MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
JUNE 23, 2017
9:00 AM

Kyle Denham, Chairman, called the June 23rd, 2017 Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Crystal Harrington, David Pommert, Mark Callihan, Ervin Wilson and Bill Tylle. Absent is Rylee Hartwell, City officials present: Jeff Oliver, Building Inspector: Jordan Paul, Assistant City Attorney and Bet Willhite, Notary Public.

Mr. Denham	I'd like to welcome Mr Tylle, new Board member. Glad to have you here. Thank you.
Mr Tylle	Thank you very much.
Mr Denham	Do we have a motion to excuse, huh, Mr Hartwell?
Mr Pommert	Mr Chairman, I make a motion to excuse Mr Hartwell from the meeting today.
Mrs Harrington	Second.
Mr Denham	**Motion by, uh, Mr Pommert, second by Mrs Harrington to excuse, huh, Mr Hartwell. All those in favor say "aye" (Mr Pommert, Mr Callihan, Mrs Harrington, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.**
Mr Denham	If you could come up to the podium and give us your name and address and tell us a little bit about your, uh, property.
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 April 28, 2017 meeting for a Demolition Hearing and Progress Report (NINETH TIME BEFORE THE BOARD).**
Mr Michael	Bill Michael. Property's at 2108 W 3rd. Denton Gilleland is the purchaser and he's doing the fixing. He's got some pictures to show you.
Mr Denham	Can you go ahead and give, give us your name and address too, for the record, please?

Mr Gilleland	Denton Gilleland, uh, 4 S. Ball, Webb City.
Mr Denham	How are you comin' on the property?
Mr Gilleland	Oh, I'm working steady on it. I mean, I don't, I'm not over there everyday, but I've worked there, uh, 'cause I've gotta take care of other things too, but I get quite a bit done each month. Considering I'm doing most of it by myself, and…
Mr Denham	Have you got the electrical and plumbing, uh…
Mr Gillland	No, I've, I've got some pictures of what I have done.
Mr Denham	Have you got a electrican and plumber lined up yet?
Mr Gilleland	Uh, yeah, yeah. I haven't got a plumber lined up but I have an electrician.
Mr Denham	If you want to pass the pictures around, that will be fine. Just start at one end or the other. --- Have you called for a framing inspection, yet? I need you to go to the mic, thanks.
Mr Gilleland	He's been out. He told me what to do to build those interior walls on the bearing, load beraing, uh, walls, 'case they were just, they were, uh, that's what I'm doing, You can see in that one picture, it's, uh, I'm building like a frame inside the building 'cause the existing 2X4's were just kind of pieced in there and stuff.
Mr Oliver	Do you recall the date when he, he was out there?
Mr Gilleland	Oh, he, uh, wrote a little thing, uh, stuck it on, its been last month, some time.
Mr Oliver	It was Arpil 25th. It's been two month's ago, Denton.
Mr Gilleland	Ok. Well, I've done quite a bit in that length of time. He's, it take time to build all that.
Mrs Harrington	Excuse me, I didn't hear.
Mr Gilleland	I said, it takes time to do all that.
Mrs Harrington	Two months?
Mr Gilleland	Yeah, I'm building the closets in it and everything.
Mr Denham	I think, at our last meeting, you were hoping to have the electrical done.

Mr Gilleland	Well, I'd hoped to. It's kind of expensive so I'm, I'll, I'll get it done this month, this coming month.
Mr Denham	I know you've got other properties, in other, or other things going on but we'd really like to see this thing get wrapped up so we can get it off our Agenda.
Mr Gilleland	Yeah, I would too.
Mr Denham	I'd like to see you make this kind of your priority this coming month.
Mr Gilleland	OK.
Mr Denham	Try to get this thing, get your plumber and your electrican, get your drywall and just wrap it up. Looks like your exterior's getting' pretty close.
Mr Gilleland	Yeah, the exterior's, it's, it's pretty much done except for the front porch. I'd like a different front porch on it. It's just a little, just a little awning over the door, really.
Mr Denham	Are there any other questions? Anything else you'd like to add?
Mr Gilleland	No.
Mr Denham	Do we have a motion?
Mr Pommert	Mr Chairman, I'd like to make a motion that Item # 2784, at 200, 2108 W 3rd St, be continued to our July 28th meeting for a Progress Report and Demolition Hearing.
Mr Denham	Is there a second?
Mr Wilson	Second.
Mr Denham	**Motion by Mr Pommert, second by Mr Wilson that Item # 2784, 2108 W 3rd St be continued to our July 28th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Callihan, Mrs Harrington, Mr Wilson, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.**
ITEM # 2812	**1205 S 13TH ST (JUNGE BLVD)** **OWNER: Ester L App** **ADDRESS: 809 Roosevelt Ave, Joplin, MO** **Finding of Fact Heaing schedule for this date**

Mr Oliver	Denton, I have one question for you on a different subject. I've recently posted a property at 1205 W 13th St or Junge Blvd. Uh, I have been told that you purchased that property?
Mr Gilleland	Yes, Uh, ha.
Mr Oliver	When did you buy that property?
Mr Gilleland	Uh, about a month ago. The lady sold it real cheap, so I…
Mr Oliver	That's all I need.
Mrs Harrington	Is that on our list, Jeff?
Mr Oliver	Yes.
Mr Denham	It's New Business, today.
Mr Gilleland	Why, uh, Why was it posted?
Mr Oliver	We had complaints, um, vagrants livin' there. It was open. Obviously, it's not up to code. We meant officers out there. I took a Code Enforcement Officer with me and that was when I posted the property.
Mr Gilleland	OK.
Mr Denham	This item is under New Business and we automatically have to continue for thirty days with new business but you might meet with Jeff out there and see what you have to do to get if off our Agenda, quickly.
Mr Gilleland	Ok.
Mr Denham	Hopefully, it won't be like the one on 3rd St.
Mr Gilleland	No.
Mrs Harrington	Mr Chairman, uh, yeah, I'm, I'm not goin' to be willing to let it go the way, of the one, uh, that we've been dealing with for months and months. So I'll just add to your comments that, um, that Item # 2812 does have to go for thirty days but at the end of thirty day, I will be ready to take whatever action, uh, necessary to get it off this, uh, Agenda as well. I don't think that we need to, um, have one land owner, one, uh, one person in the community that just continues to have a property on this list, uh, constantly. And we are already dealing with one of his so, um, unless there's a lot of movement during the month, I'm just going to say that Item # 2812 won't be on this Agenda for very long, if I'm, if I'm, uh, heard on this Board.

Mr Denham — Thank you. You might get with, uh, Jeff and just see what it needs to…

Mr Gilleland — Ok.

Mr Denham — Hopefully, it's not as much as the one on third.

Mr Gilleland — When, when's a good time to get with you?

Mr Oliver — I got your number. I'll give you a call.

Mr Gilleland — OK.

Mr Denham — You might as well have, uh, action on it. Item 2812. Do we have a motion to continue it, while we are there?

Mr Wilson — Mr Chairman, I make a motion that Item # 2812, 1205 W 13th Street be continue to our July 28th meeting for a Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 2812, 1205 W 13th or Junge Blvd, be continued to our July 28th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Callihan, Mrs Harrington, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.** Anybody else like to speak about a specific property, come to the podium, please. Give us your name and address and item you are here to speak on.

ITEM # 2808 — **1021 TEXAS**
OWNER: Steve and Melanie Ousley
ADDRESS: 2911 S Missouri Ave, Joplin, MO 64801
Finding of Fact Hearing scheduled for this date

Mr Ousley — My name is Grant Ousley, at 2911 Missouri Ave. I'm talking about 1021 Texas today. I have a, uh, some pictures and have a progress of some things I've done over the past couple of weeks. Is that something you would like to…

Mr Denham — Sure, if you'd bring it up here and pass it around. We have a different name listed as owner.

Mr Ousley — Steven and Melanie?

Mr Denham — Yes.

Mr Ousley Yes, that would be my, my parents.

Mr Denham Ok.

Mr Ousley So the purpose of this home is, uh, so I can have, I can repair it and have a mortgage free and rent free, uh, place to live and eventually, in the future, have an income producing property. And some things that have held us back, um, um, some tenants that left unexpectedly, and left the home with some drywall damage and, um, some windows that need repaired. And when we hired a repair man, um, he was, while he was working, he was reported by the neighbors and, uh, the poor guy failed to show up in court and was, uh, arrested while he was working. Um, following that, um, over $2,000.00 of large tools and equipment were stolen from the home, unreported by the neighbors. And tools that can't be conseals in a jacket if someone walks away, but mider saws, table saws, air compressors, um, that would have had to been loaded into a truck or tailer and raised, obvious concern, with anyone in the neighborhood. And there has been, uh, repeated vandalism by, uh, irresponsible children, breaking windows and, um, things like that that's had to been replaced again and again. And other, uh, financial priorities over the past few years, uh: My Dad has, uh, been disabled, unable to work. While its not been a major burden on me, I have had to take on new responsibilities with that and, uh, this year, he suffered a heart attack and triple bypass surgery which, um, took my focus completely off of this project for a while. Other than that, my work has been focused around jobs that, um, would be flexible and would allow me to complete school, um, while offer flexible, flexible schedule and tuition and the majority of my income has been focused on my education and allowing me to accomplishing my goal of completing my Masters Degree, debt free. So, that now that that has, I'm out of that season of life, I've more time and I might be able to focus on this property. Um, so last week, I requested a temporary power pole to be set up by All Current Electric, received a quote for roof repair, had a dumpster placed on the property, um, got a quote for the glass to be replaced. There's a sliding glass door that's broken out. To order the glass and to repair that is cost effective as going to Home Depot or Lowe's and picking up a $300. 00 door to replace, itself.

Mr Denham Now, is it open or have you covered it with some....

