JOPLIN | BUILDING BOARD OF APPEALS

Building Board of Appeals

Meeting Minutes

September 22, 2023

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on September 22, 2023.

Roll Call

Mr. Denham conducted a roll call. The following persons were present: Kyle Denham, Lance Windsor, Steve Brown, Christopher Tucker, Gary Duncan, Assistant City Attorney Jordan Paul, City Building Officials Jeff Oliver, Jeff Hadley, Bryan Wicklund and Administrative Assistants Vicky Copeland and Jo Anne Mergenthaler. The following persons were absent: Garret Wagner and Michael Wicklund.

Motion to Excuse

Mr. Duncan made a motion to excuse Mr. Garret Wagner and Mr. Michael Wicklund from the September 22, 2023, Building Board of Appeals Meeting. Mr. Brown seconded the motion. (5 Aye, 0 Nay, 2 Absent) Motion carried.

Approval of Minutes

Mr. Windsor made a motion to approve the Building Board of Appeals minutes from August 25, 2023, and Mr. Tucker seconded the motion. (5 Aye, 0 Nay, 2 Absent) Motion carried.

Continued Items

Item 2985, 130 S. Moffet Ave.

Wendy Stevens, owner of the property appeared. She stated the house was in her name and her son-in-law, Chad Wheelan. They bought the house together. She said the man committed suicide last Thursday. She had talked to his family, there was a lot going on, he had a lot of property. Everything was in his name and his name only. Obviously probate and family would get involved. She talked to them about the house. The agreement was between her and Chad and they have had it whatever. Once she gets the death certificate, she could go to the title company and his name should come off. They don't believe the biologic mother that he never had contact with was involved. They don't believe she would want anything. Whatever the case would be she would know in a week. However, she had known this man and his family for a long time, and they are pretty honest with him. She does not believe there are any issues. Moving forward does this slow her down, no it does not. They have cleaned up the site. She was still working on it and had made significant progress. She had an estimate for HVAC, electrical and plumbing it was under 1GC. The estimate was not what they discussed. About three times what they had discussed. So, she was not turning that in to get her building permit yet. She wanted some other folks. Unfortunately, she had to go to Illinois to identify the body. She did miss some appointments that day. She had rescheduled her appointments for next week to get some estimates in from different ones. So, the demolition was coming along. This life happenstance would not slow her down. She does not believe there would be any issues with it. Moving forward from there. That was where she was at now. She stated the Board may or may not have received their email if not she had photos right here. She said it was quite extensive what they had done. It was not just picking up papers off the floor and pulling down wallpaper. They have done extensive work on the house. Mr. Denham stated the Board appreciated her effort and work on the interior. He said this was the 15th time on the Board's agenda. He stated they would like to see this progress and a permit in place. Mr. Denham asked for any other questions or comments. **Mr. Tucker made a motion to continue Item 2985, 130 S. Moffet Ave. to the October 27, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Duncan. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 2986, 302 S. Connor Ave.

Item 2987, 306 ½ S. Connor Ave.

Levi Babb, Blue Shutter Investments, owner of the properties was not present. Mr. Oliver asked the Board to continue until next month's meeting. He stated the owner had continued to make progress. **Mr. Duncan made a motion to continue Item 2986, 302 S. Connor Ave. and Item 2987, 306 ½ S. Connor Ave. to the October 27, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3002, 301 S. Winfield Ave.

Ipolito Lopez, 301 S. Winfield Ave., Joplin, Missouri appeared on behalf of the property. Ms. Barbie Richardson, City of Joplin, acted in a giving capacity as interpreter for Mr. Lopez. Mr. Lopez stated he was waiting on the drawings and waiting on the health department to inspect the house. He had already paid for the drawings, and they will send an email to the City. He was still waiting. Mr. Oliver said he could attest that the owners have been working on the property. He stated some things have changed with the footprint. He believed Mr. Lopez was also working on a plot plan to be turned in with his permit. The permit was already in place, but he had changed the lay out. They have dug some footings; they have had to do some footing repairs as well. So, they have been out there and making progress. Mr. Denham asked if they were expanding the footprint of the building. Mr. Oliver stated yes on the backside. **Mr. Windsor made a motion to continue Item 3002, 301 S. Winfield Ave. to the October 27, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Brown. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3010, 1116 S. Jackson Ave.

Patrick Stone, owner of the property was not present. Mr. Oliver stated the owner had continued to make progress. He asked the Board to continue. **Mr. Duncan made a motion to continue Item 3010, 1116 S. Jackson Ave. to the October 27, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3011, 911 W. B St.

Phillip Bentz, Neosho, Missouri represented the property. Mr. Bentz stated the replacement windows had all been installed. Framing is 95% completed. He would probably call on Monday for an inspection. There was more rot on the seal plates and on the rim boards than expected. He had a plumber and an electrician lined up. Hopefully, they will get started as soon as the framing inspection is complete. Mr. Denham stated the next meeting was October 27th and asked what Mr. Bentz could have done before that meeting. Mr. Bentz said ideally, they would have the rough in, plumbing and electrical inspections completed by that time. Mr. Oliver said any of the floor framing needed to be inspected before covered up. They would want to see the wall framing and the ceiling joists that you may be repairing. **Mr. Windsor made a motion to continue Item 3011, 911 W. B St. to the October 27, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Duncan. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3015, 117 S. Byers Ave.
Item 3016, 121 S. Byers Ave.

Dustin Mellies, 1027 S. Main, Suite 330, Joplin, Missouri representative of the property was not present. Mr. Oliver stated a permit was in place and they have made progress. Mr. Oliver asked for a continuance. **Mr. Windsor made a motion to continue Item 3015, 117 S. Byers Ave. and Item 3016, 121 S. Byers Ave. to the October 27, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Duncan. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3026, 2611 S. Pearl Ave.
Item 3027, 2617 S. Pearl Ave.
Item 3028, 2621 S. Pearl Ave.

