MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
AUGUST 25, 2017
9:00 AM

Kyle Denham, Chairman, called the August 25, 2017 Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, David Pommert, Ervin Wilson, Crystal Harrington, Bill Tylle. City officials present: Jeff Oliver, Building Inspector, Jordan Paul, Assistant City Attorney and Bet Willhite, Notary Public.

Mr. Denham	We will call the, uh, August Board of Appeals meeting to Order. First order of business is, huh, Roll Call. Do we have a motion to, uh, excuse Mr Callihan?
Mr Pommert	I make a motion that we excuse, uh, Mark Callihan from today's meeting.
Mr Wilson	Second.
Mr Denham	**Motion, uh, to excuse Mr Callihan by Mr Pommert, second by Mr Wilson. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.**
Mr Denham	If you could come up and, uh, tell us your name and address, and a little bit about your property. Tell, uh, us what's going on with it. Morning.

ITEM # 2797 — **2130 BIRD AVE**
OWNER: Margaret Ashton
ADDRESS: PO Box 1408, Jefferson, City, MO 65102
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the July 28, 2017 meeting for a Demolition Hearing and Progress Report (FIFTH TIME BEFORE THE BOARD).

Ms Ashton	Margaret Ashton, 2130 Bird Ave.
Ms Willhite	Excuse me, can you please talk into the mic? Thank you.
Mr Denham	What's the status of, uh, your property?
Ms Ashton	I filed for the, uh, the permit. Haven't got an answer back on that. Um, I guess we're going to wait to see, let the Board decide on it, or something. Um, I have gotten quotes from Home De, uh, Home Pro and Lowe's and I'm waitin' on Windows For Less, um, to come in today and, uh, soon as

that come in, I'm goin' to make my decision, hopefully, by tomorrow morning and get the windows replaced in the house. And then I've got Mike, uh, Horton to start doing some of the inside work.

Mr Oliver — Demo?

Ms Ashton — Once I get my permit.

Mr Oliver — He's doing the demo part?

Ms Ashton — He's takin' the old stuff out.

Mr Oliver — Yeah, she came in earlier this week, filled out the application. I talked to Bryan a little bit about it. Uh, we just want your blessing to issue the permit. This is one that, uh, had a fire. I can pass the file around if you need to see it. It has been setting for a while so, if the permit is issued, we do need this to move quickly.

Mrs Harrington — You have contracts with these folks, you said? You signed contracts with 'em?

Ms Ashton — Uh…

Mrs Harrington — Home Pro?

Ms Ashton — No, I have not, yet, 'cause I was waitin' on Windows For Less to come in today. They are coming in, givin' me a quote. As soon as they quote… Home Pro said they would match any of them. So as soon as I get this last one, I'm goin' to go in with, and go talk, go back and talk to 'em. And I have their quotes here.

Mr Denham — So you are going to serve as your own contractor, just hire each individual contractor to do the work? Is that your intension?

Ms Ashton — Pretty much.

Mr Denham — Once --- how long do you think it will take? You have any anticipated completion time yet?

Ms Ashton — Um, Mr Horton told me that it would be probably a month for him to get the old stuff out of there and start, being able to start puttin' the drywall in, 'cause the back half of the house just needs to, it's got smoke damage. It's not… And the front part needs to be reorganized.

Mrs Harrington — So you came in this week for that, for the permit?

Ms Ashton	Yes, because I had questions and I didn't... I needed 'em answered. I was tryin' to get a hold of CDL Electric for 'em to, uh, go ahead and say they were going to do the electrical or not and I got tired of waitin' on them, so I went ahead and came in. And then I still have contacted them on the electrical part.
Mr Denham	Any other questions or comments? Seems like last time there might have been an issue with the insurance. Is that all settled?
Ms Ashton	The bank took the money. So I'm havin' to do all this all out of my own pocket. But I have an attorney, Mr Martucci, that's looking into it because he doesn't think that's right.
Mr Denham	Did you have the funds to complete it, though?
Ms Ashton	I have the funds right now to start, um, and I've got more coming in from a lawsuit from Mr Martucci that will complete it within three months.
Mr Denham	You've been inside of it yet?
Mr Oliver	I have not.
Mr Denham	How extreme was the damage to the wood framing; the roof joist, walls and things?
Ms Ashton	Uh, I showed you pictures last time. The front room and the, uh, bedroom, had some of the, like two or three of the joists. Other than that, nothing is, the roof is perfectly fine. The, uh, like I said, there's three or four joists that are, uh, I guess that's what they are called, joists up top that need to be replaced. Other than that, it's nothing. Most of it was down below.
Mrs Harrington	Have you had any calls from neighbors or people in the neighborhood that are concerned about this?
Mr Oliver	Surprisingly, not very many.
Mrs Harrington	But some?
Mr Oliver	There's...
Ms Ashton	I keep the yard up too.
Mr Oliver	The fire took place back in December of last year, correct?
Ms Ashton	New Year's Eve.

Mrs Harrington	Well, it sounds to me like you're on the right track. I'd just like to see, now that you have all your financial stuff settled, that's a conclusion, right? Now you're, last time, I think, weren't you still waiting to see what the bank was going to do…
Ms Ashton	Yes ma'am.
Mrs Harrington	That sort of thing. We talked about, if you need funds, that you'd go get a mortgage…
Ms Ashton	Right.
Mrs Harrington	To go get it done? So, once these folks give you a bid, you'll be making a decision on which company to go with and…
Ms Ashton	I'm starting on the outside working in.
Mrs Harrington	That's, that's good.
Mr Denham	I have no problem with extending it for thirty days and see, make sure the permit gets in place.
Mrs Harrington	Yeah, I, I'd really like to see, I mean, I think that permit needs in place and somebody secured and on site for starting this work, anyway.
Ms Ashton	Well, I couldn't get them start until I had the permit…
Mrs Harrington	Yeah, yeah, right, I know. I'm, I'm just saying, in the next thirty days that would be, that's what I'd like to see is a goal.
Ms Ashton	Yes, Ma'am.
Mr Oliver	Do you want to put some kind of a timeline on where you would like to see it? I mean, permits typically issued are good for six months. Um…
Mr Denham	Maybe, at the next meeting we could have more of a schedule, until the contractors are on board. It's just a guess at this point.
Mr Oliver	Talk to your contractor. Sounds like we are going to issue the permit and have some kind of a timeline…
Ms Ashton	Ok.
Mr Oliver	Make this as speedy as possible.
Ms Ashton	Right.

Mrs Harrington — It looks to me like this could be done in ninety days. Is, is that…

Mr Denham — I'm not saying the inside. The outside, certainly. Do we have a motion?

Mr Pommert — Mr Chairman, I make a motion that Item # 2797 at 2130 S Bird be continued to our September meetum, meeting for a Progress Report and Demolition Hearing.

Mrs Harrington — Second.

Mr Denham — **Motion by Mr Pommert, second by Mrs Harrington that Item # 2797, 3120 S Bird be continued to our September 22nd meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.** Good Luck.

Ms Ashton — Thank you.

Mr Denham — Thank you. See you next month.

Mr Oliver — Do you want to take this down an? --- make an initial here.

ITEM # 2781 — **519 N JACKSON AVE**
OWNER: Laura Julien
ADDRESS: 317 N Fountain Rd, Joplin, MO 64801
Item previously ordered demolished. At the January 27, 2017 meeting the owner was granted a 90-day window to complete project and gave the building department the ok to issue a permit. Continued from the July 28, 2017 meeting.

Ms Julien — Um, Laura Julien. The address is 519 N Jackson. Um, you are going to be happy with me.

Mr Denham — I'm sorry what was your last…

Ms Julien — I think you're going to happy. Um, I went and called a friend of mine, Ben Lands, Lansford, excuse me, um, the contractor, 'cause you guys had said I had to have a contractor to do some of this stuff. Um, had his guys come out and they had just a little delay to finish up a house they were working on in Carthage but they've been crawlin' all over that house this week. Um, they didn't like the soffits. Um, the wood, when they started, they started tearing down the rest of the, um, stucco that was up in the soffits. Replaced all that stuff. Um, they were simultaneously tearing down the soffits as the other guy was nailing up the new ones and puttin' extra boards in. Um, on the inside where it didn't pass the inspection,

actually poured new forms and cement, um, in that center there, and to put the floor joist on it. I went and bought the fire boards for the floor joists to double them up because the single ones weren't sufficient. So, um, they are finishing that up. Uh, the whole outside, the siding's up. The trim's going up as we speak. I left them at 8:00 this morning. Um, I've got the pictures of it here, uh, what they were working on last night. I didn't take a picture of it this morning, yet. Um, the only thing that's not done, is they are also wanting to need an electrical contractor. The very back of the house is where the electric comes in. Um, right next to, there's all kinds of conduit up there and they said I have to shut off the power, um, to get that, uh, taken down, to get the rest of that taken down. They didn't want me touching it, so, that's the only thing that's not all sided and finished is that very back piece. Um, but that's, they said that's goin' to be finished in the next couple of days. So, I mean, they're, they're workin' their buns off over there the best they can. So..

Mr Denham — I'm sorry, what did you say? That's going to be done when?

