JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, July 26, 2024

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on July 26, 2024.

Roll Call

Mr. Denham conducted a roll call. The following people were present: Kyle Denham Garret Wagner, Gary Duncan, Steve Brown, Assistant City Attorney Andrea Knoblock, City Building Officials: Jeff Oliver, Jeff Hadley and Administrative Assistant, Jo Anne Mergenthaler.

Motion to Excuse

Mr. Duncan made a motion to excuse Mr. Wicklund and Mr. Windsor from the July 26, 2024, Building Board of Appeals Meeting. Mr. Tucker resigned his position. Mr. Brown seconded the motion. (4 Aye, 0 Nay). Motion carried.

Approval of Minutes

Mr. Wagner made a motion to approve the Building Board of Appeals minutes from June 28, 2024, with corrections, and Mr. Duncan seconded the motion. (4 Aye, 0 Nay). Motion carried.

Item 3087 102 S Sergeant Ave. Major Paul Daniels, retired Army present.

Mr. Daniels started by letting the Board know that his property is secure, and the roof and floors are all in good shape on the inside. He is selling 108 S Sergeant Ave, and he has an offer on 102 but is debating selling. The possible new owner for 102 plans on demolishing and rebuilding. Mr. Daniels said that he is at the property every day or every other day to check on it. Mr. Daniels continued with when he bought the property it was a 4 plex and he used it as storage. He has done all the restorations so far and now that he is retired, he has more time to devote to it, but requires a little time. He continued saying that he could demolish the property and that it has a nice garage and parking pad and is a corner lot. Mr. Denham told Mr. Daniels that this is new business, and we will need to give him 30 days until the next meeting. Mr. Denham also asked him if the possible new owners know that it is on this Board, and he replied that they do. Mr. Denham said next month give the Board an update. Mr. Oliver asked if any of his potential buyers have the financial background to get started to rebuild right away and if it sits for some time, it will possibly be demolished. Mr. Daniels replied that they do, and they plan on demolishing and rebuilding. Mr. Duncan asked the Board if 108 was on the agenda and they replied no it isn't. He continued with that he has gone past Mr. Daniels storage facility at 102 S Sergeant for years and it has gone downhill, and he thinks something needs to be done quickly, because it is an eye sore.

A motion was made by Mr. Duncan and seconded by Mr. Wagner that 102 & 108 S Sergeant Ave be continued to our August 23rd Building Board meeting for a progress report and demolition hearing. (4 Aye, 0 Nay) Motion carried.

Item 3084 1828 W 4th St Dennis Russell present.

Mr. Russell said that he was purchasing the property today and that it isn't his property yet. Mr. Oliver asked him if he had a consultation with one of the inspectors and he replied yes. Mr. Oliver asked if he was sure he wanted to buy the property because the roof and the floors are all failing. Mr. Russell said he understands and that he will be remodeling. Mr. Denham asked if he had the funds to do this. Mr. Russell said that he did. Mr. Denham asked what kind of schedule to complete it. Mr. Russell said that it probably will take about six months to complete. Mr. Denham said that it would have been ordered demolished today if he hadn't shown up. He also said that if Mr. Russell can't close in on it and start his remodel soon it still might be demolished. Mr. Russell said he understands.

A motion was made by Mr. Duncan and seconded by Mr. Wagner that Item 1828 W 4th St be continued to our August 23rd meeting for progress report and demolition hearing. (4 Aye, 0 Nay) Motion carried. Mr. Denham asked him to come to the August 23rd meeting with a timeline and a permit.

Item 2986 302 S Connor Ave Blue Shutter Investments, Levi Babb present.

Mr. Babb started by saying that the siding will be done in about one and a half weeks. The rough-in plumbing in the next few days should be complete and the plumbing and Missouri American Water are working together with the Marmic fire suppression. This will be about 2 to 3 weeks. The rough-in electrical will follow. Mr. Denham asked when he thought the completion date would be. Mr. Babb stated that he has had some setbacks with the contractors, but he is still pushing forward. He believes in about four or five months they should be complete but would love to see it done sooner.

A motion was made by Mr. Wagner, seconded by Mr. Brown that Item 2986, 302 S Connor Ave be extended to our August 23rd Building Board meeting for a progress report and demolition hearing. (4 Aye, 0 Nay) Motion carried

Item 3088 310 S Connor Ave. Eric Eichelbergor present.