Jeremy Brown, 502 S. Pearl Ave. Joplin, Missouri, attorney, spoke on behalf of the properties. Mr. Denham asked for a progress report. Mr. Brown stated at the last meeting you asked for a waiver, and they have that signed and you wanted three things met. One was for the City to go out and inspect the property and he believed that had happened. Second, was for a structural engineer's contract and they have the report back so that has been provided. The main thing there was a concern the Board had about the zip sheathing. It was agreed that needed taken off and replaced so he believed that to be the plan to get accomplished. Thirdly, they have the contract for the civil engineer to deal with the water retention and lot split issues and the alley. The contract was in the works. They have met everything they told the Board they would

get done for this meeting. Mr. Brown stated he was optimistic they would be able to get a permit. Mr. Bryan Wicklund stated the parties did meet and a couple of the Building Inspectors met on the site and went inside the middle building. He stated anything that he saw that was questionable, Mr. Papen assured him the structural engineer would look at. He stated they would be doing a moisture test. He said he thought the letter that Mr. Brown had provided the Board from the architect and stamped by the structural engineer more or less addressed everything. The one item that was still floating out there that no one had addressed was the roof. He stated they asked Mr. Papen what the plan was for the roof. The roof had never been completed. When the modules were set there was a temporary roof put on. The modulars were never connected to each other at the roofline. Mr. Brian Wicklund stated that his understanding, he had not been on the roof, was that the ridge was open and allowed for water to get in the building. He said it had also allowed some water he was expecting to possibly effect the sheathing on the roof. He said he would be interested in the same engineer looking at the roof and coming up with a plan for that. He said he thought everyone's hope for this project was that the lots get completely cleared off and smoothed out with the buildings and slabs gone or a building permit issued and progress to be started quickly. Mr. Brian Wicklund stated just so there was no confusion he had asked most of the departments except for fire to provide a representative to make sure that everybody was on the same page and what we lacked before they actually issue a permit at this point. They will try not to get far into the weeds and the details, but he felt it was important that everyone here today was on the same page as far as are we ready to sell a permit. Mr. Tucker asked what time frame they were talking about. He stated this thing had sat out there for over a year with nothing going on and it was still sitting there. Neighbors have attended Board meetings and complained. Mr. Brown stated he wanted to address the roof first. He believed the engineer had looked at it and they can supplement the report if they need to. It was covered with ice and rain shield, so it was not like the sides that have been exposed to everything. He did not envision having to replace that, but they can get him to supplement the report. Mr. Papen stated he did say, just so we are 100% clear, he would remove the ice and rain that is on there and then he wanted to look at it again. Mr. Denham asked Mr. Bryan Wicklund if he had been on the second floor when he was in the building. Mr. Bryan Wicklund stated currently there was no access to the second floor. Mr. Denham asked if he could tell what any of the framing looked like. Mr. Bryan Wicklund stated no, currently there is no access to the second floor, and you could not tell the condition of the second floor. Mr. Papen stated they got up in there. Mr. Tucker asked if there was any warping of the wood. Mr. Bryan Wicklund stated so, the seal plate he was concerned about the condition of the seal plate running along the walls because he knew it had moisture. There wasn't really evidence that it was damaged. The engineer was going to run moisture tests on it and make recommendations on replacing that if needed. From what he saw there were some land beams that show

significant damage but his understanding those are temporary and not going to be a part of the framing once this was all complete. The framing of it with this engineer's report he was comfortable with it's not complete there was more framing that needed to be done but the stuff that was there he did not see any warping or swelling of the framing. Mr. Brown said to address your question David could tell you the timeline if a building permit gets issued what our next steps are. Mr. Papen stated they were ready to go. If the building permit was issued, he would feel comfortable about setting everything. Mr. Denham asked if he had actually purchased the property now. Mr. Papen stated no. Mr. Papen said they could not close until they solve this deal right here. The banks are not closing until we figure out how to solve this. No bank wants an impending demolition. Mr. Tucker asked for some type of verification from the bank. Mr. Papen stated he provided the approval letter at the last meeting. Mr. Papen said if the permit was issued and they have a strong outlook for the bank, they are ready to close now. They are ready to go. Mr. Bryan Wicklund stated so before the bank was not willing to proceed if it was on the agenda. He asked, that was not the case anymore. Now, they just want a building permit issued. Mr. Papen stated they needed to get the building permit and get going. He thought with the building permit they felt confident the permit carried the weight according to the regulations. He stated you have "X" amount of time to build it during that building permit. Mr. Denham asked how he would take out a building permit if he did not own the property. Mr. Papen stated he does it all the time. Mr. Denham stated you would be doing it as the former owner or the existing owner. Mr. Papen said he would be taking it out as the G.C. Mr. Brown stated his client owned the property and would sign what needed to be signed to get him as the general contractor at this point. Mr. Oliver asked if he had worked on a timeline if the permit was issued. Mr. Papen stated no, he had worked on it some and all the subs are hanging on to tomorrow, tomorrow, tomorrow because everyone said when you get your permit give us a call and we would be ready to roll. Then he would get a schedule and submit that back. He thought everyone would be comfortable then. Everyone had been tomorrow, tomorrow, tomorrow for a while. Mr. Paul said what seemed to be helpful was having concrete items to accomplish between last meeting and this meeting. He guessed his question for the Board was what would that list look like now and 30 days from now. Because right now the list was not well defined. Mr. Papen stated he thought the critical path was to get those three items completed for today. We could come up with a schedule after we get the permit. We would feel comfortable putting together a schedule at that time. Everything was based on that permit and when they get that done, they will set the schedule. Mr. Papen stated hopefully they could report back at the next meeting that they have a schedule to go forward. He said he was beyond ready to get this project going. It doesn't make us any money not happening but at the state it was in right now he could not risk setting all this out there until we get this resolved. Mr. Paul stated that by getting this resolved you were just talking about getting the building permit at this point, correct. Mr. Papen said having