Ms Julien — They said they should be done this weekend. In the next couple of days. Yeah, they said they could take care of all that for me. So, I don't have to work on it all by myself and get electrocuted. Um, I do have pictures of it. My phone's just about to die. So I thought I'd just bring it up real quick so you could see the... They're going to do the whole painting and everything will be done, will be done by about Wednesday or Thursday. That's what they just told me last night. So, 'cause everything else we've done. And like I said, I've already got three of the big five gallons jugs of paint, um, so, we're just, just about all completely done.

Mr Denham — Do you have a dumpster on site?

Ms Julien — No. No we don't. We just have a little, little City trash can on site.

Mr Denham — Looks like there's a lot of debris in the backyard, just kind of...

Ms Julien — There is, there is against the side of the house. Yeah, I hadn't picked all that up yet because, well, I wasn't finish with the very back part. But I can do, like, just get a roll-away, if you need me to.

Mr Denham — What material are you going to cover the chimney with?

Ms Julien — Um, we're just going to be using the facing. It's going to be, um, it's actual real bricks but they're only about a quarter inch thick, um, and it just goes on in, in sheets there, um, it covers the brick as it is right now. So, it will just look like the brick fireplace that's at the very top. It's the new one that's already been redone, 'cause we had a masonry come in

and, uh, the top part of the fireplace was, was not secure so, tore the whole thing off and that was already redone.

Mrs Harrington — So, accentually, you've worked on the exterior this month?

Ms Julien — Yeah, the exterior and then they did all the stuff that didn't pass inspection. I had them just go ahead and take care of it 'cause, like you said, the contractor would know better what's to code and they went ahead and took care of that for me. All I had to do was buy the supplies for 'em.

Mr Denham — Has that been re-inspected yet?

Ms Julien — No, not yet, not yet. It has not. I should have called you guys yesterday. I forgot, completely, to do that 'cause we got involved with tearing stuff down and puttin' the other stuff up. I was really disappointed when he had to re-do all of the little 2X4's that hold up the soffits. So that just, that took extra time. There's a few things that they just weren't happy with, you know, as far as, there was some rot up there. They removed all of it and replaced it with all new timber. I've been back and forth to Galena a couple of times to the lumber yard, getting' the rest of the lumber but it's all, they're fast. They are doing really good work.

Mr Denham — Well, I appreciate the fact that you've got some help. I think that's...

Ms Julien — They're a lot faster than I am. I was really slow.

Mr Denham — It's a step in the right direction. I'd like to see a little more progress but, I'd really like to see this outside finished up and cleaned up.

Ms Julien — Yeah, I, I can get a dumpster on Monday. I can just call, or I can call today and see how fast Republic can get it out there. That's not a problem. It's only like $50.00 a day so it's not that big of a deal. I mean, for me, it's not that big of a deal. Sorry.

Mr Denham — Anyother questions?

Ms Julien — Oh, we also have all the, since the dining room and the kitchen didn't need any, um, anything as far as passing inspection, those were all fine. The subfloors are back in the dining room and the kitchen as well. So that is all setup too. It's just the living room that didn't pass and since they redid the board and then poured cement and did their things. So that's the only think that didn't pass and that's, that's what they worked on.

Mr Oliver — Basically, these guys showed up Wednesday night, Thursday?

Ms Julien	Monday. I let them in on Monday, then I went to Carthage, finished a shower that I was working on and then came back down here. I had to close up when they were done. Like I said, they are really fast.
Mrs Harrington	Just think where they'd be if you've hired them the first of the Month.
Ms Julien	I know. Well, I did call I did call them the first of the month but they were still workin' on another house, so they couldn't, couldn't pull off for me. But now they've pulled off for me and I've got the whole next two weeks with them.
Mrs Harrington	Well, it's just stressing that, it's just…
Ms Julien	I should have called them sooner.
Mrs Harrington	It doesn't progress until a week before the meeting. It doesn't necessarily show that you're staying on top of it.
Ms Julien	Well, I was working by myself, still, 'cause I still had wallpaper and stuff to pull off. So, that I was doing all by myself, still. So, it's not like I was just letting it sit, you know. But you are right, I should have called them, like, two months ago. And had them ready to go instead of just, you know, after the last meeting, I called them when you said I needed to hire a contractor.
Mrs Harrington	Look at it again in thirty days?
Mr Denham	Yeah. I'd sure like to see the outside done before our next meeting and hopefully…
Ms Julien	Oh, absolutely.
Mr Denham	Have it re-inspected and we'd love to get this off the Agenda.
Ms Julien	Yeah, he promised me that all this will be done within the next few days. So, I'm, I'm really, I'm really optimistic 'cause they did so much just his week. Those two guys, they're amazing.
Mr Denham	Any other questions, comment? Do we have a motion?
Mr Pommert	Mr Chairman, I make a motion that Item # 2781 at 519 N Jackson be continued to our September 22nd meeting for Progress Meeting or Demolition Hearing.
Mr Wilson	Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Wilson that Item # 2781, 519 N Jackson be continued to our September 22nd meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries**. Good Luck.

Ms Julien — Thank you. I appreciate it. I'm kind of lookin' forward to getting the whole thing and the inside finished and havin' you all out to look at it, 'cause…

Mr Denham — We'll have a big picnic out there.

Ms Julien — It's going to be nice when it get all finished. Thank you guys.

Mr Denham — Thank you. Good luck.

ITEM # 2784 — **2108 W 3RD**
OWNER: 2108 W 3rd TR
ADDRESS: PO Box 3133, Joplin, MO 64803
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the July 28, 2017 meeting for a Demolition Hearing and Progress Report (ELEVENTH TIME BEFORE THE BOARD)

Mr Denham — Morning.

Mrs Gilleland — Morning. Uh, Denton Gilleland could not be here today. He had to be out of town and I'm his wife. And we have decided to let the little house on 3rd go back to Mr Michaels and be done with it. It's costin' us way too much money and our little house on West Junge, uh, we did get an electrical permit…

Mr Denham — Let's, let's just take on the first property…

Mrs Gilleland — Oh, Ok

Mr Denham — First please. Uh…

Mrs Harrington — 2784?

Mr Denham — Yeah, 2784. Does Mr Michaels know that it's going back to him?

Mrs Gilleland — I, I don't know if Denton has talked to him or not.

Mr Denham — 'Cause he usually comes to these meetings, as well.

Mrs Gilleland	Yeah, he usually does.
Mr Denham	So this was on a Contract for Deed, or something like that?
Mrs Gilleland	Yes.
Mr Denham	Well, that's disappointing. It's drug on a long time. It's just going to…
Mrs Gilleland	Denton has worked very hard on it.
Mr Denham	Drag on.
Mrs Gilleland	But it's just, we can't afford it. We've just recently found out it's not hooked to the sewer and we can't afford any more.
Mr Denham	Ok. I appreciate you letting us know the situation. Uh, I guess at this point, we need to let the, uh, new, current owner aware of the situation. We are not ready to take action today on it anyway, are we?
Mr Paul	No.
Mr Oliver	I mean, he gets letters as well.
Mrs Harrington	I was going to say, he's been here every meeting.
Mr Denham	Yes, he has.
Mrs Harrington	I mean, he knows what the situation is and we talked about this last time, that if one of these, if we did send one of these to demo that he had, that, that it would be, not him, but the owner of the property that would be responsible for that.
Mr Denham	I'd still feel better if he knew, that it was going back to him. That kind of action. Do we have a motion to continue?
Mr Wilson	Mr Chairman, I made a motion that Item # 2784, 2108 W 3rd St be continued to our September 22nd meeting for Progress Report and Demolition Hearing.
Mr Pommert	Second.
Mr Denham	**Motion by Mr Wilson, second by Mr Pommert that Item # 2784, 2108 W 3rd St be continued to our September 22nd meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2812 **1205 W 13TH ST (JUNGE BLVD)**
OWNER: Esther I App
ADDRESS: 809 Roosevelt Ave., Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the July 28, 2017 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Denham — Now the one, one on Junge. I believe that's Item, uh, Item # 2812?

Mr Oliver — Correct.

Mr Denham — 1205 W Junge?

Mrs Gilleland — Yes, and, and we have gotten an electric permit and, uh, the electrician's goin' to fix whatever needs to be fixed. We are working constantly on it.

Mr Denham — Do you know when the electrician will start?

Mrs Gilleland — No, I do not.

Mr Oliver — Actually, I have it down to release.

Mr Denham — Ok.

Mr Oliver — It will be subject... I mean, they've gotten the windows in it, doors on it, secured...

Mrs Gilleland — And this week we are goin' to cut the trees down around from the house that were growin' up beside it and...

Mr Oliver — It will be subject to the inspections and what have ya. It won't get power until it passes inspections.

Mr Denham — Ok.

Mr Oliver — I'll promise ya, if it doesn't get finished and it's left there empty, it's going to get vandalized again. That's just part of where...

Mrs Gilleland — Yeah.

Mr Oliver — Where it's at and it's goin' to end up on this Board again. So, my advice would be, don't let it set. Hurry up and get it finished. Get somebody in it or it will be a continual problem.

Mrs Gilleland — Yeah, Yeah.

Mr Denham — Do we have a motion to release?

Mrs Harrington — Mr Chairman, I make a motion that Item, Item # 2812 at 1205 W Junge Blvd be release from our Agenda.

Mr Pommert — Seconded.

Mr Denham — **Motion by Mrs Harrington, second by Mr Pommert that Item # 2812, 1205 W 13th St or Junge Blvd be released from our Agenda due to the work being complete and an electrician, uh, having a permit. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.** Thank you for coming in.