Mr Ousley It, it's covered. And I've also patched some opening that are, that were in the soffet area, I believe are on some of those pictures there. And this past week I demolished the, uh, Duequense carport. The broken glass was replaced and, um, some shutters were installed to kind of perk up the appearance of the house. Next week should be, uh, a temp pole set up and ready to, to operate there. Um, I will get a sliding glass door to replace, uh, the broken one and uh, schedule, uh, the roof repaired on that.

Mr Denham — Jeff, does he need a permit for the type of work he's discussing?

Mr Oliver — I believe John Cotton would know that, he'll, he'll need to get …

Mr Denham — Right.

Mr Oliver — Roofing permit.

Mr Denham — But as far as the soffets, glass and doors and things like that?

Mr Oliver — Um, no, I mean, unless we are doing a major siding job or something…

Mr Denham — So have you committed to have Cotton do the roofing yet, or is that just a quote at this point?

Mr Ousley — That is a quote. I am going to get a couple of other quotes. Um, but that, that is, um, probably, that I will probably use to do that.

Mr Denham — And somebody is going to trim up the limbs that are laying on the roof, I'm assuming?

Mr Ousely — Yes, I'll, I'll do that, that next week as well.

Mr Denham — Well, this is under New Business so we automatically have to, uh, have to continue this for thirty days. Uh, our next meeting is July 28th. Hopefully, you can come back and report that everything is done and we can get this off our Agenda pretty quickly.

Mr Olusely — Sure. So, just so I'm clear on things, what all would need to be accomplished by this meeting next, uh, next month?

Mr Denham — Well, you probably need to meet with Jeff to see just exactly what needs to be done to get it off our Agenda.

Mr Ousley — OK.

Mr Denham — That would, he could give you a punch list of things…

Mr Ousley — Ok.

Mr Denham — Pretty easily.

Mr Oliver — Have you written your phone number done on the Sign-In sheet?

Mr Ousley — Yes.

Mr Oliver	Alright, I'll give you a call.
Mr Ousley	Ok. Will that be this, on the, I'm sure you are busy today. Will that be early next week, or..?
Mr Oliver	Yeah.
Mr Ousley	Ok.
Mr Oliver	Mid-week, probably.
Mr Ousley	Ok. Alright. Are there any other questions?
Mr Denham	Do you want these back?
Mr Ousley	Sure.
Mr Denham	Does anyone else have any questions. Do we have a motion?
Mr Wilson	Mr Chairman, I make a motion that Item # 2808, 1021 Texas, be continued to our July 28th meeting for Progress Report and Demolition Hearing.
Mra Harrington	Second.
Mr Denahm	**Motion by Mr Wilson, second by Mrs Harrington that Item # 2808, 1021 Texas be continued to our July 28th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Callihan, Mrs Harrington, Mr Wilson, Mr Tylle and Mr Denham). Those opposed (none) Motion carries.** Thank you. Anyone else like to speak on a specific item?
ITEM # 2781	**519 N JACKSON** **OWNER: Laura Julien** **ADDRESS: 317 E Fountain Rd** **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 May 26, 2017 meeting.**
Mr Denham	Morning.
Mrs Julien	Um, Laura Julien. The, uh, house is at 519 N Jackson. Um, I actually do have the pictures here. We've got, um, every single thing that was on the punch list that the building inspector had given me, was done. I am confused.

Mr Denham — I'm sorry, could you speak a little louder. I'm having a hard time hearing you.

Mr Julien — I'm sorry. I'm hoarse. Everything that was on my punch list that the inspector had given me was done. Uh, we did call and I've got the phone records here as well, um, twice now to an inspection before this meeting so that we could finish getting all the rest of the floors put back in. Uh, I haven't had an inspection. I actually saw the City truck go be several time. They stop, they don't come in. So I don't know what's going on with that. I'm kind of confused about that. Um, the siding is up on everything except for that, um, top part because when I picked up the siding, it's the wrong one. That's ok. We've already taken it back and they're shipping me new siding. So, that's just a little piece that I've got. Pretty much, the before and after pictures and everything, as far as yesterday goes. Uh, I mean... I'd like to get this thing off the Agenda but I'm not sure what's going on with, I mean, do I have to make a specific appointment or is leaving a message to ask for an inspection not, not, not the way I'm suppose to be doing this? I'm confused how that works, because I called and...

Mr Oliver — Do you know what number you called?

Ms Julien — What's that?

Mr Oliver — Do you know when you called and what extension you left your message with?

Ms Julien — Yes I do. I can get that in just a second. It's on there. It's actually the same phone number I called and left a message with, uh, when I got transferred over. I'ts the same general phone number. I called and got the message and then you had, then it had been forwarded over to you. It is that same general number.

Mr Oliver — I haven't had any messages.

Mr Julien — That wasn't you that... no, no, no. I mean, it went to, um, that other person's phone and I gave, I guess he handed the message to you that I had called, um, about the day that you were out there taking pictures. That wasn't you that told me that you'd do that every time. Ok, never mind, sorry. I got the wrong person. It's come an enormous ways from where it was and its, there's, basically, now it's just the superficial, little, you know, the trim has to be done. It has to be painted. Um, I got more screws to screw the rest, uh, I've got the siding where I want it, right now, so I'm good there. We can just finish that off. Trim, like I said, the trim needs to go on, the house needs to be painted, trim needs to be painted white, um, just he facing on the bricks on the front. Everything else is completed.

And the whole check list that he had given me, he had wanted some, uh, four floor joists going across the living room. Those are in. Um, there was one that was broken that went, that's what that long piece is there, that one was broken under the dining room, uh, arch there. That's been, he told me to marry that in so, we, we dug it right back out and slid it back through and screwed that altogether so that's together now. Um, I put extra supports in the corners where I had pulled the walls in 'cause they were four inches out on both sides so we pull them back in and we've anchored that down. They're, they're level now. I even put extra little blocks in there to support that, so that's never coming off again.

Mrs Harrington — I'd like to see those pictures. How old is the picture that we've got, Jeff?

Ms Julien — The toilets are in the house. It's just a matter of just putting them in. As soon as I get the floors done, I'm not going to put them in until I tile the floors. So that, that's, that's got to be the last thing. Um, but everything else is just ready to go.

Mr Denham — Did you say you had to return your siding?

Ms Julien — I did, well, I did, what I put on was tounge-and-groove. It's a smart siding. I went to pick up the other ones, they loaded it on to, the, the, they loaded it on top of my Yukon with a fork lift and I didn't even check to see, 'cause we just wanted to make sure they were the right length. They, their not tounge-and-groove. They are just went flat edge and that's just not going to work. You can't just flat edge to flat edge. It had to be the same stuff I was using, the tounge-and-groove. I, so I returned that and I've got new ones coming, so, that, that, I mean, its just the very the top strip that's up there and then the very back of the house is not, is not finished yet. The very back isn't. Um, what I was doing was, what he had me do was pull in that back wall more and then put the other joist there that you saw in the pictures. I just finished pulling that in. Well, that thing, I had to crank on that really slowly to bring that back wall in because it would creek and it would crack, I had to let it sit and then crank a little more and the next couple of days, let it set. That was the slowest wall of all the walls that we pulled off the floor. That was really slow.

Mrs Harrington — You ware me out.

Ms Julien — I'm sorry.

Mrs Harrington — We need like a little bit less information.

Ms Julien — Oh, I'm sorry.

Mrs Harrington	Clairity would be good. So here is what I would like: I would like a time line
Mrs Julien	OK.
Mrs Harrington	For all the items that have to be finished from this, from today forward. I would like that, like list with a date of completion.
Ms Julien	Ok.
Mr Harrington	A Commitment from you to complete it.
Mr Julien	Like a superficial…
Mrs Harrington	And if you would like to sit in the audience and do it right now, so that you could turn it back to us, that would be...
Ms Julien	I've got the list right here that, that…
Mrs Harrington	Maybe, maybe, uh, uh, she's got a piece of paper from a tablet that she could get a sheet from and if you could just give us …
Ms Julien	Ok.
Mrs Harrignton	This will be done by this date. This will be done by this date...
Ms Julien	OK.
Mrs Harrington	This done by this date.
Ms Julien	Ok, you want me to hand write it or you just want me to e-mail…
Mr Harrington	I want you to hand write it so that we can put it …
Ms Julien	Ok, sure.
Mrs Harrington	In the file that Jeff has so that next month when we, um, are here again, that we'll have something to go by. Um…
Ms Julien	Do you want all the painting and all the…
Mrs Harrington	I want, I want everything…
Ms Julien	The exteriors and all the…

Mrs Harrington	One thing, you don't have to give us a lot of external information but I want "Painting will be done by_____"
Ms Julien	OK.
Mrs Harringotn	Is that, is that pretty, pretty much where we're going, Jeff?
Mr Oliver	Yes.
Mrs Harrington	That would be helpful to you, wouldn't it?
Mr Oliver	Yes.
Mrs Harrignton	Ok, yeah, why don't you get a piece of paper and see if you can get that to us before you leave.
Ms Julien	Sure.
Mrs Harrington	There's a table you can sit at.
Ms Julien	That's fine. I"ve got a pen.
Mrs Harrington	That way we'd be able to, uh, uh, get a commitment.
Mr Denham	Would anyone else like to speak on a specific Item?
ITEM # 2779	**2514 N KINGDALE** **OWNER: Abruzzo Builders Inc** **ADDRESS: 508 Tom, Webb City, MO 64870** **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 May 25, 2017 meeting.**
Mr Denham	Morning.
Mr Beuilacqua	Morning, Joe Beuilacqua, 2514 N Kingsdale.
Mr Denham	Its been pretty dry. I noticed you haven't got your black dirt in. What's the, uh, schedule in getting that done?
Mr Beuilacqua	Uh, Kevin had called me the other day and said that he went with the dump truck to go pick up dirt. Where he had it, it was dried up. Um, I called around. I got dirt and he's suppose to be delivering it today. But he went there and prepped it for the dirt. Um, and then he couldn't get there. So I

called Kevin, I told him I had ten loads coming in today and he was going to go ahead and spread it this weekend.