Mr. Eichelbergor is a neighbor of this property. He said that this property has been a cancer to the community from murders to drug dealings and vandalism. It has been an eye sore for years. He explained that he is an electrician and works for CDL Electric and when you pay a contractor what he asks for the work to be done and they come to work every day. When you pay cheap it takes a long time to finish. He wants to see something good happen in his neighborhood and explained that they are spending a lot of money two blocks down on the Schifferdecker projects. He is asking the Board to go ahead and tear these down. Mr. Oliver said speaking on 310 S Connor a local real estate agent is working on behalf of the mortgage company, and we got them to sign a consent form to have the demolition. Mr. Oliver said even ugh they have the consent form there is a timeline. Mr. Eichelbergor went on to say, moving on to the Blue Shutter properties, they have been this way for years. He said he would like to be able to walk in his neighborhood and his children play in the front yard and feel safe. Mr. Oliver spoke about the history of the property and that the owners do have a permit in place and are making some progress. Mr. Eichelbergor said that the owner doesn't live in the neighborhood. Mr. Eichelbergor said if he was asked to work there, he would bid high because he wouldn't want to work in a property so chopped up. They are putting in a multifamily dwelling into a single-family neighborhood. We want to see that neighborhood come up and in doing so we need to come up with something better. Mr. Denham asked Mr. Oliver, in Item 3088, if they have signed a consent form can we go ahead and release it. Mr. Oliver said that is typically what the Board does.

A motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 3088, 310 S Connor Ave be removed from the Board's agenda due to the owners signing the consent form for demolition.

Item 3056 217 S Pearl Ave Elizabeth Rodriguez for Isidro Ruiz present

Ms. Ruiz started with the plumbing, has passed inspections and the electrical work is started, but electrician doesn't have a date when he will finish. When that is done, they will finish the interior. Mr. Denham asked about the windows. Ms. Ruiz said the windows were all good and boarded up so squatters could not get in. She is hoping to have it all completed by the Fall. Mr. Denham asked if they would be selling the property and she said that her boss is thinking about selling the property now.

A motion was made by Mr. Duncan, seconded by Mr. Wagner that Item 3056, 217 S Pearl Ave be extended to our August 23rd meeting for a progress report and demolition hearing. (4 Aye, 0 Nay) Motion carried.

Item 3002 301 S Winfield Ave Anabell Lopez present.

Ms. Lopez stated that the doors are done, and it has passed inspection. They are working on the electricity this month. Mr. Oliver said that they had their framing and sheathing inspection done and it passed, and they can start on their rough-ins next. Mr. Denham asked if they had a permit for the whole thing. Mr. Oliver said yes. Mr. Denham said this has been on our Building Board for 22 meetings and it has dragged on. Ms. Lopez said that if we get the electrical done this month then next month, they can start the plumbing. They have been going slow because of money and she broke her leg. Mr. Oliver mentioned to her that the permit expires in October, and she replied that they hope to be done by then. Mr. Denham asked what material they are using on the outside. Ms. Lopez said that they are going to use stucco on the outside and with the addition. Mr. Denham asked what their intentions are with the property. Ms. Lopez said maybe to live in it, but not sure.

A motion was made by Mr. Wagner, seconded by Mr. Duncan that Item 2002, 301 S Winfield Ave be extended to our August 23rd Building Board meeting for a progress report and demolition hearing. (4 Aye, 0 Nay) Motion carried.

Item 3073 512 S Cox Ave Ahmed Sayed & Nurjahen Begum present

Mr. Sayed started with the siding and windows are done and deck boards and skirting. Cowan Electric is his electrician, and he should be done in the next few weeks. They have had plumber issues, so they are replacing their existing plumber. The framing inspection is due to be done today and Joel inspected and passed the foundation two weeks ago. They are putting in a split system into the house, so they do not need mechanical. Mr. Sayed continued with roofing, framing, electrical rough ins inspections then the inside with the drywall. Mr. Oliver asked about the siding. Mr. Sayed said that it will be a new vinyl siding and has painted the old side. Mr. Oliver said to Mr. Denham that their permit expires today and that they will need an extension. There was some discussion between the Board members about how long to extend it for. The Board agreed on 60 days. Mr. Ahmed said in 60 days that they will be in the drywall and finish stage.