Mrs Gilleland — Thank you very much.

(Discussion returned to Item # 2784)

Mrs Harrington — Can I ask you one question, ma'am? When did you guys decide that you were goin' to, uh, release, uh, revert that first property back to the owner?

Mrs Gilleland — Last week.

Mrs Harrington — Last week? Thank you.

Mr Denham — Thank you. Thanks for coming up.

ITEM # 2779 — **2514 N KINGSDALE**
OWNER: Abruzzo Builders Inc
ADDRESS: 1403 E 4th St, Pittsburg, KS 66762
Item previously ordered demolished. At the December 9th meeting the builder was granted a 90-day window to complete project and gave the building department the ok to issue a permit. Continued from the July 28, 2017 meeting.

Mr Denham — Morning.

Mrs Bettasso — Morning. Hello. Um, Jewell Bettasso, for 2514 N Kindgsdale. I just want to know why and what the newest excuses are, 'cause it's not done and the grass is over three foot tall along the side and I'm sick to death of the neighborhood looking like that.

Mrs Harrington — Did you call Code Enforcement?

Mrs Bettasso — I tried yesterday and it was noon and they didn't get it but they were going to get called.

Mrs Harrington — Yeah.

Mrs Bettasso — They are pretty much programed into my phone.

Mrs Harrington — Yeah, I went by, uh, yesterday and it is just…

Mrs Bettasso — It is even the simplest things. I know that the railing didn't pass inspection last time and it's still there.

Mrs Harrington — Yeah, we've got a copy of, uh, his failed inspection and he hasn't called for a re-inspection.

Mrs Bettasso — I, you could use a stop watch and count the amount of work that was done over there this month.

Mrs Harrington — Yeah.

Mrs Bettasso — And I work from home and I set there and stare at it 7 hours a day and I'm really tired of it. So I just have to keep coming and letting you know that the neighborhood's not happy. Well, that's all I have to say about it.

Mr Denham — Any questions? Thank you for coming down. I appreciate your input. Joe, you want to come up and give us an update?

Mr Bequilacqua — I got a letter here from B & D Fabrication on the railings, uh, when they're goin' to have it done.

Mr Denham — What about the yard?

Mr Bequilacqua — Well, all the rain come made that grow. Um, I have a guy that mows my yard and he's going to mow it this weekend.

Mr Denham — I know we had a lot of rain but I drove by, I, I, it probably is three foot in some areas. That's not an exaggeration. Those are…

Mr Bequilacqua — Yeah.

Mr Denham — Weeds but, uh, that didn't grow over night. That needs to be knocked down pretty fast.

Mr Bequilacqua — Yeah, well, well, we're planning on doing that this weekend. Um, as far as everything else, uh, when it comes down to the final inspection, everything was fixed. The electrical was done. We have hot water in

there now. Uh, I'm only waitin' on the railings. And I've got pictures of the inside of the house. I understand people don't like me but, uh, that ain't got nothin' to do with this house.

Mr Denham — I don't know…

Mr Bequilacqua — I mean, I…

Mr Denham — I don't know that it's a personal thing, I…

Mr Bequilacqua — I think it is. I think it is.

Mr Denham — Well, I don't know about that. I mean, this has been going on, this is our what?

Mr Paul — A long time.

Mr Denham — I don't know, it's not even on there anymore.

Mr Bequilacqua — The whole house is done inside.

Mr Denham — Did you have it listed, currently, is that true?

Mr Bequilacqua — I'm not going to list it until it's off the, uh, Demo List.

Mr Denham — So the sign's just in the yard?

Mr Bequilacqua — The sign's just in the yard and that's, she's, she's gotta come back and get the sign.

Mr Denham — There's some, there's some post and some, uh, beams. Are they going to be wrapped or are you leaving them natural?

Mr Bequilacqua — They're cedar. They're all cedar.

Mr Denham — And there's some material in the driveway on…

Mr Bequilacqua — I just got them in. It's the stone that goes on top of the wall.

Mrs Harrington — I was glad to see that there yesterday. I'm, uh, this letter that you've given us looks promising but it's dated the 23rd and today is the 25th. So you waited to get…

Mr Bequilacqua — I called on the 23rd and told him how much longer it would take. And I said, and he told me. I said, "Then please send me a letter because I gotta take it to the City."

Mrs Harrington — Right.

Mr Bequilacqua — I don't want to sit here without proof telling ya I'm waiting on railings.

Mrs Harrington — Yeah. When did you first contact them?

Mr Bequilacqua — Uh, about a month ago.

Mrs Harrington — Right after our last meeting?

Mr Bequilacqua — Right. The first one I contacted was in Pittsburg. It was an iron company out of Pittsburg. And I, two and a half weeks later, he, they called me back and said, "Hey, we can't fit you in for another couple of months." So then I went straight to B & D.

Mrs Harrington — Your comment about somebody not liking you, um, I, this isn't personal.

Mr Bequilacqua — Well, the house is not ugly.

Mrs Harrington — No.

Mr Bequilacqua — It's a nice house. And I don't understand why people say, "I gotta look at this every day." Well, I'm sorry. I've gotta look at the other houses too. I mean, there's ugly houses all over the place that we all look at but what's that got to do with getting it off the demo list? I can work on it if I could... If somebody were to come in and, and want it, then I could get in there and work on it. But I can't show it to people the way it is. I don't want to have to tell 'em, on the Disclosure, that it's on a Demo because people don't understand why it would be on a Demo. I can't sit there and say, "Well, because it's took two years to build this house."

Mrs Harrington — Why can't you say that?

Mr Bequilacqua — Well, because you know as well as I do, not everybody understands that. I mean, a demo is serious...

Mrs Harrington — Well, I don't understand that. So yeah, I do understand, um, how people wouldn't understand...

Mr Bequilacqua — I mean, I guess, I guess what I'm trying to say is why's it still on the Demo List when it is locked up, it is secured, it is finished, completely, except for the railings?

Mrs Harrington — You have no, uh, Certificate of Occupancy and you failed an inspection, that's why it's still on the Demo List, I think, isn't it? Am I correct, Jeff?

Mr Bequilacqua — But, is that what the Demo's about then, about the Certificate of Occupancy or is it because it is hazardous, or decrepit, or falling?

Mr Oliver — I would agree with you that it's no longer dangerous. Um, but in certain scenarios with the past on this, the City, and I believe this Board, wants to make sure that it gets done before it's released.

Mr Bequilacqua — I'm spendin' money there. You think I don't want it done?

Mr Oliver — Right.

Mr Bequilacqua — This is my banker right here. He'll tell ya.

Mr Oliver — Yeah, but we also have a lady in here from the neighborhood…

Mr Bequilacqua — Well, that…

Mr Oliver — That is here for representing many people and I…

Mr Bequilacqua — I don't know who "many people" is. I've talked to a lot of people around the neighborhood and they don't, you know…

Mr Oliver — I don't think the City or the Board would be, uh, in my opinion, would be doing the right thing by releasing it, uh, without it being finished at this point. Now, just, I mean, you don't have much to do. If this guy's comin' maybe, at the next meeting, it can be released and we can move on. I think everybody would want that. That's my opinion. But because of the concern from individuals in the area, I don't think it would be a good idea, given the history on this property, to let it go. That's my opinion, 'til it has a C of O.

Mr Tylle — Take care of the little things: the grass being mowed, I mean, that's, if that was next door to my house, I'd be up here at the same meeting, complaining. It's a beautify house, I agree with you. It's a lovely house and it surprised me, I, I know I haven't been through the whole history of this, but it surprises me to see it on the list. But the little things, I mean, those materials, they could be stored in the garage if you guys aren't going to be sticking 'em to the walls the next two months. It doesn't need to be sittin' outside. The outside should look perfect.

Mr Bequilacqua — Well, they just delivered it Wednesday.

Mr Tylle — Well, they could still put it in the garage. I mean, unless you plan on doing it tomorrow or today or whenever but if it's going to be another two or three weeks, it should be put inside and nobody could see it. And

maybe this lady would, wouldn't have to come up here if she though, "Well, it looks like something is going on."

Mr Bequilacqua — So it's goin' to stay on the Demo 'til the Certificate of Occupancy, is that what it is?

Mr Oliver — In this case, I don't make that decision. The Board does but I think that's what…

Mr Bequilacqua — It would make it a lot easier if it wasn't. I could, I could list it today.

Mr Paul — You could list it even if it's got the Demo Order on it. You are not going to the Disclosures until you're under contract, right?

Mr Bequilacqua — Well, not necessarily because, you know, we've asked for disclosures on houses we bought before we sign a contract.

Mr Paul — I, I would think that especially on more expensive houses, you'd be dealing with sophisticated parties who could kind of appreciate, the, the situation. I, I don't see any reason, why, why you couldn't list it. I mean, that's just my opinion. I, I understand if you're wanting to be conservative with it but I don't think there's a, a legal reason why you can't go out and start marketing it yesterday.

Mr Green — There's no legal reason, but I think, myself…

Mr Denham — Give us your name and address please.

Mr Green — My name is Mike Green, 242 E McKay, Frontenac, KS. If I'm going to look at a $200,000.00 to $250,000.00 house and I see it's on the Destruction/Demo List, it will instantly throw a red flag in my head.

Mr Paul — Sure.