the building permit, yes, and getting this Board where he knew he would not have to tear it down a week later. Mr. Paul stated sure, he just wanted to make sure they weren't talking about, it was a different conversation talking about just getting the building permit in place and asking the Board to get rid of the existing demolition order vs. asking the Board to drop it from the agenda. Those are all very different conversations. Mr. Paul stated he wanted to make sure they were talking about the same thing. Mr. Papen stated he definitely needed the demolition order, they needed to get rid of the demolition order, absolutely. He said he knew for sure they would not be able to close with that. Mr. Brown said that did not necessarily have to happen today. He stated that if they get the building permit done, he thinks the thought was if they got the building permit done then they could come back with a plan and have the contractors in line and maybe at that meeting discuss dropping the demolition order and moving forward. Mr. Paul stated but not from the agenda. Mr. Brown said he did not believe dropping it from the agenda, if the Board wanted to keep it on there and come back and report to you, he did not think that was a problem. Mr. Papen stated he did not think that was a problem, but he was not for sure for the bank. Mr. Brown stated it could be by the time they were ready to close it needed to be off. Mr. Brown said they have two more buildings to put on site that were basically ready off of site so those just need to be moved on and there is cleaning up this present building. As they get closer and yes when they were ready to close this item would need to be off the agenda all together. He thought the first step was getting the building permit and it sounded like they were close to that in a matter of weeks he assumed. Then they could report back and maybe had even started on a few things by the time they came back in 30 days. Mr. Tucker asked if there were pictures of the other buildings that were built off site. Were they similar to the building on site. Mr. Papen said do I have pictures, no, I don't have any pictures. They were inside a building in Neosho. Mr. Tucker said but you could send pictures to the City for proof that these other buildings are ready to go. Mr. Papen stated yes but everyone in the Building Department had seen these buildings. Mr. Tucker asked Mr. Bryan Wicklund if he had seen these buildings. Mr. Bryan Wicklund stated he had visited the plant, but he does not know which buildings he had seen. He is pretty confident that the ones on site on Pearl he had seen those. There were others that were being constructed. Mr. Denham stated there were some panels laying on the lot currently, are those new panels or for future use. Mr. Papen stated those were for the first floor. They were first floor panels. They elected to panelize them because they were not where he wanted them. Mr. Denham stated you submitted an agreement with a civil engineer this morning. He knew previously there was a civil engineer involved but he was assuming for the original permit. He thought they had discussed this once before but what was changing between the first civil and he assumed it was storm detention and this current one. Mr. Denham asked what was the plan on that. Mr. Papen stated they had not gotten into the weeds of all that yet. There was a part Owen left out that was directed by the City. But the time before with

the alley and storm water coming off the alley. It was not addressed with the first permit and for whatever reason they want that addressed in the plan. Owen could not touch this for 2-3 months so they went with Small Arrow, and they could get on it in a month. Mr. Papen stated that 2-3 months put them in a time where he did not want to be doing that work in 2-3 months. He needed to be doing the work right now. Mr. Brown asked Mr. Bryan Wicklund if he was correct that he would not need to have those plans finalized before you issue the building permit. As long as that is in the works you can issue the preliminary permit. But the certificate of occupancy and final stuff you would have to have the plans. Mr. Bryan Wicklund stated so that question was why he had the different representatives from the departments, and we could go through department by department and get very clear direction on what needs to happen before we issue the permit. He stated he could answer for the building department. He could not answer for Planning and Zoning and Engineering, but they were here to answer any questions. Mr. Brown stated that was what they needed clarity on because again we cannot start a timeline until we get the permit. We need to make sure all the hoops are done that we need to jump through to get the permit. Mr. Paul stated why don't we run through that real quick. We have department representatives that are here to talk from other departments. He said he was trying to keep a tab on what expectations were between now and then. It sounded like there are more steps involved on the building permit. Mr. Chris Parker, City of Joplin, Stormwater Engineering, Sewer, and Traffic Control spoke on his letter of deficiency. Mr. Parker stated paving the alley was a requirement. It had always been a requirement on 26th to the south end of the alley. Since the buildings would be using the alleys for residents so paving the alley. The stormwater detention was approved but they recently noticed when they relooked at the plans that the discharge pipe was going to discharge into the street on Pearl and there is a creek right there on the south side of the property. They need to see the pipe discharge into the ditch. At this point they were willing to accept a sketch. He stated he would be happy to meet with Mr. Papen or any contractor on site to look at the plans. Instead of the pipe going west it would go south at the same slope and same diameter. Mr. Tucker asked Mr. Parker if pre-tornado were these properties raised off the ground. Mr. Parker stated he did not know about that. Mr. Tucker said that was always his concern that after the tornado we did not bring back any raised properties and he always wondered about the runoff in that area. He stated that may be different from this. He was wondering why the City if that was the case never required when we came back pre-tornado a lot of these properties were elevated off the ground, right, you know what I am talking about. He stated now we have a land mass right here that isn't off the ground no more so that was what caused the water runoff. He stated right or am I wrong. Mr. Parker stated you mean raising the elevation of the site. Mr. Tucker said so pre-tornado a lot of these properties were raised up if he recalled. Mr. Parker stated he did not know that for this particular site. He said what caused the extra run-off was just changing the surface from grass to an impervious

surface. Mr. Tucker stated so regrading basically. Mr. Parker stated he did not know if any regrading of the site was done after the tornado. He did not know if that would have been part of that. Mr. Bryan Wicklund stated just one thing to clarify was Mr. Parker mentioned the alley being paved. Mr. Bryan Wicklund asked Mr. Parker if he anticipated the alley being paved before the permit was issued. He asked so what do we need addressing the pavement of the alley. Mr. Parker stated just show that you meet the thickness requirements and width requirements of the pavement. Mr. Bryan Wicklund stated so something on paper similar to what you were asking about the discharge on the stormwater. Mr. Parker stated correct. No further questions for Mr. Parker. Mr. Tyler Bellairs, City of Joplin, Planning and Zoning spoke on his letter of deficiency. Mr. Bellairs stated the LOD was issued on June 27, 2023, addressing lack of landscaping plan based on the submitted civil drawings. They would need to comply with Article 6 of the Planning and Zoning Code. He believed the last set of plans showed they were not utilizing detention on the southern portion. So, that was zoned R-1. They needed to see a buffer there for a type 2 between R-3 and R-1 residential, but he may be looking at a different set of plans. The last thing they were addressing was the trash enclosure was not screened so they needed to see that on the plans. Mr. Bellairs stated he never received a response. They had some indication that the number of units would be changed and that would affect the density and parking requirements. Mr. Denham asked if all the parking would be contained on site or would they be utilizing street parking as well. Mr. Bellairs stated when he reviewed what was submitted the amount of parking was sufficient for the number of units they had. Mr. Brown questioned to clarify are you asking for all of this to be done before a permit is issued. Mr. Bellairs stated that was correct, the building plans you submit to get the building permit would need to address these issues and concerns from Planning and Zoning. Mr. Bellairs stated the plans would need to be done by a state professional. Mr. Tucker asked if this had already been before Planning and Zoning and now it is back in Planning and Zoning. Mr. Bryan Wicklund stated he was not sure what he was referring to. This was not something that went to the Board. Planning and Zoning reviews every commercial building permit actually every new construction, residential as well. Mr. Tucker said that was what he meant. Did it go to their Board. Mr. Bryan Wicklund stated no, it won't. Mr. Bellairs stated this was not subject to any rezoning. Mr. Paul stated it just goes to the Planning Department. These plans were returned with a letter of deficiency. Mr. Bellairs stated that was correct and they were waiting to see revisions. Mr. Papen asked if this was something that was not in the first permit. Mr. Bellairs stated yes, the plans that were submitted that he reviewed. He said he could not speak about the first permit. He was not here when that was issued. This was what was discussed at the pre-development meeting, and he reviewed the new plans submitted and issued a LOD in June. No further questions for Mr. Bellairs. Mr. Bryan Wicklund stated as far as the Building Department goes the only outstanding item was, they need to know the name of the electrician, plumbers, heating and air, and sprinkler