A motion to extend the building permit by 60 days was made by Mr. Duncan and seconded by Mr. Wagner. (4 Aye, 0 Nay) Motion carried

A motion was made by Mr. Wagner, seconded by Mr. Duncan that Item 3073, 512 S Cox Ave be extended to our August 23rd Building Board meeting for a progress report and demolition hearing. (4 Aye, 0 Nay) Motion carried

Mr. Oliver said to Mr. Sayed to go down to the 4th floor to apply for the 60-day extension, because Bryan Wicklund will have to sign off on the extension on the permit.

(a short recess followed)

Item 3054 1624 W 4th St Matt Smith present

Mr. Smith started by saying that he has not made a lot of progress this month. He mentioned that he is an AC contractor and very busy this summer. The property is secure and has all new windows and doors and the grass has been kept mowed. His neighbors are friendly, in fact one neighbor mows the lawn for him. Mr. Oliver asked if he could get the outside, siding and roof, done by our next meeting. Mr. Oliver said that if the outside was done possibly the Board would release it from the Board. Mr. Smith said that he wants to get the flat roof done by the next meeting while the weather is dry. Mr. Oliver said we appreciate you being here each month. Mr. Denham asked about the siding. Mr. Smith said that the tie back will get vinyl siding dark grey with white trim and the rest will get painted to match. He also stated that this past week they got one chimney down to the decking and should have the roof done by the next Board meeting.

A motion was made by Mr. Duncan, seconded by Mr. Wagner that Item 3054, 1624 W 4th St be extended to our August 23rd meeting for a progress report and demolition hearing. (4 Aye, 0 Nay) Motion carried

Item 3081 1016 W 19th St Bobby R Burton

A motion was made by Mr. Duncan, seconded by Mr. Wagner, Item 3081, 1016 W 19th St be the subject of a dangerous building hearing.
(4 Aye, 0 Nay) Motion carried.

Mr. Oliver was sworn in. He stated his name and occupation and how long he has been with the city and that he has inspected the property.

Exhibit 1 was presented to Mr. Oliver to identify. These are photos taken by Mr. Hadley on May 14th, 2024, after a fire occurred there. The photos show fire damage and the meter has been removed. The Board approved Exhibit 1 as evidence.

Exhibit 1.1 was presented to Mr. Oliver to identify. These are photos he took on the 24th of July (this week) showing the property in the same condition with broken windows and no attempt to secure or repair. The Board accepted Exhibit 1.1 as evidence.

Exhibit 2 was presented to Mr. Oliver to identify. This is the title work done by Great American Title showing Donald E Burton Revocable Trust as the owner. The Board accepted Exhibit 2 as evidence.

Exhibit 3 was presented to Mr. Oliver to identify. These are the certified letters that were sent to Mr. Bobby Burton at a PO Box in Joplin and to the Secretary of Housing and Urban Development in Washington DC. There are no signed receipts for these letters.

Exhibit 4 was presented to Mr. Oliver to identify. This is the affidavit of publications in the Joplin Globe for 1016 W 19th St. The dates of publication were July 3, 11, 18 and 25th. The Board accepted Exhibit 4 as evidence.

Exhibit 5 was presented to Mr. Oliver and he was asked to read it. Mr. Oliver said that it was an email sent to Mr. Hadley where the fire department was letting the building department know of the structure fire and it was dated May 14th. The Board accepted Exhibit 5 as evidence.

Exhibit 6 was presented to Mr. Oliver to identify. This is a report from Mike Redshaw, Fire Battalion Chief dated May 14th. He read it. The Board accepted Exhibit 6 as evidence.

From the inspection of the property, Ms. Knoblock asked Mr. Oliver in his expert opinion does this house qualifies as a dangerous building according to Chapter 26 Article 10 Section 26-612. Mr. Oliver responded yes it does. He read Sub-section lines 6 and 13. As seen by photos this house was the subject of a fire. He believes the building to be a dangerous structure. Ms. Knoblock offered Chapter 26 Articles 9 and 10 of the Joplin code of ordinances into evidence before the Board. The Board accepted. In addition, Ms. Knoblock requested that the record be held open to include any further publications of the Joplin Globe and the Building Board of Appeal minutes. The Board accepted. The city rests and evidence closed.

A motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 3081 located at 1016 W 19th Street be declared a dangerous building according to Joplin's code of ordinance Chapter 26 Articles 9 and 10 Section 26-612 Subsections 6 and 13 so ordered demolish to include any outbuildings. (4 Aye, 0 Nay) Motion carried.