Mr Green — I mean, no matter what, and I can get the reasoning and I can come here and figure it out but I'm probably going to move down the street to the other house that's not on the list. Um, for simplicity, I've been to these meetings and seen houses released that aren't even livable and this one is. We're just waiting on, we're not say you have to give an Occupancy Letter but next week another property of his will be sold. We'll have the money to finish all the front, the stucco, and the outside will be completely done. And it's just waiting on railing. It would just…

Mr Denham — Waiting on the what?

Mr Green — The railing. It would be easier to get it listed if it's not on the Demo List.

Mr Tylle — Well, if everything else is done, why didn't you call for your Certificate and just let it fail on the rail. I mean, that would make these guys have a little extra work but…

Mr Bequilacqua — I will do that today. That's not a big deal. I got everything else done. I'll do that today.

Mr Tylle — That would have been something.

Mr Bequilacqua — Is that goin' to take it off the Demo?

Mr Tylle — May have, I don't know. It depends on …

Mr Bequilacqua — I mean, I'll give you the code to the garage. You can go in there any time you want. You want to test the hot water, you want to test out the electrical, that's what failed the last time. It's all done.

Mr Wilson — Since you've failed the last inspection, and you say that you have corrected all the faults, with the exception of the railing, have you sent for a further inspection with the exception of that railing which you have under contract?

Mr Bequilacqua — No, I never called back for an inspection because, my thinking was, it's going to fail because of the railing anyway. I didn't want to, you know, spend the inspector's time to come out and fail me again, anyway, for the railing.

Mr Wilson — So you are not really positive that you could pass the inspection again, is that what you're saying?

Mr Bequilacqua — No, I…

Mr Wilson — You didn't want to waste your time to come out and inspect if you would fail it. So that doesn't give me much confidence that you have completed the repairs that we ordered on the inspection list.

Mr Bequilacqua — I guess I'm not understanding, hold on.

Mr Denham — I don't think that's what he's saying. I think he is saying, "Eveything's done except the railing." He didn't want to have to have the inspector come out twice. That's what he's saying.

Mr Bequilacqua — Right.

Mr Wilson — Alright. Yeah, I guess I misunderstood, then. My apologies.

Mrs Harrington — I'm not inclined to let it go because of the history of it. I mean, this is the consequence of letting this house set there and molder for this time. Uh, it's a matter of building trust on how, um, how you're going to proceed after these meetings and you've shown, repeatedly, that you don't bother with any of it until the week of the meetings. The house sets there for weeks without any progress. And yes, it is finished now. It's pretty obvious, except that the hand rail isn't done. But had we not had so many months of you coming here saying, "Yes, I'm going to do it," and not doing it, that, that is the reason why it can't come off the Demo List, in my opinion. That if, if you had been true to your word months ago, and made a real effort to get this done or straightened up for the neighborhood, then there isn't any reason that it probably couldn't come off. But you haven't built any trust with us and that's the consequence.

Mr Bequilacqua — Well…

Mrs Harrington — And that's the consequence. It's very clear to me…

Mr Bequilacqua — So, basically, I'm being punished. This is a punishment deal.

Mr Denham — Actually, I think, we're trying to help you out. Back in December, we granted you a 90-day window to come back and finish this project up when it had been ordered demolished. Right now, if we hadn't of done that, it'd be a vacant lot right now. So, you know, I think we are trying to work with you. I mean, that was in December and 90-days passed a long time ago. Just get it done. I mean that's all. We're trying to work with you here. I don't think there's a personal think, if anything, it's a personal thing with you, letting the weeds grow and just telling the neighbors, by your lack of concern, you don't care. But, we're trying to work with you here. We'd like to see it done. We'd love to get it off the Agenda but I don't think it's ready at this point.

Mr Oliver — If you'd, if, if everything but the railing is done on this Correction Notice has been done, ok, and it, in your opinion, it will pass, and this will be done by the 13th of next month, our next meeting next month is the 22nd. The, the day these are going in, I'd call for my final inspection and if it's done, at the next meeting, I'm sure these people would be glad to release it from this Agenda.

Mr Bequilacqua — Ok.

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

Mrs Harrington — Mr Chairman, I make a motion that Item # 2779 at 2514 N Kingsdale be continued for thirty day for a Progress Report and Demolition Hearing.

Mr Tylle — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Tylle, that Item # 2779, 2514 N Kingsdale be continued to our September 22nd meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.** Good Luck.

ITEM # 2815 — **621 E 13TH ST**
OWNER: Dobemar Investments Inc
ADDRESS: 1601 S Madison St, Webb City, MO 64870
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the July 28, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Elliston — Mark Elliston here. Item # 2815.

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

Mr Elliston — Sure. The contractor I ended up hiring, or my clients ended up hiring and I contacted, whatever, uh, obtained the permit yesterday. They've been workin' out of town in Springfield and I contacted 'em. Said I've got to have something done and the permit was obtained. Should be in the file. We were told that it was is the file.

Mr Oliver — Yip. I've got copies of it in the file, so, have they given you a time line?

Mr Elliston — Again, they've been working out of Springfield and that's, that's why the delay and I said, "I've got to". He came home early, uh, this week in order to get it done and no he has not. I don't do their schedule.

Mr Oliver — Ok. Permit's in place. Continue it for thirty or sixty days? That's kind of why I was asking, if you thought that in thirty days it would be…

Mr Elliston — Last time, I asked for thirty days and, uh, just for us to get it taken care of. I'm mean, I'll keep comin' back.

Mr Oliver — The first time, the first time in front of the Board, they always get continued for thirty days.

Mr Elliston — He's there. He's supposed to get it taken care of. He says he works with you guys all the time, so…

Mr Denham — This is the contractor?

Mr Elliston — Yes.

Mr Denham — What's the name of the contractor?

Mr Elliston — Seth Houston.

Mr Denham — Pardon me?

Mr Elliston — Seth Houston.

Mr Oliver — S & S, I think it was.

Mr Denham — It's a little house, it shouldn't take long to get done.

Mr Oliver — S & S Renovations.

Mr Denham — I would think sixty days would give 'em plenty of time.

Mr Elliston — That's ample time. That's, that's fine.

Mr Denham — If they get on it.

Mr Elliston — It's in their hands.

Mr Denham — Ok.

Mrs Harrington — Mr Chairman, I make a motion that Item # 2815 at 621 E 13th St be continued for sixty days or until October 27th, for Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Pommert, the Item # 2815, 621 E 13th St be continued to our October 27th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries**. Thank you.

Mr Elliston — Thank you.

Mr Denham — Thanks for coming up. See ya.

Mr Oliver — Do you have anything you want to add?

Ms Bettasso — No, I'm just waiting until they get out of the parking lot. I got caught on the elevator with them the last time and it wasn't pretty.

ITEM # 2635 **502 VIRGINIA**
OWNER: AMAS
ADDRESS: 1736 Southern Dr, Neosho, MO 64850
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the May 26, 2015 meeting for a Demolition Hearing and Progress Report (SEVENTH TIME BEFORE THE BOARD)

Mr Paul — Ms Berry, are you here on a property today?

Ms Berry — Yeah, I was wondering about the Housmon Building.

Mr Denham — We can start on it. It's Item, uh, 2635, 502 Virginia. Jeff, do you have any new progress?

Mr Oliver — Um, I don't have a lot of information other than, and I don't know who it is, but I understand there are some interested parties in the building. Um, that's kind of been going on for a couple of months. Um, so, we're trying to wait and see if all that takes place.

Mr Denham — Is it still owned by the A-M-A-S or is it?

Mr Oliver — Uh, no, it's repoed. And actually, I think its reverted back to the County.

Mr Paul — I think the County's got title to it, right now, or is holding as Trustee, I think.

Mr Tylle — I drove by yesterday and I saw somebody jump up on the fire escape and then go in that top door. So I don't know if it's not secure.

Mr Denham — I don't know that I would walk around on that second floor. It's had rain and snow for years now. And I was in it a few years ago and it wasn't real great to walk around in there, not knowing what…

Mrs Harrington — A lot of mold, isn't there?

Mr Denham — Yeah, it's, it's… Well, I guess that's all we know.

Mr Oliver — So, do you want to continue it out while we're talkin' about it?

Mr Denham — Yeah, do we have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2635, 502 Virginia, be continued for ninety days for a Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **There's a motion by, uh, Mr Wilson, second by Mr Pommert that Item # 27, excuse me, 2635, 502 Virginia, be continued to our, what would that be?**

Mr Oliver — December 8th because of the holidays.

Mr Denham — **December 8th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.**

Mr Denham — Well, we just want to go down the list?

Mr Oliver — Uh, we got four here.

Mr Denham — Go ahead and do the four that we missed last time?

Mr Paul — Well, I think these are, you're stack got bigger. We were negligent last month.

ITEM # 2814 — **227 N COX**
OWNER: Robert Riggs
ADDRESS: 227 N Cox St., Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the July 28, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Paul — Um, the first one we have for you to consider is, uh, # 2814, 227 N Nox, Cox, rather.

Mr Denham — We have a motion to have 2814, Item 2814 be considered a Dangerous Building?

