I think that that's less, especially when the contacts in the RFP are less of something for us to work through than it is the engineers through the RFP knowing that that is a problem, what the solution is there. And I, I, it's just another issue that I don't know we have an answer for, today.

Mrs Harrington — Probably more pressure without a possible resolution until we get the RFP.

Mr Paul — And, and I, I also think that that would be, probably, something that, they claim that they have a license for the utilities down there. I, I've never seen that. I looked at the old title work. I didn't see a recorded license. Um, but if they don't ...

Mr Denham — Are you talking about the apartments...

Mr Paul — Yes.

Mr Denham — Have a license to...

Mr Paul — Yeah, they claimed it was a quote, recorded license and again, looking at the old title work, which, um, would seem to have had that, uh, I didn't see anything to that effect. But if they do have any kind of an interest, I mean, they'd probably deserve an opportunity to be present for any kind of a hearing as well, which is another wrinkle on it.

Mrs Harrington — When this RFP is answered, uh, will the folks that come forward with that, uh, make a, a physical presentation to you and the folks involved in this, in the Building Department, Troy, you know, Council, us. I mean, will they do it verbally or will it be strictly on paper that, here's what we suggest? I guess I'm looking for an opportunity to hear from these folks and answer some questions about it before we're, before we're put in a position of making a recommendation. I'm always comfortable, um, taking the staff's advice. I feel like they're the front in, the most well qualified to make a recommendation both the Building Department and Legal. Um, however, I, I'm just wondering if that is going to be, um, the way we receive this information or will we be taking a rec, uh, hearing recommendation from you all?

Mr Paul — And if you guys want the winning award to come and talk with you, I don't think that would be too hard to organize, do you Bryan?

Mr Wicklund — Well, that, that's definitely an option, however, the time is very important.

Mrs Harrington — Yes.

Mr Wicklund — And, and I, I agree one hundred percent, with, uh, Mr Denham's evaluation of it. It, it has been, as I said, the Build Department has declared it dangerous. It's, my opinion as Building Official, it has meant some of the definitions of being dangerous for a long time and it has definitely gotten worse here in the last month. So, while, I don't know if I can answer, yes, it is an option. We can have the, the, the firm that's presenting the RFP and that has the best plan and puts it down on paper, we can have them physically, make a, a presentation to this Board and to Council. Um, my only concern would be committing to that now, if it involves slowing the process down, I probably wouldn't be for that. If it fits in the timing of everything, that would be great.

Mr Paul — I think that, if, if it needed to be abated on an emergency basis, there probably wouldn't be an objection.

Mrs Harrington — Oh, no, I would, I mean, I'd feel like, you know, I'd meet every week until we got an answer on this. I feel like us taking the time to come down and, and, you know, if, if it's our responsibility, which it appears to be, then I feel like we should be well informed and involved in, uh, in, in hearing that from the, the people that are going to be tasked with fixing this or, or uh, taking it down. I feel like there's goin' to be a, a, it's loaded. There's going to be a group of people on each side of that. You know, some that want the building saved, some that want to just see it demolished and, um, I feel like it's going to be of large concern to the community and if we're going to make that decision, I'd like to be as well information as what we could be.

Mr Denham — So the RFP, I understand it's not out yet but it's goin' to have different options. One's a total demolition. One's partial demolition and basically, uh, make the necessary repairs of the north side?

Mr Wicklund — That's correct.

Mr Denham — And then, would the entity that's successful, would they then become owners of the building or would the City being paying them a fee to get this done and then someone else apply for the ownership?

Mr Paul — I, I think that ownership changes from the current owner but the exact mechanics that, I mean that will probably depend on the firm.

Mr Denham — I mean, it's conceivable that a company's goin' to come in and say, "We'll do this if we get the building with no cost to the City" is that what I'm understanding or, or that..?

Mr Wicklund — Well, I'm not confident that ownership would ever be able to be transferred to any individual before something has to be done.

Mr Denham — That's what I'm figurin'.

Mr Wicklund — So…

Mr Denham — That was my concern. It looks like there's a lot of legalities to get through and, and if somebody's wanting to get, say historic tax credits and things like that, that process takes forever and I just don't think we have that kind of time.

Mr Wicklund — But, whose goin' to own it once this dangerous issue with both buildings has been addressed, is something that's being discussed and trying to be worked through to see what the options are. Ownership may transfer in the middle of the project, may transfer at the end of it. I…

Mrs Harrington — And I may be asking something that's obvious to everybody but, is the building still owned by the originally owner or does the county own it now because of the amount of money owned against it?

Mr Paul — I think that the way the law is, is that the county doesn't actually have title to it. I think that the county is the trustee of it to the amount of the taxes owed to the county and so I don't think ownership has actually transferred from, um, the LLC, um, that is controlled by the Housmond's.

Mrs Harrington — Does that entity, do the Housemond's become involved in this process at any point, Jordan?

Mr Paul — No, I don't think so.

Mr Denham — Has the county tried to auction off the property to satisfy the back taxes, yet?

Mr Paul — They would have, it would have been offered at least three years in order for them to become trustees so it's been to tax sale at least those first three years. But again, you know, what's significant about the way the tax law chapter is written is, that after they've done those initial three or four offerings, normally tax sales are a pain because you only get your, your certificate at the beginning. You've got to sit on it for a year and now, I believe that we are now past those offerings if some, a developer came in and they were willing to, um, pay the back taxes and, you know, the county may decide, we just want to be rid of this and so we're open to a reduced or eliminated amount. That's certainly possible. Uh…

Mr Denham — And the bank may do that too.

Mr Paul — Well, I, I think that all, all the other liens on it get extinguished. I mean, they've, you get your, again, typically, there's that whole redemption period where they can come back and protect their $100,000.00 judgement and it, it's my opinion, that after that fourth offering, you get our collectors deed on day one. You probably still need to quiet the title but I don't, I think that it's a, you, basically get a, uh, lien free property on that first date.

Mr Denham — As Mr Hartwell mentioned, this is our twentieth time before the Board but there are many extended periods of months where we didn't meet so it represents more than twenty months.

Mr Callihan — Right.

Mr Denham — I agree with Mark, I don't, really don't want to push it off, but I understand there's some technicalities. We need to do more title searches and some things that…

Mr Hartwell — Well, to bring closure to what Mrs Harrington said, I would tend to agree with what she has said throughout this process about the property but I would just like, as a, as a member of the Board, to be able to see this in advance. And I'm not, I, I understand that, sometimes, it's, um, an issue of if they can come or not, which is fine, but I would like to see the information before hand, because I really don't 'think that, discussion like this is good to have as a Board but it's also good to have the information before hand to be able to further disseminate what this looks like and then to bring our questions to you so we are not in, uh, we can do an informal setting as well as a formal setting. So it would be my opinion that, as a member, I'd like to see something before the next meeting or if we have to have an emergency meeting, whatever that looks like the next time we get together, if we could have information directly from them, before, and from the City as well. But from those who, uh, are offering an opinion on this property. I think that would be good for us.