Item 3082 124 N Maple Ave Carlos Reyes Villatoro.

A motion was made by Mr. Duncan, seconded by Mr. Brown, that Item 3082, 124 N Maple Ave be the subject of a dangerous building hearing. (4 Aye, 0 Nay) Motion carried. The Board turned over to the city.

Mr. Hadley was sworn in. He stated his name, occupation, how long he had worked for the city and that he had inspected the property at 124 N Maple Ave.
Exhibit 1 was presented to Mr. Hadley to identify. These are photos taken of the outside of the structure and were posted as a dangerous building on April 3rd of this year. The outside structure has an electric meter pulled, the back door is not attached, broken windows, and vandalism done inside. The Board accepted Exhibit 1 as evidence.
Exhibit 1.1 was presented to Mr. Hadley to identify. These are photos of the structure that were taken on the 24th of July of this year. They show a worse condition, the front porch roof is starting to peel back. The Board accepted Exhibit 1.1 as evidence.
Exhibit 2 was presented to Mr. Hadley to identify. This a title search done by Great American Title Agency showing Mr. Carlos Villatoro Reyes as the owner and he was at the last meeting. The Board accepted Exhibit 2 as evidence.
Exhibit 3 was presented to Mr. Hadley to identify. These are certified letters sent to Mr. Reyes, and there was one with a signed receipt and one with today's meeting date on it. The Board accepted Exhibit 3 into evidence.
Exhibit 4 was presented to Mr. Hadley to identify. This is the affidavit of publication in the Joplin Globe with dates of July 4, 11, 18 and 25th of this year. The Board accepted Exhibit 4 as evidence. Ms. Knoblock asked from the inspection of the property does Mr. Hadley have an expert opinion as to whether this house qualifies as a dangerous building according to Joplin's code of ordinances Chapter 26 Articles 9 and 10 Section 26-612. He replied yes and read lines 6 and 13. As seen by the photos the back door is missing, and windows are broken, vandalism and the roof is starting to show signs of failure. Ms. Knoblock offered Chapter 26 Articles 9 and 10 of the Joplin code of ordinances into evidence before the Board. The Board accepted. In addition, Ms. Knoblock requested that the record be held open to include any further publications of the Joplin Globe and the Building Board of Appeal minutes. The Board accepted. There was no one present to speak on the property and the Board had no comments. The city rests and evidence closed.

A motion was made by Mr. Wagner and seconded by Mr. Brown that Item 3082 located at 124 N Maple Ave be declared a dangerous building in accordance with Joplin's code of ordinance Chapter 26 Articles 9 and 10 Section 26-612 Subsections 6 and 13 so ordered demolish to include any outbuildings. (4 Aye, 0 Nay) Motion carried.

Item 3079 1402 South St Baseline Investments

Mr. Duncan made a motion that Item 3079, 1402 South St be the subject of a dangerous building hearing. Seconded by Mr. Wagner. (4 Aye, 0 Nay) Motion carried.

Mr. Hadley was reminded that he was still under oath.

Exhibit 1 was presented to Mr. Hadley to identify. These were photos taken on April 11th of this year of the property in question, showing broken windows, vandalism on the inside and outside of the structure and a hole in the roof. The Board accepted Exhibit 1 as evidence.

Exhibit 1.1 was presented to Mr. Hadley to identify. These are photos taken on the 24th of this month and show the same condition. The Board accepted 1.1 as evidence.

Exhibit 2 was presented to Mr. Hadley to identify. This shows a title search of ownership as Baseline Investments LLC. The Board accepted Exhibit 2 as evidence.

Exhibit 3 was presented to Mr. Hadley to identify. These are three certified letters that were sent to Baseline Investments. We have signed receipts on two of these letters. The third letter shows the date of this meeting. The Board accepted Exhibit 3 as evidence.

Exhibit 4 was presented to Mr. Hadley to identify. This is the affidavit of publication in the Joplin Globe which shows 1402 South St in the legal advertisement with publication dates of July 4, 11th, 18th, 25th of this year. The Board accepted Exhibit 4 as evidence.

Exhibit 5 was presented to Mr. Hadley to identify. This is a demolition residential permit which was issued on 12th September 2023. The owner's name as Baseline Investments and the contractors name as Dan Bough, who took the permit out and indicates that the owner's intent is to demolish the structure. The Board accepted Exhibit 5 as evidence.