Mr Wilson — Mr Chairman, I make a motion that Item # 2814, 227 N Cox, be the subject of a Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **There's a motion by Mr Wilson, seconded by Mr Pommert that Item # 2814, 227 N Cox, be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, 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 Joplin Municipal Building this 25th day of August, 2017, for the purpose of conducting a Dangerous Building 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 case for today it Item # 2814 on the Agenda, also known as 227 N Cox. 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, I do.
Ms 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 position with the City of Joplin?
Mr Oliver	Eight years.
Mr Paul	And have you, in the official performance of your duties, had an occasion to inspect the property known as 227 N Cox?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what's marked as Exhibit # 1. Do you recognize Exhibit # 1?
Mr Oliver	Yes.
Mr Paul	What is it?
Mr Oliver	These are photos, uh, that I took of the property at 227 N Cox and in these photos it shows a, uh, um, placard, uh, with the posting of Dangerous Structure on it.
Mr Paul	And do the photographs show a reasonable likeness of the premises in their present condition?

Mr Oliver — Yes.

Mr Paul — What, if anything, did you do to ascertain ownership of the property?

Mr Oliver — Um, we had a title search done.

Mr Paul — We offer Exhibit # 1.

Mr Denham — The Board accepts.

Mr Paul — I'm going to show you what's marked Exhibit # 2. Do you recognize Exhibit # 2?

Mr Oliver — Uh, this is a copy from Great American Title, uh, of the, the title search received, um, received on the 17th of August.

Mr Paul — Who does it show as the owner of the property?

Mr Oliver — Uh, Robert Riggs.

Mr Paul — Thank you. If there's no objection, I offer Exhibit # 2.

Mr Denham — The Board accepts.

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

Mr Oliver — Sent out certified mail.

Mr Paul — Um, I'm going to show you what's been marked as Exhibit # 3. Do you recognize Exhibit # 3?

Mr Oliver — These are certified letters, uh, that have been sent to Mr Riggs. Um, go through each one or…

Mr Paul — If you could just give the dates of the letters and indicate which letter, if any, have signatures or certified receipts, rather.

Mr Oliver — Ok. I have one dated August 18th. I do not have a signed receipt for that. Um, I, one dated August 14th, I do not have a signed receipt for that. Uh, one is addressed to a PO Box for him and the other is addressed to the Cox address. Uh, I also have our Finding of Fact letter that was sent on June 29th of this year and I do have a signed receipt for that letter.

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

Mr Oliver — This is a, uh, certified letter that has been sent to a mortgage company, um, dated August 18th and I do not have a signed receipt for that.

Mr Paul — And was the purpose of that letter because, uh, that party has some kind of interest in the property, probably a mortgage?

Mr Oliver — That's correct.

Mr Paul — If there's no objection I offer Exhibits # 3 and # 4.

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

Mr Oliver — Yes. Um, this was, uh, since the request for the publication was sent back, a copy of the publication to be put in the paper shows 227 N Cox is being advertised, It was advertised on, let me look at my dates here, 24th 17th and 5th of this month.

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

Mr Denham — The Board accepts.

Mr Paul — And you also indicated that in Exhibit # 1, the photos of the property there was a, uh, a posting on the property notifying anyone who might be on the property that this was on the Dangerous Building Agenda?

Mr Oliver — Correct.

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

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

Mr Paul — And from an inspection of the property, here, do you have an expert opinion as to whether or not these premises constitute a Dangerous Building as defined in Chapter 26, Articles X, Section 26-612 of the Code

of Ordinances of the City of Joplin and if so, in which of the definitions of a Dangerous Building do you base your opinion, if any?

Mr Oliver — Yes, I do. Sub-section Line 6: Whenever any portion thereof has been damaged by fire, earthquake, tornado, wind, flood, vandals or any other cause to such an extent that the structural strength or stability thereof is materially less than it was before such a catastrophe or damage and is less than the minimum requirements of this Code for similar new construction. As you can see by the photos that have been passed around, this property was a subject of a fire and has pretty much been destroyed by the fire.

Mr Paul — Thank you Jeff. Um, now would be the defendant's opportunity to cross examine the witness. We don't have anybody here in the gallery. We were not aware that anyone was going to be here today on this property. Uh, does the Board have questions for Jeff? --- I see none. Uh, if there's no objection, I'd offer Chapter 26, Articles IX and X of the Joplin Code of Ordinances as 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 of publication.

Mr Denham — The Board accepts.

Mr Paul — Uh, this now would be the opportunity for the defendant to, uh, present any evidence. Again, we don't have anybody here today. Not aware of anybody that was going to be here today, therefore, um, we'll go back to the Board for deliberation and a decision.

Mr Denham — Do we have a motion for demolition?

Mr Wilson — Mr Chairman, I move the Item # 24 or 2814, 227 N Cox, be declared a Dangerous Building in accordance with Joplin Code of Ordinances, Chapter 26, Articles IX and X, Sections 26-612, Sub-sections 18 and 19 and Line 6 and so ordered demolished to include any out buildings.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert, that Item # 2814, 227 N Cox, be declared a Dangerous Building and ordered demolished in accordance to the City of Joplin Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, Sub-section 6. All those in favor of the demolition say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2816	**1106 S SERGEANT** **OWNER: Mark Mason** **ADDRESS: 1106 S Sergeant Ave, Joplin, MO 64801** **Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the July 28, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD).**
Mr Paul	Uh, 2816, 1106 S Sergeant.
Mr Denham	Do we have a motion to have that property considered a Dangerous Building?
Mr Pommert	Mr Chairman, I make a motion that Item # 2816, 1106 S Sergeant, uh, be the subject of a Demolition Hearing.
Mr Denham	Do we have a second?
Mr Wilson	Second.
Mr Denham	**Motion by Mr Pommert, second by Mr Wilson that Item 2816, 1106 S Sergeant, be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries. The Board turns it over to, uh, the City.**
Mr Paul	Thank you. This is the Joplin Board of Appeals meeting in the Joplin Municipal Building this 25th day of August, 2017, for the purpose of conducting a Dangerous Building 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 case for today it Item # 2816 on the Agenda, also known as 1106 Sergeant. Um, the City calls Jeff Oliver and I remind you that you are under oath.
Mr Oliver	Yes.
Mr Paul	Uh, will you please state your name and occupation for the record in this case?
Mr Oliver	Uh, 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	Eight Years.

Mr Paul — And have you, in the official performance of your duties, had an occasion to inspect the property known as 1106 S Sergeant?

Mr Oliver — Yes, I have.

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

Mr Oliver — Yes, these are photos, um, that I've taken of the property. There's a set here of the original photos, uh, which were taken the day it was posted on April 11th of this year. And then I also have a few, uh, photos that, uh, were taken on Wednesday, uh, of this week.

Mr Paul — And do the photographs show a reasonable likeness of the premises in its present condition?

Mr Oliver — Yes.

Mr Paul — If there's no objection, I 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 — Let me show you what's marked Exhibit # 2. Do you recognize Exhibit # 2?

Mr Oliver — This is a title search received from Great American Title which shows Mark Mason III as the owner.

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

Mr Denham — The Board accepts.

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

Mr Oliver — Sent certified letters.

Mr Paul — I'm going to show you what's marked as Exhibit # 3. Do you recognize Exhibit # 3?

Mr Oliver — Yes, um, this is a certified letter, um, and in this case, I, uh, hand delivered one of 'em to Mark, on site. It was on, uh, July 11th of this year. And then

I have another one here that is dated August 14th, letting him know of today's meeting, which I do not have signed receipt for.

Mr Paul — But it did go to the address, um, that's the subject property, right?

Mr Oliver — That's correct.

Mr Paul — And it's to your understanding, he's living at that, at the property?

Mr Oliver — That's correct.

Mr Paul — And again, you, that, uh, did you have any kind of a conversation with him when you dropped off the, uh, first letter?

Mr Oliver — Yes, um, basically, it had been posted and, uh, shortly after it was posted, uh, Mark, uh, moved into the property and until that posting is removed from the property, uh, and all corrections are made, uh, these properties should not be occupied. And so that is kind of the jest of the conversation, along with what repairs and things that he would need to make, uh, to the property.

Mr Paul — Did he represent that he was going to make any repairs?

Mr Oliver — Um, yes. They were, they've been trying to work on the roof and I actually think they've made some things worse.

Mr Paul — And, uh, but you've been back by the property since this conversation?

Mr Oliver — Yes.

Mr Paul — And as you just indicated, in your opinion, the property's not any better today than it was when you first met with him?

Mr Oliver — That's correct.

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

Mr Denham — The Board accepts.

Mr Paul — Uh, what if anything else, did you do notify any interested parties of this action?

Mr Oliver — Uh, it was published in the Joplin Globe.

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

Mr Oliver — Yes, this is the advertisement that the Joplin Globe put in the paper. Uh, the advertisement dates were, uh, August 5th, 10th, 17th and 24th of this year.

Mr Paul — Thank you. Uh, if there's no objection, I offer Exhibit # 4.

Mr Denham — The Board accepts.

Mr Paul — And you, also, uh, indicated in Exhibit # 1, the photos, you also posted this property at some point?

Mr Oliver — Yes.

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 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 Building do you base your opinion, if any?