Mr Paul — Bryan, could be send out the winning RFP with just kind of a cover letter, once that becomes known?

Mr Hartwell — That would be great.

Mr Wicklund — Yes.

Mr Hartwell — Thanks.

Mr Paul — Would that work for you all?

Mr Denham — Yeah, and I wouldn't mind seeing just an overview of engineer's report. I saw, I've read what the first engineer had reported in the Globe but I'd kind of like to see it first hand, as well. I mean, they were quoting some fairly high numbers and, uh, hopefully, this RFP might honor some lower costs, would be my hope but…

Mr Hartwell — Because, I think …

Mr Denham — Pretty large expenses and I think the City's financial problems, it is goin' to be tough for 'em to get rid of that burden.

Mr Hartwell — Yeah, because I think most of our information is coming from the media.

Mr Denham — Right.

Mr Hartwell — I mean, it's coming from the folks in the audience.

Mr Denham — Any other questions or comments? Do we have a motion to, uh, I guess continue, or, uh…

Mrs Harrington — Mr Chairman, I make a motion that Item # 2635 at 502 Virginia be continued until July 27th or sooner if we are contacted the staff, um, for a Progress Report or Demolition Hearing.

Mr Hartwell — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Hartwell that Item # 2635, 502 Virginia be continued to our July 27th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr Pommert, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none) Motion carries.** I agree with Crystal and some of the others. I will be happy to meet before July 27th if it's beneficial to, uh, the progress of getting a resolution.

Mr Paul — If that's necessary, are Friday mornings, generally good for everybody?

Mr Denham — That's fine.

Mrs Harrington — Any, any time.

Mr Denham — Thank you.

Mr Paul — Gotta couple of others for demo if you want to talk about 'em.

Mr Denham — Sure.

ITEM # 2838 — **2213 ADELE**
OWNER: David Williams
ADDRESS: 4601 Hickory Ln, Joplin, MO 64804
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the May 24, 2018 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Paul — Um, #2838, 2213 Adele.

Mr Denham — We have a motion to have item # 2838 a subject of a dangerous building?

Mr Hartwell — Mr Chairman, I make a motion to have Item # 2838, 2213 Adele be the subject of a Dangerous Building Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Hartwell, second by Mr Wilson that Item # 2838, 2313 Adele be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr**

Pommert, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none) Motion carries. The Board turns it over to the City.

Mr Paul — Thank you, this is the Joplin Board of Appeals meeting in the Joplin Municipal Building this 22nd day of June, 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 # 2838 on the Agenda, also known as 2213 Adele. 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 — 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?

Mr Oliver — Over eight years.

Mr Paul — Have you, in the official performance of your duties, had the occasion to, to inspect the property known as 2213 Adele?

Mr Oliver — Yes, I have.

Mr Paul — I'm goin' to show you what's marked as Exhibit #1. You recognize it?

Mr Oliver — Yes, these are photos, uh, that I took of the property, back in January of this year. The first photo you see hear will, uh, have a placard which is a standard posting we put on each case.

Mr Paul — And do the photographs some 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 — 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 marked Exhibit #2. Do you recognize Exhibit # 2?

Mr Oliver — This is a title search received from Great American, um, showing a David Saun Williams 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 owner of the property of this action?

Mr Oliver — Sent out certified letters.

Mr Paul — And I've shown you what's been marked as Exhibit # 3. Do you recognize Exhibit # 3?

Mr Oliver — Yes, these are, uh, certified letters that have been sent to, uh, Mr Williams, um, with the first being sent on January 24th. Um, I do not have a signed receipt on that one. Uh, I have one that was sent, uh, dated May 7th, letting him know of the May 25th meeting. I do have a signed receipt for that letter. And also I have one dated June 5th letting him know of today's meeting June 22nd.

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

Mr Denham — The Board accepts.

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

Mr Oliver — It was published in the Joplin Globe.

Mr Paul — Uh, I'm showing you what's been marked Exhibit # 4. Do you recognize Exhibit # 4?

Mr Oliver — It's the legal notice sent over for publication, uh, for the dates of Friday, June 1st, Thursday, June 7th, Thursday, June 14th, and Thursday, June 21st.

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

Mr Denham — The Board accepts.

Mr Paul — And Jeff, you also mentioned that you'd post a notice on the front door of the property as evidence on Exhibit # 1, correct?

Mr Oliver — That's correct.

Mr Paul — And did you also have some kind of, uh, actually contact with the owner of the property during this process?

Mr Oliver — I have. Um, actually, I sat on this case for several months, um, 'cause I'd had phone conversations with the owner. He kept telling me that, come spring time of this year that he'd probably have a purchase, a permit in place to rehab the property. That has never taken place. Um…

Mr Paul — There's, basically, been no progress on the property, despite your phone calls with 'em.

Mr Oliver — Right.

Mr Paul — And so he knew this was, that this was in front of the Board, correct?

Mr Oliver — That's correct. He, he also came in prior to last month's meeting and I visited with him at the counter for a few minutes about the property, um, that a permit would have to be purchased and again, that has not happened.

Mr Paul — Ok. Thank you. What school and education have 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 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 Dangerous Buildings do you base you opinion, if any?

Mr Oliver — Yes, Subsection Line 12: Whenever the building or structure, or land it occupies, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition, use, location or maintenance of the building, structure or land. Line 13: Whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry.

Line 18: Whenever the building or structure is in such condition as to constitute a public nuisance known to the common law or in equity jurisprudence. And also Line 19: Whenever any portion of a building or structure remains on a site when construction or demolition work is abandoned. As you can see by the photos that are being passed around, at, uh, some point, someone had started, uh, doin' some repair and interior demolition, uh, of this property, um, actually putting it in a worse condition as far as the interior goes, uh, as well as the outside, uh, it's just not been maintained and there's general deterioration throughout the property.

Mr Paul — Thank you, Jeff. Uh, now would be any interested parties opportunity to ask Jeff questions. Uh, I see no one here in the gallery. Not aware of anybody who planned to be here on this property today? Does the Board have any questions of Jeff, at this time? I see none. Uh, Jeff's excused. I'd also ask that Chapter 26, Articles IX and X of the Joplin Code of Ordinances be offered in evidence before the Board and that the record be held open and include a copy of the Joplin Globe on the dates of publication. Uh, the City rests. Now would any interested parties' opportunity to present evidence or heard again. Nobody in the gallery here today. Not aware of anybody who planned to be here, uh, therefore, the matter will be returned to the Board for deliberation and a decision.