contractors and make sure they are licensed with the City. Mr. Bryan Wicklund asked if he was correct in stating that. Mr. Rick Woods, City of Joplin, Building Department stated yes. Mr. Bryan Wicklund stated that was a quick rundown of what items they have to have before they are ready to issue the permit. Mr. Tucker asked are they going to require him even though it was a City easement to pave that alley way. Mr. Bryan Wicklund stated yes and the reason for that was the access to these apartments was not going to be off of Pearl, the main access was going to be the alley. Because of the increased traffic that was why they commonly require the developer to go ahead and improve it. Mr. Tucker asked so why was the old South Middle School lot there did they have to do the same thing. Mr. Bryan Wicklund stated he was not sure. Mr. Bryan Wicklund asked Mr. Parker. Mr. Tucker stated he could swear they just put gravel in and not asphalt. Mr. Tucker questioned why we would have one person do it and not require it on another development. Mr. Bryan Wicklund stated Mr. Parker could look into that and it was possible that they were required, and it was still an ongoing discussion. Mr. Paul stated so in terms again making everyone clear on expectations between now and next meeting we have walked through the building permit and a timeline being put together. He asked if the Board if they had any direction or other expectations, they want to see in the next 30 days. Mr. Denham asked if this satisfied everyone on the Board. Mr. Paul directed a question to Mr. Brown and asked if they had any questions. Mr. Brown stated so on the engineer and stormwater sketch the discharge needs to go to the ditch and show they were going to meet the thickness and width requirement of the alley. Planning and Zoning needed an architectural sketch with a landscaping plan and a trash enclosure on the plan. A question on the R-1 to R-3 buffer. Mr. Brown stated he was assuming what Mr. Bryan Wicklund needed was the names of contractors on the permit application. Mr. Bryan Wicklund stated they had been unknown up to this point. With those things most of those things are in their control. They would meet with those folks ASAP and hopefully would have a permit next time they come back. Mr. Duncan asked if the Board was still taking all three of these together or are they just talking about the one that has the building on it. Mr. Paul stated he thought this whole conversation had mostly been in the context of all this being one site plan, right. Mr. Brown stated they only had one demolition order if he remembered correctly but the intent was to get the other two buildings on. Mr. Paul said they had been talking about for instance the landscaping and trash screening and the alley. That applied to all of them. Mr. Bryan Wicklund stated correct, but they had not received building plans on the other two buildings because they had been changed. Mr. Papen said he thought Dwight had updated those plans and he would get them over to them. Mr. Bryan Wicklund stated okay, we have not received them. Mr. Papen stated okay. Mr. Denham stated but the permit would be for the three buildings shown on this drawing. Mr. Bryan Wicklund stated it was three separate permits. Mr. Denham stated but that was what they were talking about not just for building two but buildings one, two and three. Mr. Bryan Wicklund stated yes and that was why he added they have not received

construction plans on building one or building three yet. Mr. Duncan said his question was simple. If all of that does not get done, does it all stop yet or can one be approved to go forward. Mr. Bryan Wicklund stated they could issue the building permit for building two if all of these items discussed today are addressed. Because the zoning and engineering comments were for the whole site. And then they could issue building one and building three later once we get those plans if needed. Mr. Papen stated he would prefer to get the plans they are missing at the first of the week and get the permits issued at the same time. He said it was not cost effective for him to work on that one building. And he needed to get out there and put fences up. He has already had the wire taken up once. He needed to protect the site. They have cameras and power out there now. Mr. Paul stated he thought everyone would prefer they were all done at the same time. Mr. Tucker asked if the demolition order on the one property had been approved by Council and have, we already bid demolition on this property. He said is this not a concern. Mr. Paul did not think this matter had gone before the Council. Mr. Bryan Wicklund stated it had not. Mr. Paul said he believed they hoped there was another meeting or two and there was enough progress that it gets dropped or released so they could close on it. That is their goal, and we could see if we can get there or not. Mr. Papen stated his hope was that before the next meeting they have a permit, and they can close the first week of November. That was what the bank wanted to do and that was what they wanted to do. Mr. William Kunce, 2630 S. Wall, Joplin, Missouri. Mr. Kunce stated he thought this item had already been voted on and approved for demolition. Mr. Denham stated it was voted on previously and at the last meeting a stay was put on the demolition. Maybe it was two meetings ago. Mr. Kunce stated it was the last meeting. Mr. Kunce asked how that worked. He does not understand. Mr. Paul stated from a legal perspective it was not uncommon after a demolition order had been entered sometimes the owner comes back afterward and asked the Board if there was anything they could do to get the Board to reconsider the decision. The Board still has the authority to do that and at the last meeting the Board put a stay on it subject to some very specific things being done. Mr. Kunce said so the decision does not matter. Mr. Paul stated no, it does matter but the Board still has the authority to do what it thinks is the best thing to do. Here, they said we want you to do some very specific things between now and the next 30 days which included getting these structural engineer reports, contracts for civil and stormwater engineering and if those things were not met today the Board would have proceeded. If they had not been met and this whole conversation, they have been having today as to what are the concrete expectations for the next 30 days and if those things are not done then he thought the Board would go back to the demolition order. Mr. Kunce said he wanted to make sure everyone was clear that it had been longer than a year. The building had sat there for over 3 years. Mr. Tucker stated the Board was very clear on that. Mr. Kunce said okay. Mr. Tucker stated he thought everyone present had good intentions. He said once it is built it would only raise his property value. Mr. Tucker stated he thought he

