MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
AUGUST 24, 2018
9:00 AM

Kyle Denham, Chairman, called the August 24, 2018 Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Mark Callihan, Rylee Hartwell, Ervin Wilson and Curtis Ledford. City Officials present: Jordan Paul, Assistant City Attorney, Bryan Wicklund, Building Specialist, Jeff Oliver, Building Inspector and Bet Willhite, Notary Public.

Mr. Denham	We will call the August Board of Appeals meeting to Order. First order of business is role call. Mrs Harrington, Mr Tylle, Mr Wilson.
Mr Wilson	Yes.
Mr Denham	Mr Callihan
Mr Callihan	Here.
Mr Denahm	Mr Hartwell
Mr Hartwell	Here.
Mr Denham	Mr Ledford
Mr Ledford	Here.
Mr Denham	We have a motion to, uh, excuse Mrs Harrington and Mr Tylle?
Mr. Wilson	Mr Chairman, I make a motion that we excuse Mr Tylle and Mrs Harringtion.
Mr. Hartwell	Second.
Mr Denham	**Motion by Mr Wilson, Second by Mr Hartwell that, uh, we excuse Mr Tylle and Mrs Harrington. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr ledford and Mr Denham) Those opposed (none) Motion carries.**
Mr Denham	We need to go ahead and start reading or, uh, proofing the minutes that's something that definitely…

Mr Oliver — Um, I have not had that conversation. Uh, Bet did bring that to my attention that I guess her and Troy had a conversation about that, as far as approving the minutes.

Mr Wicklund — That's something, that's something that Troy assumed that we were doing. I went back to twenty years ago and they were not officially doing that, so, I, Jordan, is that something that technically should be done or, uh....?

Mr Paul — Can't hurt, Can it?

Mr Wicklund — No, it wouldn't hurt.

Mr Paul — Well, I'll, Uh, ...

Mr Wicklund — It, the way we've done it in the past is once the minutes are all typed up, uh, the Chair, Chairman comes in and actually reviews 'em and signs 'em and then I also sign off on 'em. Uh, the problem and this doesn't happen very often but like for this month, we were slow in getting those minutes printed out and so nobody's even seen them until this morning I believe. So if we do that they're accepting minutes that they really haven't had a chance to review.

Mr Paul — Yeah. Um, I'll get a firm answer on that by the next meeting, I think we're can do either way today if you've had an opportunity to review the minutes and you want to approve them we can do that. If you are not comfortable doing it because you haven't had an opportunity to review them, that's okay too.

Mr Denham — If it is the pleasure of the Board they were just given to us just a few minutes ago, actually saw mine earlier 'cause I signed them earlier but...

Mr Paul — And, then in the event that we need to approve them we can always approve them next time.

Mr Denham — I think that is the way to go. Is everybody comfortable with that?

Mr Callihan — Yeah.

Mr Hartwell — Yeah.

Mr Ledford — You signed them Kyle?

Ms Willhite — Mr Denham, I can't hear you. Can you put it up closer to...

Mr Denham — Me.

Ms Willhite — Yes, uh, huh.

Mr Denham — Is that better.

Ms Willhite — Yes. Thank you.

Mr Denham — If you'd come up to, uh, the podium, state you're name and, uh, address and which property you're here to speak on, please?

ITEM # 2836 — **1308 S SERGEANT AVE**
OWNER: Ethan Turner
ADDRESS: 1308 S Sergeant Ave, Joplin, MO 64801
Ordered demolished at the May 23, 2018 meeting. Continued from the July 27, 2018 meeting.

Mr Turner — My name is Ethan Turner and I'm here to speak on 1308 S Sergeant Ave. in Joplin.

Mr Denham — You tell us about the progress you've had in the last month?

Mr Turner — Uh, yeah, we've started full tear-out on the inside of the house, taking it down to the studs. Um, spoke to my banker this morning. Our construction loan is set to close. He said to give you the most conservative date of the 15th. Should be much sooner. Appraised value after repairs is seventy-two thousand. It's goin' to leave fifty thousand dollars for interior repairs which I won't need that. Um, so, right now I've got a big thirty-yard roll-off dumpster over there and all the plaster and lave is getting tore out and it's almost full. All the bathroom fixtures are tore out, all the kitchen, everything is tore out. We're taking it down to the studs and then be goin' from there. So, right now, all I can afford to do until I close on this construction loan is, uh, pay manual labor to do tear-out.

Mr Callihan — What's left on the outside to do?

Mr Turner — On the outside, the, there's a small section of the roof that needs to be re-pitched and finished and that's it. It's got new vinyl, all new windows. I'm goin' to re-finish the front porch just to make it look nice. But as far as structural or functionality, there's no issues with it.

Mr Callihan — And, on the interior, are you going to serve as your own contractor or are you going to have…?

Mr Turner — Yes, Yeah.

Mr Denham — Do you have a permit in place?

Mr Turner — No. We're just in demolition right now. But I'll have to sub out the electrical work and plumbing, obviously, but …

Mr Dunham — Any questions, or comments?

Mr Ledford — You say, re-pitched the roof?

Mr Turner — Just a small section of it is to flat and so we've had issues. We've re-roofed it a couple of times and it just, nothing seems to work and that last couple of roofers that I've talked to said that they need to , ah, make it a higher pitch and build it up a little bit to get…

Mr Callihan — Is that the piece that connects to the garage?

Mr Turner — Um, ah, yes. Yeah, yes, what is that, the west side of the house there? That little add on.

Mr Denham — Yeah.

Mr Turner — And so, then the garage is goin' to need a, uh, little bit of a, uh, I don't know, the, the boarding underneath the shingles. It's goin' to need a little bit of repair there and then some single work but it's pretty minor what needs to be done on the outside.

Mr Denham — So, your loan, you're expectin' to, uh, have that by the 15th?

Mr Turner — He said that to give you the most conservative date, the 15th but he assured me it'd be sooner so, we're already in process. It's been approved. There's no, the appraisal is way higher than what we need, so…

Mr Callihan — Once that hits, any guess on what your schedule is? Or completion?

Mr Turner — I can give you a more accurate answer at the next meeting. Um, the contractor that I, that did the exterior of the home, uh, was within a couple of weeks of what he thought it would take to do that and he's given me six weeks to do the interior. I don't know how realistic that is so, I've never done one down to the studs. Most of the rehabs I've done are just finish work, so, and I, I don't want to over promise and tell you one thing and then come back and it's not done, and it look bad, so, um, but there's steady progress that will be made. And I can, I, I, next meeting, I feel confident I can give you an, you know, an expected deadline.

Mr Callihan — Thank you.