Mr Denham — You got your, uh, hand rails on the stairs? Was there much left other than that?

Mr Beuilacqua — The HVAC guy just texted me as I was sitting over there. He's done. He put a condenser in there. He's done. He's already there and he got that finished.

Mr Oliver — You had a little bit left on the back porch as far as some of that, some of that…

Mr Beuilacqua — I got, I got it done.

Mr Oliver — OK.

Mr Beuilacqua — Uh, I think, I need, do I need to put a step on the back door?

Mr Oliver — Uh, I can't visualize it right now, so…

Mr Beuilacqua — I need to put a step on the back door but that's, that's nothing.

Mr Callihan — Were you going to cover those retaining walls with something?

Mr Beuilacqua — Yeah, I was going to stencil it. I still am. It's just that I'm trying to get everything ready for a C/O.

Mr Denham — That won't prevent him for getting a C of O. That's the main thing we are trying to do is getting it, I mean, really, a bear concrete wall is acceptable.

Mr Oliver — So, you think, possibly, towards the end of next week you might be calling for your, uh,..

Mr Beuilacqua — Oh yeah.

Mr Oliver — Final.

Mr Beuilacqua — I have to leave town tomorrow morning. Uh, I'm going back to my home town, Philly, and uh, 'cause I have an uncle who's on his death bed. So I'm going there. I'll be there that week and I'm coming back next weekend. But as soon as I get back, I'm going to go in there, get all the finishing touches up that I need to get done, uh, minor deals and then I'll call you guys for the… The dirt should be there. Like I said, he, he, Brian Southard is who I'm getting' it from and he had told me that he had, he, he couldn't do it yesterday because he was swamped but he said he could do it

today. So, uh, as soon as I leave here, I will call him up and see it he's on his, see if they're over there. I tried to text the HVAC guy while he was there and say, "Hey, is there dirt there?" I texted him but I didn't get nothin' back yet. But, they're suppose to be here today.

Mr Denham — Any other questions? I guess we will have to continue it one more time. We would like to get this one off the Agenda, too.

Mr Beuilacqua — Oh, me too.

Mr Denham — Next month?

Mr Beuilacqua — Huh?

Mr Denham — Next month, everything will be 100%?

Mr Beuilacqua — Well, if I call for the C/O, would it be, uh, in the next month, will I have to come next month?

Mr Oliver — If it passes your C of O, and these guys can just release it.

Mr Beuilacqua — Ok.

Mr Denham — So you don't have to come unless you want to.

Mr Beuilacqua — No, I prefer to keep workin'.

Mr Denham — Do we have a motion?

Mr Wilson — Mr Chairman, I make a motion that Item # 2779, 2514 N Kingsdale be continued to our July 28th meeting for a Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Pomtter that Item # 2779, 2514 N Kingsdale be continue to our July 28th meeting for a Progress Report and Demoliton Hearing. All those in favor say "aye" (Mr Pommert, Mr Callihan, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (Mrs Harrington) Motion carries.** Good luck. Please get it done.

Mr Beuilacqua — I will.

ITEM # 2797 **2130 BIRD AVE**
OWNER: Jerry David
ADDRESS: 2130 Bird Ave, Joplin, MO 64801
Item previously ordered demolished at the June 23rd meeting.

Ms Ashton — I'm Margaert Ashton with 2130 Bird Ave. I know it's not on your Agenda but I had called Jeff back in May and told him the situation. That I was under with a domestic violence and had to be out of state. And that I was working with the insurance company and the bank to get something done on the house. Um, I called back to see what has happened. He told me it was condemned even though I had talked to him. And, um…

Mr Denham — Was that last month, Jeff?

Ms Ashton — I was told that there was no documentation that I had even called in and talked to Jeff in the last Board meeting. I had to fight to get the divorce and to get the name, uh, the property into my name, which I have done. I"ve called four contractors and I'm working as much as I can. Because of the situation, I'm havin' to stay out of state and go through the Safe-At-Home Program through Jeff City. So any time my mail comes through, it takes an extra seven to ten days to get to me. I received a letter yesterday and I had called after I had received the first one. I called Jeff. Thought things were going to be ok and I explained to him, I could not be at the Board meeting because of my safety. Nothing was done. Nothing was said, from what I understand. I may be wrong. If I am, I apologize. But I'm working on this as much as I can from out of state. I am, like I said, talked to four different contractors. I'm fighting with the insurance because they don't' want to total, tear it down and start over. There, I do have pictures where the back side of the house is ok except for smoke damage. The front of house does need to be replaced and I'm working on that as fast as I can.

Mr Denham — This was a fire?

Mr Oliver — Yes.

Mr Denham — I'm also dealing with the legal system because my ex-husband did it.

Mr Denham — Do you have the file with you?

Mr Oliver — I do not.

Ms Ashton — It was May 22nd, or, no, I'm sorry that was the first fire he burned me out. It was New Year's Eve.

Mr Denham — When you say "Out of State" you're in Jefferson City, is that correct?

Ms Ashton	No, Sir. I am, I can't say where I'm legally at. All my mail goes through Jeff City. It's the Safe-At-Home Program.
Mr Oliver	Oh, ok I…
Ms Ashton	Then they forward it to me and then I do what I need to do to stay safe and… that's why I didn't respond when letters were sent out before because everything has to go through them and then it comes to me. And with me bein' out of state I can't check my mail everyday. I try to come in at least once a, sometimes twice a month, sometimes a little oftener if I know something's going on.
Mr Denham	So you have insurance.
Ms Ashton	I do, Sir.
Mr Denham	You're trying to get the proceeds from the insurance a this point?
Ms Ashton	Yes, Sir.
Mr Denham	As I recall, during our hearing, there was some, it was still titled in the husband's name, is that right?
Mr Oliver	I'd have to get the file.
Mr Paul	I think the title work was in the husband's name but we had a copy of the decree showing that she had been awarded the property.
Ms Ashton	Um, I just, I went down to the Record of Deeds and got that all changed over.
Mr Denham	I'm sorry, we need you at the mic so that we can record it.
Mr Paul	Yeah, I don't think anyone here is saying its not your property.
Mr Denham	Yeah. Uh…
Ms Ashton	I did get it into my name as of --- April 17th. I did get the deed into my name. I got divorced this 15th and I got the deed put in on the 17th so I could start working with the insurance.
Mr Denham	If we are able to, uh, put a stay on this demolition, how long do you think it would take you to get the house repaired and in a livable condition?

Ms Ashton — The contractors are telling me four to six months to have it back up to where it's livable as far as moving back in. Um, they can start, I've held off because I didn't know, I've never dealt with this. I didn't know what was going on after I hear that it was condemned. I didn't know what to do so I've held off. So as soon as I, I find out what I can do, I'm going to call 'em and they're going to start as soon as possible.

Mr Denham — And you have the funds to do that, with the insurance and...?

Ms Ashton — I, I did get funds from the other place he burned down, so I'm goin' to use those to start until I finish up with the insurance company, so...

Mr Callihan — So, you haven't settled with the insurance that covers the house...

Ms Ashton — No, Sir

Mr Callihan — On Bird?

Mr Ashton — No, Sir, not yet. They're wantin', they're telling me its, it can be repairable. Everybody I've talked to wants to tear it down and start over because it's easier, I guess. I don't know. But they're only wantin' to alot so much and it's not enough to, compared to the quotes that I've gotten to even fix it.

Mr Calliahn — But they have no objection against the settlement? I mean, they're willing to give you the funds. They're not holding onto the funds because of any other circumstances?

Ms Ashton — Truthfully, the reason they are holdin' onto the funds is because of the legal system, with them proving that he actually had the fire started and that's where the hold up, right now, is and me getting all the paperwork over into my name because of it being his. They weren't going to cover it because the deed was in his name. Fiancially, it was in my name and his. I had to go through the steps to get that out of his name and it, to where I could proceed to get it all from his to mine and get it started.

Mr Paul — I think a better way of phrasing the question is, maybe, are you still fightin' with them about whether they have any liablity on the claim or are you just fight with them about what the amount is?

Ms Ashton — What the amount is.

Mr Paul — So they've conceeded they're going to pay you something?

Ms Ashton — Yes, Sir. They did pay on the contents. They just haven't paid on the house yet.

Mr Paul — OK.

Mr Denham — When you said the contractor said it would be easier to tear it down, you just talking about the front porch and not the entire structur, or are you talking about, talking about tearing down the entire structure?

Ms Ashton — They said it would be easier to tear the whole thing down but the back half of it, the only thing that needs to be replaced is the walls need to come out and redone and the, uh, back door needs to be replaced and a little bit of the siding but the front definitely needs…

Mrs Harrington — What contractor are you dealing with?

Ms Ashton — I've, uh, sorry, my paperwork's in the other place. Um, I've called J&S over here, um, across from Economic Security. I've called, uh, Riley and Brock out of Carterville, both of them. I've called, um, a gentleman out of Bear Valley. I had all of this, and I've submitted it to the insurance company so that's why I don't have extra copies. But, um, as soon as they give me the approval on any of them, I don't care who does it, I just want it done.

Mr Paul — To be considered, I, you know your situation better than we do, have you considered taking your two settlements and go into a different property or are you wanting to stay at this property?

Ms Ashton — No, I have, because of the safety issue, um, I just don't know the best situation yet. I'm still seeking legal counsel on that, so I may just have it tore down and sell the land, um, and it may be safer on somebody in case he ever get out that he dosen't think I'm still there and try to go after those people. So I've, I've got a lot of hard decisions to make and I'm working on that. But my main goal right now is to get something started, either get it tore down or get it fixed. And right now I'm leaning to get it fixed but that way I can get it sold and recoupe a little bit of my money that I've lost.