From your inspection of this property do you, Mr. Hadley, have an expert opinion as to whether this is a dangerous building as identified in Chapter 26 Articles 10 Section 26-612. He replied yes and read lines 4, 6, and 13. As seen by photos they show that the outside walls, broken windows, missing doors, and vandalism. Ms. Knoblock admits Chapter 26 Articles 9 and 10 into evidence. The Board accepted. In addition, Ms. Knoblock asked that the record be held open to include any further publications in the Joplin Globe and the minutes of the Building Board of Appeals. The Board accepted. The city rests its case.

A motion was made by Mr. Wagner and seconded by Mr. Brown that Item 3079, 1402 South Street be declared a dangerous building in accordance with Joplin code of ordinances Chapter 26 Articles 9 and 10 Section 26-612 Subsections 4, 6 and 13 so order demolish to include any outbuildings. (4 Aye, 0 Nay) Motion carried.

Item 3078 1602 S Byers Ave Douglas & Naomi Hass

A motion was made by Mr. Wagner and seconded by Mr. Brown that Item 3078, 1602 S Byers Ave be the subject of a dangerous building hearing. (4 Aye, 0 Nay) Motion carried. The Board turns it over to the city.

Mr. Hadley was reminded that he is under oath. Mr. Hadley stated that he has been a building inspector for the city for about a year.

Exhibit 1 was presented to Mr. Hadley to identify. These are photos of the posting of the property on September 8, 2023. It shows the exterior structure to be dilapidated and has broken windows. The Board accepted Exhibit 1 as evidence.

Exhibit 1.1 was presented to Mr. Hadley to identify. These are photos taken on July 24th this year. They show the structure in the same condition as before. The Board accepted Exhibit 1.1 as evidence.

Exhibit 2 was presented to Mr. Hadley to identify. This is title work from Great American Title showing owners being Douglas and Naomi Hass. The Board accepted Exhibit 2 as evidence.

Exhibit 3 was presented to Mr. Hadley to identify. These are certified letters and show signed receipts from the US Bank Association and Trust and Naomi Hass. The Board accepted Exhibit 3 as evidence.

Exhibit 4 was presented to Mr. Hadley to identify. This is the affidavit of publications in the Joplin Globe, dates of July 4, 11, 18, and 25th. The Board accepted Exhibit 4 as evidence.

From your inspection of this property what in the Joplin code of ordinances Chapter 26 Article 10 Section 26-612 qualifies this structure as a dangerous building. He read lines 3, 4 and 18. By the photos, the exterior is dilapidated and decaying, and windows are broken out. The city offers Chapter 26 Articles 9 and 10 of the Joplin code of ordinances into evidence before the Board. The Board accepted. She also asked the Board to include further publications of the Joplin Globe and the Building Board minutes. The Board accepted. The city rests and evidence are closed.

A motion was made by Mr. Wagner, seconded by Mr. Duncan that Item 3078, 1602 S Byers Ave be declared a dangerous building in accordance with Joplin code of ordinances Chapter 26 Articles 9 and 10 Section 26-612 Subsections 3, 4 and 18 so order demolish to include any outbuildings. (4 Aye, 0 Nay) Motion carried.

Item 3072 220 S Byers Ave Ivy Iverson

The framing is done, and the electricity will be next week, and the siding should be done in the beginning of August. Mr. Oliver said that the permit expired today. Mr. Iverson would like a 60-day extension. He did have a company come in and frame it up for him.

A motion to extend the permit by 60 days was made by Mr. Duncan and seconded by Mr. Brown. (4 Aye, 0 Nay) Motion carried.

A motion was made by Mr. Wagner, seconded by Mr. Duncan that Item 3072, 220 S Byers Ave be continued to our August 23rd Building Board meeting for a progress report and demolition hearing. (4 Aye, 0 Nay) Motion carried

Item 3015 117 S Byers Ave Tyler Casey/Dustin Mellies

Mr. Oliver said that there is a permit in place, and they are making progress. There were some framing issues, but they have worked them out. They are working on all the rough ins. Mr. Oliver asked the Board to continue with our next meeting. Mr. Denham asked if they had submitted their sprinkler drawings yet. He did not know. Mr. Oliver said that they have had consultations with the inspectors about what is expected.