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

Mr Hartwell — Mr Chairman, I make a motion that Item # 2836, 1308 S. Sergeant Ave be continued to our September 28th meeting for a Progress Report and Demolition Hearing.

Mr Paul — I think that's you.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Hartwell, second by Mr Wilson that Item # 2836, 1308 S Sergeant be continued to our September 28th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, and Mr Denham) Those opposed (none) Motion carries.**

Mr Turner — Thank you.

Mr Denham — Thank you. Morning.

ITEM # 2845 — **1711 PORTER AVE**
OWNER: David and Cynthia Amayo
ADDRESS: 11109 Helenben Ln, Joplin, MO 64804
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the July 27, 2018 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Dehnam — Morning.

Mr Amayo — Morning, my name is David Amayo. The address is 1722 S. Porter (individual stated "1722" when actual address is 1711). Uh, after the last meeting, I, uh, met with. uh, Fred and he's given me a bid about tearing it down. I talked to someone about maybe re-doin' it. Uh, it's goin' to cost too much so what my plan is is to tear the house down and get a plan for a house that will fit on that lot and build a new house and use it as a rental.

Mr Denham — What kind of a schedule do you think, on the demolition part?

Mr Amayo — Uh, well, I don't know. That would be up to, uh, uh, Fred. Uh, uh, I, he told me to get a couple more bids but, uh, I think I'm just goin' go with him. Uh, I, I have no idea.

Mr Denham — Fred's your contractor?

Mr Amayo — Fred's, uh, he's done some work for me in the past and, uh, I'm goin' to have him go ahead and tear it down.

Mr Oliver — I, I received a call from Fred Jordan this past week. Talked to me about his property. That's who he referred to as the demolition contractor.

Mr Denham — Jordan Disposal?

Mr Oliver — Yes.

Mr Denham — So they're, they're pretty, uh, knowledgeable on the demolition?

Mr Oliver — Yes. There were some questions about the secondary structure…?

Mr Amayo — Uh, yes, that's, uh, concrete block, huge garage that I put a new roof on, uh, probably, maybe two or three years ago. Uh, it's solid. It's better than any garage across the alley, up and down the alley. Uh, I've, it's, uh, it'd go through a tornado and, and that's why I want to keep on the property. So, then I can, uh, and, and concentrate on buildin' the house.

Mr Oliver — So, in my conversation with Fred, uh, that was brought up, I suppose as long as he were to get a permit, soon, to rebuild a property, it, probably, would be ok to leave the secondary structure but I don't know what kind of time frame but if a permit's not purchased and have the main residence in front of it, your detached garage would probably be revisited, 'cause the City Ordinances require a residence on these lots but, the building he is talking about is a good, solid building.

Mr Wicklund — What's your time frame on building a new house on there?

Mr Amayo — Uh, honest, because I am dealing with my personal residence, fire, and everything and havin' to be out there a couple of times a day, I, I haven't got with my, uh, contractor. Uh, I have, there's a local contractor here that's built a house or two for me and, and, uh, and went through and flipped some houses for me and, and uh, re-did those houses and I was goin' to get with him as far as his time frame and he's pretty busy. First of all, I'll have to get a plan. I, I'm lookin' at probably, uh, within a year. Uh, you know, I, uh, hopefully, they're promisin' me I'd be back in my house in November and, after that, I can concentrate on plans and everything else too and again, the schedule of the contractor. So, I really can't tell ya.

Mr Wicklund — Well, in these, and this is, we've had this situation before. We have allowed people to leave the accessory structures if you will sign, uh, an affidavit along with the Demolition Permit that Freddie Jodan pulls, you'll

need to sign a document stating that you will pull a permit for a new house to be located on that property within a year.

Mr Amayo — Ok.

Mr Wicklund — Um, and I'm, I'm glad that, that fits in with the time frame that you gave me. That's the time that we've allowed other people to do it. If, after a year, there hasn't been a permit pulled for a new house, like Jeff said, probably Code Enforcement would come and probably remove the garage. Just because of zoning requirements and City Ordinances as far as detached garages on properties without a house. As long as you would sign that document and then pull that permit within a year, it should fit in with what your plans are.

Mr Amayo — Ok.

Mr Denham — Any other questions or comments?

Mr Callihan — I, I agree. I think the garage is in real good shape. Uh, it would kind of be a shame that, uh, to take it out but, uh, I feel we need some kind of a more definitive schedule on the demolition of the primary residence. And I understand you're dealing with more than that.

Mr Amayo — Ok but I, I, I'm I have to contact Fred and its up to Fred and I guess also, uh, I have a lot of stuff In the inside that house that I need to remove, so I can't say that within a month I can have it, uh, ready, uh, the weather permitting I'm going be in there trying to get rid of all the stuff I have in there so Fred can come and tear it down. Uh, there is a few things that are of value and, uh, he also told me what's not I can leave there, and he'll haul it off too, but I think that depends a lot on Fred's schedule.

Mr Denham — You think by our next meeting you could have maybe a more definitive schedule on the demolition part?

Mr Amayo — Uh, I, I, think so, you know, I'll be getting with Fred shortly and, uh, uh, have him give me an idea when he can do it.

Mr Denham — I imagine he can get to it quickly, that's kind of their, their business so, maybe he can work it in pretty quickly as soon as you get your item's out of there.

Mr Amayo — All right.

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

Mr Hartwell — Mr Chairman, I make a motion that Item # 2845, 1711 Porter Ave be continued to September 28th meeting for a Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Denham — **Motion by Mr. Hartwell, seconded by Mr Callihan that item 2845, 711 Porter Ave be continued to the September 28th meeting for progress report and demolition, demolition hearing. All those in favor say "aye." (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, and Mr Denham) Those opposed (none) Motion carries.**

Mr. Denham — Thank you.

Mr Amayo — Thank you.

ITEM # 2837 — **1604 Central Ave.**
OWNER: Sandy Acres Company (Terry Campbell)
ADDRESS: P.O. Box 1931 Joplin Mo. 64802
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the July 27, 2018 meeting for a Demolition Hearing and Progress Report (FIFTH TIME BEFORE THE BOARD)

Mr Callihan — Morning.

Mr Campbell — Morning, Uh, Terry Campbell, 1604, yeah, 1604 Central, (correct address is 1604 Central Ave) I have one at 1610, um, we're hopin' to, uh, we've, I was hoping to already have the windows already on but they are still, they're not here yet, uh, we've boarded up the ones that were goin' to closed off, uh, we've got siding scheduled as soon as the windows come in. I'm hoping, I, like I say, I was hoping to have windows already on this week but, um, it looks like with delivery, um, next couple weeks I should, 'er, well lets say, yeah, two to three weeks we should have all the windows and the siding on the house, uh, ready to, um, you know start the electrical and plumbing inside, um, on there.