Mr Denham — Do we have a motion for demolition?

Mr Pommert — Mr Chairman, I make a motion that Item # 2838 at 2213 Adele be declared a Dangerous Building according to City Ordinance, Chapter 26, Articles IX and X, Subsections 12, 13, 18 and 19 and therefore, demolished including all out buildings.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Wilson that Item # 2838, 2213 Adele be declared a Dangerous Building and ordered demolished in accordance to Joplin City Code of Ordiances under Chapter 26, Articles IX and X, Section 26-612, Subsections 12, 13, 18 and 19 and the demolition shall include all out buildings. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr Pommert, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2840	**219 WASHINGTON** **OWNER: Les Sadler** **ADDRESS: 219 Washington, Joplin, MO 64801** **Demolition Hearing has been posted in the Joplin Globe Legal Section.** **Item continued from the May 24, 2018 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)**
Mr Paul	Uh, another one we have is Item 2840, 219 Washington.
Mr Denham	We have a motion to have Item # 2840 subject of a Dangerous Building Hearing?
Mr Tylle	Uh, before we continue on that, I have a personal interest in that so should I bow out of this one?
Mr Paul	Yeah, just announce that, uh, you have a conflict and we will recuse from any discussion to vote.
Mr Tylle	Ok.
Mr Denham	Do we have a motion to have the Demolition Hearing?
Mr Wilson	Mr Chairman, I make a motion that Item # 2840, 219 Washington be the subject of a Dangerous Building Hearing.
Mr Pommert	Second.
Mr Denham	**Motion by Mr Wilson, second by Mr Pommert that Item # 2840, 219 Washington be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr Pommert, Mr Wilson and Mr Denham) Those opposed (none) Motion carries. The Board turns it over to the City.**
Mr Paul	Thank you. This is the Joplin Board of Appeals meeting in the Joplin Municipal Building this 22nd day of June, 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 be heard, cross examine witnesses as well as present evidence or exhibits. Uh, the case for today is Item # 2840 on the Agenda, also know as 219 Washington. Uh, the City recalls Jeff Oliver. I will remind you that you are under oath. Would you please state your name and occupation for this record?
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 — Over eight years.

Mr Paul — And have you, in the official performance of your duties, had an occasion to inspection the property known as 219 Washington?

Mr Oliver — Yes, I have.

Mr Paul — I'm going to show you what's marked as Exhibit # 1. Do you recognize Exhibit # 1?

Mr Oliver — Yes, these are photos that I've taken of the property. Um, the photos were taken on June 6th of 2017.

Mr Paul — And do you have additional photographs in there? There, there may be two sets there. I usually put them all together.

Mr Oliver — Oh, Ok. Yeah, there's more resent photos, as well.

Mr Paul — Are the ones on top the more recent ones or the older ones?

Mr Oliver — Older. The property was revisited and posted.

Mr Paul — Well, do both sets of photographs show a reasonable likeness of the premise in their present condition or do only the second set?

Mr Oliver — Both and the second set of photos were actually taken and this is what's on top, I apologize and were taken on April 17th of this year.

Mr Paul — Ok.

Mr Oliver — There really hadn't been any changes during that time.

Mr Paul — Let's just go ahead and we'll remove the older set of photos. So this Revised Exhibit # 1 is only your photographs from two months ago and does the Revised Exhibit # 1 show reasonable likeness of the present, the condi, the property in its present condition?

Mr Oliver — Yes, they do.

Mr Paul — Ok. If there's no objection, I'd offer Exhibit # 1?

Mr Denham — The Board accepts.

Mr Paul	What, if anything, did you do to notify the owner of the property of this action? I'm sorry, how did you ascertain ownership of the property?
Mr Oliver	We had a title search done.
Mr Paul	I'm going to show you what's marked as Exhibit # 2. Do you recognize Exhibit # 2?
Mr Oliver	Yes, this is a title search received from Great American Title showing and Les Sadler as the owner.
Mr Paul	Thank you. If there's no objection, I'd off Exhibit # 2.
Mr Denham	The Board accepts.
Mr Paul	And what, if anything, did you do to notify that owner of the property of this action?
Mr Oliver	Uh, send out certified letters.
Mr Paul	And I'm going to show you what's marked as Exhibit # 3. Do you recognize Exhibit # 3?
Mr Oliver	Uh, these are certified letters sent to Les at the address of 219 Washington. Um...
Mr Paul	And is 219 Washington the address that is on record with the County Assessor for the purpose of property taxes?
Mr Oliver	Yes, it is.
Mr Paul	I'm goin' to show you what's been marked as Exhibit # 6. Does that, uh, verify the fact that that address is what's on file with the County Assessor for property taxes?
Mr Oliver	Yes, it does.
Mr Paul	If there's no objection, I'd offer Exhibits # 3 and # 6.
Mr Denham	The Board accepts.
Mr Paul	What, if anything else, did you do to notify the owner of the property of this action?
Mr Oliver	Uh, it was published in the Joplin Globe.

Mr Paul — I'm going to show you what's been marked as Exhibit # 4. Do you recognize Exhibit # 4?

Mr Oliver — Uh, this is a legal notice sent to the Joplin Globe, uh, for the advertisements. Um, those advertisements were Friday, June 1st, Thursday, June 7th, Thursday, June 14th and Thursday, June 21st of this year.

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

Mr Denham — The Board accepts.

Mr Paul — And finally, Jeff, um, in our efforts to identify the property owner of this action, did you find anything else that was sufficient?

Mr Oliver — There's record of, uh, Les having deceased.

Mr Paul — And so I've shown you what's marked as Exhibit # 5. Can you describe to the Board what Exhibit # 5 is?

Mr Oliver — Um, it's a printout, a record of his passing in 2015.

Mr Paul — From Parker Mortuary?

Mr Oliver — Parker Mortuary.

Mr Paul — And so, what appears to be the case with this property is the owner has passed away and simply no one has taken care of the property since his passing

Mr Oliver — That's correct.

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

Mr Denham — The Board accepts.

Mr Paul — And Jeff, did you also post a notice, um, on the property at issue here?

Mr Oliver — Yes, I have.

Mr Paul — And that's reflected on Exhibit # 1?

Mr Oliver — Yes.

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

Mr Oliver — 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 Dangerous Buildings 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. While it is uninhabited at this time, um, certainly that definition would apply to this property. Subsection Line 12: Whenever the building or structure, or land it occupies, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition, use, location or maintenance of the building, structure or land. Certainly it does not meet these qualifications in its current condition. As well as Line 13: Whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. And finally, Line 15: Whenever the, uh, electrical system is totally or partially damaged, destroyed, removed or otherwise made inoperable, unsafe or hazardous. By some of the photos that are being passed around, um, there are some wiring issues within the structure.