knew where he lived. Mr. Kunce stated if he lived long enough. Mr. Tucker stated it was understandable. Mr. Papen asked if he was the neighbor to the south. Mr. Kunce stated it did not matter; it had been there. He said he was just curious about how the process worked. Mr. Tucker said just for the record could you give your name and address. Mr. Kunce stated it was written on the sign in sheet. He said he was not hiding from anyone. These were just simple questions. He was not adversarial. He was just a neighbor. He stated he had lived in Joplin his whole life. He was proud of his city. He volunteered Little League. He was all about being civil and his neighborhood also. He was just c'mon. Mr. Tucker said he agreed. Mr. Denham said they appreciated him coming in and he understood the neighborhood frustration. Mr. Kunce stated he wasn't there to fight. Mr. Denham said he understood. **Mr. Tucker made a motion to continue Item 3026, 2611 S. Pearl Ave., Item 3027, 2617 S. Pearl Ave., Item 3028, 2621 S. Pearl Ave. to the October 27, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3029, 508 N. Cox Ave.

David Latham, owner of the property was present. Mr. Oliver stated this property previously had a demolition order and a stay was granted in August 2023. Mr. Latham stated right now he was at the demolition stage. He had completely gutted the property. They were at the point now they were starting the floors of the structure. They have started working on ½ of the floor. Now they are back to taking up the entire floor and put in new mud flaps. He spoke with Mr. Oliver and Mr. Oliver told him about anchor bolts which he did not know anything about. Mr. Latham was not familiar with City code. He stated it was completely gutted right now. He had removed the big shed in the back. He was working on the camper. He did not want to throw their stuff away, so he was giving them a little time to get it. The camper had flat tires; one was busted. He stated they were finishing demolishing it. They have started new floors, mud flaps and seal plates. Mr. Oliver stated he was okay to gut it without a permit but don't start putting anything back until you pull a permit so we can get it inspected. Mr. Latham stated he spoke with the general contractor. He was supposed to meet with him today to get the paperwork. Mr. Oliver asked if he had come up with any numbers. Have you discussed what he was going to charge you. He asked for electrical and plumbing quotes. Mr. Latham stated no, the general contractor wants to work with him as far as the labor on it. He said there was not really going to be a labor fee. He stated the contractor told him if he bought the material, he would provide the labor and then when the house sold, they would talk about the percentage he would make back on it for his labor time. Mr. Oliver said so you are going into this without really knowing what the cost was going to be. Mr. Latham stated yes, you can say that. Mr. Tucker stated it

sounded like a flip. Mr. Oliver stated it sounded risky to him. Mr. Denham said so you have been talking to a general contractor but not an electrician or a plumber. He asked if the general contractor would have the electrician and plumber under his work. Mr. Latham stated yes sir and he is licensed and bonded in Joplin. Mr. Oliver asked the name of the general contractor. Mr. Latham stated People Plus Industries. Mr. Oliver asked Mr. Bryan Wicklund to look them up. Mr. Oliver asked Mr. Latham if he felt comfortable that he would be able to see this project thru financially. Mr. Latham stated yes sir. He said they should have the floors done by the time of the next meeting. He stated that was his plan and then move up to the framing, bracing, and then put the roof on. Mr. Tucker asked Mr. Oliver if he had seen inside this structure. Mr. Oliver stated he had but not since he had done more demolition. Mr. Denham asked if he was talking about floor framing, floor joists. Mr. Oliver said yes there were two large areas that were in pretty bad shape. The discussion was that it was best to just rip it all out. Mr. Denham asked how he was supporting the walls. Mr. Oliver said temporarily with some beams going up. Mr. Denham questioned the wind resistance the way it was sitting now, and he advised Mr. Latham he needed to get on it. Mr. Denham warned Mr. Latham that with no floor framing he had left his house vulnerable. Mr. Latham stated the floor was still there. Mr. Denham stated he thought Mr. Latham said he removed the entire floor. Mr. Latham said no only ½ of the floor. Mr. Bryan Wicklund stated yes, Peoples Plus was currently licensed as a contractor. Mr. Denham asked Mr. Latham if he said he would be in today to obtain the permit. They will need to know who the electrician and plumber are at that time as well. Mr. Latham stated he said they have all the licensing and stuff. Mr. Tucker asked if they had their plumbing license as well. Mr. Bryan Wicklund stated it appeared as though his sub-contractor's license his business license was active, but his master electrician and master plumber license has not been renewed. He stated he believed there were some things he needed to do with the Finance Department before they would be able to issue him a permit. Mr. Oliver asked Mr. Latham if he understood. Mr. Latham understood. Mr. Oliver stated they would not be able to issue the permit until he comes in and updated that. Mr. Denham said or get another sub. Mr. Denham asked if there were any other questions or comments. **Mr. Tucker made a motion to continue Item 3029, 508 N. Cox Ave. to the October 27, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Duncan. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3030, 1010 E. 20th St.