Mr Denham — I think you mentioned this last time, I don't remember the response but on the east side, there's a section that looks like it's cut…

Mr Campbell — Yeah, we've, we got to re-do the fasicia on there. That's, that's part of, well, the windows 'cause we're, um, we're only taking those windows on the, uh, east side and just, uh, close that off 'cause we we'll make that, we will make that a washroom so, that's just going to be closed off.

Mr Denham — So it's just fasicia that looks like it's…

Mr Campbell — Yeah, a piece of fasicia, yeah coming down and, um, up on top with a drip edge, so…

Mr Denham — So, rafters are still solid?

Mr Campbell — Yep, everything solid in there, found, foundation…

Mr Denham — Have you been out there, Jeff?

Mr Oliver — Its been a little while since Iv'e been out…

Mr Campbell — And, and all the tree's are going to be, um, well with the rain they were supposed to be cut back yesterday, um, the trees up against the house those are actually coming out, there is a big one up on the porch that's going, um, and then all the ones on the back all the perimeter there is, uh, well it's about three or four but you know coming off of one that's dead that's coming down and they are all being cleaned up. As I say, they are supposed to be out there today, he was supposed to be out there yesterday but, it was raining all day, so, I, I, I, I didn't jump down him, I just, its just like just get the trees cut down and we'll, uh, we'll get that so, uh, by next meeting we should have all the trees the windows the siding all looking nice and pretty.

Mr Denham — What would you, uh, have to do on the inside to make it…
(Corrected Spacing and Highlighting)

Mr Campbell — Oh, we're gonna put new wall's, we are going to we, we're going to revamp the whole inside. We're changing, um, you know, wall's and everything 'cause it was, it was a weird layout. The, the house had, had a fire so, um, you know, when we went in there it was just garbage so, I just kinda cleaned it all out and we are going to kinda revamp and um, that's, um, I've actually got a meeting on Tuesday, we're goin' to go over I've got ideas in my head and then uh, one of my guys we're goin' to go over and we're going to kinda lay it out, we're goin' to turn it into a three bedroom, two bath house, uh, when it's done, uh, it was only a one bath house before, so…

Mr Denham — So, you're serving as your own contractor?

Mr Campbell — Uh, huh.

Mr Denham — Have you pulled a permit yet?

Mr Campbell — Yeah. Uh, huh.

Mr Hartwell — What permits are in place for this?

Mr Campbell — I have a roof and window permit right now, and then, uh, I just haven't, you know, picked the elect, I got a couple electricians but, um, part of it's framing or uh, timing, uh, they'll pull the, they'll pull uh, electrical permit and then the plumber will pull the plumbing permit, cause' we gotta' make sure all the, you know, we will have new fixtures and we're going to move the pipes around and stuff like that, so we just don't have a layout on the inside, the, the, key here and the goal here is the outside so it's not an eyesore, you know, as you drive by, well once we get that done the inside is just, you know, is cosmetic, uh, so that way anybody that drive's by it looks nice from the outside.

Mr Callihan — So, you feel like within a month you should have the exterior pretty well buttoned up?

Mr Campbell — I better, otherwise I won't, it won't be pretty, upset. Uh, I got, I got, you know, I got goals that I'm tryin' to meet too, you know, and um, it's just part of it's been guy's not showing up. "Oh, oh, yeah, yeah, I'll be there, you know, oh hey, you need work, you know, people say they want to work but they won't work, I don't know. I guess, guess cash isn't good enough or somthin', I don't know, but, um, you know I can just, it's me and a couple of my guy's, we're just, you know, trying to that's why I went out and you know, got tree a tree guy, normally I'd just cut the tree down but, um, the one tree facing the west, um, I don't mind it, I, I, don't care if it, if I fell on the roof, um, they're some power lines, so I got a guy that's like, I made sure they were insured and I'm like, you know, there is a power line in there right?

Mr Callihan — Yeah.

Mr Campbell — You take care of that tree, So, um, so, yeah it's just what I'm running up against, but, by next meeting, I should have windows and siding all placed and then, uh, should have a layout for the inside, um, like I said, in my head I've got an idea, um, but I've got a couple other people that, you know, throw their ideas at me, but from the outside cosmetically next month, by the end of next meeting, we should be good to go.

Mr Callihan — Good, good.

Mr Wicklund — But, the scope of work that you're talkin' about doing on the inside we really need to issue you another, a separate, general improvement permit for the inside, rather than issue a separate permit for the plumbers and a separate permit for the electricians and it will just be one permit for everything inside and you would need to pull that, but, you in order to do that, you would need to know who the electrician and plumbers....

Mr Campbell — Right, yeah and that's why, that's why I hadn't pulled...

Mr Wicklund — Just don't send them in to get their permit 'cause where we wouldn't sell it to 'um. We'll sell it to you as a package.

Mr Campbell — Okay. Yep, I just, I just hadn't picked, um, who it is, but like I said, I'm not worried about the outside than I am the inside right now 'cause it's, uh, the drive-by issue not, uh, you know, not a, inside move in ready, ready to move issue.

Mr Callihan — Any other questions or comments?

Mr Ledford — Will you have a schedule next meeting?

Mr Campbell — Im sorry?

Mr Ledford — Will you have a schedule for your completion?

Mr Campbell — On the, on the inside, uh, I hope so, 'cause on Tuesday, Tuesday's we are going to go over and layout on the inside, um, so I would certainly hope so, part of that is going to be depending on, you know, sheet rock guys finished work, you know, so, I mean plan wise, yeah, by next meeting I, I, am going to definitely because, um, you know, once we start on the outside it's, you know, we're goin', we're goin' on the inside, uh, I just, we just don't have a plan on the inside. Like I say, I am more worried about outside right now.

Mr Callihan — Schedule is something we discussed last time, uh, I think you said you would bring to this meeting.

Mr Campbell — Yeah, and it was, uh, uh, and like I say, I've been focusing on the outside the, the, inside like I say is, I'll be honest with you, it hasn't been a concern of mine because of the, of the drive by aspect, ummm, and you know, the neighborhood aspect of inside is a, just getting everybody lined up, you know, the electrical and the plumbing guy, you know, get them all lined up so, and no, I have, honestly, I have not drawn up a plan for the inside yet.

Mr Callihan — Any other questions? Do we have a motion?

Mr Denham — Mr Chairman, I make a motion that Item # 2837, 1604 Central Ave be put on our, uh, uh, September 28th meeting for a Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mr Callihan — **Motion by Mr Callihan, seconded by Mr Wilson that item 2837, 1604 Central Ave be continued to the September 28th meeting for progress report and demolition hearing. All those in favor say "aye." (Mr**

Callihan, Mr Hartwell, Mr Wilson, Mr Ledford and Mr Denham) Those opposed (none) Motion carries.