Mrs Harrington — All of these contractors that you've talked to have said it would be eaiser to tear it down and start over, is that right?

Ms Ashton — They've said yes. The insurance company's not going with that. They just want to rebuild it and I don't know how to fight them. So I may just have to rebuild.

Mrs Harrington — Well, um, what I'm wondering is, if they have a recommendation of a contractor that they use, that might be an easier go with them?

Ms Ashton — They use Mayberry, which rebuilt the house back in 2013. They did shabby work. I'm sorry. Um, I cut my fingers on several cabinets, the floor separated within the first year. So I wasn't willing to take their work, but if I have to, I have to. I just don't know which way to go and since the insurance gave the City so much money, I don't know how to deal with that. And I'm, that's why I'm seeking legal counsel because I don't know which way to go and how to do that.

Mr Paul — So they are working with you on your claim against the insurance company?

Ms Ashton — Yes.

Mr Paul — OK.

Mr Denham — Has it gone out to bid yet?

Mr Oliver — No, um, this morning, I had a note from Bryan, (he's not here today) to recend the final letter that we send out and give another thirty days, as far as that goes, for her to appeal. I have had a phone conversation with her a couple of weeks ago and told her that at this point she would probably have to get an attorney to do anything with the Order to Demolish.

Mr Denham — But you are going to extend thirty days, so we still have more than thirty days, because that, that's over.

Mr Oliver — Well, with the final letter, yeah, it would give her her the opportunity to do that.

Ms Ashton — And I can't afford another attorney. It's going to take away from what money I do have to put into the house.

Mr Paul — What's the val, I'm just curious, this isn't really relavant, but what's, what's the value of the policy?

Ms Ashton — $80,000.00.

Mr Paul — What are they offerin' you?

Ms Ashton — $61 but, but that includes the money they've sent to you all.

Mr Denham — Well, the City won't keep that unless they have to tear it down.

Ms Ashton — Right, I was told by Bryan, yesterday, they'll keep it until it's fixed and then they'll release it. So that, I don't know how that works.

Mrs Harrington — Um, looking at the records from the last meeting, we pretty muched moved on this demolition because we hadn't heard, that, that there's never been any response from anybody on our, since we put it on the Agenda, is that right, Jeff?

Mr Oliver — Uh, that's be part of it. From when I originally posted it, though, we are talking about a structure that had a fire back the first of the year and it had been sitting there for six months.

Mrs Harrington — Right.

Mr Paul — So how, how long had it been, I guess I'm, I'm not clear on the record here, how long had it been since she contacted you, I mean, when was the last time you heard from you before last meeting?

Mr Oliver — Uh, other than our conversation a couple of weeks ago, I'm not sure. I'm not saying that I didn't have a conversation with her but I don't recall.

Ms Ashton — It was before the last Board meeting because he told me to come on the 26th and I explained to him that I couldn't because of safety reasons and he was still out. They hadn't caught him and put him in jail yet so I couldn't make that meeting, safely. So it was the week prior to the Board meeting when I received the letter. And I have had it mowed, the yard's mowed. I've tried keeping up on that. Um, I do have the neighbors watching it because it has been his family that's broken into it several times. It is boarded up. Mayberry boarded it up so I've done what I was told to do. Um, I'm just waiting on the insurance to give me some money so I can finish. I'm going to, like I said, go ahead. I just finished this law suite on the first house he burned down, of mine. So I'm going to use some of that proceeds to, to work on this until I get the other money.

Mr Paul — I will be frank with the Board, at this point, based on her comments, she has been in contact with somebody up on the fourth floor. I, I really don't like the record we built last time, at this point, that she had been given notice but hadn't shown up and it, it's kind of messy. Uh,...

Mr Denham — If we put a stay on it for thirty days, would that give some time to try and get something resolved on her end and on the City's end?

Mr Paul — Well, I mean, would that... I mean that really doesn't fix my issue. Does it fix your issues, Jeff? I, almost feel like we would have to do the hearing over. That's kind of my thought.

Mrs Harrington — Um, I think there's a way for you to get this repaired, fairly, relatively quickly, and that's relatively um, by, by a legimate, reputable contractor. Um, I don't know all of the contractors in the area but I know a lot of them.

The only one that I've heard you say that you've dealt with is the first one. Um, but a lot of times, what happens to us is, the, the properties that we see on this Board, uh, have been, uh, put in the hands of folks that don't necessarily have a company that moves quickly and takes care of business. There are, a lot of times, folks that bite off more than they can chew and then it gets delayed, delayed delayed and that's what gets us into trouble. It sounds like you have the support of your neighbors that, you know, they are understanding about the situation but for a property to sit for six months, when there's been a fire the first of the year, is a lot ask of both the neighbors and the community and that's why we dealt with it, uh, when we did. Um, if I were in your position, I think I would lend myself, turn myself over to the insurance company to, um, work with them on a contractor. I think that's going to grease the wheels to get it done. And you say the last time, Mayberry had done shoddy work, um, but they are a name we hear very often with regard to repair of these properties that are damaged by, um, natural disaster or fire, whatever. Um, so, you know, I'm, I'm so sympathetic to your position. I, absolutely, feel like, you know, Legal has kind of indicated that they, they're not comfortable, knowing the circustances, now, that our move was not target. But rather than see you get into the same situation that we have seen, and I just, I hate to say it but so many women that are in the position of owning the property and having to try and get something done with it, it seems like just over and over we see women in your position that are trying to, to get something done and it's very scattered. Um, so, you know, I, I mean I absolutely think we need to back up a little bit. Um, but I urge you to, also, maybe revisit some of the suggestions your insurance company has made because I know those companies are there to get in there, get it done, get it taken care of and move on. And that isn't the case with all contractors.

Ms Ashton — Right.

Mrs Harrington — So, um, I'm not sure what our next move is, are we to do anything, put a stay on…

Mr Paul — Well, um, you probably need to either put a stay on it or, or vacat your order from last time and put it back on the normal Agenda like you didn't have a hearing, like a normal Agenda item.

Mr Denham — That sound like action, because, if you're not comfortable with the way it was handled the last time, we would have to do it anyway.

Mr Paul — Yeah, I mean, I, I heard a lot of things that she talked about on the notice stuff that, I, I don't think it changes the facts on the grant. If you all want to take it back through demo next time, we can do that, um, if that's the route that you all want to go. But I think it is probably better for us to have the hearing and give her an opportunity to speak…

Mr Denham	Yup.
Mr Paul	If she wants to speak.
Mr Denham	Next time?
Mr Paul	Yes.
Mr Denham	That sounds like the appropriate action at this point. Do we have a motion to vacant the previous demolition order?
Mr Pommert	Mr Chairman, I move that the, uh, previous order of demolition on 2130 Bird, I don't know the Item number, uh, be recended.
Mr Paul	I think it's 2797.
Mr Pommert	And the Item added back to our Agenda.
Mrs Harrington	Second.
Mr Denham	**Motion byMr Pommert, second by Mrs Harrington that Item # 2797, have the, uh, previously ordered, uh, demolition vacated and placed back on our Agenda. Those in favor say "aye" (Mr Pommert, Mr Callihan, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (Mrs Harrington) Motion carries.**
Mr Paul	Ma'am, just so you are clear, I mean, next time, I mean we meet the same day of the month every month, is it the third or the fourth Friday. I should know at this point but…
Mr Denham	Fourth.
Mr Paul	Uh, the fourth Friday of the month and so next time, if the Board chooses to proceed on a demolition order for whatever reason, next time they can. So you will need to come to that hearing and subsequent hearings.
Ms Ashton	Ok. Thank you.
Mr Denham	And it still may be the best action to, to demolish it. But we'd like to, uh, give you a little bit more time to consider that and do your proper research.
Mrs Harrington	And I think it is important that you know that, at this point, a great deal of staff time and effort and also a lot of money at the City's behalf has, has, has been put into just having this property on our list for six months. And, you know, I cannot fault, in any way, the actions that were taken. I think

we did exactly the right thing last time because Jeff has done everything that he could possibly, physically do to determine what was going to be the outcome on this property. But when we don't hear anything and when he doesn't have any response and we're, we've got legal publications we've made and we've got, you know, registered letters that have been sent over and over and over, you know, he has done all the right things. I'm willing to back it up and take another run at it but I guess, I'm going to have to see that you're totally devoted and focused on the fastes route to get this taken care of.

Ms Ashton — Yes, Ma'am.

Mrs Harrington — Because the property is, is obviously sitting there in bad condition. Again, I sympathize with your situation but I hope that you understand, also, that as we sit here, the staff has, has put in a lot of time and effort on this Item and, uh, uh, they're doing only what they can do to the best of their ability.

Ms Ashton — Yes, Ma'am and I appreciate you all working with me. And that…

Mr Denham — Thanks for coming up here.

Ms Ashton — That's July 28th?

Mr Denham — Yes.

Mr Paul — Do we have good contact information for you, now?

Ms Ashton — I have left, uh, I still have the Jefferson City address, um, and I did leave the phone number.

Mr Paul — Ok.

Mr Oliver — Um, when you leave put it on the sign-in sheet, that would be good.

Ms Ashton — Yes. I'll write it again just to make sure.

Ms Harrington — None of the information is published, is that right Jeff?

Mr Oliver — Right.

Ms Harrington — So, you are safe to leave that with us without it being published in the minutes or the record.

Ms Ashton — I did leave a voice mail and I did talk to Bryan yesterday so he has it too.

Mr Denham — Thank you.

Ms Ashton — Thank you.

ITEM # 2781 — **519 N JACKSON (CON'T)**
OWNER: LAURA JULIEN
ADDRESS: 317 E Fountain Rd, Joplin, MO 64801
Revisited to continue for the record

Mr Denham — Have you got your schedule worked out? --- Just start at one end. Acutally, why don't we read, why don't we have her read it in the Minutes for now and then we'll keep it. If you don't mind…

Ms Julien — I, I…

Mr Denham — If you don't mind just reading it so we have it as a record.

