MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
AUGUST 26, 2016
9:00 AM

Kyle Denham, Chairman, called the August 26th Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Mark Eastman, Crystal Harrington, Don Landrith, and Ervin Wilson. Board members Rylee Hartwell and David Pommert were absent. City officials present: Bryan Wicklund, Chief Building Official; Jeff Oliver, Building Inspector: Jordan Paul, Assistant City Attorney; and Susan Champlin, Notary Public.

Mr. Denham — Do we have a motion to excuse Mr. Pommert and Mr. Hartwell?

Mrs. Harrington — **So moved.**

Mr. Denham — Is there a second?

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Landrith that Mr. Pommert and Mr. Hartwell be excused. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** If you could come up to the podium, give us your name and address, and the item that you're here to speak about, please, and tell us a little bit about it.

ITEM 2745 — **2606 S. OLIVER**
OWNER:
ADDRESS:
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a "Demolition Hearing" and Progress Report (SEVENTH TIME BEFORE THE BOARD)

ITEM 2746 — **2610 S. OLIVER**
OWNER:
ADDRESS:
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a "Demolition Hearing" and Progress Report (SEVENTH TIME BEFORE THE BOARD)

Bryan Higdon — Yeah, I'm Bryan Higdon with Higdon Homes. These items are 2745 and 2746. It's some homes I've purchased off Homes of Hope, and we are

under construction. I've got a permit on 2606 South Oliver right now. And we're pulling the 2610 South Oliver permit next week. The 2602—the third address—it's not on the docket—2602 West 26th—we've had our rough-in inspections, and I'm correcting a couple of things that the previous contractor had done. And we should have a follow-up roof inspection next week, so we are moving forward according to our original plan.

Mr. Denham — Is everything proceeding well on those two?

Mr. Oliver — Yes. 2606—you will probably be putting decking on—

Mr. Higdon — Yeah, we'll be—

Mr. Oliver — Next week.

Mr. Higdon — Yeah, we'll be decking the first of the week.

Mr. Oliver — However you guys feel about that one—I've got it down to release.

Mr. Denham — That's the 2745?

Mr. Oliver — Yes.

Mr. Denham — And then wait until the other one has a permit and under—

Mr. Oliver — That's typically what we do.

Mr. Denham — Okay. Do we have a motion to release Item 2745?

Mr. Landrith — **I'll make that motion.**

Mr. Eastman — **Second.**

Mr. Denham — **There is a motion by Mr. Landrith and a second by Mr. Eastman that Item 2745, 2606 South Oliver, be released from our agenda due to the construction beginning. All those in favor of the release, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.**

Mrs. Harrington — Bryan, are you going to wait to start the other one—

Mr. Higdon — Yeah.

Mrs. Harrington — Until after this one is done?

Mr. Higdon — After the very first one is finished, which we're going to be—we should be sheet rocking the end of next week. And that will be 2610—that's when we'll start it. But I'll go ahead and pull the permit next week.

Mr. Denham — So if we give you three months, that would give you enough time to get started?

Mr. Higdon — Oh, yeah—yeah, definitely.

Mr. Denham — We'll just push it off for three months.

Mr. Oliver — That's fine. I actually kind of made myself a note for October 28th.

Mr. Denham — That's fine. Two months—that's 60 days.

Mrs. Harrington — October 28th?

Mr. Denham — That's fine.

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2746, at 2610 South Oliver, be postponed until October 28th for a progress report and demolition hearing.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Eastman that Item 2746, 2610 South Oliver, be continued to our October 28th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** You have his address, I guess. It's not on here—

Mr. Oliver — You're right.

Mr. Denham — But you have all that?

Mr. Oliver — We've got it now.

Mr. Denham — Thank you.

Mr. Higdon — Alright, thanks.

ITEM 2070 — **212 S. JOPLIN**
OWNER: Neal Group
ADDRESS: 307 Metalwood, Carl Junction MO. 64834
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the April 22, 2016 meeting for a

"Demolition Hearing" and Progress Report (SEVENTEENTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Jeff Neal — Good morning. I'm Jeff Neal, and I'm here about 212 South Joplin, happily with a building permit in hand. We've—there's been approximately one-half million dollars spent to date on this project. We're moving along—new roof, solar—new electrical service all done at this point. The windows are on order. And I'd like to get this property released after way too many years.

Mr. Denham — The permit is for the entire project?

Mr. Neal — Yes, sir. Actually, it's for it and the one behind it.

Mr. Denham — Do you know about when the windows are scheduled to come?

Mr. Neal — They're Pella. They're all custom order. We're probably six weeks out, but we're still secure, and the upper floor has not got anything in the windows at this point, but all the bottom floor is still boarded up.

Mr. Denham — And all the debris has been removed, is that right?

Mr. Neal — Yes, sir.

Mr. Denham — How many dumpsters was that?

Mr. Neal — Several plus.

Mr. Denham — There's been a lot of effort put forth so far?

Mr. Neal — Yes.

Mr. Denham — What's your thought?

Mr. Oliver — I have no issue with releasing it. It's up to you guys. Jeff has always done what we've asked him to do.

Mr. Landrith — **Mr. Chairman, I'd make a motion then that Item 2070, 212 South Joplin, be released from our agenda.**

Mr. Eastman — **I'll second.**

Mr. Denham — **I have a motion by Mr. Landrith and a second by Mr. Eastman that Item 2070, 212 South Joplin, be released from our agenda. All those in favor of the release, say "aye". (Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None)**

Susan, I'll abstain. Motion carries (4 in favor, 1 abstention). Thanks, Jeff.

Mr. Neal — Thank you.

Mr. Oliver — If those windows aren't in in about six weeks, it will be back on here.

Mrs. Harrington — You are now officially the oldest case we have.

Mr. Neal — Well, I appreciate your patience and am happy to see these saved. So thank you very much.

Mr. Denham — Thank you. Good luck.

ITEM 2689 — **1310 MISSOURI**
OWNER: Greg Carpenter
ADDRESS: 1545 Rip Rd. Webb City MO. 64870
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 22, 2016 meeting for a "Demolition Hearing" and Progress Report (FIFTEENTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Clayton Doudy — Good morning. I'm Clayton Doudy, and I'm here about 1310 Missouri Avenue.

Mr. Denham — It's Item 2689.

Mr. Doudy — I just purchased the house from Mr. Carpenter about two and a half to three weeks ago. I'm doing 1320, which is the house next door. I will be complete with it in the next week. And then we planned on starting that, so I'll have it surveyed and a permit pulled within the next two weeks. And then we'll just work it to completion.

Mr. Denham — What's your plan on that back wall of this one?

Mr. Doudy — We plan on demoing almost everything. The complete shell is going. We're going to add 350 square feet to the back side and just basically rip off the whole back side. I mean, it's all rotten. So it will be 70 percent replaced—the entire structure.

Mr. Denham — You may have said this, and I missed it, but when do you think you'd have a permit for this property?

Mr. Doudy — I'm going in to have it surveyed today, so anytime in the next two weeks. It just depends on the surveyor that can put it on the plat for me. We're ready to move on it as soon as possible.

Mr. Denham — But you have closed on the property?

Mr. Doudy — Yes, sir.

Mr. Denham — It would be nice to see something happen on this. This is our 15th time. I know you're the new owner.

Mr. Doudy — I see that. That's a lot. I was just saying if he's the oldest at 17th, then I'm getting close. I'm running a close second.

Mr. Denham — We'll probably continue it for 30 days, but if you have a lot of things done by the next meeting, that would be very beneficial.

Mr. Doudy — Absolutely.

Mr. Denham — Okay. And do you have his—did you put your address and contact information?

Mr. Doudy — Correct.

Mr. Denham — Okay.

Mr. Oliver — On that sheet?

Mr. Doudy — Yes, sir.

Mr. Paul — Do you have the transfer documents from Mr. Carpenter? Is there any way we could get a copy of that?

Mr. Doudy — Yeah, I don't see why not. We've bought it through the local title company.

Mr. Paul — Okay.

Mr. Doudy — Where should I send that to?

Mr. Paul — Jeff, what's the best place to—

Mr. Oliver — The fourth floor is where we're at, if you could drop it off there—just a copy of it.

Mr. Paul — And I would just like to keep a copy in our files so we've got an accurate picture of who the owner is right now, because right now it's still the old title work with Mr. Carpenter.

Mr. Doudy — Correct.

Mr. Paul — Thank you.

Mr. Doudy — No problem. Have a good day.

Mr. Denham — Thank you.

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2689, at 1310 Missouri, be continued until our September 23rd meeting for a progress report and demolition hearing.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Landrith that Item 2689, 1310 Missouri, be continued until our September 23rd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.**

ITEM 2761 — **2311 W. 3RD**
OWNER: William Clemons & Etal Birch
ADDRESS: 134108 Cherry Dr. N. Pinellas FL. 33781
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2016 meeting for a "Demolition Hearing" and Progress Report (SIXTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Robb Birch — Good morning. I believe the item number is 2761. It's 2311 West Third. I ran into some paperwork delays. I should have brought a copy. I didn't know that you guys would want one on file. I do have everything recorded with Jasper County now--the deed, and it's just a quit-claim deed, but it's now legally mine. It has been recorded with the county. I still haven't received confirmation back, but she told me over at the court—you know, the recorder's office, that it would be that week. And that was probably two weeks ago whenever we finally got all that tied up. So I obviously haven't scheduled demolition yet just because it's just now recorded as my property. And I'm still moving forward. I'm still just planning on getting the lot cleared completely. The garage in the back—and I know there will be some survey issues, but as far as clearing the lot goes, it shouldn't really pose any further problems. If I decide to do anything with the lot, it could get kind of nasty, but that's years down the road probably at this point.

Mr. Denham — And your demolition will include the garage?

Mr. Birch — Yes. And that's actually partly on the other property line whenever I was looking at the survey that I received. But I'll just get it all down. And then there's a gentleman that owns a lot of property who owns the back strip there. And I'm trying to get him to work with me because the wooded area is actually all his, and I would like to see all of that cleaned up, too. That's on him at this point.

Mr. Denham — Do you think maybe by our next meeting you might have—

Mr. Birch — Yeah, I plan on—really, if I wouldn't have ran into delays with the paperwork, I planned on having it down already. Now I would just like to get it finished so I can quit wasting all of our time.

Mr. Denham — Okay.

Mr. Oliver — Have you picked out a demo contractor?

Mr. Birch — I've got numbers from three people. I have spoken with them, and they—of course, they're all hesitant also until the deed work was—they actually want to see me get some kind of notice back, so I'm just going to call over to Jasper County and see if there's something I could come pick up. She printed a label and put it at the top of the paperwork. I thought that would suffice, but they're—just for it being that fresh of a deed transfer, they were all a little concerned.

Mr. Oliver — You might consider stopping in on the fourth floor to pick up a demo permit.

Mr. Birch — Okay.

Mr. Oliver — You yourself can start working on the utility companies disconnecting their—

Mr. Birch — Well, there aren't meters or anything.

Mr. Oliver — I know, but I've got to have signatures from the companies.