Mr Denham — Thank you.

Mr Campbell — Thank you.

Mr Paul — This was his right?

Mr Callihan — Oh...

ITEM # 2842 — **622 S Moffet Ave**
OWNER: John Kpaka
ADDRESS: 3024 11th San Pablo CA. 94806
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the July 27, 2018 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Paul — We've got a couple demo's if ya'll are ready for those. Uh, the first is 2842 which 622 S Moffet. Let's check the exit for me.

Mr Denham — We have a motion to make item # 2842 the subject of a dangerous building hearing?

Mr Wilson — Mr Chairman, I make a motion that item 2842, 622 S Moffet be the subject of a Dangerous Building Hearing.

Mr Callihan — Second.

Mr Denham — **Motion by Mr Wilson, Seconded by Mr Callihan that item # 2842, 622 S Moffet be the subject of a Dangerous Building Hearing. All those in favor say "aye." (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford and Mr Denham) Those opposed (none) Motion carries.**

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

Mr Paul — Thank you. This is the Chaplin Building Board of Appeals meeting, this Chaplin is Pro-Building this 24th day of August, 2018 for the purpose of conducting Dangerous Building Hearing, City will present its evidence first afterwards the public has arrived to cross examine witnesses will be heard, as well as present witnesses, or exhibits the case for today is item # 2842 on the agenda also knows as 622 S Moffet. Uh, 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.
Bet Willhite	Thank you.
Mr Paul	Will you please state your name and occupation.
Mr Oliver	Jeff Oliver, Building Inspector for the City of Joplin.
Mr Paul	And, how long have you been employed in your current position with the City of Joplin?
Mr Oliver	Ten years.
Mr Paul	Have you in the official performance your duties had occasion to inspect the property, known as 622 S Moffet?
Mr Oliver	Yes, I have.
Mr Paul	I'm going the markers exhibit one. Do you recognize it?
Mr Oliver	These are photos that I took of the property the day I posted it.
Mr Paul	And, do the photographs show a reasonable lackness of the premises in their present condition?
Mr Oliver	Yes, they do.
Mr Paul	There is no objection, I'd offer exhibit one.
Mr Hartwell	Court accepts.
Mr Paul	Um, and Jeff before we get ahead of ourselves here, what does the first page of exhibit one depict?
Mr Oliver	That's a warning placard of a dangerous structure that was posted on the structure. Uh, the posting was put on May 14th of this year.
Mr Paul	And, is that, uh, an additional effort by the City to give notice to any interested party, that this property is the subject of a Dangerous building proceeding in front of this body.
Mr Oliver	Yes, it is.

Mr Paul	Uh, what if anything, do you ask retained ownership of the property?
Mr Oliver	Uh, a title search done.
Mr Paul	I'm going to share what is marked as exhibit two. Do you recognize it?
Mr Oliver	This is, uh, title search we received from Great American Title.
Mr Paul	And, who does it show as the owners of the Property?
Mr Oliver	John Kpaka.
Mr Paul	If there is no objection, I'd offer of exhibit two.
Mr Hartwell	Court accepts.
Mr Paul	What if anything could you do to notify, uh, the owners of this property.
Mr Oliver	Sent Certified Letters.
Mr Paul	I'm going to show you what is marked as exhibit three, do you recognize it?
Mr Oliver	Uh, yes, these are certified letters that were sent out first one here is dated August 7th sent to John, um, letting him know of today's meeting. I do have a signed receipt for that, um, I have one here dated July 9th letting him know of the July 27th meeting which was held, I have a signed receipt for that one and I also have the, uh, finding a fact letter that was sent for the first time infront of the board, uh, it's dated June 6th letting him know of June 22nd meeting and I have a signed receipt for that letter as well.
Mr Paul	Thank you. If there is no objection, I'd offer exibit three.
Mr Wilson	Court accepts.
Mr Paul	What, if anything else, did you do to notify the owners of the property of this action?
Mr Oliver	It was published in the Joplin Globe.
Mr Paul	Im going to show what is marked as exibit four here, do you recognize exibit four?
Mr Oliver	It's a legal notice (mis-spoke), that, notice, that was sent over, um, for the publication dates of August 2nd, August 2nd, 9th, 16th and 23rd.

Mr Paul — Thank you, if there is no objection, I'd offer exhibit four.

Mr Wilson — Court accepts.

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

Mr Oliver over — I've been, uh, residential contractor on several projects in the Joplin area 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 here constitute as a dangerous building as defined in Chapter Twenty-six Article ten Section Twenty-seven – six one two of the code of ordinances of the City Joplin if so, on which of the definitions of dangerous building do you base your opinion if any.

Mr Oliver — Yes, I do, sub-section line six, whenever any portion of thereof has been damaged by fire, earthquake, tornado, wind, flood, vandals or any other cause to such extent that the structural strength or stability thereof is materially less than it was before such as a catastrophe or damage and is less than the minimum requirements of this code for similar new construction. Also line twelve, whenever the building or structure, or land it occupies, exists or is maintained in violation of any specific requirements or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinance of this state or city relating to the condition, use, location or maintance of the building, structure or land and then also line thirteen, whenever the building or structure has become an attractive nuisance to children or is open for unauthorized or unlawful entry. You can see by the photo's that have been passed around, uh, this property had a structure fire, it was kind of contained to the upper level but, it's done enough damage, uh, that structural strength is in question, uh, again in it's current condition it does not meet the City of Joplin's code or ordinances and it is open for unauthorized entry.

Mr Paul — And, and it is in a residential area where presumably there are kids around, right?

Mr Oliver — Yep.

Mr Paul — Uh, thank you, Jeff, uh, this would now be the, uh, owner or any other interested party's opportunity to ask Jeff questions, uh, I don't have anyone here in the gallery, we weren't notified of anybody who intended to appear on this, uh, you're excused Jeff.

Mr Paul — If there is no objection, I'd also offer chapter twenty-six, articles, nine and ten of the Code of Ordinances in evidence before the board and I'd ask that the record to be held open to include a copy of Joplin Globe on the dates publication.

Mr Callihan — Court Accepts.

Mr Paul — Uh, City rests, now would be the defendant's opportunity to present any witnesses, exhibits or otherwise address the board, again, nobody in the gallery here today not aware of anybody who intended to be here on this item therefor, uh, matter will be returned to the board for deliberation and a decision.

Mr Callihan — Do we have a motion for demolition?

Mr Wilson — Mr Chairman, I move that item # 2842, 622 S Moffet Ave be declared a dangerous building in the ordnance with Joplin Code of Ordinances chapter twenty-six, articles nine, ten sub-sections, twenty-six, six twelve, sub-sections eighteen and nineteen also section six line twelve and line thirteen and so ordered demolished to include any out buildings.