Ms Julien — No, that's fine. And everything that the Building Inspector had wanted done, that's, that's already done. That's everything he said to do is done. Let me …

Mr Oliver — You say that. That is from his first visit out?

Ms Julien — Yes.

Mr Oliver — Several months ago?

Ms Julien — Yes. Yeah, he gave me list of…

Mr Oliver — On the corner of the footings and foundation, correct?

Ms Julien — Yeah. He gave me a list of, ok, so he wanted the four floor joist, four supports added across the living room, he wanted the, um, the sides of the walls pulled in and back onto the floor joists, he needed, um, the floor joist attached at the entrance to the dining room, it was cracked. He wanted that big long, we just put in that big long sixteen footer there. Um, and he wanted, uh, me to fill the blocks with cement and add 2X4's to the bathroom upstairs 'cause somebody had removed a pipe, I guess, and they cut them in half and left little notches. They were only held together by about a quarter of an inch and that was what was supporting the ceiling. Anyway, that's all done. Um, and then, I'd also added the extra, when you had come out that one day, I'd added the extra header to the windows on the inside that you couldn't see. I just took the whole thing out and just did it, a whole extra, extra header on that and then the two little supports on the bottom, you hadn't mentioned. I just did it anyway just before anybody could say do it. I just went ahead and did it. So that's done as well. Um, and then as far as, you know, what's left to do still, um, the

north side wall, just the very top part of the siding, that can be done because we are picking that stuff up tomorrow, so that can be done by Monday. Um, and then that back wall wrapped, I can have that done by next week. Like I said, the siding is coming in and that wall is finally pulled in. Um, the front porch, it will take another week to do that one because I've got to put a little brick facing on it and then all that is left is the trim and the paint and that can be done in just the next week. And then the interior is just the drywall and the floors and the painting, so we are good. And that can be done, you know, by the end of next month, we're fine. And there is just so little left to do. It's, it's just almost there.

Mr Oliver — You got soffet and facia that you're considering in that time line with the siding…

Ms Julien — Yeah.

Mr Oliver — Correct?

Ms Julien — Yeah, yeah. I'm sorry, in my head, it went with the siding and up to the top. I, I forgot to write that down on paper but, yeah, I was including that with the siding 'cause facia is actually, the soffet is actually going to be the same type, um, it's all coming from the same place, too. So it'll all be the same grain. It will all look the same, so…

Mr Denham — So, it looks, by our next meeting, you should be pretty well…

Ms Julien — It should be done, yeah. I mean, it, it's, it's almost there. It's just, and what's the correct way of going about asking for the building inspection, then. 'cause I am, obviously, doing something wrong.

Mr Oliver — Call the extension, or the 624.0820

Ms Julien — Ok.

Mr Oliver — Extension 519.

Ms Julien — Ok, I put that in my notes, here. Ok, extension 519. Ok, I've got that. And then does it take very long to get it once you, you get a hold of the right extension and, and…

Mr Oliver — It will be put on for the following day.

Ms Julien — Oh, perfect. Ok. Right, super. So, then I can get the floors in and everything and all the wood's just sittin' there waiting to go in.

Mr Oliver — Don't, don't cover your floor joists up until…

Ms Julien	Yeah, that's, that's what I just said. I'm, I've got all this stuff, it's just sitting there waitin' so, that's fine. Ok.
Mr Denham	Eventually, it looks like you're out building, garage is goin' to need some attention, too. But…
Ms Julien	You know, and, and I've looked at that thing and the contractors looked at it and said it's completely stone. Um, the roof is, is, isn't, isn't leaking but it's ugly. I'm mean, it, it's, it could leak at any time, as far as I'm concerned. The inside slab is, isn't even cracked but I'm not sure, I don't want another window in there where they boarded up the, the space a window, it must have broken or something so someone put a, you know, plywood over that one. Um, I do, eventually, want to get roll up doors for it, though. I don't like those old, rickety, you know, pulling back and forth, falling apart kind of doors that are on there. They've probably been there for a hundred years. We found out that the house was built not in 1936, it was built in, like, 1879. So, that added a whole lot of extra can of worms there and all the joists were, 'cause, I guess, it was originally a two room home. Um, from where the blocks were, the foundation, and it was just added on to and added on to and added on to at different decades and, oh, it was a mess. It took a little longer to bolster everything together so we could, you could jump onto each individual floor joist now and it's not going anyway.
Mr Denham	Good.
Ms Harrington	Ms Julien, you are obviously a very high energy person and I appreciate that. This month, I'd like to see you focus all that energy on …
Ms Julien	Oh, yeah,
Mrs Harrington	On, uh, coming her next time so that we can say it's released.
Ms Julien	Trust me, I have been doing this all by hand, by myself. Except…
Mrs Harrington	I'd like to see you next month, tell us it's done.
Ms Julien	Ok, sounds good. Thank you, guys. Appreciate it.
Mr Denham	Any other questions or comments? --- Do we have a motion to continue?
Mr Wilson	Mr Chairman, I make a motion that Item # 2781, 519 N Jackson Ave be continued to our January, or July 28th meeting for Progress Report and Demolition Hearing.

Mr Denham — Do we have a second.

Mr Tylle — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Tylle that Item # 2781, 519 N Jackson be continued to our July 28th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harringotn, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.** See you next month.

Ms Julien — Ok. Thanks.

Mr Denham — Do we have any items to hold a, uh, Dangerous Building Hearing on?

Mr Paul — We've got two for you all to consider. Um, the first is # 2806, 2126 S Empire. And I, I don't know, I guess I haven't checked with Jeff yet, I don't know, has anything changed, yet, on either one of these?

Mr Oliver — No.

Mr Paul — OK.

Mr Denham — Do we have a motion to have Item # 2806 be considered a Dangerous Building?

Mrs Harrington — Mr Chairman, I make a motion that Item # 2806 at 2126 S Empire be the subject of a Dangerous Building Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Wilson that Item # 2806, 2126 S Empire be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Pommert, Mr Callihan, Mr Wilson, Mr Tylle and Mr Denham) Those opposed (Mrs Harrington) Motion carries. The Board turns it over to the City.**

Mr Paul — Thank you. This is the Joplin Board of Appeals meeting in the Municipal Building, this 23rd day of June, 2017, for the purpose of conducting a demolition hearing. The City will present its evidence first, after which the public has a right to cross-examine witnesses and be heard, as well as present witnesses or exhibits. The first case for today is Item # 2806 on the Agenda also known as 2126 S Empire. 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 you name and occupation?
Mr Oliver	Jeff Oliver. Building Inspector for the City of Joplin.
Mr Paul	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 inspect the property known as 2126 S Empire?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what's marked Exhibit # 1. Do you recognize Exhibit # 1?
Mr Oliver	These are photos that I took of the property at 2126 Empire. The photos were taken on 4/11 of this year.
Mr Paul	And do the photographs show a reasonable likeness of the premieses in their present 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	I 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 serach received from Great American Title on, uh, June 6th of this year.
Mr Paul	And who does it show as the owner of the property?

Mr Oliver — Richard Daniels.

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

Mr Denham — The Board accepts.

Mr Paul — And what, if anything, did you do, or, uh, notify the owner of the property of this action?

Mr Oliver — Sent certified letters.

Mr Paul — I'll show you what's marked Exhibit # 3. Do you recognize Exhibit # 3?

Mr Oliver — It's a certified letter sent to Mr Daniel's dated May 31st letting him know of today's meeting. At this time, I do not have a signed receipt. I also have a letter here dated May 8th. It's the Finding of Fact letter that was sent to Mr Daniels, uh, letting him know of the May 26th meeting and I do not have a signed receipt for that letter either.

Mr Paul — Now, Jeff, I'm also going to show you Exhibit # 4. Do you recognize Exhibit # 4?

Mr Oliver — Yes, um, this is a sheet that I pull off for every case, from Beacon that shows the property and, uh, gives us the address and the owner's name.

Mr Paul — Have you declared, Beacon is the website maintained by the Jasper County Assessor?

Mr Oliver — That's correct.

Mr Paul — And, uh, or, the collector, rather, and that reflects the, uh, tax information for the property held by the county?

Mr Oliver — Yes.

Mr Paul — And, what, where does, um, that sheet of paper from the County, indicate the tax bills for this property go?

Mr Oliver — The 2126 Empire Ave.

Mr Paul — So, not another address, right?

Mr Oliver — Correct.

Mr Paul — And, uh, it's obviously, that you, you could assume the tax has been paid because it, it's not got a tax sale, right.

Mr Oliver	Right.
Mr Paul	Or, at least, they've been paid in the last couple of years?
Mr Oliver	Yeah.
Mr Paul	And, finally, I'm going to show you what's been marked as Exhibit # 4. Do you recognize Exhibit # 4 - # 5, excuse me?
Mr Oliver	Uh, yes, this is a paper, sheet printed off the, the, uh, Missouri Court cases.
Mr Paul	And it looks like a case for 2016, is that right?
Mr Oliver	Yes.
Mr Paul	And it looks like this case involved Richard L Daniels, is that right?
Mr Oliver	Correct.
Mr Paul	And where does it show his address as being?
Mr Oliver	2126 Empire Ave, Joplin.
Mr Paul	So, the same address as the property, right?
Mr Oliver	Correct.
Mr Paul	And then, I think, on the second page of this, there's a case from 2009, is that right?
Mr Oliver	Correct.
Mr Paul	Involving Mr Daniels?
Mr Oliver	Yes.
Mr Paul	And is his address also 2126 Empire, in that?
Mr Oliver	Yes.
Mr Paul	Thank you. If there's no objection, I'd offer Exhibits # 3, # 4 and # 5.
Mr Denham	The Board accepts.

Mr Paul — Uh, what, if any thing else, did you do to notify the owner of the property of this action?