Mr. Birch — Okay.

Mr. Denham — It sometimes takes a little bit of time.

Mr. Oliver — It will speed the process up—

Mr. Birch — Okay.

Mr. Oliver — Because if it takes you three more weeks before you even decide on a contractor, and then it's going to take him two or three weeks possibly to get the sign-offs done, we're another two months down the road.

Mr. Birch — Right—okay. And there's _____ downstairs.

Mr. Oliver — And if the Board chooses to give you another 30 days, I think it would be in everybody's best interest if you think you would have the time to start working those—

Mr. Birch — Absolutely.

Mr. Oliver — To get the sign-offs. That way, as soon as you pick a contractor, he will say, "This part's done—we'll start on it ASAP."

Mr. Birch — Yeah, okay—very good.

Mr. Paul — And obviously he can pick those up while he is here in the building, like right now?

Mr. Birch — Yeah, I'll run downstairs now if it's okay, on the way out.

Mr. Denham — I would like to see him have the opportunity to get this torn down on his own.

Mr. Oliver — Yeah.

Mr. Denham — It looks like he's trying to get to that point. It just took a lot of paperwork and time.

Mrs. Harrington — He's put a lot of effort into getting this done.

Mr. Denham — I appreciate the time you've tried to put into this.

Mrs. Harrington — Yeah.

Mr. Denham — We'll give him 30 days and see how it goes.

Mr. Birch — Well, and I'd like to direct the one next door, and I'll just get them both done together, too, and that's been a little more reason for delay, but we're not there yet.

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2761, 2311 West Third, be extended to our September 23rd meeting for a progress report and demolition hearing.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2761, 2311 West Third, be continued to our September 23rd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith,**

and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.

Mr. Birch — Thank you.

Mr. Denham — Thank you.

Mr. Paul — I'll make the same comment to you I made to the last gentleman. If you wouldn't mind, once you do have a copy of your deed back, dropping off one so our files are up to date.

Mr. Birch — Will do.

Mr. Paul — Okay, thank you.

Mr. Denham — Thanks.

ITEM 2684 — **506 E. 33RD ST.**
OWNER: Danny Lowe
ADDRESS: 4405 W 28TH St. Joplin MO. 64804
Item previously ordered demolished on May 27, 2016. A stay of demolition was granted on July 22, 2016.

Mr. Denham — Good morning.

Danny Lowe — Good morning. Danny Lowe—this is Item 2684 on the front page—506 East 33rd. Pretty simple—we closed on the property as requested, and we've obtained a building permit. We've been working for a couple of weeks. We've got—the exterior wall has been redone. I had—Todd came out this week, in fact, and suggested we put some hurricane ties up. That was done yesterday. So we're just working along. Things are looking good. Any questions? The deed has been turned in to Bryan. Anything else I can help you with, I will.

Mr. Denham — When do you think you would have it done?

Mr. Lowe — When—well, I have a goal. My goal is about three months from today. But I—you know, I try not to commit to that, but that's our goal. It's going pretty good. The sub-floor is already in.

Mr. Wicklund — Did you put the windows in?

Mr. Lowe — The windows just arrived yesterday—yesterday at Sutherland's, so I'll pick those up today.

Mr. Wicklund — So the back wall is Ty-Vek, or what is it right now?

Mr. Lowe — No, it's OSB, because Todd came out to advise us on the nail pattern—

Mr. Wicklund — Right.

Mr. Lowe — And that's what's going to be done today, is the addition of about 200 more nails in that thing. Then it will be ready to—you know, a final inspection. They're done with that. The windows will go in it.

Mr. Wicklund — So you've got the windows—you've got the locations of the windows already framed in and everything?

Mr. Lowe — No-no, they're not framed. All the exterior wall is done. The interior framing on that wall is complete. But we didn't do that, because we want to wait and get "approve—approve—approve". We know where they're going, though. They're on the floor plan.

Mr. Denham — So in 30 days, you will probably have the windows in?

Mr. Lowe — Oh, yeah. The windows are here now. We didn't know exactly when they were going to be—

Mr. Denham — But, I mean, they're getting installed, is what I—

Mr. Lowe — Installed, uh-huh—yes. I just really need that exterior wall done.

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2684, 506 East 33rd Street, be continued for 30 days for a progress report and demolition hearing.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mr. Landrith that Item 2684, 506 East 33rd Street, be continued to our September 23rd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** Thank you.

ITEM 2699 — **1402 S. JOPLIN**
OWNER: Heartland Floral & Gifts Inc.
ADDRESS: 2515 W. 30TH ST. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2016 meeting for a "Demolition Hearing" and Progress Report (SEVENTEENTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Gene Hess — Good morning. Gene Hess, here for Item 2699, at 1402 South Joplin. I've gotten together with Bridgewater Roofing, and they've reworked their original quote. They were kind of—they were the company I want to go with. Originally, they were just a little bit too high, and we've kind of worked some things out. And they're going to—they're still a little above my upper range, but they're—it's doable, so as soon as they can get started, I'm ready to go. Kind of—I've kind of figured out how I'm going to arrange my finances to pay for it. I'm moving some money around, so I'm kind of ready to go now. And I've got the contractor that I wanted, so like I said, a tad bit more money, but it's—I'd rather have them do it than anyone else. They've worked for me before on my personal residence.

Mr. Denham — And they'll take care of any roof structural issues?

Mr. Hess — Yeah, they're going to—Jamie was up there and surveyed it and knows what—I don't know what it's called—joists or trusses or whatever—joists—he already knows what needs to be replaced and what to do, and how to kind of do it. And it looks like it's going to be a 100-year roof or something the way they're doing it, but I guess that's—I think—they're pretty reputable. I think they only do things the right way, so I'm happy with them. Like I said, they roofed my house twice—once right before the tornado, and once right afterwards. So that's where I'm at. So I'm ready to go. I've kind of got everything lined up. I just have to have them—I don't know when they're going to—what their schedule is to start. And I assume they're probably pretty busy, but I'm sure they're going to work it in.

Mr. Denham — But you actually signed an agreement with them?

Mr. Hess — I'm working on it. They've got the new proposal I need to go by and sign.

Mr. Denham — This is the 17th time.

Mrs. Harrington — Is there a reason you didn't get ahold of Jeff and Bryan to get inside the building? That's what we agreed to last time.

Mr. Hess — Why would they—I thought we were just going to put a roof on it.

Mrs. Harrington — Well, I think Bryan actually asked—requested to get inside that building.

Mr. Wicklund — I'm fine with Bridgewater pulling the permit. Hopefully they're on the same page as far as what we have determined to be necessary. I don't know that. I would like to have had the chance to walk through it with you just to let you know our concerns so that any contractor you decided on was for sure going to address those. I have no reason to believe Bridgewater is not going to do it right. The other reason why I would like to go through it with you is one of the reasons why it's before the Board is just the amount of storage that was in the building. I know you've taken

out numerous dumpster loads, but I would like to walk through it with the fire marshal just so that we can give him some comfortableness as far as if—I don't know if he's going to want more stuff removed, or if you've removed it all, but that's one of the reasons it was on the agenda.

Mr. Hess — Alright. I don't know if the fire marshal is involved, but I can do that. But Bridgewater—I think they're one of the more reputable roofing companies and contractors in town. You know, and for everything they outlined—you know, they're going to replace the joists and redo the decking, and I don't know. I mean, I thought they were a little bit overkill, but I'm not a roofer, so I don't know. But it looked like it was pretty inclusive for what they're going to do.

Mr. Wicklund — Actually, the fire marshal is the one that brought it to my attention whenever the house on the back side of the alley burned down. They caught several vagrants going around the neighborhood there, and inspecting the buildings—that's when they noticed, at that time, your building was open. They looked inside, and they were like, "Oh, my, this would go up and be a terrible fire if it happens," so that's—actually, the fire marshal has been involved from the beginning.

Mr. Hess — Okay. The first time I'd heard "fire marshal" mentioned, but I'll do that.

Mr. Denham — But if you want to contact Jeff or Bryan—I don't know that you need to contact the fire marshal directly. They can coordinate that.

Mr. Hess — Okay.

Mr. Denham — Is that something you think you can have done before our next meeting?

Mr. Hess — Alright, I can do that.

Mr. Denham — Any other questions? I would really like to see this get off our agenda the next time—the next meeting.

Mr. Hess — I would like to stop coming up here, so it works both ways.

Mr. Denham — Do we have a motion?

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2699, 1402 South Joplin, be continued to our September 23rd meeting for a progress report and demolition hearing.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Landrith that Item 2699, 1402 South Joplin, be continued to our September 23rd meeting for a progress report and demolition hearing. All those in**

favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0. Thanks.

Mr. Hess — Okay.

Mr. Denham — Good luck.

ITEM 2765 — **2008 S. SERGEANT**
OWNER: Randal Kraft
ADDRESS: P.O. Box 2667, Joplin MO. 64803
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2016 meeting for a "Demolition Hearing" and Progress Report (SIXTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Randal Kraft — Hello. Item Number 2765—Randal Kraft, 2008 South Sergeant.

Mr. Denham — What's the progress since the last meeting?

Mr. Kraft — Oh, progress—I've got photos I could show you today when I was on my way over, if you like, and just report this to you.

Mr. Denham — Is the debris tower—is that down now?

Mr. Kraft — Partially--so half of it is down. We've had probably about three times with Fabick being out, making repairs—creating new problem on the machine. I finally rented a separate machine, thanks to Bryan. Bryan said that the City would cover that for me. That's a joke. He wasn't paying attention—I just thought I would throw that in there. But, no, we got a 65-foot machine, which right now we've got the one window that was in the front that was next to the debris tower. That one's been completely done. And we've got one of the nine—I guess one and a half right now—probably two windows done as of 20 or 30 minutes ago. So my expectation is this will be done today, if not tomorrow.

Mrs. Harrington — How old is this picture?

Mr. Oliver — About two weeks. They were out there working on it.

Mr. Kraft — I've got a current one.

Mrs. Harrington — It's looking better.

Mr. Kraft — Well, they've been working bits and pieces because we'd have a crew out, and then they would work for about two hours, and then the machine would have a problem, and then would call out Fabick. And then one time Fabick's trucks were down. They were out for the repair trucks needing repair. But, anyway, David's the guy—the repair guy with Fabick. And it's like, "Sorry, I can't get out. We don't have a truck." And I can't remember if we had reported back on securing the cap that Bryan—I think it was Bryan, who was concerned about it. We did that here—I don't know—a couple of weeks ago—three weeks maybe, which they've continued to try and get into it. We've welded the screws to it, and they've already busted some of those off. That will be continuous.

Mr. Wicklund — I really think they'll give up if they have to work too hard to get in.

Mr. Kraft — Well, I thought, you know, 2,000 pounds of bricks would be a deterrent, too, but—

Mr. Denham — They moved them?

Mr. Kraft — They moved them like seven or eight times.

Mrs. Harrington — Over and over?

Mr. Kraft — About every week we have somebody go out and restack, and they would move them.

Mr. Denham — So you're clear on what we would like to see done to get this off the agenda?