C. Allyn Burt, 1010 E. 20th St. Joplin, Missouri, owner of the property was present. Mr. Burt stated they got the windows in two weeks ago and they were installed last week. They only had one mistake. One window was broken. They were elated and

celebrating. Other than that, they were moving forward. They were getting everything in a row. They will be doing the work and moving back in. Mr. Denham asked what he thought would happen between now and the next meeting. Mr. Burt stated he had no idea with things the way they were. As far as what. Moving back in. Mr. Denham said as far as the work, the electrician. Mr. Burt stated they had already started. They were cleaning. They had a lot of graffiti, but they were looking at putting a fence around it just because of the issues they had. Obviously. Yes, they already have the plans. There were a few things they were looking at. They were looking at elevators right now. They have to put one in. Bryan had mentioned some options they have there. That was where they were at. Mr. Bryan Wicklund stated they had issued a permit to go ahead and finish the inside. He said he had hoped to see more activity there on site than they have seen so far but he understood everyone was waiting on the windows. He was happy the windows were finally in and had been replaced. He said the best way to keep them from getting broken out again was to have people there working. Mr. Tucker asked if this was still considered a dangerous building. Mr. Bryan Wicklund stated it was up to the Board, but it did qualify as a dangerous building. It was no longer open to unauthorized entry, which was always one of the biggest concerns, but it was not occupiable space. There was a lot of work to be done on the inside. Mr. Burt stated they had already been working on the mold removal so a lot of that was the activity going on. Mr. Tucker asked for a timeline. Mr. Burt said as soon as possible. Obviously, this was strange times. Every time they order something it seemed like they were at the mercy of this crazy system that was going on. But they do homes mainly and when you get into the commercial side of it, it was a little different but not that much. He said so yeah, they were interested in getting it done. Mr. Duncan said so you mentioned a fence. Is that a maybe or is that definite. Mr. Burt stated they had not been able to find vendors who do that. Temporarily they had thought of doing it themselves and using it in other jobs that they have. So, it was a good possibility. The property had been sitting vacant for quite a while. Mr. Duncan stated that if someone was not in the building then a fence makes sense because you are vulnerable there. Mr. Burt stated correct. Mr. Burt said everything would be moving forward. Mr. Denham asked Mr. Brian Wicklund if the permit had been issued and the elevator issues would be resolved in the future. Mr. Brian Wicklund stated so the plans show an elevator, but they do not have the details on the type and the exact elevator documents. Mr. Burt was working on the options. Mr. Bryan Wicklund stated there was an elevator required. There were options and some were definitely more expensive than others. That was being explored. Mr. Denham asked for any other questions or comments. Mr. Denham stated the Board was glad to see the windows in, but they would like to see more progress between now and the next meeting. Mr. Burt said he would too. Mr. Burt asked if he needed to come back. He stated he had never had that on a building permit. Mr. Denham stated it would stay on the agenda for now. He advised Mr. Burt that if he communicated with Bryan or Jeff he would not have to come back, it was up to him, but it would remain on

the agenda as far as he was concerned. Mr. Burt asked why that would be. He did not understand. Mr. Windsor advised it was still considered a dangerous building. Mr. Burt said, it was. Mr. Windsor said yes it was. Mr. Burt said, why it remained locked up and the windows had been repaired. Mr. Bryan Wicklund said so the dangerous building definition like he said the key ones they look at was open to unauthorized entry, broken windows, and things like that. The building was in good shape exterior wise. There were also definitions of a dangerous building anytime the electrical systems been removed or damaged or the plumbing systems had been removed or damaged. It had not passed a framing inspection yet. Those kinds of things would be addressed throughout the building process and are covered with a building permit, but they also meet the definition of a dangerous building. Mr. Burt stated he disagreed. He said the building had been there for seven years or ten years now with no issues whatsoever. Mr. Bryan Wicklund stated you do not disagree the electrical had been removed, the plumbing had been removed, the framing still needed to be worked on. Mr. Burt said no he disagreed with the dangerous building. Why would it be dangerous if there was no electrical or anything. Mr. Bryan Wicklund stated he did not make the definitions that was just what they were. Mr. Burt stated he understood that. He was saying to him it was a construction project. That was pretty much what it was. Mr. Windsor stated they still needed to follow the rules in place by the City. Those rules were still in place, and they did not make the rules, but those rules were still in place. As long as they were they had to follow those which means the building still had to remain on the dangerous building list. Mr. Burt said once again he disagreed. Mr. Windsor said disagree or not that was the truth. Mr. Burt stated so were we waiting for two months like last time or are you doing this every month. Mr. Windsor stated he would advise him to come in every month or relay information to Mr. Bryan Wicklund or Mr. Jeff Oliver about what was going on, so the Board had notice of some progress. Mr. Windsor stated as long as they see progress and moving forward the Board would continue to keep this on their list. Mr. Brown stated Mr. Burt could send a representative or communicate via email with Mr. Oliver. Communication was the key. Mr. Burt said okay. It was the consensus of the Board to keep the property on a monthly basis. **Mr. Tucker made a motion to continue Item 3030, 1010 E. 20th St. to the October 27, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3033, 1010 W. 3rd St.

Lance Ledford, Ledford Construction representative of the property was not present. Mr. Oliver stated he believed they were still progressing through getting everything in order to pull their permits. Mr. Oliver asked the Board to continue. **Mr. Tucker made a motion to continue Item 3033, 1010 W. 3rd St. to the October 27, 2023,**

Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay, 2 Absent) Motion carried.

Item 3039, 810 W. 17th St.

The owner of the property was not present. Mr. Oliver stated he did receive an email from the owner this week. They have actually started on the property with a permit in place. Mr. Oliver asked the Board to continue. **Mr. Windsor made a motion to continue Item 3039, 810 W. 17th St. to the October 27, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Duncan. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3046, 221 S. Pearl Ave.

The owner of the property was not present. **Motion to hold a Demolition Hearing on Item 3046, 221 S. Pearl Ave. made by Mr. Windsor. Seconded by Mr. Brown. (5 Aye, 0 Nay, 2 Absent) Motion carried.** Mr. Paul called Mr. Jeff Oliver, Building Inspector City of Joplin to testify. The oath was administered by Ms. Copeland. Mr. Paul questioned Mr. Oliver if he had the opportunity to inspect the property at issue and show reasonable likeness for the matter at issue. Mr. Oliver stated yes, he had inspected the property and it does qualify for demolition, and that can be seen in the photographs. (Exhibit 1.1 and 1.2) Exhibit 1.1 was taken on March 28, 2023, the date the property was posted. Photograph shows placard. Exhibit 1.2 was taken on September 21, 2023. Mr. Paul stated the photographs reflect the current condition of the residence. Mr. Oliver stated he had posted the property and it is reflected in the photographs. Mr. Oliver explained that he had a title search done using Great American Title showing Greencell US, LLC as owners of the property. (Exhibit 2) Mr. Oliver stated he sent certified letters to the owners in Cape Girardeau, Missouri and he did not have a signed receipt for one letter. (Exhibit 3) Mr. Oliver stated he sent certified letters to BBG Corporation, 201 N. Wall, Joplin, Missouri. He does not have a signed receipt for that letter. BBG Corporation was a lienholder on the property. (Exhibit 4) Mr. Oliver stated this item was advertised in the Joplin Globe with the publication dates of August 3, August 10, August 17, and August 24, 2023 (Exhibit 5) Mr. Oliver expressed that he had based his opinions off the Code of Ordinances with sub-section line 6. Mr. Oliver stated that in his professional opinion, he would recommend demolition of the structure. **Motion Item 3046, 221 S. Pearl Ave. be declared a dangerous building in accordance with the Joplin Code of Ordinances and so ordered to be demolished including any outbuildings and any storm shelters and**

ordered to be vacated made by Mr. Duncan. Seconded by Mr. Tucker. (5 Aye, 0 Nay, 2 Absent) Motion carried.