Mr Paul — Thank you, Jeff. Uh, now would be any interested party's opportunity to ask the witness questions. Don't see anybody in the gallery, not aware of anybody who planned to be here on this today. Does the Board have any questions on this property? I see none. Uh, Jeff, thank you. You are excused. Uh, if there's no objection, I'd also offer Chapter 26, Articles IX and X of the Joplin Code of Ordinances in evidence before the Board and ask that the record be help open to include a copy of the Globe on the dates of publication.

Mr Denham — The Board accepts.

Mr Paul — Uh, the City rests. Now would be the, uh, defendant or any other interested party's opportunity to, uh, present evidence or otherwise be heard. Again, nobody in the gallery. Not aware of anybody who planned to be here today, uh, therefore, the matter will be turned back over to the Board for deliberation and a decision.

Mr Denham — Do we have a motion for demolition?

Mr Wilson — Mr Chairman, I move that Item # 2810, 219 Washington, be declared a Dangerous Building in accordance with Joplin Code of Ordinances, Chapter 26, and Articles IX and X, Subsections 10, 12, 13 and 16 and so ordered demolished to include any outbuildings.

Mr Denham — I believe the last one was 15.

Mr Wilson — 15?

Mr Denham — 15.

Mr Wilson — I correct the final, 15.

Mr Denham — We have a second?

Mr Pommert — Second.

Mr Denham — **Motion by, there's a motion by Mr Wilson, second by Mr Pommert, that Item # 2840, 219 Washington, 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, 13 and 15 and the demolition shall include all out buildings. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr Pommert, Mr Wilson and Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2827 — **1010 S MONROE**
OWNER: Clista Schrader
ADDRESS: 9505 S 679 Rd
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the May 25, 2018 meeting for a Demolition Hearing and Progress Report (SIXTH THIME BEFORE THE BOARD)

Mr Paul — And Jeff, did you want to talk about 1010 Monroe?

Mr Oliver — Uh, yes. So, I'd given Jordan the file for 1010 Monroe. At the end of, uh, at the end of last month's meeting, uh, you asked me to try and get in talk, in contact with the owner of this property, which I did. I had a phone conversation with her and encouraged her to get moving. Um, actually I asked her, encouraged her to also to be at the meeting today. Uh, on my drive-bys, uh, this last week, I think maybe you've all seen one photo I took. Well, it doesn't appear there's been a lot done to the house itself, as far as the permit that purchased for the roof, they have done a lot of clean

up. That doesn't really pertain to the building but this last month's meeting, you've always, they've been there and put forth some effort to, uh, tidy the property up a little bit. So it's up to you.

Mr Hartwell — What were the results of, results of your conversations with her? Did she say?

Mr Oliver — Well, I mean, um, she talked like she had some relatives that were supposed to help her with the roof and …

Mr Hartwell — Ok.

Mr Oliver — Basically, they haven't fulfilled their end of the agreement between her and her relatives. Um, so that was her excuse, if you will for, for not having the roof done.

Mr Hartwell — Ok.

Mr Denham — Permit, the permit was only for a roof at this point.

Mr Oliver — I believe so.

Mr Denham — I was hoping we could have a demolition hearing on it, the property this month, truthfully. I'd…

Mr Paul — It, it's ready to go if you all want to have a hearing on it.

Mr Hartwell — I'd like to have a hearing.

Mr Paul — Ok.

Mr Denham — Just because she cleaned up the yard, it really hasn't addressed the issue.

Mr Hartwell — Nothing else has happened there, at all.

Mr Denham — I can't imagine what the condition of the building is inside because it's been open as long as we've been talking about this.

Mr Hartwell — And we don't have any pictures of the inside, is that correct?

Mr Oliver — Uh, there'll be some in here. Um, there's a permit here. Application date was on 3/19 of this year.

Mr Denham — For the roof?

Mr Oliver — Yeah.

Mr Denham — What's the pleasure of the Board?

Mr Callihan — Mr Chairman, I make a motion that Item # 2827, 1010 S Monroe be the subject of a Dangerous Building Hearing.

Mr Hartwell — Second.

Mr Denham — **Motion by Mr Callihan, second by Mr Hartwell, that Item # 2827, 1010 S Monroe be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr Pommert, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none) Motion carries. The Board turns it over to, uh, the City.**

Mr Paul — Thank you. This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building this 22nd day of June, 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 be heard, cross examine witnesses and be heard as well as present witnesses or exhibits. The final case for today is Item # 2827 on the Agenda, also known as 1010 S. Monroe. The City recalls Jeff Oliver. I will remind you that you are under oath. Will you please state your name and occupation for this record?

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

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

Mr Oliver — Um, over eight years.

Mr Paul — And have you, in the official performance of your duties, had the occasion to inspect the property known as 1010 S Monroe?

Mr Oliver — I have.

Mr Paul — I'm goin' to show you what been marked Exhibit # 1. Do you recognize Exhibit # 1?

Mr Oliver — Yes, these are photos of the property that I'd taken on 8/16 of 2017.

Mr Paul — And do the photographs continue to show a reasonable likeness of the premises in their current position?

Mr Oliver — Yes, there may have been some clean up done of, uh, the debris and things inside the structure and some outside but as far as the condition of the structure itself, it's the same.

Mr Paul	And there's also a photograph here that's more recent from 6/21/18, is that correct?
Mr Oliver	Correct.
Mr Paul	And does that also show a reasonable likeness of the premises in their current condition?
Mr Oliver	Yes.
Mr Paul	Uh, outside of the, uh, couple of things you mentioned regarding pickup on the, uh, initial photographs from 8/16, do the photographs otherwise 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 off 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 you what's marked Exhibit # 2. Do you recognize Exhibit # 2?
Mr Oliver	This is a title search received from Great American Title showing a Clista L or W Schrader 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 owner of the property of this action?
Mr Oliver	Sent certified letters.
Mr Paul	I'm going to show you what's marked as Exhibit # 3. Do you recognize as Exhibit # 3?
Mr Oliver	These are certified letters, uh, all addressed to, uh, Ms Schrader. Um, I do have signed receipts for several of them. Um, do you want me to do each one or…

Mr Paul — You can, maybe, give the ones you have receipts for but it, it's true, that regardless of whether they are signed or not, they were all sent to the same address, correct?

Mr Oliver — That's correct? I do have her signature, a signed receipt for, uh, some of them. One, in particular, is dated April, uh, 2nd, letting her know of the April 27th meeting. Um, got another signed by her that was sent out, uh, February 28th letting her know of the March 23rd meeting. No signature for one, uh, for a meeting on February 23rd. I have another signed receipt for the original Finding of Fact Letter sent to her letting her know of the January 26th meeting.