Mr. Kraft — Yeah.

Mr. Denham — You can call Jeff or Bryan once that—

Mr. Kraft — I think we're almost there, because the original thing was the windows—covering the windows in the alley. And that's really the last thing there. They've been finishing the chute demo—and for the chute demo and capping and stuff in after we expanded that. So that was a joke. The City did not agree to pay for that lift, if anyone sees that as a _____. It didn't happen.

Mr. Denham — But possibly by our next meeting on September 23rd, will you have it wrapped up?

Mr. Kraft — Yeah, my expectation of the meeting tomorrow, and it will be done.

Mr. Denham — Great.

Mrs. Harrington **Mr. Chairman, I make a motion that Item Number 2765, at 2008 South Sergeant, be continued for a demolition hearing and progress report to September 23rd.**

Mr. Landrith **Second.**

Mr. Denham **I have a motion by Mrs. Harrington and a second by Mr. Landrith that Item 2765, 2008 South Sergeant, be continued to our September 23rd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** Thank you.

Mr. Kraft Is there an opportunity if everything is done, that I just call either Bryan or Jeff, or do I still need to show up for that meeting, or do you have the ability to pull that off before then?

Mr. Denham We can release it. You don't have to necessarily show up if they are satisfied that everything is done.

Mr. Kraft It's getting closer to crazy season, so my time will be a little more limited, so thank you.

Mr. Denham I appreciate it.

Mr. Landrith Thank you.

Mr. Denham Would anyone else like to speak about a specific item? Just come forward and give us your name and address.

ITEM 2779 **2514 N. KINGSDALE.**
OWNER: Abruzzo Builders Inc.
ADDRESS: 1403 E. 4TH St. Pittsburg KS. 66762
"Finding of fact Hearing" scheduled for this date"

Mr. Denham Good morning.

Joe Beuilacqua Good morning. I'm here on behalf of 2514 North Kingsdale.

Mr. Denham Is it on our agenda?

Mr. Oliver The very last item. You look at that agenda laying there and tell me if the address I've got down—it's the very last item on the last page, and tell me if the address I have is the correct address.

Mr. Beuilacqua Yes.

Mr. Oliver — Okay. I got a certified letter back. Nobody signed for it, so I was just wondering if I had the address wrong. Okay, thank you.

Mr. Beuilacqua — Oh, I'm sorry (speaking away from microphone).

Ms. Champlin — I need to have you close to the mike.

Mr. Beuilacqua — Oh, you're right. You sent the address to Pittsburg?

Mr. Oliver — Yes.

Mr. Beuilacqua — No.

Mr. Oliver — If you could write your name and address down on that other sheet, that way I'll have it.

Mr. Beuilacqua — Okay.

Mr. Oliver — That sign-in sheet.

Mr. Wicklund — I'll give a little bit of background as to why this item is on the agenda for the Board. This is a property that was initially issued a building permit in March of 2015. The contractor showed—I believe it's a spec house. The contractor showed some progress right at the first couple of months, and then progress seemed to stop. I don't know that there wasn't some progress that wasn't visible, but the inspections—up until August or September of 2015, it was making regular progress. Then no inspections were called in after that, and not very much progress was made. I began to start getting complaints from the neighbors around that time, so it's been about a year that I've been getting complaints from multiple neighbors about the condition of the property as far as just construction debris laying around, and the progress not happening. So the stage that the house has been in for about a year now—it's open. Dumpsters—a dumpster has been in the street for a long time. I just received numerous complaints. I talked with the contractor on several occasions and let him know my concerns. He explained they were working on other projects and had planned on getting back on this one and start back up. But very little, if any progress seemed to happen within that year. Just recently, within—let's see—I think it was about a month ago—we did a framing inspection. There were a few small items that needed to be corrected. We have not passed it or been called back for a re-inspection, and I've just continued getting complaints from the neighbors. The original permit actually expired six months after it had been issued. I did get a request from the contractor to extend that building permit, and I denied that because of the lack of progress until they showed they were going to actually get back on the job and start on it. They did show up and complete the roof and shingle the roof. I went ahead and extended the permit in June for another six months, expecting them to stay on the job. That just hasn't seemed to happen, so in

just response to the complaints I've been getting, I felt like it was time to let the Board have some input. Maybe the Board could listen to the contractor, and I think there might even be some of the neighborhood here. I know several of them wanted me to get back with them on what the Board decided.

Mr. Denham — You're the contractor?

Mr. Beuilacqua — Yes.

Mr. Denham — And you were the contractor on the original permit?

Mr. Beuilacqua — Yeah.

Mr. Denham — What's your schedule?

Mr. Beuilacqua — Well, we have it halfway wrapped now. We got the windows and doors in. We're just waiting. We're going to go ahead and finish wrapping it and start putting the windows and doors in. I wanted to get the exterior done. This is my company, and that's my personal project. We're not doing it for anybody but—so we just got bombarded with work, so we had to kind of leave it. Amazing enough, we were slammed through the whole winter, which I wasn't expected to be. And just now I'm actually getting back into slowing things down and working back on that house.

Mrs. Harrington — When was the last time you were there to work on it?

Mr. Beuilacqua — Last week.

Mrs. Harrington — What did you do?

Mr. Beuilacqua — Oh, we're putting the bolts down to the ground—the bolts into the bottom sill plate. I guess that's the only thing left to be able to pass that inspection. We went ahead and did everything else. The framer has kind of left. I didn't see what they did or didn't do, so we've been just basically doing it on our own.

Mr. Denham — When do you think you would have the exterior finished up?

Mr. Beuilacqua — I'm hoping within the next few months.

Mr. Denham — Is this still going to be a back burner project for you, or are you going to actually dedicate some—

Mr. Beuilacqua — No, I want to dedicate some time into it because I would like to get it sold, and get it out from underneath my feet. I own the lot next door to it, too. We haven't started on that yet, and I'm not going to start on it until I get this one up and going.

Mr. Denham — Well, I know I've had calls from neighbors as well, and I just happened to drive by a few weeks ago and noticed and wondered if it would be coming back on our agenda. Something has got to be done.

Mr. Wicklund — Yeah, just to update you a little bit—I know that the neighborhood improvement officer has a mowing request out for this property—for this lot.

Mr. Beuilacqua — Okay.

Mr. Wicklund — The City mow crew may be over there today mowing it—I don't know. If they're not, as long as you get it cleaned up and mowed before they show up, you won't be charged that fee. But because of the condition you've let it and the lot beside—I know—I think you ended up—

Mr. Beuilacqua — I got a mowing—

Mr. Wicklund — I think the City may have mowed it once. I'm not totally sure on this, but I know that on these two properties, you're at a place where you won't be getting notices from the City. They will just show up and mow it. So you're going to have to stay on top of it; otherwise, you'll start racking up a mow fee on that.

Mr. Beuilacqua — Okay.

Mr. Wicklund — So I would go by today, and if it isn't mowed, either mow it today or tomorrow and get the yard cleaned up—get the debris cleaned up. Also, the dumpster can't be in the street. And I don't know that we've visited about that before.

Mr. Beuilacqua — Well, I called those guys. They're from—it's a new company out of Pittsburg. They actually—the guy who owns that company is Marietta's—they're Jake's Fireworks. And they just started this—I called them up and told them to pick it up, and they haven't still. And I called them three times.

Mr. Wicklund — Well, yeah, that needs to happen quick, too.

Mr. Beuilacqua — I can call them up again and tell them that the City, you know, maybe tell them you guys are on it. Yeah, I called them up, and like I said, he just—he just now invested in this new ordeal, and it's new to him.

Mrs. Harrington — Where does this property set on your list of priorities right now? What kind of priority do you have on getting this done?

Mr. Beuilacqua — It's up there in the top.

Mrs. Harrington — Okay. Well, you know, there's—

Mr. Beuilacqua — I mean, like I said, I'm actually paying interest on a monthly basis on this, so believe me, it's not like—

Mrs. Harrington — And that's good. Since you're the owner of the company, you say it's a personal project rather than a project that the company is doing, but it seems like the bad publicity that this is giving your company by way of—I'm assuming some of the neighbors that are here, that goes a long way. And the issue I have with this right now is that there are folks on Council and on the administration at City Hall that are beginning to put extreme pressure on contractors in Joplin about—because of projects like this. There are a handful of projects—

Mr. Beuilacqua — Uh-huh.

Mrs. Harrington — That were started after the tornado where as a result of purchasing lots after the tornado, and contractors taking them on as spec houses. And they're ready to start writing laws—they're ready to start passing ordinances in changing the rules on building permits, how long they can be in play, what kind of fees they entail. They're looking at the entire building industry because of a handful of projects like this. And I personally feel, as a private citizen, that holding an industry responsible for the actions of a few is way out of line. And I have some disagreements with the folks that are pushing these issues, but when these things come before this Board—when something like this—and this is not the only one that we've had, and I'm sure if they have their way, they'll be—the others will appear before this Board. Until these things get taken care of, the rest of those builders have no teeth to say, "We don't think this is the right thing to do," because the neighbors—the neighborhoods have a very valid point of view. So what's happening on this project and a couple of others down in Sunset and places like that, it's impacting the entire industry in this community. And it's forcing builders to go other places to build because they don't want to take the heat here in Joplin that's being put out there. It's causing these guys in the Building Department to have to defend builders in the process that they have set in place. And it's more than just---you know, "I was busy last winter. I got busy in September and haven't been able to get to it for a year."

Mr. Beuilacqua — Yeah.

Mrs. Harrington — That's not a legitimate—especially when the builder is the owner of this project. That's the thing that is the hardest to swallow. If it's a homeowner—and I recognize you as somebody that's dealt with a homeowner that's been up here at this podium. And you know how that process works, and you know what kind of bad blood there is in the neighborhood when that situation happens. And I can't imagine that, as a reputable contractor, that you want folks to be talking about your business and how you don't get it done.

Mr. Denham — What do you think you can have done—we meet monthly. What do you think you could have done at our September 23rd meeting to tell us?

Mr. Beuilacqua — September 23rd—well, we'll have it wrapped and the windows in and, you know, we should have the soffits and fascias done. We should be putting in the concrete siding. The front will need stone work, and I have the bricklayer out of Girard—you know, he's coming up and taking measurements.

Mr. Denham — So by—

Mr. Beuilacqua — I'm a concrete contractor so, you know, I'm just—once I get my guys done on their jobs, they're going to come over there, and we'll start doing the driveway, which the driveway in that place there—I'm going to have to get with Seth and figure out what we need to do, because it's just so steep.

Mr. Denham — Well, that's what we're going to want to see is some pretty significant progress each meeting so we can get this off and get the neighborhood back.

Mr. Beuilacqua — Well, I called the landscaper to get in there and cut all those weeds down. I have a guy mowing the corner lot. You know, he mowed it a few times already.

Mr. Denham — Is this the corner to the east or west?

Mr. Beuilacqua — To the west, I think.

Mr. Wicklund — It's to the west.

Mr. Beuilacqua — To the west.

Mr. Denham — This is the lot next door to the one that had the circle drive that we had on for quite a while.