Item 3047, 2701 W. D St.

The owner of the property was not present. **Motion to hold a Demolition Hearing on Item 3047, 2701 W. D St. made by Mr. Windsor. Seconded by Mr. Brown. (5 Aye, 0 Nay, 2 Absent) Motion carried.** Mr. Paul called Mr. Jeff Oliver, Building Inspector City of Joplin to testify. Mr. Paul questioned Mr. Oliver if he had the opportunity to inspect the property at issue and show reasonable likeness for the matter at issue. Mr. Oliver stated yes, he had inspected the property and it does qualify for demolition, and that can be seen in the photographs. (Exhibit 1.1 and 1.2) Exhibit 1.1 was taken on June 28, 2023, the date the property was posted. Photograph shows placard. Exhibit 1.2 was taken on September 21, 2023. Mr. Paul stated the photographs reflect the current condition of the residence. Mr. Oliver stated he had posted the property and it is reflected in the photographs. Mr. Oliver explained that he had a title search done using Great American Title showing Ramona J. Couch as owner of the property. (Exhibit 2) Mr. Oliver stated he sent certified letters to the owner at 2703 W. D St. (Exhibit 3) Mr. Paul stated to be clear they used that address because that was where the property taxes for 2701 W. D St. goes. Also, to be clear the title company researched and the property next door to the west of this property and the property used to be held in common ownership. Mr. Paul stated that some point between an interfamily transfer the lots for this particular tract got left off the transfer. He stated that was why when they took the property to the west a couple of months ago it was in Ramona's name and this one was still in Bill & Martha Couch's name. They believed Ramona to be a descendant of Bill and continued to pay the property taxes and so forth. It was just that those lots were left off. Mr. Oliver stated the property to the west had been demolished. Mr. Oliver stated this item was advertised in the Joplin Globe with the publication dates of August 3, August 10, August 17, and August 24, 2023 (Exhibit 4) Mr. Oliver expressed that he had based his opinions off the Code of Ordinances with sub-section line 10, 12, 16, and 18. Mr. Oliver stated that in his professional opinion, he would recommend demolition of the structure. **Motion Item 3047, 2701 W. D St. be declared a dangerous building in accordance with the Joplin Code of Ordinances and so ordered to be demolished including any outbuildings and any storm shelters and ordered to be vacated made by Mr. Windsor. Seconded by Mr. Tucker. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3048, 404 S. Moffet Ave.

Tevalan Eleuterio, spoke on behalf of the property. Mr. Eleuterio stated he just received a letter advising him the house was on the Board already. He lives in Seattle Washington, so he is not around here. He said when he bought the property it doesn't include the house. His plans were to do the remodel, but he was short on money at this time, and he was waiting to have enough money to hire an electrician and a plumber. All the rest of the inside he was planning on doing it on his own. He had been working for 15 years on remodeling houses. So, that was his plan but now he heard his house was on the Board to be demolished at some point. He was wondering how much time the Board was going to give him to finish the remodeling. If he had time to do it, he would like to do it. Mr. Denham asked if he had even started the remodeling. Mr. Eleuterio stated no. Mr. Denham asked if he had met with anyone from the City to see what would be required to get it off the Board's Agenda. Mr. Eleuterio stated that was why he was here now. He said he was going to apply for a permit but since he was living in Seattle he just got here yesterday. He had not done anything yet. Mr. Denham stated last month someone came in and spoke on behalf of the property and asked if that was a relative of his. Mr. Eleuterio stated yes, that was my cousin, and he bought the property from her. Mr. Denham asked when he purchased the property. Mr. Eleuterio stated it was in July. Mr. Tucker asked if the property which was located in Murphysburg district had been declared an historic site. Mr. Oliver stated he did not know if the property was on the list, but he had been out to the site with his relative and he believed he had spoken to Mr. Eleuterio on the phone that day. Mr. Oliver stated it was up to the Board if they wanted to continue this item and give him the opportunity to get a permit. Mr. Oliver asked Mr. Eleuterio when he got in town and if he had the chance to view the property. Mr. Eleuterio stated yes. Mr. Oliver asked his thoughts on the bricks pulling away. Mr. Eleuterio stated the inside and the wood was looking good but the bricks all around were bad. His plan was to remove all the bricks as soon as he got the permit. He would start from there and it would need some leveling. He needed to bring forth the footing. Mr. Oliver asked if he thought it was financially worth it. He asked if he thought the house would be worth putting so much money into. Mr. Eleuterio stated he would need to put some numbers he would need to call the electrician and the plumber. He would see how far his budget will go. He would start from there and if it was not possible, he may consider selling the property the way it is. Mr. Eleuterio would like to know how much he would be charged for demolition if that was going to happen. Mr. Oliver stated the City would bid that out. There are multiple companies that usually bid on them when the Board orders a property demolished. Mr. Oliver stated he could estimate the cost, but it was a large structure. He would estimate somewhere around $9,000.00. Mr. Eleuterio stated he was here right now to do some numbers. He was here to call a plumber and an electrician. He would see how much it would be. He said if he was going to do all the interior on his own it was going to be slow, and he did not know how much time the Board was going to give him. Mr. Oliver