Mr Paul — And Jeff, as far as you are aware of, the address listed, um, on these envelopes or letters is also the address on file with the County Assessor for property tax purposes, correct?

Mr Oliver — Yes.

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

Mr Denham — The Board accepts.

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

Mr Oliver — It was published in the Joplin Globe.

Mr Paul — I'm going to show what's marked as Exhibit # 4. Do you recognize Exhibit # 4?

Mr Oliver — This is the Affidavit of Publication with the publication dates of 5/4, 5/11, 5/18 and 5/24 of this year.

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

Mr Denham — The Board accepts.

Mr Paul — Now Jeff, it's also true that on Exhibit # 1, uh, the first page, thereof, reflects the placard you posted on the property, correct?

Mr Oliver — That's correct.

Mr Paul — And the purpose of that placard is to notify any interest party, um, that there was a pending action before this Board?

Mr Oliver — Yes.

Mr Paul — And, in addition, before, uh, we began this hearing, you were having an informal conversation with the Board about your various contacts with this owner. Is it, is it accurate to say that you've talked with her multiple times over the last six months regarding this property?

Mr Oliver — Yes.

Mr Paul — And I think you said, specifically, regarding this meeting, you encouraged her to come because the Board had requested, uh, her presence since she had failed to appear at previous meetings, correct?

Mr Oliver — Correct.

Mr Paul — And how long ago did you have that conversation with her?

Mr Oliver — Um, it's approximately three weeks ago.

Mr Paul — Uh, since our last meeting, correct?

Mr Oliver — Yeah.

Mr Paul — And despite the fact that you had that conversation with her, she, she didn't call you today or notify you that she had some reason for not being here, correct?

Mr Oliver — Correct.

Mr Paul — What school and education have you had in the building industry that qualifies 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. If so, in which of the definitions of Dangerous Building do you bases your opinion, if any?

Mr Oliver — Yes, I do. Subsection, Line 4: Whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or nonsupporting members, or enclosing or outside walls, or wall coverings. In this definition, when, uh, the word "closing" is used, uh, the roof on this property is, uh, in bad shape. It's leaking and it's causing, also causing, uh, further damage to the interior of the property. Uh, 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. Again, by the photos that are being passed around, this property's been vacant for some time. Um, my initial post, the day I posted it, you can see photos from the inside, the damage is occurring from the leaking, from the, the holes in the roof and what have you. Line 13: Whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. And also, Line 18: Whenever the building or structure is in such condition as to constitute a public nuisance known to the common law or in equity jurisprudence. So, uh, now it is a public nuisance. Been vacant for some time. Certainly doesn't meet the, the City of Joplin's Code of Ordinances.

Mr Paul — And I think, you, you were talking earlier about a particular problems with the roof, in this case.

Mr Oliver — Correct.

Mr Paul — Can you expand on those just a little bit?

Mr Oliver — Uh, well, the, the roof's been leaking for some time. Uh, there was a permit pulled for this property back in March. That roofing permit has not been completed. There has been a lot of attempts to address those leaks. Those leaks are, obviously, causing a lot of damage to the interior of the property.

Mr Paul — And you saw evidence of the damage to the property due to those leaks the first time you were at the property?

Mr Oliver — This is correct.

Mr Paul — And due to the, uh, failure of the property owner to address that problem, it's safe to say that that is only, probably since the photographs were taken, resulted in additional damage to the property due to leaks and water damage.

Mr Oliver — I would say yes. I mean, they have tarps on the property but, that's not fixing the problem.

Mr Paul — Sure. Uh, thank you Jeff. Uh, now would be any interested party's opportunity to ask Jeff question. Again, nobody in the gallery here today. Unaware of anybody who planned to be here. Does the Board have any questions for Jeff regarding this property? I see none. Jeff, you are excused. If there's no objection, I'd off Chapter 26, Articles IX and X of

the Joplin Code of Ordinances into evidence before the Board and I'd ask that the record be held open to include a copy of the Globe on the dates of publication.

Mr Denham — The Board accepts.

Mr Paul — The City rests. Now would be the opportunity for any interest party to, uh, offer evidence or otherwise be heard. Nobody in the gallery. Not aware of anybody who planned to be here on this property, therefore, uh, the matter will be returned to the Board for deliberation and a decision.

Mr Denham — Does the Board need to officially resend the existing permit that's on that?

Mr Paul — Bryan, in the past, have you done that or has the Board done that or have both of you done that?

Mr Wicklund — Both. What was the date the permit was issued? Yeah, there's a, there's a short process I need to go through as far as notification to revoke that permit but, in the past, I, I've done that as well as the Board making it in their notes to revoke the permit as well.

Mr Denham — Thank you. Do we have a motion to revoke, uh, the existing permit, roofing permit on this property?

Mr Wilson — Mr Chairman, I make motion that the existing roofing permit on property at, uh, or Item # 2827, 1010 S Monroe be, uh, declared void.

Mr Tylle — Second.

Mr Denham — **There's a motion by Mr Wilson's, uh, excuse me, by Mr Wilson, second by Mr Tylle that Item # 2827, 1010 S Monroe, have its current roofing permit revoked. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr Pommert, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none) Motion carries.** Now is there a motion to, uh, declare this building a Dangerous Building?

Mr Wilson — Mr Chairman, I move that Item # 2827, 1010 S Monroe be declared a Dangerous Building in accordance with Joplin Code of Ordinance, Chapte4 26, Articles IX and X, Section 26-612, uh, Lines 4, 12, 13 and 18 and so ordered demolished to include any outbuildings.

Mr Tylle — Second.

Mr Denham	**There's a motion by Mr Wilson, second by Mr Tylle that Item # 2827, 1010 S Monroe be declared a Dangerous Building and ordered demolished in accordance to the City of Joplin Code of Ordinances, Chapter 26, Articles IX and X, Section 26-612, Subsections 4, 12, 13 and 18. Demolition shall include all outbuildings. All those in favor of the demolition say "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr Pommert, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none) Motion carries.**
Mr Paul	Maybe I've never noticed this before but it seems like some of those aren't, those exhibits aren't getting' over to you all quite as soon in the hearing as maybe they should. Do we need to slow it down a little bit?
Mrs Harrington	Well, yeah, I mean, I want everybody to be able to look at them, but sometimes, we're kind of runnin' through 'em to make sure…
Mr Paul	Ok.
Mrs Harrington	To see...
Mr Paul	Ok.
Mr Denham	Maybe you could kind of share 'em. Save a few steps. I noticed you were doin' that too. That might kind of…
Mr Harrington	Yeah.
Mr Denham	Expedite the passing of the information.
Mr Paul	Ok. Well, we'll do that and I'll try to slow, slow down a little bit.
Mrs Harrington	Because we want to spend more time here.
Mr Oliver	You want me to go through some of the others, or…
Mr Wicklund	I'll do this one on Sergeant but the rest of them, can be now or later, whatever. I don't care of the order.
Mr Oliver	Talking about it or does he, um, go ahead and jump to Item # 2836, 1308 S Sergeant.