Mr Hartwell — Second.

Mr Callihan — **Motion by Mr Wilson, Seconded by Mr Hartwell that item 2842, 622 S Moffet be declared a dangerous building and order demolished in ordinance to the City of Joplin code of ordinances under chapter twenty-six articles, nine and ten section twenty-six six twelve, sub-section six, twelve and thirteen demolitions will include any out buildings as well. All those in favor of demolition say "aye." (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford and Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2843 — **807 w. 13th ST.**
OWNER: Glen Middleton
ADDRESS: Rt. Box 345 B. Western Grove 72685
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the July 27, 2018 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Paul — And, we have one more which is item 2843, which is 807 W 13th.

Mr Dunham — We can't demo the house south of that one at the same time.

Mr Oliver — Well, it might be in the works soon.

Mr Dunham — That's pretty tempty.

Mr Oliver — Yeah.

Mr Dunham — I had to read the address to determine which one would....

Mr Oliver — It's occupied so, that creates another problem, it will probably be here soon.

Mr Hartwell — Do we have a motion for item 2843 to be the subject of a dangerous building hearing?

Mr Wilson — Mr Chairman, I make recognize, hmm, excuse me, I make an, hmm, pardon, I make a motion that item 2843, 807 W. 13th st be the subject of a dangerous building hearing.

Mr Callihan — Second.

Mr Dunham — **Motion by Mr Wilson, seconded by Mr Callihan that item 2843, 807 W. 13th St be the subject of a dangerous building hearing. All those in favor say "aye." (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford and Mr Denham) Those opposed (none) Motion carries. Board turns it over to the City.**

Mr Paul — Thank you. This is the Joplin Building Board of Appeals meeting. The job municipal building this 24th day of August, 2018 for the purpose of conducting a dangerous building hearing the city will present its evidence first after which the public has the right to cross examine witnesses and be heard as well as present witnesses or exhibits, uh, the next case for today is item number 2843 on the agenda, also known as 807 W. 13th St, uh, City calls Jeff Oliver and reminds you that you are under oath. Will you please state your name and occupation for this record?

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

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

Mr Oliver — Ten Years.

Mr Paul — And, have you in the official performance of your duties had occasion to inspect the property known as 807 W 13th?

Mr Oliver — Yes, I have.

Mr Paul	I'm going to show what is marked as exhibit one, do you recognize it?
Mr Oliver	These are photos that I've taken of the property, uh, the day it was posted on, uh, April 23rd of this year.
Mr Paul	And, do the photographs show a reasonable lackness of the premises in there present condition?
Mr Oliver	Yep, it's a little more over grown now, but as far as the structure goes it's the same.
Mr Paul	And, the first page of exhibit one is a placard that you posted on the building?
Mr Oliver	Correct.
Mr Paul	And, is the general purpose that placard to, uh, additional notice effort by the City to inform any interested party that this structure is, uh, subject to a preceding before this board.
Mr Oliver	Yes.
Mr Paul	If there is no objection, I'd like to offer exhibit one.
Mr Dunham	Court accepts.
Mr Paul	What if anything did you do to as retain ownership of the property?
Mr Oliver	Uh, title search done.
Mr Paul	I'd like to show what is marked as exhibit two. Do you recognize exhibit two?
Mr Oliver	Uh, this is, uh, title search received from Great American Title
Mr Paul	And, who does it show as the, uh, owner of the property?
Mr Oliver	Glenn Middleton.
Mr Paul	And, I think that the title work indicates that there might be a couple of other encumbrances on that property, um, is that right?
Mr Oliver	Yes.
Mr Paul	And, if we can go through those with the letter.

Mr Oliver	'Kay.
Mr Paul	If there is no objection, I'd offer exhibit two.
Mr Dunham	Court accepts.
Mr Paul	What, if anything, did you do to notify the owners of the property of this action?
Mr Oliver	Uh, sent Certified Letters.
Mr Paul exhibit	Uh, I'll show you what is marked as exhibit three. Do you recognize three?
Mr Oliver	Yes, uh, these are Certified Letter that we sent out, first one here is to Glenn, that's dated August 7th letting him know of today's meeting August 24th. I have a signed receipt for that, um, I had one dated July 9th letting him know of the July 27th meeting, I do not have a signed receipt for that one and I also have, um, the finding a fact letter for the first meeting dated June 6th, uh, letting him know of a June 22nd meeting. I do have a signed receipt for that. There is also a courtesy letter that was sent out back in April, before it was brought to this board.
Mr Paul	And, I'm going to show what is marked as exhibit four. Do you recognize what is marked as exhibit four?
Mr Oliver	This is a print out from Jasper County Beacon, um, that shows the property address the owner and the owners address.
Mr Paul	And, is that the same address that appears on your letters marked as exhibit three?
Mr Oliver	Yes.
Mr Paul	And, to be clear, exhibit four, Beacon is a website maintained by the Jasper County Assessor and so, that is the address they have on file for tax purposes, correct?
Mr Oliver	Correct.
Mr Paul	If there are no objections, I would offer exhibits three and four.
Mr Dunham	Court accepts.

Mr Paul this	Uh, you did notify some other people, um, uh, pursuant to the title work in case, right?
Mr Oliver	Yes.
Mr Paul	And, I will show what has been marked exhibit five, do you recognize exhibit five?
Mr Oliver	This is, uh, certified letter, um, sent to a John and June Palmert.
Mr Paul	And, that was because the title work indicated they may have some kind of interest in the property of an encumbrance elaine, something of that nature.
Mr Oliver	Correct.
Mr Paul	And, you don't have a signed receipt for that letter, correct?
Mr Oliver	That's correct.
Mr Paul	However, uh, I handed you what is marked as exhibit six, do you recognize that?
Mr Oliver	Um, it's a print out from Missouri Courts, uh, records shows, um, Don Palmer at address of 111 S. Byers.
Mr Paul	And, is that where you sent the notice in this case?
Mr Oliver	Correct.
Mr Paul	And, be clear that case number up top, 18A0 that indicates that it is a 2018 case, correct?
Mr Oliver	Yes.
Mr Paul	And, so that means that, and he is the plaintiff that suit, correct?
Mr Oliver	Correct.
Mr Paul	And, so that means he has filed a suit sometime within the last year and he has indicated to the Court's representing to the Court's that, that is his address, correct?
Mr Oliver	Correct.
Mr Paul	If there is no objections, I'd offer exhibits five and six.