A motion was made by Mr. Duncan, seconded by Mr. Wagner that Item 3015, 117 S Byers Ave be extended to our August 23rd Building Board meeting for a progress report and demolition hearing. (4 Aye, 0 Nay) Motion carried

Item 3016 121 S Byers Ave Tyler Casey/Dustin Mellies

Mr. Oliver said that there is a permit in place, and they are making progress. There were some framing issues, but they have worked them out. They are working on all the rough ins. Mr. Oliver asked the Board to continue with our next meeting. Mr. Denham asked if they had submitted their sprinkler drawings yet and he did not know. Mr. Oliver said that they have had consultations with the inspectors about what is expected.

A motion was made by Mr. Duncan, seconded by Mr. Wagner that Item 3016, 121 S Byers Ave be extended to our August 23rd Building Board meeting for a progress report and demolition hearing. (4 Aye, 0 Nay) Motion carried

Item 3033 1010 W 3rd St Brandy Kaye Properties

Mr. Oliver spoke to the Board and said that there is a permit in place, and he is asking that the Board continue this item. Mr. Denham asked about keeping it on the 30-day rotation with the building next door. Mr. Oliver said that assumes they will get the two new ones framed up and side all at the same time. Mr. Denham asked what the pleasure of the Board is, to keep on the 30-day or go to 60-day. Their permit is good until December 3rd.

A motion was made by Mr. Duncan, seconded by Mr. Wagner that Item 3033, 1010 W 3rd St be extended to our September 27th Building Board meeting for a progress report and demolition hearing. (4 Aye, 0 Nay) Motion carried.

Item 3068 1518 S Sergeant Ave David Williams

Mr. Oliver said that there is a permit in place, but there have been no inspections so far and the temp pole is not connected and that this might be up for a possible hearing. Mr. Denham said there has been a lack of progress.

A motion was made by Mr. Wagner, seconded by Mr. Brown that Item 3068, 1518 S Sergeant Ave be extended to our August 23rd Building Board meeting for a progress report and demolition hearing. (4 Aye, 0 Nay) Motion carried

Item 3083 609 Club Ave Land Scout

Mr. Oliver asked the Board to release this item due to demolition of property.

A motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 3083, 609 Club Ave be removed from our agenda due to demolition. (4 Aye, 0 Nay) Motion carried.

Item 3085 1616 S Pearl Ave Carl Brooks

Mr. Oliver posted over a year ago. Mr. Brooks did come forward and did a few things with it and then all of that stopped. There has been no progress, and it is vacant. Mr. Oliver said they went back out and reposted the property, so it is the first time to the Board, so he asks the Board to continue.

A motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 3085, 1616 S Pearl Ave be extended to our August 23rd meeting for the progress report and demolition hearing. (4 Aye, 0 Nay) Motion carried.

Item 3086 125 N Maple Ave Michael Bassett & Sabrina Henderson

Mr. Oliver said that this is directly across the street from one we had a hearing on earlier today. This is new business, so he asks the Board to continue this item as well.

A motion was made by Mr. Duncan and seconded by Mr. Wagner that Item 3086, 125 N Maple Ave be continued to our August 23rd meeting for progress report and demolition hearing. (4 Aye, 0 Nay) Motion carried.

Item 3089 1919 S Byers Ave Rachel Williams

Mr. Oliver said that the owner is an out-of-town owner. This is new business; Mr. Oliver asks the Board to continue this item. This also had a fire in the detached garage.

A motion was made by Mr. Duncan and seconded by Mr. Wagner that Item 3089, 1919 S Byers Ave be continued to our August 23rd meeting for progress report and demolition hearing. (4 Aye, 0 Nay) Motion carried.

Mr. Denham thanked Mr. Tucker for his service on this Board. We appreciate his service and wish him well.

Mr. Oliver asked the Board if they knew of anyone that would like to serve on the Board with the resignation of Mr. Tucker to have them come forward.

Motion to adjourn made by Mr. Duncan and seconded by Mr. Wagner.

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Mr. Duncan made a motion to adjourn the meeting. Seconded by Mr. Wagner.

(4 Aye, 0 Nay) Motion carried.

Approved _____

Mr. Kyle Denham, Chairman

Approved _____

Jo Anne Mergenthaler, Notary Public

My commission expires: Sept. 17, 2027

JO ANNE MERGENTHALER
Comm. Exp. Sept. 17, 2027
NOTARY PUBLIC NOTARY SEAL
#23942087
Jasper County
STATE OF MISSOURI