ITEM # 2836 **1308 S SERGEANT**
OWNER: Ethan Turner
ADDRRESS: 1308 S Sergeant Ave, Joplin, MO 64801
Ordered demolished May 25, 2018

Mr Wicklund I'm going to show the Board three pictures while I talk about this property. The first two were taken August of 2017 and the third one was just taken yesterday. Just to give you guys, uh, an idea of what we're talking about. This property was before the Board last month for demo hearing and the Board ordered it demolished. Uh, the owner came into the Building Department, uh, I think the very next Monday and explained to me that, um, he had just received an insurance settlement of $20,000.00 on that property and he was requesting to take out a building permit for repairs to be made, not just with that $20,000.00 but he was going to put another $20,000. So he actually applied for and, um, was requesting for a permit to be issued for $40,000.00 worth of repairs to be made on this property. And I want to assure the Board that this is not a habit, or not, not how I would generally handle them. Generally, when the Building Board orders a demo hearing, from that day forward I do not issue building permits. However, because of, of his story, he also had not received any of the notifications other than the final notice on, on the property. I went ahead and agreed to sell him a thirty day building permit and explained to him that, uh, all of the repairs, including the interior, would have to be completed before today's date. That the permit would expire, uh, on June the 21st and he assured me that he would be completed with the project. He signed a waiver stating such. That it would be, um, ready to be lived in and completed and that any of the repairs that he made during the, this last month, that if he was not complete, um, would not be, uh, any reason for the City to not go ahead and move forward with the demo. I also explained to him the importance because he had not come to any of the meetings prior to that. I think there was three meetings that we addressed his property and he had not been present and told him that, uh, I would sell him the permit as long as he felt like he would be one hundred percent done in the thirty days which was a grace period that we would allow him normally to make the appeal anyway and that regardless of whether the repairs were made or not he needed to come to the meeting today. He's not here and as you can see by the photos he has done some of the repairs. Uh, he called for a framing inspection yesterday and it failed. Uh, I know there was framing issues, uh, with the detached garage and maybe a, a few things in the house but it didn't pass. And he's shown in the last month that he's willing to put some, some effort into it, however, he did not follow through on what he committed so, unless the Board chooses to, uh, do something different, we're at the point now where we're ready to publish and advertise for a demo bids and I intend on moving forward with that because he hasn't followed through with what he told me.

Mrs Harrington — Was he doing the work, himself?

Mr Wicklund — He listed himself as the General Contractor. He did have an electrician that was on the permit that was goin' to do all the electrical work.

Mrs Harrington — Got brand new windows in it.

Mr Wicklund — He's replaced all the windows and has, um, I believe, hauled off a lot of debris from around the property as well as inside the house.

Mrs Harrington — The framing inspection, you say, uh, failed. Um, was it like, oh now, this is never going to work, or you know, I mean …

Mr Wicklund — I haven't seen the correction notice. No, I, I don't think the framing was something that was, uh, necessarily vital to the structure. I think it was corrections that he was making on his own, um, because part of his permit included residing the, the house and the garage and so he came across framing that, that he wanted to go ahead and repair before he covered it up with new siding.

Mrs Harrington — When you told him he had to be here today, he …

Mr Wicklund — He said, "Yes".

Mrs Harrington — Ok.

Mr Denham — I really don't understand people's absence when they know, potentially, their property could be ordered demolished. I would try to protect my assets. I know circumstances come up…

Mr Oliver — I would like to add, while he may not have received or signed for his letters, except for, possibly, the last one, I had had a couple of phone conversations with him prior to the order.

Mr Denham — Well, there's a placard posted on his house. I think that if someone stapled that to a property I owned, I would be down here to try and find our more information. I wouldn't just ignore it. I think the City has gone above and beyond to try work with this individual and I don't see any reason to …

Mrs Harrington — He doesn't live there?

Mr Denham — To lift this.

Mr Wicklund — No, he does not live there.

Mr Callihan	Bryan, is he working on the house now, I mean, currently like yesterday or today?
Mr Wicklund	Well, I, he had called in for framing inspection yesterday and that was done. I don't know the last day that he was actually on site. I, I don't know.
Mr Denham	So we wouldn't really have to take action because it's been ordered demolished at this point. We could, we could put a stay on the demolition order or…
Mr Wicklund	That's right. Without any action from the Board, uh, the Building Department will go ahead and, and keep moving forward with the demolition.
Mr Paul	And really, I, I think that if anything, the Board would have to ratify his waiver, which hasn't happened. So …
Mr Callihan	We still have a building permit out there..?
Mr Wicklund	Well, it expires today.
Mr Callihan	Today? Ok.
Mr Wicklund	I, I, yes it was only good for one month.
Mr Tylle	And the work I can see he has completed, just from these pictures, that would take me maybe two days to do. There's really nothing there. I could go out and buy a couple of hundred dollar windows and throw 'em in a hole. With the kind of work he's done, I mean they're not even sized right and then throw a garage door on would be nothing. So he really hasn't done anything from the outside appearance.
Mr Paul	Bryan, do you have a copy of the waiver, on you?
Mr Wicklund	Yes.
Mr Paul	Could I look at it real quick, please?
Mr Denham	I'm not in favor of lifting this order…
Mrs Harrington	No.
Mr Denham	Or the stay on it.

Mrs Harrington — If you feel you need to bring it back to us again next month, I completely comfortable with you visiting with him or whatever is necessary.

Mr Wicklund — I don't intend on making that offer to him.

Mrs Harrington — Thank you for that information.

Mr Denham — Yeah, thanks for the update. When I drove by, I thought, "Didn't we order this demolished." If there's not a motion, we'll go back and, uh, let Jeff start bringing us up to date on the next item. I believe it's # 2821.

ITEM # 2821 — **1720 GLOVER ST**
OWNER: Ryan P and Kacy L Griesmer
ADDRESS: 12800 S 14th Ave., Jenks, OK 74037
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the April 27, 2018 meeting for a Demolition Hearing and progress Report (SEVENTH TIME BEFORE THE BOARD)

Mr Oliver — Ok, uh, Item # 2821, 1720 Glover. Uh, I have had a couple of e-mail conversations with the owner. Um, I don't believe this property is any long a danger. He does have some fascia and soffits still to do. He is a farmer. It think he's been workin' in the fields a lot so he hasn't had a lot of time to devote to it but prior to that, he did a lot of work.