Mr Dunham	Court accepts.
Mr Paul	And, then, uh, Jeff, I'm going to show you what's marked as exhibit seven, do you recognize that?
Mr Oliver	This, this is a certified letter that was sent to commerce bank, uh, in Kansas City, uh, it was sent on August 7th letting them know of today's meeting August 24th and I do have a receipt for that.
Mr Paul	And, this letter would have been sent because, um, again they appeared on the title work as perhaps having some kind of an encumbrance, right?
Mr Oliver	Correct.
Mr Paul	And, if we were to look at exhibit two the title work which include the deed of trust from commerce bank would the address on this letter be the same address as is indicated for notice purposes on the deed of trust?
Mr Oliver	Yes.
Mr Paul	If there is no objection, I'd offer exhibit seven.
Mr Dunham	Court accepts.
Mr Paul this	What, if anything else, did you do to notify the, um, interested parties of action?
Mr Oliver	It was advertised in the Joplin Globe.
Mr Paul exhibit	I'm going to show what is marked as exhibit eight, do you recognize eight?
Mr Oliver	Yep, this is the legal notice that was sent over to the globe for publication, uh, with the dates of August 2nd, 9th, 16th and 23rd.
Mr Paul	If there is no objection, I'd offer exhibit eight.
Mr Dunham	Court accepts.
Mr Paul	And, so, uh, Jeff, to summarize the notice you provided to the interested parties in this case you posted the structure, you sent Certified Letters and you also published in the local paper, correct?
Mr Oliver	Correct.

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

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

Mr Paul — And, from an inspection the property at issue here do you have an expert opinion as to whether or not these premises constitute as a dangerous building as defined in chapter twenty-six, article ten, section twenty six - six one two of the Code of Ordinances of the City of Joplin, and if so, on which of the definitions of dangerous building do you base your opinion if any?

Mr Oliver — Yes, I do. Sub-section line four. Whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or non-supporting members, or enclosing or outside walls, or wall coverings. Uh, line ten, whenever a building or structure, because of inadequate maintaince, dilapidation, decay, damage, faulty construction or arrangement, trash, filth, inadequate light, air ventilation or sanitation facilities, or otherwise is determined to be unsafe, unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease. And, also, line thirteen, whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. As you can see by the photos that is being passed around this is a vacant structure, it's a stone structure there is partial collapsing on the roof and, uh, certainly, uh, in its current condition it would not be a habitable structure, as well as it's broken windows that's open.

Mr Paul — Uh, thank you, Jeff, uh, now would be an interested party's opportunity to ask Jeff questions, uh, nobody is in the gallery here, we weren't informed of anybody who intended to appear on this today. Does the court have any questions, Jeff? I see none Jeff, you are excused. If there is no objection, I'd offer chapter twenty-six, articles nine and ten of the Joplin Code of Ordinances into evidence before the board and I'd request that the record be held open to include a copy of the Joplin Globe on the dates publication.

Mr Dunham — Court accepts.

Mr Paul — City rests, now would be the opportunity for any interested party to, uh, address the board, present evidence, call witnesses, etc. again, nobody is in the gallery here today and we weren't aware of anybody who intended to be here therefor, uh, matter is returned to the board for dilberation and a decision.

Mr Dunham — Do we have a motion for demolition?

Mr Wilson — Mr Chairman, I move that item 2843, 807 W 13th st be declared a dangerous building in the courts of Joplin code of ordinance's chapter twenty-sex, articles nine and ten, section twenty-six, six twelve, subsections four, ten and thirteen and so ordered demolished to include any out buildings.

Mr Callihan — Second.

Mr Dunham — **Motion by Mr Wilson, Seconded by Mr Callihan that item 2843 807 W 13th St be declared a dangerous building and ordered demolished in ordinance to the City of Joplin Code of Ordinances under chapter twenty-six, articles nine and ten, sections twenty-six, six twelve, sub-sections four, ten and thirteen. All those in favor of demolition say "aye." (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford and Mr Denham) Those opposed (none) Motion carries.**

Mr Paul — That's all I had for ya.'

ITEM # 2635 — **502 VIRGINA**
OWNER: AMAS
ADDRESS: 1736 Southern Dr. Neosho Mo
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the July 27, 2018 meeting for a Demolition Hearing and Progress Report (TWENTY- SECOND TIME BEFORE THE BOARD)

Mr Oliver — Okay, uh, back to the first item on the agenda item 2635, 502 Virginia.

Mr Paul — Thank you.

Mr Callihan — Thank you.

Mr Wicklund — So, what I have handed you guys is, um, three weeks ago approximately is when we actually received the proposals from any interested contractors on what to do with the two properties at 506 and 508 S. Virginia and we only received two, the first one, uh, um, that you see in the amount of five hundred and seven thousand, one hundred and fifty dollars was from a demolition contractor, that proposal was to demolish both buildings completely including the sky walks, you can see the details there on the item numbers, um, including the basement and, uh, doing necessary weather proofing on the common wall with the 501 apartments. The second proposal was from the Neal Group here in Joplin, both, both, contractors both proposals were local, um, his total estimate was for five hundred and thirty-two thousand, four hundred and fifty-five dollars. His proposal was

to demolish 508 Virginia, which is the worst of the two right now, and make any necessary repairs to 508 (mis-spoke, should be 506), um, specifically the roof and drawing out both, or, 'er that building, um, his proposal also includes attempting to salvage the sky-walks and even a section of the back of 508 (mis-spoke, should be 506), which would fit in with a, a, plan on down the road that this contractor hopes to be able to accomplish with several different properties. So, City Council was presented with both of these proposals and there was a unanimous vote to go ahead with the second option with although it ended up being a little bit higher than the first there was a lot of, um, interest from, um, different committees to try to save 506 and so that's, that's the proposal they choose on. The last sheet is the proposal that, or the, the time line that we just received from the contractor this week, um, initially, we had given them one hundred and eighty days and so that's what his time line is showing that if everything goes as, as good can be expected, he will have the entire project done here in the next 'hundered and eighty days and you can see how that breaks out, so with where we are at today we've, he's actually already asked us as contractors, uh, in the buildings taking samples they sent those samples off and maybe are even receiving, um, the results of that today, I believe. So, there is a little bit of notification we still need to go through with D&R so there probably isn't going to be very much action in the next week, but after that, we are hoping there is going to be somebody on site every single day making considerable progress pretty quick. I hate that it's taken four and a half years to get to this point but, we're here finally.

Mr Dunham — I read in the paper that there is a law suit filed, what's, how's, how's that going to affect the progress?