stated so, if you pull a permit and those permits are typically good for a year and as long as you are making good steady progress everybody would work with you. If you pull the permit and it sat there for six months and nothing was done the Board could revoke the permit and pursue a demolition. Mr. Oliver stated they did not want the structure to sit there in this condition for months. Mr. Oliver said they were unable to get inside that day when they visited with his relative, but he believed there were some footing and foundation issues that he would need to address. He stated he would need to take that into consideration when he was putting the numbers together on how much this was going to cost to repair. Mr. Eleuterio stated he had been underneath there, and he noticed that the rims were not good anymore and would need to be reinforced. He asked if the City had time to walk through the structure with him and tell him what was needed. Mr. Oliver asked how long he would be in town. Mr. Eleuterio stated two months. Mr. Oliver stated absolutely. They could do a consult. It would be nice to get inside and look at it. Mr. Oliver advised him to go to the fourth floor after the meeting and schedule a consult for an inspection on his property. They could set it up for next week on whatever day. Mr. Eleuterio stated okay, and we can come out and walk through it again. Mr. Oliver advised him to get his numbers together and contact an electrician and a plumber. Mr. Eleuterio said he had some contacts. He would start doing that tomorrow or Monday morning. Mr. Oliver stated he knew that took some time, but we do not want to be back here in three months, and you still do not have any numbers together. Mr. Denham stated he would like to see something by next meeting. He said this was our second meeting and we still do not have any progress since the last meeting. He stated they could not sit back and let this property go on like this. Mr. Denham asked for a game plan, timeline, and a budget by next Board meeting. He said maybe even a permit or know if you are even going to proceed with the project. That was what the Board wanted to see. Mr. Eleuterio stated okay. Mr. Denham stated he agreed with Mr. Brown that they would love to see this house saved but it was going to take some effort and money. It was an interesting house and in an interesting neighborhood. Mr. Oliver suggested to Mr. Eleuterio that he have a masonry come in and look at the brick and get a number from someone on what the costs would be to repair those areas where it was failing. Mr. Eleuterio stated if he took the bricks down, he would have to put them back up because he could not change to siding or does it have to be bricks. Mr. Oliver stated he thought he could put up siding, but they would need to look into whether this home was in the Murphysburg addition and if there were restrictions. Mr. Oliver was not familiar with the restrictions but stated they could look into that for him. Mr. Eleuterio thanked the Board and stated he would start working on it. He stated maybe at the next meeting he could have everything ready and a final decision. **Mr. Tucker made a motion to continue Item 3048, 404 S. Moffet Ave. to the October 27, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Duncan. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3049, 1107 E. 34th St.

The owner of the property was not present. The owner of the property was not present. **Motion to hold a Demolition Hearing on Item 3049, 1107 E. 34th St. made by Mr. Windsor. Seconded by Mr. Duncan. (5 Aye, 0 Nay, 2 Absent) Motion carried.** Mr. Paul called Mr. Jeff Oliver, Building Inspector City of Joplin to testify. Mr. Paul questioned Mr. Oliver if he had the opportunity to inspect the property at issue and show reasonable likeness for the matter at issue. Mr. Oliver stated yes, he had inspected the property and it does qualify for demolition, and that can be seen in the photographs. (Exhibit 1.1 and 1.2) Exhibit 1.1 was taken on July 17, 2023, the date the property was posted. Photograph shows placard. Exhibit 1.2 was taken on September 21, 2023. Mr. Paul stated the photographs reflect the current condition of the residence. Mr. Oliver stated he had posted the property and it is reflected in the photographs. Mr. Oliver explained that he had a title search done using Great American Title showing Ann Gilliam as owner of the property. (Exhibit 2) Mr. Oliver stated he sent certified letters to the owner, and he did have a signed receipt for one letter. (Exhibit 3) Mr. Oliver stated this item was advertised in the Joplin Globe with the publication dates of August 31, September 7, September 14, and September 21, 2023 (Exhibit 4) Mr. Oliver expressed that he had based his opinions off the Code of Ordinances with sub-section line 6. Mr. Oliver stated that in his professional opinion, he would recommend demolition of the structure. **Motion Item 3049, 1107 E. 34th St. be declared a dangerous building in accordance with the Joplin Code of Ordinances and so ordered to be demolished including any outbuildings and any storm shelters and ordered to be vacated made by Mr. Windsor. Seconded by Mr. Brown. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

New Business

Item 3050, 1202 S. Jackson Ave.

The owner of the property was not present. Mr. Oliver stated he had been contacted by the owner and Mr. Oliver believed his intention was to sell the property. **Mr. Tucker made a motion to continue Item 3050, 1202 S. Jackson Ave. to the October 27, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Duncan. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3051, 2131 Nashville Ave.

The owner of the property was not present. Mr. Oliver stated this property had been an issue for the City for many years. There would be a couple of times the owner would do just enough to keep if from getting to this point. Currently, the property was occupied. There is no electricity or water on site at this location. **Mr. Duncan made a motion to continue Item 3051, 2131 Nashville Ave. to the October 27, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3052, 1105 S. Indiana Ave.

The owner of the property was not present. Mr. Oliver stated he met with a man on site that he believed he was buying the property on a contract for deed from the owner listed. He said once they had the onsite visit, he believed this man was throwing his hands up and walking away from it. Hopefully, this item will be ready for a hearing next month. **Mr. Tucker made a motion to continue Item 3052, 1105 S. Indiana Ave. to the October 27, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Item 3053, 926 S. Chestnut Ave.

The owner of the property was not present. Mr. Oliver stated this was a property that he had posted a few years back, it never made it to the Board. The owners bought a permit, got started on it and he guessed they walked away from it. Mr. Oliver believed there was a new owner. He does not know when he actually purchased the property, but it had been sitting for some time again. Mr. Oliver said he reposted it. **Mr. Duncan made a motion to continue Item 3053, 926 S. Chestnut Ave. to the October 27, 2023, Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (5 Aye, 0 Nay, 2 Absent) Motion carried.**

Mr. Brown made a motion to adjourn the meeting. Seconded by Mr. Windsor. (5 Aye, 0 Nay, 2 Absent) Motion carried.

Approved _____

Mr. Kyle Denham, Chairman

Approved Vicky Lynn Copeland

Vicky Lynn Copeland, Notary Public

My commission expires: May 22, 2026

VICKY LYNN COPELAND
Notary Public - Notary Seal
STATE OF MISSOURI
Newton County
Commission Expires 05/22/2026
Commission Number #09804844