Mr Denham — It looks really good. It's come a long ways.

Mr Oliver — Well, I've got it down to release. If you want to hang onto it 'til, 'til it is complete, that's fine also.

Mr Callihan — Mr Chairman, I make a motion that Item # 2821, 1720 Glover St be released from our agenda.

Mr Hartwell — Second.

Mr Denham — **Motion by Mr Callihan, second by Mr Riley, that Item, sorry, by Mr Hartwell, that, uh, Item # 2821, 1720 Glover be released from our Agenda due to the, uh, vast majority of the work being complete. All those in favor of the release say "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr Pommert, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2835	**309 MICHIGAN** **OWNER: Anglin & Associates #12** **ADDRESS: PO Box 794548, Dallas, TX 75379** **Demolition Hearing has been posted in the Joplin Glove Section. Item continued from the May 25, 2018 meeting for a Demolition Hearing and progress Report (THIRD TIME BEFORE THE BOARD)**
Mr Oliver	Item # 2835, 309 Michigan. Uh, there is a permit in place for this property. I've got a note to continue it to, uh, July 27th.
Mr Denham	I can't believe the amount of work they've done on this building. I really question that in that neighborhood. Every time I drive by, there's been someone working. They've put a lot of effort and time in it and I wish them luck. We have a motion to continue?
Mrs Harrington	Mr Chairman, I make a motion that Item # 2835, at 309 Michigan Ave be continued until July 27th for a Progress Report or Demolition Hearing.
Mr Tylle	Second.
Mr Denham	**There's a motion by Mrs Harrington, second by Mr Tylle that Item # 2835, 309 Michigan be continued to our July 27th meeting for a Progress Report and Demolition Hearing. All those in favor of the continuance say "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr Pommert, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none) Motion carries.**
ITEM # 2837	**1604 CENTRAL AVE** **OWNER: Sandy Acres Company (Terry Campbell)** **ADDRESS: PO Box 1931, Joplin, MO 64802** **Demolition Hearing has been posted in the Joplin Globe Legal section. Item continued from the May 24, 2018 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)**
Mr Oliver	Item # 2837, 1604 Central Ave. Um, you'd asked me, uh, to have a meeting or conversation with the owner of this property. Uh, he was at last month's meeting. Um, I have visited with him. Kind of discussed what he needed to do which is basically getting a permit to rehab the property. Um, unless there's been one purchased in the last couple of days, I don't think that's happened, um, but I'd like to verify that and visit with him one more time. Possibly, if there's not a permit of some kind in place by the next meeting, he might be ready for a hearing.
Mr Callihan	There were, uh, had issues with the title, didn't they?
Mr Oliver	Yeah, there, there was.

Mr Denham — Well, it's certainly a salvageable building but, uh, without some attention, it won't be that way for long.

Mrs Harrington — Yeah.

Mr Denham — Do we have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2837, 1604 Central Ave be, uh, continued to our July 27th meeting for a Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **There's a motion by Mr Wilson, second by Mr Pommert that Item # 2837, 1604 Central be continue to our July 27th meeting for a Progress Report and Demolition Hearing. All those in favor of the motion say "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr Pommert, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2841 — **1108 E 34TH ST**
OWNER: Jackie Kelly Tr
ADDRESS: 209 S Travis Acres, Joplin, MO 64804
Finding of Fact Hearing scheduled for this date.

Mr Oliver — Um, Item # 2841, 1108 E 34th. This will kind of be a new one for you all. It's, uh, actually, a trailer addition that had been left behind.

Mr Tylle — Get out of town quick.

Mr Denham — As I recall, these properties, kind of like a trailer park where they lease the last but they actually own the land?

Mr Oliver — I believe, I believe so. I don't know that…

Mr Denham — I think it was brought into the City as an existing property. I mean that's some that Zoning would have permitted.

Mr Oliver — I have received a phone call from a relative of apparently, maybe an elderly person had lived there. Um, and in that phone call he told me they were going to try and take care of it themselves but we'll see.

Mr Denham — Ok. It's under new business.

Mrs Harrington — So it's the trailer but not the carport?

Mr Wicklund — Well, and that's what I want to make clear. This, this is really not, uh, that the reason we are here is not because of the carport, even though that is a part of it. So whatever is done with the rest, the carport will be addressed 'cause I know it looks bad in the picture but they actually added on to a trailer and then took the trailer away and behind that car port you can see what was an addition.

Mrs Harrington — Oh, I see, on the back side that's… Ok.

Mr Wicklund — So, if it was just the carport, if it was just the carport we, we would have handled it through Code Enforcement…

Mrs Harrington — Uh huh.

Mr Wicklund — But because it was actually part of the house…

Mrs Harington — I see.

Mr Wicklund — Or the trailer, that's why it is before this Board.

Mrs Harrington — I thought it was another trailer from the …

Mr Callihan — Well, the trailer's just setting on blocks, it's not got a foundation.

Mr Wicklund — The addition …

Mr Callihan — The addition …

Mr Wicklund — I believe, I believe it's on blocks, yes.

Mrs Harrington — Just a little square.

Mr Wicklund — It, it was maybe a bedroom…

Mrs Harrington — Yeah.

Mr Wicklund — That was added on.

Mr Callihan — I don't understand why Code Enforcement wouldn't take care of that 'cause it not fixed. It's just setting on blocks. No different than a storage shed.

Mr Wicklund — Well, the difference is, it is part of the house. And they don't usually, the Code Enforcement does not handle demolitions when it comes to residences.

Mr Callihan — This is a different situation.

Mr Wicklund — It, it is.

Mrs Harrington — A new world every day.

Mr Denham — Well, it is new business so we automatically have to continue it for thirty days.

Mrs Harrington — Mr Chairman, I make a motion that Item # 2841 at 1108 E 34th St be continue until July 27th for a Demolition Hearing and Progress Report.

Mr Tylle — Second.

Mr Denham — **There's a motion by Mrs Harrington, second by Tylle that Item # 2841, 1108 E 34th St be continued to our July 27th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr Pommert, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2842 — **622 S MOFFET AVE**
OWNER: John Kpaka
ADDRESS: 3024 11th, San Pablo, CA 94806
Finding of Fact Hearing scheduled for this date.

Mr Oliver — Ok. Item # 2842, 622 S Moffet. Uh, I'd actually posted this property, probably about a year ago. Does have a new roof on it. Um, at that time, a year ago, I did received a phone call, I do remember. I don't know names or anything that, uh, about somebody had bought it at a, uh, auction. Uh, but anyway, nothing's been done to it. There had been a break in and a fire in the upper levels. Um, so it's been reposted and brought to you guys.