Mr Oliver — Yes, I do. Uh, Sub-section, Line 6 again: Um, whenever any portion thereof has been damaged by fire, earthquake, tornado, wind, flood, vandals or any other cause to such an extent that the structural strength or stability thereof is materially less than it was before such a catastrophe or damage and is less than the minimum requirements of this Code for similar new construction. You can see by the photos that's been passed around, uh, this property's in pretty bad shape. Uh, the roof's pretty severely deteriorated. Fascia/soffit, uh, since posting the property, um, they have torn portions of it off in an attempt to try and make it better. Uh, they've, for whatever reason, have torn into some of the other walls and other areas of the house and, in my opinion, this has, uh, made the structure even worse. Um, and also, Line 12: Whenever the building or structure, or land it occupies, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition, use, location or maintenance of the building, structure or land. Um, again, as you can see by the photos, um, this certainly, the structure certainly does not meet the City of Joplin's building codes or ordinances, and, um, needs to be vacated and torn down, in my opinion.

Mr Paul	Thank you, Jeff. Now would be the defendant's opportunity to cross examine the witness. Uh, again, we don't see anybody here in the gallery, nor do we know of anybody who planned to be here today on this property. Does the Board have any questions of this witness? --- I see none. You are excused Jeff. If there's no objection, I'd offer Chapter 26, Articles IX and X, of the Joplin Code of Ordinances as evidence before the Board and I'd request that the record be held open to include a copy of the Globe on the dates of publication and take judicial notice of this file.
Mr Denham	The Board accepts.
Mr Paul	The City rests. Now would be the defendants opportunity to present any evidence, uh, it wishes. Again, we don't see don't have anybody here today, not aware of anybody that was going to be here today, therefore, the case goes back 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 # 2816, 1106 S Sergeant, be declared a Dangerous Building in accordance with Joplin Code of Ordinances, Chapter 26, Articles IX and X, Section 26-612, and Lines # 6 and #12, to include any outbuildings and so ordered demolished.
Mr Denham	Let's, uh, need to add, Order to Vacate.
Mr Wilson	And also there to be an Order to Vacate the premises to be included with this motion.
Mr Denham	Do we have a second?
Mr Pommert	Second.
Mr Denham	**There's a motion by Mr Wilson, second by Mr Pommert that Item # 2816, 1106 S Sergeant, be declared a Dangerous Building and ordered demolished and ordered vacated under the, in accordance with the City of Joplin Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, Subs-sections # 6 and # 12 and the demolition will include all outbuildings. All those in favor of the demolition and vacation say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2809 **1815 S PEARL**
OWNER: Terry Wright
ADDRESS: 1601 S St Louis Ave, Joplin, MO 64804
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the July 29, 2017 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Paul — Uh, Item # 2809, 1815 S Pearl.

(Discussion returned to previous subject, Item # 2816)

Mr Denham — Just out of curiosity, do the police have to, uh, go with you on the vacation?

Mr Oliver — They can, voluntarily, you know.

Mr Denham — I mean, if they are not willing to vacate, is that the next step?

Mr Oliver — Yeah.

Mr Denham — They weren't livin' in there before it was posted, is that correct?

Mr Oliver — It was posted and I believe within two weeks, Mark and his father came in. They got a roofing permit for it. Uh, then the next thing I knew, they were in it. So…

Mr Denham — So they both are in it?

Mr Oliver — Well, the father, I guess him and the father had an issue and the father left. But Mark had stayed in it.

Mrs Harrington — Well, I saw in the record there that you had hand delivered the letter to him.

Mr Oliver — Yes.

Mrs Harrington — And so, this won't be a surprise to him?

Mr Oliver — Shouldn't be.

Mr Denham — He knew that was an option.

Mr Paul — And he got another letter. Even, even if he didn't sign for it.

Mr Wilson — Didn't we make that perfectly clear at the meeting he was at, that he would have to vacate the premises?

Mr Oliver — Yeah, at the last meeting, I kind of brought up the fact that there was a lot of traffic and people, besides him …

Mrs Harrington — People living in tents there.

Mr Oliver — Yeah. So…

Mr Paul — Oh, it's that guy.

Mr Denham — Sorry, I was just curious about that.

(Discuss returned to Item # 2809)

Mr Paul — Uh, 1815 S Pearl, # 2809?

Mr Denham — Do we have a motion to, uh, hold a Dangerous Building Hearing for Item # 2809.

Mr Pommert — Mr Chairman, I make a motion that Item # 2809 at 1815 S Pearl be the subject of a Demolition Hearing.

Mr Denham — We have a second?

Mr Wilson — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Wilson that Item # 2809, 1815 S Peal, be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, 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 Joplin Municipal Building this 25th day of August, 2017, for the purpose of conducting a Dangerous Building 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 case for today it Item # 2809 on the Agenda, also known as 1815 S Pearl. Um, the City calls Jeff Oliver and I remind you that you are under oath. Bet can you hear me ok? I can't tell if my mic is on.

Ms Willhite — Barely. Put it closer to you or…

Mr Paul — Moving it up.

Ms Willhite	Ok.
Mrs Harrington	Need a head pieces.
Mr Paul	Yeah, I guess. There's one of 'em that's like the Britney Spears model that comes around the face, (Ha, ha.)
Mrs Harrington	Like the Madonna styles, (Ha, ha).
Mr Paul	Yeah. The City calls Jeff Oliver. I'll just remind you that you're under oath. Please state your name and occupation.
Mr 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	Eight Years.
Mr Paul	And have you, in the official performance of your duties, had the occasion to inspect the property known as 1815 S Pearl?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what's marked as Exhibit # 1. Do you recognize Exhibit # 1?
Mr Oliver	Yes, these are photos that I've taken of the property on April 17th of this year.
Mr Paul	And do the photographs show reasonable likeness of the premises in their present condition?
Mr Oliver	Yes, they do.
Mr Paul	If there's no objection, I offer Exhibit # 1.
Mr Denham	The Board accepts.
Mr Paul	What, if anything, did you do to, oops? And it, it looks like you've got some additional photos that are more recent for the Board here. Did these also show reasonable likeness of the premises in their present condition?
Mr Oliver	Yes.

Mr Paul	Do you mind to tack that on? Thank you.
Mr Denham	The Board accepts.
Mr Paul	Um, what, if anything, did you do to ascertain ownership of the property?
Mr Oliver	Had a title search done.
Mr Paul	I'm going to show you what's marked as Exhibit # 2. Do you recognize Exhibit # 2?
Mr Oliver	Yes, this is the title search received from Great American Title on June 30th of this year. Shows a Terry M Wright as the owner.
Mr Paul	And what, if anything, did you do to notify the owners of the property of this action?
Mr Oliver	We sent certified letters.
Mr Paul	If there's no objection, I offer Exhibit # 2.
Mr Denham	The Board accepts.
Mr Paul	Um, I'm going to show you, first, what had been marked as Exhibits #3 and # 4. Uh, do you recognize these? Can you tell me what these are?
Mr Oliver	Exhibit # 3 is copy of a printout from, uh, Jasper County Beacon website. Um, it shows the, uh, overhead of the property in a photo and it also shows that, uh, Terry Wright as the owner and, uh, his address of 1601 S St Louis Ave, here in Joplin.
Mr Paul	Ok. And how about Exhibit # 4?
Mr Oliver	These are some, uh, papers printed out from, uh, the Missouri court cases.
Mr Paul	It looks like that is a Case.net search, is that right?
Mr Oliver	Correct.
Mr Paul	And is that for Terry Wright in Jasper County?
Mr Oliver	Yes.
Mr Paul	And it looks like, uh, there were no search results, is that correct?
Mr Oliver	Correct.

Mr Paul — And how about the second page there, is that a similar search for Patricia Wright?

Mr Oliver — Yes.

Mr Paul — And also no search results, right?

Mr Oliver — Correct.

Mr Paul — Ok. And I'll show you what's marked Exhibit # 5. Do you recognize Exhibit # 5?

Mr Oliver — This is the, uh, certified letters sent to Terry Wright. Uh, sent to the address on St Louis Ave, um, for a meeting that was held in July. I have a signed receipt for that, uh, showing Patricia Wright. Um, and then I also have a, uh, certified letter sent letting them know of the Finding of Fact meeting, uh, on June 23rd of this year and I have a signed receipt for that letter as well.

Mr Paul — Thank you. If there's no objection, I offer Exhibits # 3, #4 and #5.

Mr Denham — The Board 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 — I'm going to show you what's marked as Exhibit # 6. Do you recognize Exhibit # 6?

Mr Oliver — Yes, this is the, uh, papers received, uh, from, uh, the Joplin Globe of the advertisement and the advertisement dates of, uh, July 27th, 20th, 13th and 6th of this year.

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

Mr Denham — The Board accepts.

Mr Paul — And, Jeff, when we look back at Exhibit # 1, did you also post a notice on the property?

Mr Oliver — Yes, I did.

Mr Paul — And as the jest of that property that, that, uh, the building was a dangerous building and subject to proceedings before this Board?

Mr Oliver — That's correct.

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

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

Mr Paul — And from an inspection of the property at issue here, do you have an expert opinion as to whether or not these premises constitutes a dangerous building as defined in Chapter 26, Articles X, Section 26-612 of the Code of Ordinances of the City of Joplin and if so, which of the definitions of a Dangerous Buildings do you base your opinion, if any?

Mr Oliver — Yes, I do. Sub-section Line 4: Whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or nonsupporting members, or enclosing or outside walls, or wall coverings. You can see by the photos being passed around, there are a couple of areas, uh, on the back side of this house where the roof has collapsed. And then also, uh, Line 12: Whenever the building or structure, or land it occupies, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition, use, location or maintenance of the building, structure or land. Again, as you can see by the photos, uh, this property certainly does not meet the City of Joplin building code or ordinances. And, um, Line 13: Whenever the building or structure has become an attractive nuisance to children or is open for unauthorized or unlawful entry.