Mr. Wicklund — It is. And it was—that owner owned both of them and sold both lots to the contractor here.

Mr. Oliver — The circle drive one is not yours—the one that has the circle drive?

Mr. Beuilacqua — Yeah, which—I don't know who did the water work there, but when they—when they cut down—when they cut that concrete—whoever replaced that concrete in there did a horrible job—whoever was doing the work on the water. So I might have to just go ahead and tear that whole drive out, or at least half, and redo it.

Mrs. Harrington — The circle drive—the one that we ordered demolished? Did we not order that demolished?

Mr. Wicklund — I don't remember what the end result of that—I think we ended up letting—the Board decided to allow it to stay because the owner lived right across the street, and he used it for parking for all of his company.

Mr. Denham — Yeah—okay. Well, this is a new item for us, so we automatically have to continue it for 30 days.

Mr. Beuilacqua — Okay.

Mr. Denham — That's just the way our commission is set up, but we really want to see some progress in 30 days.

Mr. Beuilacqua — Yeah.

Mr. Denham — Anything else—any other comments or questions?

Mr. Wicklund — I just—I want to reiterate the yard needs to be taken care of this weekend probably, if it's not already being taken care of today. And the dumpster—I would say next week for sure. I mean, I don't—

Mr. Beuilacqua — Okay.

Mr. Wicklund — I know that you're probably not supposed to, but if they really won't show up, if you could just get it off the street—use some of your own equipment, and it's on rollers. I don't—I know you would have to be careful not to tear up anything, but it can't stay there.

Mr. Beuilacqua — Okay, well, I'll give them a call again. I'll leave a message. Usually when I call, nobody answers. I just keep leaving messages.

Mrs. Harrington — What's the ramification of it staying there? What happens if it stays there? Are you going to write up a ticket and fine him?

Mr. Wicklund — Yes.

Mrs. Harrington — It will cost you money if it's not moved.

Mr. Wicklund — And we don't want to do that. That's is not our desire.

Mrs. Harrington — No. It just sets a bad precedent for everybody.

Mr. Beuilacqua — Yeah, I've been—we did a job for a contractor, and I had a $22,000 check bounce on me, so that kind of put me in a big bind. I'm doing legal stuff with them and all, but that's also a little bit of the reason why I haven't done anything. But that's my problem—it's not somebody else's problem.

Mr. Denham — Any other questions for him? Does anyone in the audience want to speak to this? Could up step up—

Ms. Champlin Could you come up, please?

Mr. Denham If you could give us your name and address, please?

Lindsey Bourne-Green My name is Lindsey Bourne-Green, at 2501 South Kingsdale. We just built. We did own 2507 as well until a couple of weeks ago. This is—we've got three little kids, and this has been going on for longer—I mean, we had just moved into our first house when this started. It's just becoming a problem—it's a problem. We had an appraisal yesterday, and I'm hoping that that doesn't affect our appraisal of our new house, that it's overgrown. We have little kids that like to play outside—you know, put a fence up in the new house with the overgrowth on the back of our 2507 home was overgrown. We were always calling—our other neighbors on Winfield were always calling. We love that neighborhood. We built twice in three years. So we love it and want to see it kept up. I mean, I understand that things come up. My family and I run a business here in Joplin, and I'll continue to take off work on a Friday to come up here if it's not done. It's just—literally it's—and my other concern is that if that house does ever get done—if it's going to sell because it's been sitting open for so long—I don't know anything about construction besides on the building side of it, and buying. But my concern is that it's been sitting open for so long and not been done. My concern is that if the windows and doors don't go it, that we have cars in that neighborhood that have been stolen, and cars that have been rifled through. Ours got rifled through this week—any cars that are not in garages. So there are people cutting through there. My concern is that if it's not closed up that, you know, you're going to have a liability, too, of something happening. The mowing is a problem because there is so much debris on the lot where the home is being built. My concern, too, is that the other lot is—are we going to get into another situation where I have another home being built and not finished next to my home. So, like I said, I understand things come up, but I would have liked to—and I'll be back next month, too. There is a big group of us that love that neighborhood. We have small children who live there. We want to see it cleaned up. So it's getting to be it's not safe, so that's my concern. And I understand contractors. We're in trucking, so I definitely understand that. They'll come out and work for maybe an hour or two and do a little bit of wrapping. I'm home—I work early, early in the mornings, and I leave early. I'm home in the afternoons, and they show up for an hour or two and do just a little bit of work. So I would just really like to see it done, but my second concern is the empty lot—is if that gets started, I'm in the same situation as this.

Mr. Beuilacqua (Speaking in audience away from microphone).

Ms. Champlin I don't know, sir, if I'm picking up you.

Mr. Denham Any questions for her? Thank you for coming down and telling us things. Is there anyone else who wanted to talk about this issue?

Ms. Champlin Sir, did you sign the sign-in sheet?

Mr. Beuilacqua Yeah, I did.

Mr. Denham Well, you've heard the concern. I've heard from other neighbors—different neighbors.

Mr. Beuilacqua Uh-huh.

Mr. Denham You've got a dumpster there. Get the yard clean—the debris out of the yard so you can keep it—

Mr. Beuilacqua Well, I'm kind of wondering about that forklift that's in the—it's in my—it's on the property. I thought it was the contractors who built that house—I guess that's where it was before, but I've got weeds growing around it, and I can't move it because it's not—it's not mine.

Ms. Bourne-Green Well, that's not the only one _____ (speaking from audience away from microphone).

Ms. Champlin Oh, I'm sorry—

Mr. Denham We're trying to record this, so if you—for the record, we need to—

Ms. Bourne-Green That might be your builder—it's Jon Adams, and nobody's going to talk bad about Jon. If you guys have any knowledge of Jon Adams, the builder, it might be, and I can call and ask him, but that is on the scope of things that are on the properties, and the weeds—the weeds that are around something—that is one snippet of what—

Mr. Denham So if you could contact Mr. Adams and see if it—

Ms. Bourne-Green I will.

Mr. Denham If it isn't his, I guess the City will have to take care of it.

Mr. Oliver Was it still there today—this morning? Did you—

Ms. Bourne-Green The forklift?

Mr. Oliver Yeah, I think it's been there.

Ms. Bourne-Green I think—well, he had a forklift right down there at _____, but I didn't know whose that was, so I can call Jon today and see if that's his. We literally just finished our house—and we had a reappraisal to see where our reappraisal—our survey—so before, we thought that was sitting on our property, but it's not.

Mr. Denham — Okay.

Ms. Bourne-Green — But that's very minor. That's not going to be hard.

Mr. Denham — Alright, thank you. Well, if you could take care of the debris, too, while the dumpster is still there.

Mr. Beuilacqua — Yeah.

Mr. Denham — That would make it a lot easier for people to mow.

Mr. Beuilacqua — Yeah.

Mr. Denham — Alright, I appreciate it.

Mr. Beuilacqua — Alright, thank you.

Mr. Denham — Do we have a motion on this? It has to be automatically continued for 30 days.

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2779, 2514 North Kingsdale, be continued to our September 23rd meeting for a progress report and demolition hearing.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2779, 2514 North Kingsdale, be continued to our September 23rd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.**

Mr. Paul — We have two candidates for a hearing today. One of them is a lot that has—it's a double lot with four buildings on it. And I don't know that we've done this before, but we could do a consolidated hearing on all four at once.

Mr. Denham — I like it.

Mr. Paul — And I've kind of got it to where that ought to work from an exhibit perspective. I think Jeff was saying the gentleman who was in here had been here previously on these properties, although I don't believe he's an owner or has an ownership interest.

Mr. Oliver — I don't see him here now.

Mr. Denham — He walked out.

Ms. Champlin — I think he was a neighbor.

Mr. Paul — It starts with Item 2772.

Mrs. Harrington — Mr. Chairman, as an informational point, that forklift was moved last Sunday.

Mr. Denham — It doesn't really matter—it's just a small piece of old—

Mrs. Harrington — Yeah, it was him. But just for a point of order, I was trying to get it before he left because there were too many excuses for too much bad stuff. Yeah, a good, reputable builder would have taken care of it.

Mr. Paul — So these are 2772, 2773, 2774, and 2775.

ITEM 2772 — **1013 W. 8TH ST.**
OWNER: Richard & Cherldean Scott
ADDRESS: 1632 Jefferson Ave, Madera CA.93637
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2016 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

ITEM 2773 — **1015 W. 8TH ST.**
OWNER: Richard & Cherldean Scott
ADDRESS: 1632 Jefferson Ave, Madera CA.93637
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2016 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD

ITEM 2774 — **727 S. MURPHY AVE.**
OWNER: Richard & Cherldean Scott
ADDRESS: 1632 Jefferson Ave, Madera CA.93637
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2016 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

ITEM 2775 — **727 1/2 S. MURPHY AVE.**
OWNER: Richard & Cherldean Scott
ADDRESS: 1632 Jefferson Ave, Madera CA.93637
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2016 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr. Denham — Do we have a motion that those properties be the subject of a dangerous building hearing?

Mr. Wilson — **Mr. Chairman, I make a motion that Item Number 2772, 1013 West Eighth Street; Item 2773, 1015 West Eighth Street; Item 2774, 727 South Murphy Avenue; and Item 2775, 727-1/2 South Murphy Avenue, be the subject of a dangerous buildings hearing.**

Mr, Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Landrith that Items 2772, 1013 West Eighth; 2773, 1015 West Eighth; 2774, 727 South Murphy; and Item 2775, 727-1/2 South Murphy, be the subject of a dangerous building hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** The Board turns it over to the City.

Mr. Paul — This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building on this 26th day of August, 2016, for the purpose of conducting a demolition hearing. The City will present its evidence first, after which the public has a right to cross-examine witnesses and be heard, as well as present witnesses or exhibits. The case for today is a consolidated hearing on Items Number 2772, 2773, 2774, and 2775—2772 being 1013 West Eighth Street; 2773 being 1015 West Eighth Street; Item 2774 being 727 South Murphy Avenue; and Item 2775 being 727-1/2 South Murphy Avenue. The reason for the consolidated hearing being all properties are a single lot with a single legal description with a common owner. The City calls Jeff Oliver.

Ms. Champlin — Jeff, you do 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.

Mr. Paul — Please state your name and occupation.

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

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

Mr. Oliver — Around seven years.

Mr. Paul — Have you, in the official performance of your duties, had occasion to inspect the property known as 1013 West Eighth Street?

Mr. Oliver — Yes.

Mr. Paul — I'm going to show you what's been marked as Exhibit 1.1. Can you identify those for me, please?

Mr. Oliver — These are photos that I took of the property at 1013 West Eighth Street.

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

Mr. Oliver — As far as the structure goes, yes. A lot of the debris and things in the picture—a lot of that has been cleaned up.

Mr. Paul — So as far as the buildings are concern, they do show a reasonable likeness of the premises in their present condition?

Mr. Oliver — Yes.

Mr. Paul — Thank you. If there is no objection, I would offer 1.1.

Mr. Denham — The Board accepts.