Mrs Harrington — Pretty sad.

Mr Oliver — It's been a problem in the neighborhood.

Mr Callihan — Can we be ready for this one next month?

Mr Oliver — I gotta get the title search. Um, if I get that and it's fairly clean, after Jordan looks at it, I think it will be ready.

Mr Hartwell — Mr Chairman, I make a motion that Item # 2842, 622 S Moffet be continued to our July 27th meeting for a Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Denham — **Motion by Mr Hartwell, second by Mr Callihan that Item # 2842, 622 S Moffet Ave be continued to our July 27th meeting for a Progress Report and Demolition Hearing. All those in favor of the motion say "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr Pommert, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2843 — **807 W 13TH ST**
OWNER: Glen Middleton
ADDRESS: Rt Box 345 B, West Grove, AR 72685
Finding of Fact Hearing scheduled for this date.

Mr Oliver — Item # 2843, 804 W 13th St. This is a very small stone, exterior stone structure. It's actually be kind of hidden, at least in the spring and summer time by overgrowth.

Mr Denham — I drove right by it.

Mrs Harrington — I didn't see it.

Mr Denham — I had to circle around.

Mr Oliver — We have an out-of-town owner so, uh, it's been posted.

Mrs Harrington — Where is Western,Grove?

Mr Callihan — Arkansas.

Mrs Harrington — Arkansas? I just, the 72685 should have told me that.

Mr Denham — A motion to continue?

Mrs Harrington — Yeah, Mr Chairman, I make a motion that Item # 2843 at 807 W 13th St be continued until July 27th for a Demolition Hearing and Progress Report.

Mr Pommert — Second.

Mr Denham — **There's a motion by Mrs Harrington, second by Mr Pommert that Item # 2843, 807 W 13th be continued to our July 27th meeting for Progress Report and Demolition Hearing. All those in favor of the motion say "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr Pommert, Mr Tylle, Mr Wilson and Mr Denham) Those opposed (none) Motion carries.**

Mrs Harrington — Do you have the title work on that one?

Mr Oliver — Uh, no. Those three new ones, I still gotta get.

Mrs Harrington — We be ready to demo it if it comes back?

Mr Oliver — I would think so.

Mr Denham — Any other business to bring before the Board?

ITEM # 2781 — **519 N JACKSON**
OWNER: Laura Julien
ADDRESS: 1315 Fountain Rd, Joplin, MO 64801
Ordered Demolished December 9, 2016, Stay Ordered January 27, 2017 which was lifted October 27, 2017

Mr Hartwell — Uh, quick question. I was out and about the other day visiting a friend, drove by the property at 519 N Jackson, owned by Laura Julien. I know we had ordered that demolished. I didn't know what, uh, was going on with that. The City could, possibly, provide an update on that property?

Mr Denham — I was wondering the same thing.

Mr Wicklund — We're still movin' forward with it. Um, it was more difficult than normal to get utilities to sign off because she had current and paid for accounts and they were hesitant to disconnect utilities, even with me asking. But we, we've got that sorted out with Empire. The electric's been disconnected. Um, the water's been disconnected. I have yet to hear back from the gas company. They're, they're very slow which, their usually the last one's even when there isn't any hurdles to jump through. So I don't know why they haven't responded yet. The last time we talked, it's been bid out. The last time we talked to the contractor, he is still willing to do it for the price he originally bid, even though it's been a, a little time has lapsed here. So as soon as we get the gas confirmation that the meter's been removed and service been disconnected, we plan on continuing forward.

Mr Denham — Has it been taken to City Council for approval?

Mr Wicklund — Yes.

Mr Denham — Oh it has? So it's just a matter of getting Spire to sign off and…

Mr Paul — And when we told you it would start movin' again it, it did but it just. It's been a couple of snags, I think because …

Mr Wicklund — It, it's just slow.

Mr Paul — Of the unique situation, I guess.

Mr Denham — Usually, that's not the case. Usually they've faulted on their utility bills, way in advance and they don't mind cutting off the water and gas.

Mr Paul — Yeah.

Mrs Harrington — I still think she was staying there part of the time.

Mr Paul — Well, you know, it's interesting 'cause, I'd, I mean since we, uh, we talked about proceeding, I, I drive by it at least once a week, uh, and I noticed that for a long time, an SUV was parked out front and it's been moved. And I, I don't think, somebody commented a couple of meeting ago that they didn't think it was something that was driven around because the way grass had kind of grown up, grown around it and I think it had expired tags and other things but I, that's, that's what, which makes me think she's completely washed her hands of the property.

Mr Wicklund — I, I kind of expected to hear from her again when the electric was shut off and I haven't heard anything from her and that, that was actually a couple of weeks ago that they disconnected the electric, so …

Mr Denham — I talked to her neighbor and she didn't think she was living there. Didn't think she had seen her there at night for quite a while.

Mr Paul — I, I never saee anybody there, even when the car was parked out front.

Mrs Harrington — Well, good. Maybe she's moved on, I hope.

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

Mr Callihan — I noticed that the temporary power had been removed at 2nd and Pearl.

Mr Wicklund — Yes, he has permanent service. He's passed all of his inspections.

Mr Callihan — That's great. Thanks.

Mr Wicklund — Your welcome.

Mr Paul — Something else, Mr Denham, I think you're on an expired term, right? And will continue to serve on the Board as its Chair until the slot is filled, but, um, something for the Board to be thinkin' about is, whenever that does happen, you'll need to elect another Chairperson. So you might start thinkin' about that.

Mrs Harrington	How long do you have to be off before you can come back on? When can we expect you back, Kyle?
Mr Denham	One year, maybe ten years. I'm not sure.
Mr Paul	I think it's only a year, maybe two.
Mrs Harrington	Your expertise is invaluable, here.
Mr Oliver	I believe it states a year. Of course, if there's no other applicants, I mean…
Mr Paul	You could be here forever.
Mr Denham	I can't believe their not lining up to volunteer for this position. Do we have a motion to adjourn?
Mr Wilson	So moved.
Mr Denham	**All in favor, "aye" (Mr Callihan, Mr Hartwell, Mrs Harrington, Mr Pommert, Mr Tylle, Mr Wilson and Mr Denham) We stand adjourned. Thank you.**
Mr Oliver	Thank you, everyone.

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 10:36 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Elizabeth A Willhite, Notary Public

My Commission expires: November 8, 2020

STATE OF MISSOURI NOTARY SEAL
ELIZABETH A. WILLHITE
Notary Public
Jasper County
My Commission Expires
November 8, 2020
Commission # 16542728