Mr Paul — Now would be the defendant's opportunity to cross examine the witness. There's nobody in the gallery. We were not informed of anybody that would be here today on this item. Does the Board have any questions for this witness? --- I see none. Um, the witness is excused. If there's no objection, I'd offer Chapter 26, Articles IX and X of the, the Joplin Code of Ordinances as 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 of publication and, um, that the Board take judicial notice of this file.

Mr Denham — The Board accepts.

Mr Paul — The City rest. Now would be the opportunity for the, uh, defendant to present any evidence it wishes. Again, nobody in the gallery. We weren't informed of anybody who intended to appear on this today, therefore, uh, the case will be returned the Board for deliberation and a decision.

Mr Denham — Do we have a motion for Demolition?

Mr Wilson — Mr Chairman, I move that Item # 2809, 1815 S Pearl Ave, be declared a Dangerous Building in accordance to the Joplin Code of Ordinances, Chapter 26, Articles IX and X, Section 26-612, Sections Line #4, #12 and #13 and so ordered demolished to include any and all outbuildings.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert, that Item # 2809, 1815 S Pearl Ave, be declared a Dangerous Building and ordered demolished in accordance to the City of Joplin Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, Sub-sections #4, #12 and #13. Demolition shall include all outbuildings. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2811 — **3028 ½ S JOPLIN**
OWNER: Jim and Pamela Ames
ADDRESS: 5042 79th Ave Dr East, Sarasota, FL 34243
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the July 28, 2017 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Denham — Anymore?

Mr Paul — We got one more. Really earning your pay today. 2811, 3028 ½.

Mr Denham — S. Joplin?

Mr Paul — Yes, yes. That's correct.

Mr Denham — Do we have a motion to have Item # 2811 subject to a Dangerous Building Hearing?

Mr Pommert — Mr Chairman, I make a motion that Item # 2811 at 3028 ½ S Joplin be declared, uh, be the subject of a Dangerous Building and Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Wilson, that Item # 2811, 3028 ½ S Joplin be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, 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 Joplin Municipal Building this 25th day of August, 2017, for the purpose of conducting a Dangerous Building 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 last case for today is Item # 2811 on the Agenda, also known as 3028 ½ S Joplin. Um, the City calls Jeff Oliver and I remind you that you are under oath. And will you please state your name and occupation for the 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 — Eight years.

Mr Paul — And have you, in the official performance of your duties, had an occasion to inspect the property on this 3028 ½ S Joplin?

Mr Oliver — Yes, I have.

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

Mr Oliver — Yes, uh, these are photos that I have taken of the property. Uh, there's a couple of sets here. Some from the day that it was posted, which was 5/8/17, uh, and then, uh, I took a few more pictures this week on Wednesday.

Mr Paul — And do the photographs show a reasonable likeness of the premises in their present condition?

Mr Oliver — Uh, yes, they do.

Mr Paul — And, and since you have it in front of you, Jeff, it looks like on, on one of those, you've got a photo of a, a warning sign. Can you briefly describe what that sign is and the purpose is?

Mr Oliver — It's a posting that is put on all cases brought to this Board and it is a warning of a dangerous structure.

Mr Paul — And, is, is that to try and give notice to anybody who might be on the property that there's an issue with the City of Joplin and, for instance, if they are an owner, they should probably contact the City about the property?

Mr Oliver — That's correct.

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

Mr Denham — The Board accepts.

Mr Paul — What, if anything, did you do to ascertain ownership of the property?

Mr Oliver — Had a title search done.

Mr Paul — I'm going to show you what's marked as Exhibit # 2. Do you recognize Exhibit # 2?

Mr Oliver — Uh, this is a title search received from Great American Title. Um, it show a Jim L Ames and a Pamela S Ames, husband and wife, as the owners.

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

Mr Denham — The Board accepts.

Mr Paul — I'm goin' to show you --- Well, let me back up, Jeff. I, I've got a note in the file here, that indicates, have you had conversations with this property owner about this property?

Mr Oliver — I have... It's been probably, almost, I'd say, six weeks or something, maybe.

Mr Paul — Sure. And, and what was the jest of that conversation?

Mr Oliver — Um, well, basically, that this property needed to be torn down. Um, he did send in a contractor at one point, thinkin' that he was goin' to rehab it. Uh, I think that contractor got back with him and kind of agreed with me that this, probably, needed to be torn down. Um, so...

Mr Paul — And you haven't heard from him since?

Mr Oliver — No, I have not.

Mr Paul — But that was the conversation you had on the phone with him?

Mr Oliver	Yes.
Mr Paul	And you let him knew, know these proceeding were going on?
Mr Oliver	Uh, yes, or that it was goin' to be put on the Board, one or the other.
Mr Paul	Sure. Um, I'm going to show you what had been marked as Exhibits # 3 and # 6 here. Let me rephrase my question here: What, what, if anything did you do to notify the owner of this action, in addition to posting the property and talking with him on the phone?
Mr Oliver	Sent certified letters.
Mr Paul	And now I will show you what's marked #3 and # 6. Do you recognize those?
Mr Oliver	Yes. Exhibit # 3 is certified letters sent to Jim and Pamela at an address in Sarasota, Florida, where they have recently moved and retired. Um, one letter is dated, uh, June 29th, lettin' 'em know of a July 28th meeting and the other is, uh, dated May 31st, letting him know of a June 23rd meeting. I do not have signed receipts. Exhibit # 6, uh, is the, uh, print out from Jasper County Beacon website, uh, that shows the property and it also shows Jim and Pamela's address as 5042 79th Avenue Drive East, Sarasota, FL.
Mr Paul	And Exhibit # 6 is a printout from a website that is maintained by the County Assessor, right?
Mr Oliver	That's correct.
Mr Paul	And, so that's where the tax bills go?
Mr Oliver	Correct.
Mr Paul	And is the address that is reflected on the Exhibit # 6 the same as, as reflected on the letters?
Mr Oliver	Yes.
Mr Paul	Ok. If there's no objection, I'd offer Exhibits # 3 and # 6.
Mr Denham	The Board accepts.
Mr Paul	I'll also show you what's marked as Exhibit # 4. Do you recognize Exhibit # 4?

Mr Oliver — Uh, yes. This is a certified letter sent to Arvest Bank, attention to, uh, Ronald Mitchell, Trustee, uh, letting him know of the July 28th meeting and I do have a signed receipt for that letter.

Mr Paul — And the purpose of the letter would be to notify the bank as a lien holder, right?

Mr Oliver — Correct.

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

Mr Denham — The Board accepts.

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

Mr Oliver — It was published in the Joplin Globe.

Mr Paul — I'll show you what's marked as Exhibit # 5. Do you recognize Exhibit # 5?

Mr Oliver — This is the legal notice sent over to the Globe to be published with the publication dates of July 6th, 13th, 20th and 27th of this year.

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

Mr Denham — The Board accepts.

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

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

Mr Oliver — Yes, Sub-section Line 4: Whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or nonsupporting members, or enclosing or outside walls, or wall coverings. You can see by the photos being passed around, uh, this property's been vandalized. Uh, portions of the structure have, uh, basically, wafer board on the siding. That is not a finished product to be

used for the exterior of a structure. Uh, it's, the material is pretty old and it, it's weak. Uh, and plus, this property's been vandalized, doors busted, uh, windows out, things of that nature. Um, 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. Again, as you can see by the photos being passed around, uh, this place's been vacant, um, and has been vandalized, um, pretty severely. Um, and Line 13: Whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry.

Mr Paul — Thank you, Jeff. And now would be the opportunity of, uh, any defendant or interested party to cross examine the witness. We see nobody in the gallery. Not aware of anybody who informed us they were going to be here today. Does the Board have any questions of the witness? --- See none. Um, the witness is excused. If there's no object, I'd offer Chapter 26, Articles IX and X of the Joplin Code of Ordinances as evidence before the Board and I'd request the record be held open to include a copy of the Globe on the dates of publication. And I'd also ask that the, uh, Board take judicial notice of this file.

Mr Denham — The Board accepts.

Mr Paul — Uh, the City rests. Now would be the opportunity for any defendant or interested party to present evidence or exhibits. Again, nobody in the gallery and we are not aware of anybody who planned to be here today. Uh, therefore, the case will be returned 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 # 2811, 3028 ½ S Joplin, be declared a Dangerous Building in accordance with Joplin Code of Ordinances, Chapter 26, Articles IX and X, Section 26-612, Lines # 4, #10, #13 and so ordered demolished to include any outbuildings.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert, that Item # 2811, 3028 ½ S Joplin, be declared a Dangerous Building and ordered demolished in accordance to the City of Joplin Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, Sub-lines, Sub-sections # 4, #10, #13. All those in favor of the demolition say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr**

Denham). Those opposed (none). Motion carries. This is the perfect example of why we include the outbuildings 'cause this was a garage and apartment that should have been torn down with the rest of it. Also, another example of an absentee owner…

Mr Oliver — Correct.

Mr Denham — Caring about their properties.

Mrs Harrington — Well, and somebody just walked away from all their stuff. There are books on the bookshelves that…

Mr Denham — The graffiti might have indicated that it was part of the Joplin Honkies.

Mr Tylle — Did you send a certified letter to them, make sure they… (Ha, Ha)

Mrs Harrington — I noticed in the records it was sold to them by Mr Inman.