Mr Oliver — Published in the Joplin Globe.

Mr Paul — And I'll show you what's maked Exhibit # 6. Do you recognize Exhibit # 6?

Mr Oliver — This is the legal notice with the publication dates of June 1st, June 8th, June 15th and June 22nd of, uh, 2017.

Mr Paul — If there's no objection, I'd offer Exhibit # 6.

Mr Denham — The Board accepts.

Mr Paul — And also, to, uh, go back and reflect on Exhibit # 1, uh, the first page of Exhibit # 1 shows a, uh, some kind of a notice you posted on the structure, is that right?

Mr Oliver — That's correct. Um, there's a posting of a dangerous structure. I have a photo of that. That would also let anyone know that, uh, this property is, is kind of started the process of bringing it to the Board here.

Mr Paul — So you sent certified letters, you ran publication and you posted on the property?

Mr Oliver — Correct.

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

Mr Oliver — Been a general contractor on several residential projects in the Joplin area for over a twenty year period.

Mr Paul — And from an inspection of the property issued here, do you have an expert opinion as to whether or not this premiesis constitute a dangerous buiding as definied in Chapter 26, Article X, Section 26-612 of the Code of Ordinances at the City of Joplin and if so, which of the definitions of dangerous buildings do you base your opinion, if any?

Mr Oliver — Yes I do. Sub-section Line 10: Whenever the building or structure, because of inadequate maintenance, diplapidation, 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. Uh, Line 13: Whenever the building or structure has

become an attractive nuisance to children or is open to unauthorized or unlawful entry. And Line 15: Whenever the electrical system is totally or partially damaged, destroyed, removed or otherwise made inoperable, unsafe or hazardous. You can see by the photos that are being passed around, uh, this structure, in its current condition, is unfit for human habitation. Uh, the back door of the property is open for unlawful entry. Uh, you can see a few photos in there of the electric that has been done on this property over the years, probably added to, things of that nature, and I'm going to say, possibly without even a permit. Uh, so, I believe the electrical to be unsafe. Um, the property itself, as you can see, again with the photos, has areas of decay, uh, that has caused or allowed elements to penetrate the property. Um, there are portions falling off, uh, you can see in the photos. So in my opinion, I believe this to be a dangerous structure.

Mr Paul — Thank you, Jeff. Uh, now would be the defendant's opportunity to cross-examine the witness. Uh, this isn't your case, Sir, right?

Mr Gilleland — No.

Mr Paul — Ok. So we have no, uh, defendants on this case here in the audience, not a word of anyone who planned to be here today. Does the Board have any questions for Jeff? I see none. Um, if there's no objection, I offer, I also offer Chapter 26, Articles IX and X for the Joplin Code of Ordinances in evidence before the Board and I request that a copy of the Globe be held, uh, record be held open to include a copy of the Globe on the dates of publication, (I can't talk today). Good, yes?

Mr Denham — The Board accepts.

Mr Paul — Um, the City rests. Now would be the opportunity for the defendant to present any evidence he or she may have. Again, I don't see anyone here, not aware of any one who planned to be here, uh, therefore, we'll turn it back over to the Board for deliberation and a decision.

Mr Denham — Do we have a moton for demolition?

Mr Wilson — Mr Chairman, I move that Item # 2806, 2126 S Empire be declared a Dangerous Building in accordance with Joplin Code of Ordiances, Chapter 26, Articles IX and X, Section 26-612, Sub-sections 10, 13 and 15 and so order demolished to include any outbuildings.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 2806, 2126 S Empire be declared a Dangeroud Building and ordered demolished in accordance to the City of Joplin, Code of Ordinances under**

Chapter 26, Articles IX and X, Section 26-612, Sub-sections 10, 13 and 15 and the demolition would include all outbuildings. All those in favor of the demoltion, including out buildings, say "aye" (Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harringotn, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.

ITEM # 2807 **1110 S MOFFET**
OWNER: Phyllis Walden & Twana Baker
ADDRESS: 1110 S Moffet Ave, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item coninuted from the May 26, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Paul — Uh, the other one to consider is Item # 2807, 1110 S Moffet.

Mr Denham — Do we have a motion to have Item # 2807 be considered a Dangerous Building?

Mr Wilson — Mr Chairman, I make a motion that Item # 2807 at 1110 S Moffet be the subject of a Dangerous Building Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 2807, 1110 S Moffet be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harringotn, Mr Tylle and Mr Denham). Those opposed (none). Motion carries. The Board turns it over to the City.**

Mr Paul — Thank you. This is the Joplin Board of Appeals meeting in the Mujnicipal Building, this 23rd day of June, 2017, for the purpose of conducting a Dangerous Building Hearing. The City opens its evidence first, after which the public has a right to corss-examine witnesses and be heard, as well as present witnesses or exhibits. The case for today is Item # 2807, also known as 1110 S Moffet. The City recalls Jeff Oliver. I remind you that you are under oath. And 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 — Approximate eight years.

Mr Paul	And have you, in your official performance of your duties, had an occasion to inspection the property on this 1110 S Moffet?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what's been marked as Exhibit # 1. Uh, do you recognize Exhibit # 1?
Mr Oliver	Yes. Um, these are photos that I took of the property on 4/11 of, uh, this year.
Mr Paul	And do the photographs show reasonable likeness of the premiesis in their present condition?
Mr Oliver	Yes. I will say that Code Enforcement, uh, when these pictures get passed around, you will see, uh, there's been scattered trash, filth and debris and some of the photos, code has had that cleaned up.
Mr Paul	With that exception, do the photographs show reasonable likeness of the premises in their present 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	We had a title search done.
Mr Paul	And I'm going to show you what's been marked, uh, as Exhibit # 2. Do you recognize Exhibit # 2?
Mr Oliver	This is, uh, the title search received from Great American Title on June 6, of this year.
Mr Paul	And who does it show as the owner of record?
Mr Oliver	Uh, it shows an Evelyn D Duffy.
Mr Paul	Can I see that again, real quick, please?
Mr Oliver	Yeah.

Mr Paul — Uh, I'm also going to show you what has been marked as Exhibit # 4. Can you, well, do you recognize Exhibit # 4?

Mr Oliver — Yes. This is the sheet that I print off from, uh, the Beacon website, uh, that shows an aerial of the property.

Mr Paul — And who does it show as the, uh, oweners at that address?

Mr Oliver — A Phyllis Walden and a Wana Baker.

Mr Paul — And is it your information, or your understanding that, that the title company has told us that Ms Duffy had a beneficiary deed on the property?

Mr Oliver — Yes.

Mr Paul — And, um, based on the beneficiary deed plus the fact that those are the folks now paying the taxes, is it possible that Ms Duffy has passed away but, simply, no one's filed a death certificate with the title company or anything like that?

Mr Oliver — Correct.

Mr Paul — And so these folks may be, uh, may be the actual owners of the property, at this point?

Mr Oliver — Correct.

Mr Paul — But either way, it, it still shows the owner address as being 1110 S Moffet, right?

Mr Oliver — That's correct.

Mr Paul — And so whether the owner is Ms Duffy or, uh, these successors, if the letter goes to that address it ought to be received by the true owner, right?

Mr Oliver — Yes.

Mr Paul — And so, I'll offer, uh, sure, and, and it looks like you've also got a note in the file there, and could you explain to me what you've got in front of you?

Mr Oliver — So, on June 19th I received an e-mail from, uh, Bet, one of our clerks, where she had some information, uh, about the property. Um, let's see, basically, it just says; I'll just read it to you. It says, "Jeff, apparently, you have recently tagged referenced property (which is 1110 Moffet). Since I

do not have the file nor any initial case docs on it, I received a call today stating the owners are, uh, Twana Bake and a Thomas Walton and Danny or David Walton. He said all are in Joplin and that I can look their addresses are up. I told him the owners will be reflected on the title search, but he was addiment that I know the owners now. The caller refused to provide his name, however, I got his number off caller ID which only stated, 'wireless' no name. The phone number is ____" and it gives the full phone number here. I did not make a call to that phone number.

Mr Paul — Sure, uh, but again, this kind of confirms what we were talking about earlier, um, where the folks paying the taxes appear to be owners at this point, right?

Mr Oliver — Correct.

Mr Paul — And, um, if I told you, I called that number back and the voice mail went to David Walton on this e-mail, would you have any reason to disagree with me?

Mr Oliver — No.

Mr Paul — Pardon me, sorry, emergency. ---- I apologize again. Um, I think that covered that, so if there's no objections, I'd offer # 2 and # 4 at this point.

Mr Denham — The Board accepts.

Mr Paul — And I'll go ahead and, and I'll, let me back up here. What, if anything, did you do notify those owners of this action?

Mr Oliver — Sent certified mail.

Mr Paul — And I show you what's marked Exhibit # 3. Do you recognize Exhibit #3?

Mr Oliver — Yes. This is a certified letter dated May 31st, sent to, uh, Phyllis Walton. Also is mentioned is Twana Baker to the address of 1110 S Moffet letting them know of today's meeting. I do not have a signed receipt for that letter. And then also there is the Finding of Fact Letter in here dated May 5th, uh, letting Phyllis and Twana Baker know of the, uh, May 26th meeting and I do not have a signed receipt for that letter either.

Mr Paul — And again, Jeff, the uh, the information from, uh, the assessors office indicates that the tax bills are going to this address, correct?

Mr Oliver — Correct.

Mr Paul — And the tax bills are being paid, as far as we know?

Mr Oliver — Yes.

Mr Paul — And so, we have every reason to believe that whoever owns the property received notice of this proceeding?

Mr Oliver — Yes.

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

Mr Denham — The Board accepts.

Mr Paul — And, what if anything else, did you do, in addition to certified letters, to notify the owners of the property of this action?

Mr Oliver — I had it published in the, uh, Joplin Globe.