Mr. Paul — Have you had occasion to inspect the property known as 1015 West Eighth Street?

Mr. Oliver — Yes, I have.

Mr. Paul — I'm going to show you what's been marked as Exhibit 1.2. Can you identify those for me, please?

Mr. Oliver — Yes, these are photos that I took of the property at 1015 West Eighth Street. The photos were taken on June 20th of this year.

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

Mr. Oliver — Yes. Once again, the structure—nothing has changed. I would say again that some of the debris around it has been cleaned up.

Mr. Paul — Okay. If there is no objection, I would offer Exhibit 1.2.

Mr. Denham — The Board accepts.

Mr. Paul — Have you had occasion to inspect the property known as 727 South Murphy?

Mr. Oliver — Yes, I have.

Mr. Paul — I'm going to show you what's been marked as Exhibit 1.3. Can you identify those for me, please?

Mr. Oliver — Yes, these are photos that I took of the property at 729 South Murphy. We originally posted the property on June 7th, as you will see in the photo. All these properties were tagged unfit for human habitation but didn't go back until the 20th to take the photos.

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

Mr. Oliver — Yes.

Mr. Paul — If there is no objection, I would offer 1.3.

Mr. Denham — The Board accepts.

Mr. Paul — And have you, in the official performance of your duties, had occasion to inspect the property known as 727-1/2 South Murphy?

Mr. Oliver — Yes, I have.

Mr. Paul — I'm going to show you what's been marked as Exhibit 1.4. Can you identify that for me, please?

Mr. Oliver — Yes, these are photos that I took of that property on June 20th as well.

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

Mr. Oliver — Yes—again, with some of the debris around it being cleaned up—but the structure itself, yes.

Mr. Paul — If there is no objection, I would offer Exhibit 1.4.

Mr. Denham — The Board accepts.

Mr. Paul — And just so the record is clear, Exhibits 1.1, 1.2, 1.3, and 1.4 all show the structures on the premises as being in their current condition. The only deviation from that would be that the yard has less debris than as shown in some of the photographs.

Mr. Oliver — That's correct.

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

Mr. Oliver — We had a title search done.

Mr. Paul — I'm going to show you what's been marked as Exhibit 2. Can you identify that for me, please?

Mr. Oliver — This is the title search we received from Great American Title. We received this on June 30th.

Mr. Paul — And who does it show as the owners of the property?

Mr. Oliver — Richard Allen Scott and Cherldean L. Scott, husband and wife.

Mr. Paul — Thank you. And that legal description there—does that show the property as being a double lot?

Mr. Oliver — All of Lots Number 63 and 64, correct.

Mr. Paul — And is it your understanding that all of the structures on these four addresses are located within that legal description?

Mr. Oliver — Yes.

Mr. Paul — Thank you. If there is no objection, I would 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 — We sent certified letters.

Mr. Paul — I'm going to show you what's been marked as Exhibit 3.1. Can you identify those for me, please?

Mr. Oliver — It is a certified letter sent to Richard and Cherldean dated August 9th of this year, letting them know of today's meeting, August 26th. There is a "finding of fact" letter here dated July 8th, sent to Richard and Cherldean, letting them know of the "finding of fact" meeting on July 22nd of this year. I do not have signed receipts.

Mr. Paul — Thank you. If there is no objection, I would offer 3.1.

Mr. Denham — The Board accepts.

Mr. Paul — I'm going to show you what's been marked as Exhibit 3.2. Can you identify those for me? And to be clear, 3.1 was specifically for the first address at 1013 West Eighth, correct?

Mr. Oliver — Yes.

Mr. Paul — And 3.2 is going to be for 1015 West Eighth, correct?

Mr. Oliver — Correct. Yes, these certified letters, again with the same dates of August 9th and the "finding of fact" letter of July 8th, sent to Mr. and Mrs. Scott. I do not have a signed receipt for the letter dated August 9th, which is for today's meeting, but I do have a signed receipt for the "finding of fact" letter for last month's meeting. It looks like maybe a—it looks like a "C" on here, so it might have been Cherldean Scott signed for that letter.

Mr. Paul — Thank you. If there is no objection, I would offer 3.2.

Mr. Denham — The Board accepts.

Mr. Paul — And I'm going to show you what's been marked as 3.3. Can you tell me what that is, and what address it corresponds to?

Mr. Oliver — Yes, these are certified letters sent to Mr. and Mrs. Scott. These letters are for the address of 729 South Murphy. Again, the dates are August 9th and July 8th for the "finding of fact." I do not have signed receipt for the August 9th letter for today's meeting, but we do have a signed receipt for the July 8th meeting.

Mr. Paul — If there is no objection, I would offer 3.3.

Mr. Denham — The Board accepts.

Mr. Paul — And, finally, I have—I'm going to show you Exhibit 3.4. Can you identify that and tell me what address it corresponds to?

Mr. Oliver — Yes, these letters are for 727-1/2 South Murphy—the same dates, August 9th and July 22nd for Mr. and Mrs. Scott. I do not have a signed receipt for the letter dated August 9th, but we do have one for the one dated July 8th.

Mr. Paul — Thank you. If there is no objection, I would offer 3.4.

Mr. Denham — The Board accepts.

Mr. Paul — I'm going to show you what have been marked as Exhibits 4 and 5 here. Can you identify those for me, please?

Mr. Oliver — Yes, these are certified letters. Exhibit 4 sent to the Missouri Department of Revenue, dated August 9th and July 8th for last month's meeting, and we have signed receipts for those letters. Exhibit 5 are certified letters to the Department of Treasury/IRS, and we have signed receipts for both letters here, one dated August 9th and the other July 8th.

Mr. Paul — Thank you, Jeff. If there is no objection, I would offer Exhibits 4 and 5.

Mr. Denham — The Board accepts.

Mr. Paul — And to be clear, earlier, on the initial Exhibits 1.1, 1.2, 1.3, and 1.4, you posted the property, is that correct?

Mr. Oliver — They were all posted with an "unfit for human habitation".

Mr. Paul — And so that's a sign or a notice that you've put on each structure notifying folks that they're the subject of a dangerous building proceeding?

Mr. Oliver — Correct.

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

Mr. Oliver — We had it published in the Joplin Globe.

Mr. Paul — And I'm going to show you what has been marked as 6.1, 6.2, 6.3, and 6.4. Can you identify these for me, please?

Mr. Oliver — Yes, these are copies of the ad that I sent over to be advertised—the legal notices. 6.1 I've got highlighted here for the address of 1013 West Eighth. 6.2 I've got highlighted here for the address of 1015 West Eighth. 6.3 I've got highlighted on this sheet for 727 South Murphy, and 6.4, 727-1/2 South Murphy. For all these, the publication dates in the Joplin Globe were Thursday, August 4th; Thursday, August 11th; Thursday, August 18th; and Thursday, August 25th.

Mr. Paul — If there is no objection, I would offer 6.1, 6.2, 6.3, and 6.4.

Mr. Denham — The Board accepts.

Mr. Paul — And, Jeff, is it also true that Code Enforcement of the City has been in contact with the owners regarding these properties?

Mr. Oliver — Yes, early on when we started dealing with these properties, a co-worker in Code Enforcement named Gina actually happened to find a phone number and had a short conversation with the Cherldean that's listed. I don't know all the content of that conversation, but there was contact made. With that being said, information was given to my supervisor, Mr. Wicklund, who had tried on several times over the last few weeks to get in contact with the owner by phone, and she would not accept calls and would not return calls.

Mr. Paul — And, Jeff, I noticed that while they signed for all of the first round of letters, they did not sign for the second round of letters, is that correct?

Mr. Oliver — That's the way it is, correct.

Mr. Paul — And is it also true that—is it your understanding that in Gina's conversations with the owner, she was not receptive to that conversation?

Mr. Oliver — There was a little bit of push-back. Again, I don't know all the content of the conversation, but in parts of it, I think there was a little push-back from the owner.

Mr. Paul — Because Gina works in Code Enforcement, and the purpose of her call would be to encourage them to clean up the property, correct?

Mr. Oliver — Correct.

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

Mr. Oliver — I have been a residential contractor in the Joplin area for 20 some odd years.

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

Mr. Oliver — Yes.

Mr. Paul — And can you—as you go through each one, can you specify which property you're talking about so the Board is able to make specific findings of fact and conclusions for each individual property?

Mr. Oliver — Correct—I will do that. For the address of 1015 West Eighth—line 4, "whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or non-supporting members, or enclosing or outside walls, or wall coverings." Line 5, "whenever the building or structure has improperly distributed loads upon the floors or roofs, or in which the floors or roofs are overloaded, or which have insufficient strength to be reasonably safe for the purpose used." 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." Line 13, "whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry." And line 18, "whenever the building or structure is in such condition as to constitute a public nuisance known to the common law or in equity jurisprudence." As you can see by the photos being passed around, you will see that all these that I'm going to go through here—

Mr. Paul — Could you specifically talk about that first structure just for a little bit?

Mr. Oliver — Sure.

Mr. Paul — I think it's on top there. Isn't it 1.1?

Mr. Oliver — Alright, we're at 1015. Again, the structure is open for unlawful entry. As you can see by the photos, there's a front porch area that the roof is collapsing on. The roof on this structure—the shingles and things are deteriorated. There's leaks. There's trash, filth, and rubbish inside—rot through various parts of the structure itself. I guess I could tie in also 14, "whenever the building or structure, because of obsolescence, dilapidated condition, deterioration, damage, trash and debris, unsafe exits, lack of sufficient fire resistive construction, unsafe electrical wiring, gas connections or heating apparatus, previous fires or other cause is determined to be a fire hazard or is a fire hazard under chapter 58." This structure is full of trash and debris. It's not an inhabitable structure with all those things tied together on this particular structure.

Mr. Paul — The trash and debris, which would be the fuel for the fire, correct?

Mr. Oliver — Yes, it could—yes, it could be.

Mr. Paul — And I'm going to show you what I've marked as Exhibit 7. Can you identify these for me, please?

Mr. Oliver — This is a print-out of calls that the Police Department have had to the addresses of 1013 and 1015 West Eighth Street. There are—for this particular address—recently they've all kind of been tied together because there's been a lot of squatters here—but for the address of 1015 West Eighth, there have been 16 calls to the Police Department since January 1, 2015.

Mr. Paul — And to kind of look at it on the big picture scale, for all four properties combined, how many calls have there been since January of 2015?

Mr. Oliver — Seventy-one (71).

Mr. Paul — And I think on this specific property you're talking about here, you had discussed how it's open to folks. Is some of that reflected in the police calls? For instance, on the notations about there being open windows and suspected burglary and stolen property, and things of that nature?

Mr. Oliver — Open doors, windows, among many other things, but yes.

Mr. Paul — Thank you. If there is no objection, I would offer Exhibit 7.

Mr. Denham — The Board accepts.

Mr. Paul — You all can take a look at that. So I guess I'll move on to the next property, if you would explain which definitions, in your expert opinion, you believes it violations, and maybe give us some illustrations through the photographs in Exhibit 1.1?