Mr Paul — It shouldn't, there was a pair of lawsuits that were filed, I got served with 'um I think, three or four days after council acted and there, I think, specious, maybe is a good word for them, um, in, in the idea that they can compel government to go correct or private building, um, when it doesn't want to but, the bottom line is that they are leaps sought in the petition is to do exactly what the city is doing, which is to tear down or repair the building, so, I, I think this was a case where you had an out of town owner an out of town law firm and they just weren't following the news and given the length of the petition they probably, maybe they still wanted to bill for it, I don't know, but I don't see it impacting the city, A, because I don't think it is a viable lawsuit even if the city weren't, um, acting on the building. Second were doing exactly what the owners are asking us to do which is to tear down or repair it.

Mr Dunham — Um, I'm not sure why we are still talking about this, outside of it being a dangerous building, and, we it's kind of out of our hands isn't it? I mean the city council voted on the, you know, the, the steps to resolve the issue.

Mr Paul — Uh, huh, uh, You're right, I mean at this point the councils directed the contractor to do partial demo, partial repair, I, I'm not sure this board would ever be in position to issue (mis-spoke), issue, a demo repair order at this point, Bryan, do you see issues with, is there any advantage to keep it on the agenda from your prospective?

Mr Wicklund — Well, I mean, uh, it's still a dangerous building, for sure, but I agree, I don't think there is any action that I would feel comfortable the board even taking at this point, um, City Council has kind of taken the ball and we're going as fast as we can.

Mr Dunham — I, I, I'm 'kinda making the point that the obvious point of, you know, if there is nothing that we can really do about it then my recommendation is to take it off our agenda, I know, we've had issues with projects in the past where we want to follow it through to make sure that the issue gets resolved, but, I mean we about the City Council here and I, if they can't get it resolved then....

Mr Wicklund — If, if something would come up and stop the process, the progress I don't know that action by this board would be able to speed it up anymore.

Mr Dunham — Right. Not much advantage of keeping 'um on our agenda at this point.

Mr Wicklund — Probably not.

Mr Dunham — So we could either....

Mr Callihan — Release it or just extend it six months or some...

Mr Wicklund — That would be one option, I mean we used, we, we, we've done that before, we've continued items for a six-month period.

Mr Callihan — Is releasing it affect the law suit in any way?

Mr Paul — I don't think so, I mean, if you 'wanna keep it on just to get an update in six-months you'd certainly be welcome to do that, like I said I don't think it hurts you one way or the other.

Mr Callihan — Well, I'd appreciate the update after all these years, it's nice to see some closure. It seems like we could continue for six-months or some period of time and maybe have an update at that point. Somebody want to make that motion?

Mr Hartwell — Yes, I was looking up what the, oh it's on the, 20th, February 22nd ...

Mr Callihan — Sorry.

Mr Hartwell — Mr Chairman, I make a motion of item number 2635, 502 Virginia be continued for a six-month period until our February 22nd meeting for a progress report and demolition hearing.

Mr Callihan — Second.

Mr Ledford — **Motion by Mr Hartwell, seconded by Mr Callihan that item number 2635, 502 Virginia be continued to our February 22nd meeting for progress report and demolition hearing. All those in favor of demolition say "aye." (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford and Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2635 — **209 Michigan Ave**
OWNER: Anglin & Associates #12
ADDRESS: P.O. Box 794548 Dallas TX. 75379
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the July 27, 2018 meeting for a Demolition Hearing and Progress Report (FIFTH TIME BEFORE THE BOARD)

Mr Oliver — Alright, Item 2635, 209 Michigan Ave, um, there is a permit in place, progress is 'kinda slow but, uh, uh, I have, I have, seen a vehicle or two out there, seems to be just kind of tinkerin' on it, but, uh, permits in place, so…

Mr Callihan — Well it's closed in it looked like from what I see.

Mr Oliver — Yeah.

Mr Ledford — Made pretty good progress there for a while but it seems to have really slowed down the last…

Mr Oliver — Yeah.

Mr Paul — I'm not sure what that goes to.

Mr Hartwell — Those on the board do you want to continue for, till next meeting?

Mr Wilson — Mr Chairman, I make a motion that item 2835, 309 Michigan Ave be continued till our September 28th meeting for progress report and demolition hearing.

Mr Callihan — Second.

Mr Ledford — **Motion by Mr Wilson, seconded by Mr Callihan that item 2635, 309 Michigan Ave be continued till our September 28th meeting for progress report and demolition hearing. All those in favor of demolition say "aye." (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford and Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2844 — **1821 Pearl Ave**
OWNER: Eddie Watkins
ADDRESS: 1821 S. Pearl Ave. Joplin Mo. 64804
Demolition Hearing has been posted in the Joplin Globe Legal Section.
Item continued from the July 27, 2018 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — Next would be item number 2844, 1821 Pearl Ave, um, I still have some notice that I need to get out to some folks on that one, but, I think we'll probably be ready next month.

Mr Callihan — Yeah. Good, it needs it.

Mr Hartwell — Mr Chairman, I make a motion that item number 2844, 1821 Pearl Ave be continued to our September 28th meeting for a progress report and demolition hearing.

Mr Wilson — Second.

Mr Callihan — **Motion by Mr Hartwell, Seconded by Mr Wilson that item 2844, 1821 Pearl Ave be continued to our September 28th meeting for progress report and demolition hearing. All those in favor of demolition say "aye." (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford and Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2846	**1409 W. 9th ST.** **OWNER: Donald * Connie** **(Error, should read OWNER: Donald & Connie Hunsaker)** **ADDRESS: 1821 S. Pearl Ave. Joplin Mo. 64804** **Demolition Hearing has been posted in the Joplin Globe Legal Section.** **Item continued from the July 27, 2018 meeting for a Demolition Hearing and Progress Report ("Finding of Fact Hearing" Scheduled for this date)**
Mr Oliver	Item 2846, 1409 W 9th St, new item will need to be continued to next month as well, um, I did send a courtesy letter out and I did have a gentleman come in approximately a month ago, acted like he was goin' to do something with it but, he's not been back in and I haven't heard from him, so…
Mr Hartwell	Is anyone living there, can you tell?
Mr Oliver	They are, it's squatters, fact the day I posted it we had officers come out first.
Mr Hartwell	Do we have a motion to continue?
Mr Wilson	Mr Chairman, I would make a motion that item 2846, 1409 W. 9th St be continued till our September 28th meeting for progress report and demolition hearing.
Mr Callihan	Second.
Mr Denham	**Motion by Mr Wilson, Seconded by Mr Callihan that item 2846, 1409 W. 9th St be continued till our September 28th meeting for progress report and demolition hearing. All those in favor of demolition say "aye." (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford and Mr Denham) Those opposed (none) Motion carries.**
ITEM # 2847	**2205 W. 4th St** **OWNER: Jeffery & Mary Moyer** **ADDRESS: 2205 W. 4th St. Joplin Mo. 64801** **Demolition Hearing has been posted in the Joplin Globe Legal Section.** **Item continued from the July 27, 2018 meeting for a Demolition Hearing and Progress Report ("Finding of Fact Hearing" Scheduled for this date)**

Mr Oliver — Item 2847, 2205 W. 4th St, uh, again this is a new item, uh, we will have to automatically continue it to next month's meeting, um, the city has had their eyes on this one for quite some time, uh, it was occupied until recently, uh, got a call from a neighbor a couple months ago saying they'd moved out, so, we, uh, took a code enforcement officer with me, uh, visited the property, no one was there, posted it, um, did send out a courtesy letter, uh, received a call from a gentlemen named Jeff, um, which is listed as one of the owners here. Had a short conversation with him, then he didn't really say one way or the other what they were going to do with it and haven't heard from him again since so, um, hopefully we will be ready for both of these next month, as well.