Mr Oliver — I think, uh, we probably discussed this in one of the other meetings, there was an original structure that burned and was torn down. He was allowed to keep this at the time. It was probably ready, at that time, but there was somebody in it. So, they were allowed to keep it at that point in time.

Mr Denham — Yeah.

Mr Oliver — Ok.

Mr Denham — Any we can release?

Mr Oliver — I do.

Mr Denham — All right?

ITEM # 2675

410 S WALL
OWNER: Jim Inman
ADDRESS: 623 S Sergeant, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the July 28, 2017 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Oliver — We will start on the front page, # 2675, 410 S Wall. I guess, I will ask the Board to go ahead and continue this again. Um, we can discuss whatever you might want to do. Uh, there are rumors of a potential buyer. Don't know who.

Mr Denham — Was it the lady who showed up at our last meeting?

Mr Oliver — Uh, no.

Mr Pommert — Mr Chairman, I make a motion that Item # 2675 at 410 S Wall be continued to our September 22nd meeting for a Progress Report or Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Wilson, that Item # 2675, 410 S Jop, or Wall, be continued to our September 22nd meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2785 — **417 S PARK**
OWNER: Dawn Morian
ADDRESS: 6720 Woodson, Raytown, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the July 28, 2017 meeting for a Demolition Hearing and Progress Report (ELEVENTH TIME BEFORE THE BOARD)

Mr Oliver — Next would be Item # 2785, uh, 417 S Park. Um, I had a phone conversation with Dawn and then she, uh, sent me an e-mail. I believe everybody has seen this, correct? Alright. I replied back, um, I've tried to give her a little bit of a sense of urgency to, um, get down here and take care of stuff. Uh, they did put a new roof on this a few months back. Cleaned it up but, since that point, it's just kind of set there.

Mr Denham — It still have the boarded up window or open in the back?

Mr Oliver — Yes. Um, so, in a message she left me after receiving this, in replying to her, she called again, left me a message. Um, take it for what it's worth, I don't know, she seems to think they will be down here next month to get started on it, again. So, we will see.

Mr Denham — I'd say, if we don't see some progress next time, we either order it repaired or, I hate to demolish it. It's not that bad of a structure but, uh, it's kind of silly it's gone on this long.

Mr Oliver — Yeah, next month will be the thirteenth time. We've been after her, probably four months now, to get this electrical thing corrected. It's kind of like she's ignoring it. I guess they've had a few health issues between her and her husband or significant other.

Mrs Harrington — So is it your suggestion that if, that if we continue it for thirty days and if at the end of that time we go ahead and order it repaired or demoed?

Mr Oliver — Well, it would be up to the Board.

Mrs Harrington — Do you think thirty days is warranted, based on her response this time?

Mr Oliver — Yeah. Um,

Mrs Harrington — We should go ahead and continue for thirty days.

Mr Oliver — At some point somebody had went in there and totally gutted it. I mean, it's basically, uh, bare studs and had started some remodeling. But it is all open. Hadn't been wired. Hadn't been plumbed. It's just bare studs.

Mr Denham — Are they keepin' up with the grass?

Mr Oliver — Actually, no.

Mr Denham — It looks a bit shaggy in this one picture.

Mr Oliver — Yeah.

Mr Denham — That's the problem owning property, she lives up in the Kansas City area, doesn't she? It's hard to keep up with it, especially if you have health issues.

Mrs Harrington — Absentee landlords or property owners are a problem.

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

Mrs Harrington — Mr Chairman, I make a motion that Item # 2785 at 417 S Park be continued until September 25th for a Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Pommert, that Item # 2785, 417 S Park be continued to our September 22nd meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.** If you happen to correspond with her you might just tell her, we are losing our patience and got to see some action.

Mr Oliver Yeah.

Mr Denham Thank you.

ITEM # 2786 **211 S PARK**
OWNER: Lois Shilkett
ADDRESS: 812 N Pearl Ave, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the July 28, 2017 meeting for a Demolition Hearing and Progress Report (ELEVENTH TIME BEFORE THE BOARD)

Mr Oliver 211 S Park, there's been no change. Does anybody have any info on that? Ok. Uh, she is really, really close.

Mrs Harrington Wasn't she going to call you?

Mr Oliver I haven't heard…

Mr Harrington Yeah, last time she asked us if she could just call you when it was done.

Mr Oliver I really think it would only take somebody about two hours. I wish, wish it would… Well, nope?

Mr Denham Is she living in it?

Mr Oliver Nope.

Mrs Harrington She's using it for storage…

Mr Oliver That conversation took place a while back. It wasn't up to me. I kind of went the other way with it. But here we are.

Mrs Harrington There's always cars parked in the back.

Mr Oliver I don't know if that's her son or what. Early on, when I was looking at posting it, uh, I visited with a younger fellow out there and I think it might have been her son. I haven't seen him since but he's moved more vehicles in there. They cleaned 'em out now there's some back.

Mr Denham Have we had any complaints from neighbors?

Mr Oliver Uh, not really.

Mr Denham I mean, driving by it, it doesn't look, it's actually better than some of the others.

Mr Oliver — Yes, yeah, there's a few others in that neighborhood that I'll be approaching sometime in the near future.

Mr Denham — I mean, this would be a simple one to order repaired if she can't get it done. Uh, I just hate to have to tie up the City's funds doing that but at least it would get it off the Agenda. Maybe this can be considered next time.

Mr Oliver — Ok.

Mr Denham — Do we have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2786, 211 S Park, be continued to our September 22nd 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 September 22nd meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.**

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 July 28, 2017 meeting for a Demolition Hearing and Progress Report (EIGHTH TIME BEFORE THE BOARD)

Mr Oliver — #2793, 1935 Laurel. That one can be release.

Mr Denham — It looks good. I'm happy with that. Do we have a motion to release?

Mrs Harrington — Mr Chairman, I make a motion that Item # 2793 at 1935 Laurel St be release from our Agenda.

Mr Pommert — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Pommert, that Item # 2793, 1935 Laurel St be released from our Agenda due to construction being complete. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs**

Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.

ITEM # 2810 **2626 E 8TH ST**
OWNER: Parker Properties
ADDRESS: 1115 Illinois Ave, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the July 28, 2017 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Oliver — Next would be # 2810, 2626 E 8th St. There's been a demo permit purchased. It was actually purchase right before the last meeting. I was kind of hopin' to see this down, uh, by now. Within the last week or so, they have set a dumpster out there. So, it's movin' slow towards getting' it done but…

Mr Denham — Is it one of the typical, uh, demo contractors or?

Mr Oliver — Uh, gosh, I don't know who he had down on that.

Mr Denham — That's fine, that's fine.

Mr Oliver — Parker came in and got it himself but I forgot who he put down on it. And I think he's goin' to build on it so he might be trying to coordinate the demo with going ahead and diggin' out or somethin'. I'm not sure.

Mr Denham — I'm sure he will follow through. But I think we need to continue to make sure. Do we have that motion?

Mr Pommert — Mr Chairman, I make a motion that Item # 2810 at 2626 E 8th, be continued to our September 22nd meeting for a Progress Report or Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Wilson that Item # 2810, 2626 E 8th St, be continued to our September 22nd meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2817 **1903 ½ S KENTUCKY**
OWNER: Nicholas A Kubicek
ADDRESS: 2017 Crestover, TX 75007
Finding of Fact Hearing scheduled for this date.

Mr Oliver — Last one is the single new item, uh, Item 2817, 1903 ½ S Kentucky. This is a secondary structure behind the main building that, at one point, uh, appears to have had an apartment in it. Like a garage that had been converted over. It had had a fire at some point and it's not being used. Um, I've had a couple of conversations with, uh, Nicholas' wife, Ms Kubicek. Uh, she has called me a couple of time, um, which is good. Um, I think they kind of have a, like a contract for deed on the house. Um, and, uh, the folks that are buying it, she believes they are wanting to try and save the structure. So I've had conversation with her about permits and things of that nature. It could be saved but it's goin' to take a lot of work. Uh, it had had a fire at some point. So, uh, we got to continue it here for thirty days anyway here, so. She was informed that it cannot be turned back into a living quarters. That it would need to be used for…

Mr Denham — That was my next question.

Mr Oliver — Yes.

Mr Denham — Good. But she's not really the person that would be doin' it?

Mr Oliver — Correct.

Mr Denham — It would be who they've sold it to under contract for deed?

Mr Oliver — Yes.

Mr Denham — Do we have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2817, 1903 ½ S Kentucky, be continued to our September 22nd meeting for Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert, that Item 2817, 1903 ½ S Kentucky, be continued to our September 22nd meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). Motion carries.**

Mr Denham	Any other business? We have a new member, prospects for new members yet?
Mr Oliver	Uh, not that I'm aware of. Well, I don't know. I spoke with a gentleman. I apologize, I can't remember his name but he is, he's an architect. I think he is going to fill out an application.
Mr Denham	Anything else? We have a motion to adjourn?
Mr Wilson	So moved.
Mr Denham	Second?
Mr Pommert	Second.
Mr Denham	**All those in favor of the demolition say "aye" (Mr Pommert, Mr Wilson, Mrs Harrington, Mr Tylle and Mr Denham). Those opposed (none). 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 10:41 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Elizabeth A Willhite, Notary Public

My Commission expires: 11/8/2020

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