Mr. Oliver — Okay, this next set of definitions would be the address of 1013 West Eighth Street. Line 12, "whenever the building or structure, or land it occupies, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition, use, location or maintenance of the building, structure or land." Line 13, "whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry." And line 18, "whenever the building or structure is in such condition as to constitute a public nuisance known to the common law or in equity jurisprudence." Looking at the photos here, the structure is open for unauthorized entry. Again, there is a lot of trash and filth within the structure. The roof is starting to deteriorate. I will say, of the four structures here, this one is probably in better condition than the other three, but it still does have its issues. There are also issues with the electrical. I'll just add that one in and get it in here. Line 15, "whenever the electrical system is totally are partially damaged, destroyed, removed or otherwise made inoperable, unsafe or hazardous." Again, as you guys have looked at the photos, you can see that the service going into this structure has been tampered with and obviously does not meet the City of Joplin's codes or ordinances.

Mr. Paul — And you've got some specific photos, it looks like, of the electrical system there?

Mr. Oliver — That's correct. With all those things being tied together, it is my opinion that structure also needs to be demolished.

Mr. Paul — And I think you noticed it in that—inside that home, was there also a lot of debris?

Mr. Oliver — That's correct.

Mr. Paul — And do you also believe that's a fire hazard?

Mr. Oliver — That's correct.

Mr. Paul — And also, reflecting on Exhibit 7, were there also several calls made to that property?

Mr. Oliver — That's correct.

Mr. Paul — And do you believe that supports the nuisance finding you read?

Mr. Oliver That's correct.

Mr. Paul Thank you. And then would you please look over the photographs for the Murphy properties, and please give us your expert opinion on those?

Mr. Oliver Yes.

Mr. Paul And to be clear, Jeff, in addition to the photos, you have visited these properties in person, correct?

Mr. Oliver Multiple times, and at least twice of the four or five times that we went out there, officers went with us before we went, or as we went one time—there was another time I had to have officers come out just because some of the squatters were being a little bit aggressive—not over the top, but I just—

Mr. Paul So there were folks living in these properties who were not the owners?

Mr. Oliver That's correct. I would say as many as 12 to 15 we've seen there.

Mr. Paul Okay.

Mr. Oliver Okay, address 727 South Murphy—line 12, "whenever the building or structure, or land it occupies, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition, use, location or maintenance of the building, structure or land." Line 13, "whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry." And line 18, "whenever the building or structure is in such condition as to constitute a public nuisance known to the common law or in equity jurisprudence." Again, looking at the photos here, this is the smallest of the four structures. It is open. It certainly doesn't meet the City of Joplin's codes or ordinances with the condition that it's in. Again, the roof is starting to deteriorate. There is rot and decay throughout the structure around the outside. It is really starting to take its toll on the structure itself—just the dilapidation in general. There are also electrical issues, so I will add that on there as well. Line 15, "whenever the electrical system is totally are partially damaged, destroyed, removed or otherwise made inoperable, unsafe or hazardous."

Mr. Paul And that's specifically documented in some of those photographs, is that correct?

Mr. Oliver That's correct. One of our first visits out here, of the four structures, they were actually stealing power. They had jerry-rigged, if you will, to some power on this particular structure that was being—one of the first visits out there, we called Empire later that day, and they went out and disconnected half of the line.

Mr. Paul — And, Jeff, also in those photographs, do those photographs reflect open doors and windows?

Mr. Oliver — That's correct.

Mr. Paul — And in violation of code, it's not secure, correct?

Mr. Oliver — That's correct.

Mr. Paul — Was there also debris in that structure?

Mr. Oliver — Yes.

Mr. Paul — And do you believe that contributes to it being a fire hazard?

Mr. Oliver — Yes.

Mr. Paul — And also reflecting back on Exhibit 7, was that the property the subject of multiple police calls?

Mr. Oliver — Yes, it was.

Mr. Paul — And do you believe that supports the finding under the nuisance count?

Mr. Oliver — Yes.

Mr. Paul — And, then, do you want to tell us a little bit about the last structure?

Mr. Oliver — 727-1/2—this is a two-story structure. It's probably in the worst condition of all four. Line 4, "whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or non-supporting members, or enclosing or outside walls, or wall coverings." Line 12, "whenever the building or structure, or land it occupies, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition, use, location or maintenance of the building, structure or land." Line 13, "whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry." And then line 18, "whenever the building or structure is in such condition as to constitute a public nuisance known to the common law or in equity jurisprudence." Looking at the photos here—again, this is a two-story structure. It's the largest structure of the four. There is a lot of rot throughout the structure; in fact, there's several areas where siding is missing. There's holes in the walls. The elements are getting to the studs and other members that actually support the structure. There is a lot of trash and debris, again, throughout this structure. A lot of rot through—rotted-out sill plates, siding, open windows, doors. In fact, the front wall

where the center entry is—that wall is a little bit out of plumb. It's probably not doing a very good job of supporting the structure.

Mr. Paul — And, Jeff, just a few follow-up questions—the photographs clearly show that the doors and the windows are open for access, correct?

Mr. Oliver — That's correct.

Mr. Paul — In addition to just plain missing in some places, correct?

Mr. Oliver — That's correct.

Mr. Paul — And it also looks like in the photographs there's quite a bit of debris around, is that right?

Mr. Oliver — That's correct.

Mr. Paul — And do you also believe that to be a fire hazard?

Mr. Oliver — Yes.

Mr. Paul — And, finally, looking back on Exhibit 7, do you denote several calls also made to this particular property?

Mr. Oliver — That's correct.

Mr. Paul — And do you believe that supports the nuisance count in particular?

Mr. Oliver — Yes.

Mr. Paul — Okay. If there is no objection, I would offer Chapter 26, Articles IX and X, of the City Code into evidence before the Board. I also request the record be held open to include a copy of the Joplin Globe on the dates of publication. I appreciate your testimony, Jeff. This would now be a defendant's opportunity to cross-examine the witness. We do not see anyone in the gallery. We're not aware of anyone who planned to be here today to appear on this case. Does the Board have any questions of the witness? Seeing none, the City will rest. Now would be the defendant's opportunity to testify. Again, we see no one in the gallery, and we're not aware of anyone who intended to be here today or told us they were going to be here today to testify on this case. The City turns it over to the Board for a decision.

Mr. Denham — Do we have a motion for demolition?

Mr. Eastman — **Mr. Chairman, I make a motion that Item—first of all, Item 2772, 1013 West Eighth Street, be considered a dangerous building and so demolished according to City Code, Chapter 26, Articles IX and X,**

Section 26-612, subsection lines 12, 13, and 15. And Item 2773, subsection lines 4, 5, 12, 13, 14, and 18—that's 1015 West Eighth. Item 2774, subsection lines 12, 13, 15, and 18—that address is 727 South Murphy. And finally, Item 2775, under subsection lines 4, 12, 13, and 18—that address is 727-1/2 South Murphy Avenue. Those four structures so demolished according to the City Code.

Mr. Landrith **I'll second that.**

Mr. Denham **I have a motion by Mr. Eastman and a second by Mr. Landrith that Item 2772, 1013 West Eighth Street be ordered demolished according to the City of Joplin Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, subsections 12, 13, 15, and 18. Item 2773, 1015 West Eighth Street—subsections 4, 5, 12, 13, and 14. Item 2774, 727 South Murphy—subsections 12, 13, 15, and 18. Item 2775, 727-1/2 Murphy—subsections 4, 12, 13, and 18. That all those structures be ordered demolished. All those in favor of the demolition, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.**

Mr. Paul We've got one other—Item 2770, which is 1031 South Sergeant.

ITEM 2770 **1031 SERGEANT AVE.**
OWNER: Ann Oaks & Mary Shanafelt
ADDRESS: 1031 Sergeant Ave. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2016 meeting for a "Demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr. Denham Do we have a motion that that property be the subject of a demolition hearing--2770?

Mr. Eastman **Mr. Chairman, I make a motion that Item 2770, 1031 Sergeant Avenue, be the subject of a demolition hearing.**

Mr. Landrith **Second.**

Mr. Denham **I have a motion by Mr. Eastman and a second by Mr. Landrith that Item 2770, 1031 South Sergeant, be the subject of a dangerous building hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** The Board turns it over to the City.

Mr. Paul This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building on this 26th day of August, 2016, for the purpose of

conducting a demolition hearing. The City will present its evidence first, after which the public has a right to cross-examine witnesses and be heard, as well as present witnesses or exhibits. The next case for today is Item Number 2770 on the agenda, also known as 1031 South Sergeant Avenue. The City recalls Jeff Oliver, and I'll remind you that you're under oath.

Mr. Oliver — Okay.

Mr. Paul — Would you please state your name and occupation?

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

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

Mr. Oliver — A little over seven years.

Mr. Paul — And have you, in the official performances of your duties, had occasion to inspect the property known as 1031 South Sergeant?

Mr. Oliver — Yes.

Mr. Paul — I'm going to show you what's been marked as Exhibit 1. Can you identify those for me, please?

Mr. Oliver — Yes, these are photos that I took of the property at 1031 South Sergeant. The photos were taken on May 10th of this year.

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

Mr. Oliver — Yes, they do.

Mr. Paul — And while it's in front of you, Jeff, that first page of Exhibit 1—can you tell me what that is describing in particular?

Mr. Oliver — Yes, this is the posting or placard that is part of our standard procedure to kind of start the process that shows, "Warning—Dangerous Structure." It lists the address and the date, and it has my signature on there.

Mr. Paul — And so it's a notice posted on the structure, correct?

Mr. Oliver — Correct.

Mr. Paul — If there is no objection, I would offer Exhibit 1.

Mr. Denham — The Board accepts.

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

Mr. Oliver — We had a title search done.

Mr. Paul — I'm going to show you what's been marked as Exhibit 2. Can you identify that for me, please?

Mr. Oliver — This is a title search we received on June 9th from Great American Title. It shows Mary E. Shanafelt, Subject to the interest of 2015 Properties, LLC, as one of the owners of the property.

Mr. Paul — Thank you, Jeff. If there is no objection, I would 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 — I sent certified letters out.

Mr. Paul — I'm going to show you what's been marked as Exhibit 3.1. Can you identify these for me, please?

Mr. Oliver — These are certified letters sent to Mary Shanafelt and/or Peter Michael Shanafelt. The first letter is dated August 9th, letting them know of today's meeting, August 26th, and I do not have a signed receipt. There is a letter here dated July 8th, sent to Mary and Peter, letting them know of a July 22nd meeting. I do not have a signed receipt. And a "finding of fact" meeting for the meeting of June 7th, sent to Ann and Mary. I do not have a signed receipt for that letter either.

Mr. Paul — I will offer Exhibit 3.1.

Mr. Denham — The Board accepts.

Mr. Paul — I'm going to show you what's been marked as Exhibit 3.2, and that's a packet of a couple of documents there. Can you tell me generally what that describes?

Mr. Oliver — The first sheet here is a print-off from Jasper County Beacon.

Mr. Paul — And does it show the owner of the property as being the same as the title work?

Mr. Oliver — That's correct.