Mr Hartwell — Do we have a motion to continue?

Mr Callihan — Mr Chairman, I make a motion that item 2847, 2205 W 4th St be put on our September 28th agenda for demolition report and, progress report and demolition hearing.

Mr Hartwell — Second.

Mr Ledford — **Motion by Mr Callihan, Seconded by Mr Hartwell that item 2847, 2205 W 4th St be continued till our September 28th meeting for progress report and demolition hearing. All those in favor of demolition say "aye." (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford and Mr Denham) Those opposed (none) Motion carries.**

Mr Paul — And I'll add that, uh, we had that question last time about whether you have to continue it the thirty days or not, I didn't find any ordinance that supported that, just for the boards knowledge.

Mr Hartwell — It was just kind of a, uh, …

Mr Paul — Accustom….

Mr Hartwell — Procedural thing that, that wasn't really required necessary

Mr Paul — Sure, sure.

Mr Oliver — So, does that mean we can just hammer 'em the first month?

Mr Paul — No, no.

Mr Callihan — That means you have ta' at least continue it once, right? To allow time to get all the…

Mr Oliver — Yeah, that might be more what it was about. Try to get everybody contacted.

Mr Paul — Um, do you all want to elect your chair today? Ya, can or we can do it the beginning of the next meeting.

Mr Callihan — We are missing two members.

Mr Hartwell — I think next meeting

Mr Paul — At the beginning. Okay.

Mr Callihan — My, my, my, preference.

Mr Paul — Okay.

Mr Hartwell — Okay. That works.

Mr Wicklund — Would somebody that is present today like…

Mr Hartwell — Pardon?

Mr Callihan — I was going to ask what Bryan was saying…

Mr Wicklund — Well, if you, I think its fine to vote next week, but if somebody that is present today would be willing to possibly step in and run it next month, just so that we have a little, or whoever ends up running the meeting has a little bit of notice, it might, might be good.

Mr Wilson — Well I've chaired, uh, several committees so I, I can do an interim for ya, but since I've only got a year left, I don't think that, uh, I know myself and, uh, I believe, Mrs Harrington have only got a, uh, right at a year left on the board, so, uh, I'd think it should be somebody that has a longer period of time for the board to be the permanent chairman, so, I would, uh, I would do the interim for you the election of the chairman and, uh, then whoever takes the chairmanship, I'll step back down to member.

Mr Paul — So, do all want to do a vote real quick for Mr Wilson to be an interim chair for your next meeting with the vote to take place at the beginning of next meeting that person to begin chairing at the meeting following?

Mr Callihan — Sure.

Mr Hartwell — Sounds reasonable to me. Is everyone okay with that?

Mr Callihan — Yes.

Mr Hartwell So, you want a motion for that?

Mr Paul Please.

Mr Hartwell Mr Chairman, I make a motion that Mr Wilson be, uh, appointed the interim Chairman of the Building Board of Appeals.

Mr Callihan Second.

Mr Ledford **Motion by Mr Hartwell, Seconded by Mr Callihan that Mr Wilson be appointed interim chairman for the next meeting. All those in favor of demolition say "aye." (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford and Mr Denham) Those opposed (none) Motion carries**

Mr Paul Great, so at the beginning, we'll take, I, I, guess if you're going to do the whole meeting we could take it up at the end too. So, it really doesn't…

Mr Wilson Did, ya know, it would be the boards preference, uh, uh, but I would suggest that we get through the meeting and all the, uh, items we need to take care of and then do the, the election at the end of the meeting and then…

Mr Paul Okay.

Mr Wilson That way it would be more smoother transition, I believe.

Mr Paul Okay.

Mr Callihan Sorry, I failed to acknowledge our member, Mr Ledford.

Mr Hartwell Appreciate you, Sir.

Mr Ledford Thank you.

Mr Callihan It's an enjoyable board, sometimes.

Mr Wilson Sometimes, you get talking and contentious with the people.

Mr Hartwell You had a…

Mr Ledford Easy.

Mr Hartwell Nice, pleasant, meeting to start off on.

Mr Ledford Yeah.

Mr Hartwell	No one Cried, no one yells.
Mr Wilson	And, we have had a lot of that.
Mr Oliver	I'd like to thank Kyle, uh, serving this is your second or third time?
Mr Dunham	Second, I don't know, maybe second or third.
Mr Olivier	Yeah.
Mr Paul	That's bad, he blacked some of it out.
Mr Oliver	Appreciate ya,' hate loosin' ya' and, uh, I'll probably give you a call in a year. Yeah, if you would like to get back into it again.
Mr Dunham	I've enjoyed serving with everybody.
Mr Paul	Yeah, thank you so much.
Mr Dunham	Great group, good staff to, to work with.
Mr Paul	Thank you.
Mr Wicklund	I, I too would like to just thank Kyle, I remember when Jan Tupper resided for the last time, I thought there may not ever be somebody that's on the board for as long as he did, and I didn't check, but I, you're, you're probably very close, you may have passed him. There's all the hours you've put in, several years after the tornado meeting twice a month, and, uh, there is no way of calculating how many structure fires we've prevented and how many people from getting hurt we've, we've saved, but, uh, it's been very much appreciated, how much time and effort you've put into it and just the, just the way you go about it, I, I think is good, the, the property owners generally feel attacked or that the City is goin' after them and a lot of that comes from the way that you handle the meeting and thank you.
Mr Dunham	Thank you. I appreciate that.
Mr Callihan	Do we have a motion to Adjourn?
Mr Wilson	So moved.
Mr Hartwell	All those in favor of Adjournment?

Mr Callihan **All those in favor of adjourning say "aye" (Mr Callihan, Mr Hartwell, Mr Wilson and Mr Denham, Mr Ledford) Those opposed (none) Motion carries. We stand adjourned, thank you.**

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjorned at 11:12 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Elizabeth A Willhite, Notary Public

My commission Expires: November 8, 2020