Mr Paul — I'm going to show you what's marked Exhibit # 5. Do you recognize Exhibit # 5?

Mr Oliver — Yes. This is the legal notice that was sent to the Globe for publication with the dates of June 1st, June 8th, June 15th and June 22nd of this year.

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

Mr Denham — The Board accepts.

Mr Paul — And, Jeff, uh, similarly, uh, as the last case we discussed, if we examine Exhibit # 1, the photos, there also appears to be a notice reflected on the first page of those photographs. Can you describe what that is?

Mr Oliver — Yes, that's the posting that is, um, put on each property that come to the Board, here, um, stating that the property is, uh, been tagged as dangerous.

Mr Paul — And, um, in addition to the certified letters, the posting and the publication, it also appears that somebody received this letter because they called us, right?

Mr Oliver — Yeah.

Mr Paul — And that's, uh, that's, actually, lets go ahead and tag that up there. Can we turn to that new Exhibit. Mr Chairman, I have lost track of my exhibits. Am I on # 6 at this point?

Mr Denham — What's that last one?

Mr Callihan — Um, # 3 and # 5 and

Mr Paul — Exhibit # 6. If there's no objection, I'd offer Exhibit # 6.

Mr Denham — The Board accepts.

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

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

Mr Paul — And from an inspection of the property 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 Buildings do you base your opinion, if any?

Mr Oliver — Yes. Uh, 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. Line 13: Whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. Uh, and Line 15: Whenever the electrical system is totally or partially damaged, destroyed, removed or otherwise made inoperable, unsafe or hazardous. As you can see by the photos being passed around, uh, while a lot of the trash and filth has been, uh, cleaned up from the yard, uh, the interior of the property, uh, looked very similar, uh, with the trash, filth and debris. Uh, and the back door is open for unauthorized entry, which would include Line 13. Uh, Line 15, the electrical, there's a photo of the surface on the property that is in disrepair. And then, in general, um, the structure has not been taken care of. Uh, there hasn't been adequate maintenance and it's decaying and falling apart. So, in my opinion, this property, uh, is dangerous.

Mr Paul — Thank you, Jeff. Uh, now would be the defendant's opportunity to, uh, ask Jeff questions about this property. Again, I don't see anyone here. No one told us they plan to be here to support him. Do you have any questions for Jeff about this property? I see no question. Thank you Jeff. If there's no objection, I'd offer Chapter 26, Articles IX and X of the Joplin Code of Ordinances and evidence before the Board. I also ask that

the record be held open to include a copy of the Globe on the dates of publication. I'd ask that the, uh, Board take judicial notice of this file.

Mr Denham — The Board accepts.

Mr Paul — The City rests. Now would be the opportunity for the defendant to present any evidence he or she may have. Again, I don't see anyone here, not aware of any one who planned to be here, uh, therefore, we'll turn it 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 # 2807, 1110 S Moffet be declared a Dangerous Building in accordance with the Joplin Code of Ordinances, Chapter 26, Articles IX, X, Section 26-612, Sub-section 18, 19 Lines, 10, 13 and 15 and so ordered demolished.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 2807, 1110 S Moffet be declared a dangerous building, ordered demolished in accordance to the, the City of Joplin, Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, Sub-sections 10, 13 and 15 and the demolition will include all out buildings, if any. All those in favor of the demolition say "aye" (Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harringotn, Mr Tylle and Mr Denham). Those opposed say "nay" (none). Motion carries.**

Mr Paul — That's all I have.

ITEM # 2746 — **2610 S OLIVER**
OWENER: Higdon Homes
ADDRESS: 3639 Austin, Joplin, MO 64804
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the May 26, 2017 meeting for a Demolition Hearing and Progress Report (ELEVENTH TIME BEFORE THE BOARD)

Mr Oliver — All righty. I will start with the first item: Item # 2746. 2610 S Oliver. There is a permit in place, however, no work has begun. I guess we just continue it for thirty days.

Mr Harrington — How long ago did they get that permit?

Mr Oliver — Uh…

Mrs Harrington	A couple of months, isn't it?
Mr Oliver	Yeah. I'm, its probably starting to get close to, I don't have that information in front of me. I apologize, but …
Mrs Harrington	That's ok.
Mr Oliver	Uh, its probably getting close to the six months.
Mrs Harrington	Has the dumpster been there for a while?
Mr Oliver	A couple of months.
Mrs Harrington	Has it? Wouldn't you think, that if they were investing in a dumpster ---
Mr Oliver	It does look like the house on the corner that they got, is part of all this deal, is complete. Their, it looks like somebody is in that one.
Mr Denham	It seems like that one of things they hope to sell the first one to help start the second on. So maybe we will see some action, in….
Mr Oliver	I've had no conversation with them, so, uh…
Mrs Harrington	When is it, the 28th?
Mr Oliver	July 28th.
Mr Denham	Would you mind, maybe, calling them next time?
Mr Oliver	Yeah.
Mr Denham	Before the next meeting just to see what their schedule is?
Mr Oliver	Yip.
Mrs Harrington	Mr Chairman, I make a motion that Item # 2746 at 2610 S Oliver be continued to July 28th for a Progress Report and Demolition Hearing.
Mr Pommert	Second.
Mr Denham	**Motion by Mrs Harrington, second by Mr Pommert that Item # 2746, 2610 S Oliver be continued to our July 28th meeting for Progress Report and Demolition Hearing. All those in favor of the demolition say "aye" (Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harringotn, Mr Tylle and Mr Denham). Those opposed say "nay" (none). Motion carries.**

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. Item continued from the May 26, 2017 meeting for a Demolition Hearing and Progress Report (NINETH TIME BEFORE THE BOARD)**
Mr Oliver	Uh, Item # 2785, 417 S Park. I received a call from Dawn, um, I believe it was Wednesday. I think she's trying to rework getting some different subs. Um, so basically, she just called me to tell me that she was trying work on that, getting some new subs to come in and work on the property.
Mrs Harrington	Has anything been done?
Mr Oliver	I looks like they have been there and mowed. I mean, they're trying to keep that up but as far as the structure, no.
Mr Callihan	The back window was still boarded up and…
Mr Oliver	Yeah.
Mrs Harrington	She's the one that came from Raytown that time.
Mr Oliver	Correct.
Mrs Harrington	So she's doing everything…
Mr Oliver	She has been trying to stay in, I mean, its not moving, obviously…
Mrs Harrington	Yeah.
Mr Oliver	But she has, at least, tried to …
Mrs Harrington	She's staying in touch.
Mr Oliver	Yes.
Mrs Harrington	Well, Mr Chairman, I make a motion that Item # 2785 at 417 S Park be continued 'til July 28th for a Demoltion Hearing and Progress Report.
Mr Wilson	Second.
Mr Denham	**Motion by Mrs Harrington, second by Mr Wilson that Item # 2785, 417 S Park be continued to our July 28th meeting for Progress Report**

and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harringotn, Mr Tylle and Mr Denham). Those opposed (none). Motion carries. You know, at some point, we may just have to order this repaired. Uh, its drug on. It's the nineth, nineth time, maybe?

Mrs Harrington — Is that what we should have done today?

Mr Denham — Pardon me?

Mr Callihan — I think so.

Mrs Harrington — Is that what we should have done today?

Mr Calliahn — I drive down that alley one more time and I see that back window boarded up, I mean, like…

Mrs Harrington — Yeah.

Mr Denham — I mean, I, I'm willing to give her another month but I, I think we, we've gotta do it at some point.

Mr Oliver — I will try to give her a call, see if I can have a conversation with her and let her know that you guys are leaning that way at the next meeting.

Mr Denham — Thank you.

Mr Callihan — July 28th, yeah.

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 May 26, 2017 meeting for a Demolition Hearing and Progress Report. (NINETH TIME BEFORE THE BOARD)

Mr Denham — The one down the street, is there anything out of Lois?

Mrs Harrington — Well, we've called her several time with no return call. John, uh, Hearts and Hammers has made a commitment to repair it.

Mr Denham — Oh, really?

Mrs Harrington — Yeah. They said, um, they would do it, um, based on the information I gave them. The previous contractor committing suicide had a big, but

they did have to take it to their Board to get it approved because they, um, always want to make sure that several people have made the commitment rather than one person picking and choosing. Um, so John has been out there and reviewed what needs to be done and he's fine with it. We had some confusion, because we'd been using to 211 S Park and it's actually 217. He went to 211 S Park and did a nice workup on that one too. It was considerably more than what this one would take, but, uh, uh, as of yesterday, he and I both tried to call her and she doesn't return our calls. So, I was hoping she'd be here today 'cause I had his information to give her so that she could, uh, call him, because they can't work on it until she says "work on it." They have her permission to go on the property; so.

Mr Denham — It's just so close.

Mrs Harrington — It is. I mean, that, and honestly, when John actually looked at it, he said, "Well" it seemed like he was going "Well, what's the big deal" but considering where it started and where it is now is the issue. So, they understand that and they're ready to do what they can, um, based on her, uh, her readiness to do it. So if she calls again, I'd like her to maybe be able to call me so I could emphasize to her as well, unless she calls him, he can't do it.

Mr Denham — Yeah, they can't do it without her permission.

Mrs Harrington — Yeah.

Mr Denahm — And you are saying that the address should be 217?

Mrs Harrington — 217 S Park. I think it was taken off the Beacon aerial.

Mr Oliver — As far as Beacon goes, it's showing a couple of structures there and this one is part of there and on Beacon it does say 211, so…

Mr Denham — So should we keep it going with 211 for our purpose and…

Mr Oliver — Yeah.

Mrs Harrington — The permit is at, pulled for 217. I think the only place it would make a difference is if it went for demolition.

Mr Oliver — I don't think…

Mr Denham — Do we have a motion to continue?