Mr. Paul — And does it show the address of that owner being the subject property?

Mr. Oliver — 1031 South Sergeant.

Mr. Paul — Thank you. And working through the rest of 3.2 here, I think there is actually a second lot that is attached to this. Does it also show the same owner, Mary Shanafelt?

Mr. Oliver — Correct.

Mr. Paul — And does it also the same owner, Mary Shanafelt?

Mr. Oliver — Correct.

Mr. Paul — And does it also show the subject property as being her address?

Mr. Oliver — Correct.

Mr. Paul — And according to this last page here on the Beacon materials, does it show that Ms. Shanafelt owns any other property in Jasper County besides the property that's the subject property?

Mr. Oliver — No.

Mr. Paul — And, finally, I'm going to show you in this package which you might consider additional notice efforts, a couple of Case.net searches for Jasper and Newton Counties. Were there any matches for Mary Shanafelt?

Mr. Oliver — No, there weren't any.

Mr. Paul — And, Jeff, is it your understanding that Ms. Shanafelt has passed away?

Mr. Oliver — Correct.

Mr. Paul — And is that because her son has been before the Board at previous meetings?

Mr. Oliver — No.

Mr. Paul — Mr. Cable has been in contact with you, though?

Mr. Oliver — Well, yes, I received a phone call from a Mr. Cable approximately two weeks ago. I don't recall him being at the meeting.

Mr. Paul — Okay, I understand.

Mr. Oliver — He called because he received a letter and had some questions about why he received the letter.

Mr. Paul — And is he the one who told you that Ms. Shanafelt had passed away?

Mr. Oliver — Yes.

Mr. Paul — And would the Case.net search indicate to you that there is no estate that has been opened?

Mr. Oliver — That's correct.

Mr. Paul — So, in short, without an estate being opened, it is your understanding Ms. Shanafelt is still the title owner since the court has not made a decision about who her lawful heirs are?

Mr. Oliver — Correct.

Mr. Paul — And as far as we know, we have no contact information for her besides the subject property, correct?

Mr. Oliver — Correct.

Mr. Paul — If there is no objection, I would offer Exhibit 3.2.

Mr. Denham — The Board accepts.

Mr. Paul — I'm going to show you what's been marked as Exhibit 4.1. Can you identify that for me, please?

Mr. Oliver — Yes, these are certified letters sent to 2015 Properties, LLC, which is a Timothy Bender. The first letter here on 4.1 is dated August 9th, sent to 2015 Properties, letting them know of today's meeting, August 26th. I have a signed receipt for that. The other letter is dated July 8th, sent to Timothy Bender, letting him know of last month's meeting, July 22nd, and I have no receipt for that letter.

Mr. Paul — And I'm going to show you what's been marked as 4.2. Can you identify that for me, please?

Mr. Oliver — It's showing 2015 Properties, LLC, registered agent Bender, which—I know Tim has to be on here, with the address of 4207 Dolphin Drive here in Joplin.

Mr. Paul — And is that where you sent the certified letter?

Mr. Oliver — Yes.

Mr. Paul — And just to be clear, that 4.2—is that information from the Secretary of State office indicating who the registered agent of 2015 Properties is?

Mr. Oliver — Correct.

Mr. Paul — Okay, thank you. If there is no objection, I would offer 4.1 and 4.2.

Mr. Denham — The Board accepts.

Mr. Paul — And, Jeff, would it be your conclusion that since there has been no estate opened, that Mr. Bender bought it at a tax sale?

Mr. Oliver — Yes.

Mr. Paul — I'm going to show you what has been marked as 5.1 and 5.2. Can you identify these for me, please?

Mr. Oliver — 5.1 is a couple of certified letters sent to Joe and Sarah Eisen.

Mr. Paul — And according to the title work, did they hold a mortgage at some point that the title work doesn't show as ever being released?

Mr. Oliver — Yes. The first letter here is dated August 9th, and the second letter is dated July 8th. Both of these letters being to Joe and Sarah, and I have no signed receipt for those.

Mr. Paul — And you tell me what 5.2 describes, generally?

Mr. Oliver — This is a Case.net—

Mr. Paul — Searches for Joe and Sarah Eisen in Jasper and Newton Counties?

Mr. Oliver — Jasper, yes.

Mr. Paul — And there are no matches for them on there?

Mr. Oliver — No matches.

Mr. Paul — If there is no objection, I would offer 5.1 and 5.2.

Mr. Denham — The Board accepts.

Mr. Paul — And, finally, I'm going to show you what have been marked as Exhibits 6 and 7. Can you identify those for me, please?

Mr. Oliver — Exhibit 6 are certified letters sent to the Missouri Department of Revenue dated August 9th and July 8th. I have signed receipts for those letters. And Exhibit 7 are certified letters sent to the Department of Treasury/IRS dated August 9th and July 8th. I also have signed receipts for those letters.

Mr. Paul — Thank you. If there is no objection, I would offer 6 and 7.

Mr. Denham — The Board accepts.

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

Mr. Oliver — It was published in the Joplin Globe.

Mr. Paul — I'll show you what's been marked as Exhibit 8. Can you identify that for me, please?

Mr. Oliver — It's an affidavit of publication with the publication dates of June 30th, July 7th, July 14th, and July 21st of this year.

Mr. Paul — If there is no objection, I would offer Exhibit 8.

Mr. Denham — The Board accepts.

Mr. Paul — And I'm going to back up here for a second, Jeff. I'm going to show you what has been marked now as Exhibit 9. You were talking about a Mr. Hugh Cable earlier, and even though he's not reflected as an owner in the title work or anywhere else, you went ahead and sent him a couple of certified letters, is that correct?

Mr. Oliver — That's correct.

Mr. Paul — And is that what Exhibit 9 is?

Mr. Oliver — Yes, sir.

Mr. Paul — What are the dates of those letters?

Mr. Oliver — August 9th, letting him know of today's meeting, August 26th. And July 8th, letting him know of a meeting which was held on July 22nd.

Mr. Paul — And do you have signed receipts for those?

Mr. Oliver — Yes, I do.

Mr. Paul — And as best as you can tell, he is the son of the decedent, is that correct?

Mr. Oliver — Correct.

Mr. Paul — If there is no objection, I would offer Exhibit 9.

Mr. Denham — The Board accepts.

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

Mr. Oliver — I have been a residential contractor in the Joplin area over a 20-year period.

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

Mr. Oliver — Yes. Subsection line 4, "whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or non-supporting members, or enclosing or outside walls, or wall coverings." As you can see by the photos that are being passed around, this structure is severely dilapidated with elements getting inside. A lot of rot, which is affecting the structural strength of the structure as well. 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, the dilapidated condition of this structure—it certainly doesn't meet the City of Joplin's codes or ordinances. Also line 13, "whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry." And line 15, "whenever the electrical system is totally or partially damaged, destroyed, removed or otherwise made inoperable, unsafe or hazardous." The structure is open for unauthorized entry. As you can see by some of the photos, this property does have a few different electrical issues with exposed wiring and things of that nature. In fact, there's some photos in here that basically show the structure with the footing and foundation in pretty poor condition, with the wood structure basically sitting on the ground, which is not good. It's caused a lot of decay and rot, which is affecting the strength of the structure; therefore, I believe this property needs to be torn down.

Mr. Paul — And do the photos show that the building is not secured?

Mr. Oliver — Yes.

Mr. Paul — Lack of windows, lack of doors—

Mr. Oliver — Correct.

Mr. Paul — Things of that nature?

Mr. Oliver — Correct.

Mr. Paul — And do the photographs also show—you mentioned in one of the definitions electrical work. Is that reflected in any of the photographs?

Mr. Oliver — Yes, there are some photographs in here with some wiring—exposed wiring certainly not to code.

Mr. Paul — Is there debris in the home, or do you know?

Mr. Oliver — Yeah, it pretty much looks like this property was left. It has kind of been rummaged through. I don't know how many photos I have of the inside, but I personally have been in it and looked at it. There is a lot of the leftover furniture from the person who lived there.

Mr. Paul — Do you believe it's a fire hazard in its current condition?

Mr. Oliver — Yes.

Mr. Paul — If there is no objection, I would offer Chapter 26, Articles IX and X of the Joplin Code of Ordinances into evidence before the Board. And I would also request the record be held open to include a copy of the Joplin Globe on the dates of publication. Thank you, Jeff. Now would be the defendant's opportunity to cross-examine the witness; however, there is no one in the gallery, and we are not aware of anyone who intended to be here today or wished to be here today. The City rests. This would now be the defendant's opportunity to testify or present evidence. Again, we see no one in the gallery and are not aware of anyone who intended to be here today; therefore, the City turns it over to the Board for a decision.

Mr. Denham — Do we have a motion for demolition?

Mr. Wilson — **Mr. Chairman, I move that Item 2770, 1031 Sergeant Avenue, be declared a dangerous building in accordance with Joplin Code of Ordinances, Chapter 26, Articles IX and X, Section 26-612, subsections 4, 12, 13, and 15, and so ordered demolished, to include any outbuildings.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2770, 1031 Sergeant, be declared a dangerous building and ordered demolished in accordance to the City of Joplin Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, subsections 4, 12, 13, and 15, and so ordered demolished. All those in favor of the demolition, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.**

Mr. Denham — Have we got some to release?

Mr. Oliver — Yeah, I've got two. At least, we need to discuss, I guess a little bit.

ITEM 2767 **607 N. PEARL**
OWNER: Jim and Pamela Ames
ADDRESS: 1444 Crestwood Dr. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2016 meeting for a "Demolition Hearing" and Progress Report (FIFTH TIME BEFORE THE BOARD)

ITEM 2768 **609 N. PEARL**
OWNER: Jim and Pamela Ames
ADDRESS: 1444 Crestwood Dr. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2016 meeting for a "Demolition Hearing" and Progress Report (FIFTH TIME BEFORE THE BOARD)

Mr. Oliver — Items 2767 and 2768, 607 North Pearl and 609 North Pearl—these are owned by Jim Ames. He came in and got a permit a couple of months ago. And once again, in my opinion, he has done the minimum. The structures are secured again. He's fixed a few of the issues to secure it to basically kind of make it a stable structure. So as far as the outside goes, and things of that nature, he's done what he's needed to. I've got them down to release.

Mr. Denham — What's his plan on 2767, where he removed a retaining wall, and it's just a bare earth—

Mr. Oliver — You know, I don't know—he's actually living in Florida now.

Mr. Denham — It sounds familiar.

Mr. Oliver — Yeah.

Mr. Denham — Is he related to the Scott's in California?

Mrs. Harrington — Yeah, really.

Mr. Oliver — He worked with Mr. Carpenter a little bit, who has another property that was on this agenda. Mr. Carpenter has worked with him in the past on some of the properties we've had on this agenda. So Mr. Carpenter—they got the permit. He went out there and fixed the main issues that were of concern, and that's it.

Mrs. Harrington — Is there somebody living—

Mr. Oliver — The wall—I'm sorry, the wall itself—I honestly don't know.

Mr. Denham — I really hate to release it until that wall—something is done to that missing wall. Either they regrade it—well, right now it's just going to erode off onto the sidewalk, and it's just a mess for everyone else.

Mrs. Harrington — Oh, it did this morning and last night. It's probably half gone.

Mr. Denham — Yeah.

Mr. Oliver — Okay. That one would be 607.

Mr. Denham — Yes.

Mr. Oliver — 609—they—like I said, they got the permit. The resided a portion of it, fixed some of the broken windows, and it's just secured property now. As far as a danger with it being open or things of that nature, that's been taken care of. Whether you release both of them or not, my opinion is they'll end up on this agenda again. In fact, the 607—I think this is the second or third time it's been on this agenda. He'll go in, and he will do what he needs to do to get it secured and just let it sit vacant, and it will get re-vandalized a little bit.

Mrs. Harrington — So they're vacant?

Mr. Oliver — Yes.

Mrs. Harrington — There's nobody living there? That's a relief.

Mr. Oliver — That may be something we need to discuss as we're trending back to getting to some normalcy here—post tornado stuff. I think Bryan has mentioned at the last meeting or two which direction do we want to go on these—stick with getting the outside, getting it secured, and getting it looking decent. Stick with that or, again, like I said, he keeps them sitting vacant, and we will probably see them again. Do we want to keep them on the agenda and push some of these owners to make them a habitable structure?

Mr. Denham — I think that's the direction we ought to get to, I think.

Mr. Landrith — I do, too.

Mr. Denham — Otherwise, the people you kicked out of the property over on Eighth and Murphy are going to find property like this to move into.

Mrs. Harrington — If they haven't done it already.

Mr. Denham — Yeah. They're going to sleep somewhere.

Mr. Oliver — Yeah.

Mr. Denham — It's just going to be a big vicious cycle.

Mr. Oliver — Yeah.

Mrs. Harrington — _____ (speaking at the same time as Mr. Wilson).

Mr. Wilson — I would just like to see how far along he gets with it during his permit time.

Mr. Oliver — There's a little work to be done. The 607—I think the last time it was on the Board, he pulled an electrical permit, put a new service on it and some of those things, but there are—

Mrs. Harrington — It still needs carpet, huh?

Mr. Oliver — Yeah, it needs some things.

Mr. Landrith — The problem with people like Jim Ames is that he's just going to do as little as possible. If he's not going to live here any more, just like these people in California. They're absentees, and we ought to make them _____. We ought to have some of the _____ representative paddling on these people, I guess. They're going to hide from us _____ (speaking away from microphone). I get sick of it. I just get sick of seeing the same thing—it seems like every other month. Let's get into this thing with the Council. I hope that they'll give us some _____ on these absentees.

Mrs. Harrington — Well, maybe that's the basis that I would look for as well, Don, what you just said about it—absentee owner that doesn't have a representative that watches these. It's illegal for the City representatives to _____ this house without permission _____.

Ms. Champlin — I'm getting some feedback.

Mrs. Harrington — 607 North Pearl, where Jeff says it's uninhabitable. So is that a reason that the fire marshal could got into that house to—and then make a determination much like they did at the one down—the commercial building on Joplin.

Mr. Paul — I'm not really familiar with the fire marshal because I don't deal with him that much.

Mrs. Harrington — That seems like a way to establish that it's time to demolish it, is going that route with the reasons that the inside of the house make it a dangerous building as much as the exterior which, if the exterior is buttoned up and nobody can get in, then it's our job to say that it's done right. That's where we're at right now.

Mr. Paul — Well, that seems to be—I mean, you could—

Mr. Oliver — That's kind of a pattern we've been on since the tornado.

Mr. Denham — That's not to say that we can't insist that it's habitable. I mean, that is part of the code.

Mrs. Harrington — Right.

Mr. Denham — The building needs to be habitable.

Mr. Paul — And to address your absentee point, there's no reason why—all you have to give people are 30 days on these. And so, for instance, on our California case today, even though it hadn't been in front of Board for very long, if there was a serious problem like there kind of is with that case, there's no reason why you all can't have a hearing on it. And then I think, if anything, an absentee owner makes it easier to have a hearing because they're not going to do any work on the property. You know, if they're not showing progress, they really don't have any grounds to try and get it continued. And I think that you all just can be as pro-active as you want in identifying those where they're gone, and we can shuffle through them as quick as you all are comfortable doing.

Mrs. Harrington — How do we determine that it's uninhabitable if we don't go inside?

Mr. Oliver — I will say typically when I use and "uninhabitable" placard rather than just a "dangerous building" placard is when we have individuals in the property. That property, let's just say, has a sewer issue. They're not addressing it. It is causing a health issue—then we—that's kind of when we want to use the "uninhabitable" to force them to fix the problem, or you're going to have to get them, so give them a certain time to do that. These properties that we've started discussing here—are they dangerous? Well, now that they're secured, and he's addressed the main issues to get it secured and put siding on it, and it's not letting the elements in—I don't know that it's a danger. Nobody can get in them. They're not going to fall down. There isn't any way for anybody to get hurt. But we're going to have a reoccurring problem because they just sit there, and they'll get busted into again.

Mr. Denham — They will require a C of O (certificate of occupancy) before legally they're allowed to occupy because they had a permit, is that correct?

Mr. Oliver — Not necessarily. It depends on what the permit was purchased for. In these cases, it was siding and windows. That's all the permit was for—listed.

Mr. Paul — And isn't there—I'm thinking of a case we had earlier—if you don't have, is it sewer or water—I mean, I don't think you have to have electric, but is it if you don't have water, you can't be having people living there?

Mr. Oliver — Right.

Mrs. Harrington That's Omer, right?

Mr. Oliver Yes.

Mrs. Harrington For 17 years.

Mr. Oliver I've got another one posted right now over on—

Mr. Paul I don't know that we would necessarily need to enter those houses to determine if there is water service or not. That's probably something we can figure out.

Mr. Oliver Usually we get a call. It's a physical thing that a neighbor has seen, and we'll go out, "Oh, yeah, there's a problem"—you know, and then obviously we can check to see if they have water service.

Mr. Paul Uh-huh.

Mr. Denham What's the pleasure? Do we want to continue these or release them? I wouldn't mind at least continuing the 2767 that doesn't have the retaining wall yet, if he could fine-grade that and at least have it more of a general slope.

Mrs. Harrington Don't you think 609 looks like it was in the same condition?

Mr. Denham Yeah, but it's been—it's not as rough. At least it's--

Mrs. Harrington Yeah, it looks like this one was removed way before this one.

Mr. Denham Yeah.

Mr. Landrith The one down on the corner in that same block—

Mr. Denham Well, let's focus on these two. Let's get these over with.

Mr. Landrith Not me. We can do that whole side of the street.

Mr. Denham Yeah, that would be nice.

Mr. Landrith We saw that demonstrated this morning. They got a whole city block.

Mr. Denham Do we have a motion or any more comments on either of these?

Mr. Wilson I think I'm with you. I'd rather hold off on this 607 and continue that one on.

Mr. Denham Is that your motion?

Mr. Wilson **I make a motion that Item 2767 be retained on our agenda until the October 23rd meeting for a progress report and demolition hearing.**

Mr. Denham October?

Mr. Wilson **Yes.**

Mr. Denham Do I have a second?

Mrs. Harrington **Second.**

Mr. Denham **I have a motion by Mr. Wilson and a second by Mrs. Harrington that Item 2767, 607 North Pearl, be continued to our October—**

Mr. Oliver 23rd.

Mr. Denham **23rd meeting for a progress report and demolition. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.**

Ms. Champlin Did you say October or September?

Mr. Denham October.

Ms. Champlin October would be the 28th.

Mr. Denham **Okay. I'll amend that to be the 28th. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** What about Item 2768? There's not much reason to continue it that I see—just release it and wait until it comes back.

Mr. Wilson **Mr. Chairman, I make a motion that Item 2768, 609 North Pearl, be released from our agenda.**

Mrs. Harrington **Second.**

Mr. Denham **I have a motion by Mr. Wilson and a second by Mrs. Harrington that Item 2768, 609 North Pearl, be released from our agenda. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.**

ITEM 2758 **1116 E. HILL ST.**
OWNER: Isidro Ruiz
ADDRESS: P.O. Box 939 Neosho MO. 64850

"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2016 meeting for a "Demolition Hearing" and Progress Report (SIXTH TIME BEFORE THE BOARD)

Mr. Oliver — Alright, Item 2758—1116 East Hill. Mr. Ruiz came in and purchased his permit finally just this week. I've got down to continue it to October 28th to give him a couple of months to see if he makes some progress. I had a pretty good conversation with him. I had Soledad come up with—I was actually here when he came in, so she came up, and we all three kind of interpreted and talked. And I stressed to him that if he doesn't make progress, that this Board could revoke his permit and order it demolished. So he's been told that. It's up to you if you want to go 30, or what you'd like to do. I just made a note to give him a little bit.

Mrs. Harrington — Do you want to do 60, or do you want to do 30?

Mr. Oliver — I'd say 60. If he hasn't done anything, you all can—

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2758, at 1116 East Hill, be continued until October 28th for a demolition hearing and progress report.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Eastman that Item 2758, 1116 East Hill Street, be continued to our October 28th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.**

Mr. Oliver — The other three remaining—continue to September 23rd. That's 2776, 2777, and 2778.

ITEM 2776 — **1701 BIRD AVE.**
OWNER: Louise Fransham
ADDRESS: 116 W. 2ND St. Carthage MO. 64836
"Finding of fact Hearing" scheduled for this date"

ITEM 2777 — **914 W. 17TH ST.**
OWNER: Louise Fransham
ADDRESS: 116 W. 2ND St. Carthage MO. 64836
"Finding of fact Hearing" scheduled for this date"

ITEM 2778 **820 S. PICHER.**
OWNER: Michael & Vicki Banks
ADDRESS: 820 S. Picher Joplin MO. 64801
"Finding of fact Hearing" scheduled for this date"

Mr. Denham — Do we have a motion to continue the remaining items?

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2776, 1701 Bird; Item 2777, 914 West 17th Street; and Item 2778, 820 South Picher, be continued to our September 23rd meeting for a progress report and demolition hearing.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Landrith that Item 2776, 1701 Bird; Item 2777, 914 West 17th Street; and Item 2778, 820 South Picher, be continued to our September 23rd meeting for progress reports and demolition hearings. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** Any other business to come before the Board?

Mr. Oliver — No.

Mr. Denham — Do we have a motion to adjourn?

Mr. Wilson — **So moved.**

Mrs. Harrington — **Second.**

Mr. Denham — **All those in favor of adjournment, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.**

There being no further business to come before the Building Board of Appeals, the meeting stood adjourned at 11:05 a.m.

Approved _____
Kyle Denham, Chairman

Approved Susan E. Champlin
Susan E. Champlin, Notary Public

My Commission expires: November 18, 2016

STATE OF MISSOURI NOTARY SEAL
SUSAN E. CHAMPLIN
Notary Public
Jasper County
My Commission Expires
November 18, 2016
Commission # 12528995