Mr Wilson — Mr Chairmman, I make a motion that Item # 2786, 217 S Park be continued to our July 28th meeting for Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 2786, 211 S Park be continued to our July 28th meeting Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harringotn, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.** Thanks for your involvement in that. Hopefully, it will pan out.

ITEM # 2793 — **1935 LAUREL ST**
OWNER: Benjamin and Diana Burns
ADDRESS: 1935 Laurel St, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the May 26, 2017 meeting for a Demotion Hearing and Progress Report (SIXTH TIME BEFORE THE BOARD)

Mr Oliver — Ok, uh, 2793, 1935 Laurel St. Um, permit's in place. A little bit of progress had been made this month. There's new windows in it, uh, if they get the siding done, it probably can get released.

Mr Denham — The windows?

Mr Oliver — They did set windows.

Mr Denham — They did, ok.

Mr Harrington — Did anyone ever come on this one?

Mr Oliver — No, early on, I received a call from the owner and he was informing, informed me that Mayberry was, would be doing the work. Again, early on, I had conversation with Mayberry Construction. They are making progress.

Mr Denham — They'll get it done. We have a motion to continue?

Mr Pommert — Mr Chairman, I'd like to make a motion that Item # 2793 at 1935 Laurel St be continued to our July 28th meeting for a Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Denham — Who second it? **There's a motion by Mr Pommert, second by Mr Callihan to continue, uh, continue to July 28th meeting for Item # 2793, 1935 Laurel St. All those in favor of the continuance say "aye" (Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harringotn, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2801 — **2016 W 4TH ST**
OWNER: Frank McGriff
ADDRESS: 2016 W 4th St, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the May 26, 2017 meeting for a Demolition Hearing and Progress Reort (THIRD TIME BEFORE THE BOARD)

Mr Oliver — OK. Item 2801, 2016 W 4th St. Um, received another e-mail this morninging um, from Frank and I also had a call earlier this week from a Gater Demolition. Uh, so they're working together and, uh, in this e-mail, he is thinking within a couple of weeks they might be started on demolition. So I think this one will take care of itself but…

Mr Denham — Good.

Mr Oliver — Fifthteen to thirty days.

Mrs Harrington — Mr Chairman, I make a motion that Item ## 2801 at 2016 W 4th St be continued until July 28th for a Demolition Hearing and Progress Report.

Mr Tilly — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Tilly that Item # 2801, 280 – 2016 W 4th St be continued to July 28th for Progress Report and Demoltion Hearing. All those in favor "aye" (Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harringotn, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2805 — **730 S PICHER**
OWNER: 730 Picher Tr (Bill Michael)
ADDRESS: PO Box 3133, Joplin, MO 64803
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the May 26, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — Item 2805, 730 S Picher. Um, Mr Michaels was in here this morning. Uh, gave me a copy of where, uh, his Warranty Deed, where he is actually sold this, um, to, I don't even know how to say this. So, uh, Mr. Guerroro, uh,

they had been out there for the last month or so. Uh, done a lot of clean up and getting' it kind of prepped, maybe to get a permit and, and start on that, so. It was a mess. They've had several dumpsters out there so…

Mr Denham — We have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2805, 730 S Picher be continued to June or July 28th meeting for a Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 2805, 730 S Picher be continued to our July 28th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harringotn, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.**

Mr Oliver — Ok. Down to New Business. Uh, Item # 2675, um, …

Mr Denham — I wondered when that one would come back on.

Mr Oliver — Yeah. Um, Bryan was contacted by Legal Department. Uh, I guess they had had some complaints and so we were asked to put this back on the Agenda. Probably, rightfully so. It's been hard to maintain, keeping it secure.

Mr Denham — There's definitely people livin' in it.

Mr Oliver — Yeah.

Mr Denham — There's no doubt.

Mr Oliver — Uh, there's been, I don't have a report, but I know there's been many, many calls with police officers being called out there and so, it's back on here.

Mr Denham — Have you had any conversations with, uh, Mr Inman?

Mr Oliver — No. It's in the letter, obviously, but I'm not sure what's going on there. I know he wasn't in good health the last it was on here.

Mr Denham — Did, did he actually have someone board it up or did the City do that as an Ordered Repair?

Mr Oliver — It was Ordered Repaired. I don't remember the exact number, but the City paid probably about $10,000.00 to have…

Mr Denham — We wanted, like, the first two floors, as I recall, boarded up.

Mr Oliver — Correct.

Mr Denham — Just to keep 'em from breaking in.

Mrs Harrington — So, has some of that been undone?

MJr Denham — Yeah, it was undone pretty quickly, actually. A couple of them. The bad thing is, this neighborhood, with this building, the Y shutting down their building this month, a couple of other buildings have been vacated. Their in good repair but all of a sudden, we've got almost two blocks of empty building and things, things change quickly when there's not a lot of activity. You know, with the Y open, at least there was a lot of activity day, day and night and weekends. This building is kind of a corner stone of that. I, I just hate to see that stuff start trickling down to other properties.

Mr Oliver — Bryan, uh, informed me, I guess he talked Mary Ann who's a co-worker, and uh, she thinks, possibly, that this has recently sold, so, I'll when we do the title search maybe we will have that information. I do not know.

Mr Wilson — Well, we might run into the same problem with Y building, since their closing that down and their won't be that much activity in that, around that building. So we may have to have that come back, come onto our program too.

Mr Denham — They'll maintain their building but any time you don't have activity in a neighborhood, it doesn't help.

Mr Oliver — Yeah. So, if there's not a new owner, I guess we will be looking at our options. Uh, if we do, you know, some of my thought would be, if we do order it secured again, maybe we need to look at, possibly, having masons bid on it and close those lower levels up that way rather than plywood or…

Mr Denham — Yeah. The sad thing is, its kind of a cool building. It, it could be nice but it would take a lot of money. And I don't see a lot of people…

Mrs Harrington — Is it…

Mr Callihan — It's limited parking. It's got a lot of disadvantages but, in its day, it was quite a stately building.

Mr Denham — Yeah. It has a little bit of parking in the back.

Mr Callihan — Yeah. There's, there's…

Mr Denham — Has potential.

Mr Wilson — About four, what is it about four or six…

Mr Denham — I think it is about 11 or 12…

Mr Wilson — There's pretty tight back there, any way you look at it.

Mrs Harrington — Is it got value on this, or registered do you suppose?

Mr Oliver — I don't think its on their Register.

Mr Denham — It's not on there but, I mean, you know, Historic Tax Credit's the only way somebody could ever make it fly, but, uh, they are talking about cutting those out right now, too. So, it's not going to help.

Mrs Harrington — Yeah.

Mr Denham — Well, this is new business so we automatically have to continue it to July 28th. Do we have that motion.

Mr Wilson — Mr Chairman, I make a motion that Item # 2675, 410 S Wall be continued to our July 28th meeting for Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 2675, 410 S Wall be continued to our July 28th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harringotn, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.**

Mr Oliver — I can go over each one, if you would like. There's five, uh, New Items remaining on the list. Um, actually, Denton's here on one of the 'em. We've already addressed it. Um…

Mr Denham — Got a garage apartment on Joplin, are you thinking that's headed to demolition? It looks pretty bad.

Mr Oliver — That would be my opinion. I guess, obviously, if Kim wanted to hire a licensed contractor and get a permit, he could do that. But, uh…

Mr Denham — I wouldn't want to see a human up in there, but…

ITEM # 2809 — **1815 S PEARL**
OWNER: Terry M Wright
ADDRESS: 1601 S St Louis Ave, Joplin, MO 64804
Finding of Fact Hearing scheduled for this date

ITEM # 2810 — **2626 E 8TH ST**
OWNER: Parker Properties
ADDRESS: 1601 S St Louis
Finding of Fact Hearing scheduled for this date

ITEM # 2811 — **3028 ½ S JOPLIN**
OWNER: Parker Properties
ADDRESS: 1115 Illinois Ave, Joplin, MO 64801
Finding of Fact Hearing scheduled for this date

ITEM # 2812 — **1205 W 13TH (JUNGE BLVD)**
OWNER: Esther L App
ADDRESS: 809 Roosevelt Ave, Joplin, MO 64801
Finding of Fact Hearing scheduled for this date

ITEM # 2813 — **4225 S JOPLIN**
OWNER: Marion Ray and May Alice Ogden
ADDRESS: 5759 Riverside Dr, Joplin, MO 64804
Finding of Fact Hearing scheduled for this date.

Mr Oliver — Um, Item # 2813, that's a structure fire. It's a total loss.

Mr Denham — Did you have any discussion with Mr Parker on the, uh, Item # 2810?

Mr Oliver — You know, we sent the letter. I, I really thought that we would, um, but I've heard nothin'.

Mr Denham — We have a motion to continue these New Items? Do we need to do 'em individually? No?

Mr Pommert — Mr Chairman, I make a motion that Items # 2809, # 2810, # 2811 and # 2813 at 1815 S Pearl, 2626 E 8th, 3028 ½ S Joplin and 4225 S Joplin be continued 'til our July 28th meeting for Progress Report and Demolition Hearing.

Mr Wilson	Second.
Mr Denham	**Motion by Mr Pommert, second by Mr Wilson that Item # 2809, 1815 S Pearl, # 2810, 2626 E 8th St, # 2811, 3028 ½ Joplin, # 2812, 1205 W 13th (Junge Blvd) and # 2813, 4225 S Joplin be continued to our July 28th meeting for Progress Report and Demolition Hearings. All those in favor say "aye" (Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harringotn, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.** Do we have any other business to bring to the Board? Welcome our new member. Appreciate you coming.
Mr Tylle	Thank you.
Mr Denham	**Uh, do we have a motion to adjourn?**
Mr Wilson	**So moved.**
Mr Pomemert	**Second.**
Mr Denham	**All those in favor? "Aye" (Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harringotn, Mr Tylle and Mr Denham). Stand adjourned.**

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 11:57 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Elizabeth A Willhite, Notary Public

My Commission expires: 11/8/20

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