MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
SEPTEMBER 28, 2018
9:00 AM

Ervin Wilson, Chairman, called the September 28, 2018 Building Board of Appeals meeting to order with the following Board members present: Mark Callihan, Rylee Hartwell, Ervin Wilson, Curtis Ledford, Crystal Harrington, William Tylle. City Officials present: Jordan Paul, Assistant City Attorney, Bryan Wicklund, Building Specialist, Jeff Oliver, Building Inspector and Bet Willhite, Notary Public.

Mr Wilson	We will call this meeting Building Board of Appeals for Friday, September 28th to order. And, the first order of business is roll call.
Ms Willhite	Excuse me, Mr Wilson, we can't hear you in the mic' at all.
Mr Wilson	Is that better?
Ms Willhite	Better. Thank you.
Mr Wilson	First roll call, Mrs Harrington?
Mrs Harrington	Here.
Mr Wilson	Mr Tylle?
Mr Tylle	Here.
Mr Wilson	Mr Callihan?
Mr Callihan	Here.
Mr Wilson	Mr Hartwell?
Mr Hartwell	Here.
Mr Wilson	Mr Ledford
Mr Ledford	Here.
Mr Wilson	Kay', we don't have the minutes to review this morning so, we will skip that portion. Okay, if you want to come forward to the podium speak into the mic' please and give us your name and address and the item number that you're speaking on.

ITEM # 2836	**1308 S SERGEANT AVE** **OWNER: Ethan Turner** **ADDRESS: 1308 S Sergeant Ave, Joplin, MO 64801** **Ordered demolished at the May 23, 2018 meeting. Continued from the August 27, 2018 meeting.**
Mr Turner	My name is Ethan Turner, I am here on 1308 S Sergeant Ave.
Mr Wilson	Item number 2836? So, have you made any improvements er'…?
Mr Turner	Uh, we are still in the tear out process now, I have, uh, crew of two guys over there doing tear out right now, um, still waiting on a loan closing, uh, wound up going under an audit with the bank because of the amount we have borrowed with them but I brought with me the approval letter that I have that was issued two days ago by the bank, uh, that's what I am waiting on to get full contract crew over there. So, right now we are still in tear out process.
Mr Wilson	Questions from the board?
Mrs Harrington	Have you been by there, Jeff?
Mr Oliver	I have, and, uh, can't see the inside I haven't got out and looked in the windows or anything but there is a dumpster there. Um, I don't know how often anybody has been showing up, I know your grass got pretty high.
Mr Turner	Yeah.
Mr Oliver	I had a mowing crew that…
Mr Turner	Looks like nobody's been there.
Mr Turner	Well, I had a mowing crew that I was paying, they stop going over there on us. I don't know if they went out of business or what, so, uh, I got a letter from the city about the grass and, um, I got a crew of two guys that started Monday over there and which I'm paying for out of my own pocket, which is a separate, this is a business deal but a show of good faith, what have you. Been payin' them out of my pocket to get them over there, they are the ones that mowed the grass. Um, my banker told me that we were going to close on the 15th of last month and because of what our LLC has barrowed at the bank, uh, we've reached a certain threshold where they had to do an audit of our books and all members of the LLC and everything before we could move forward with this one. The latest update I had was that it's all good to go and now they are just writing up the loan documents, so, should be any minute now and then I can get an actual construction crew out there

to finish the project. Interior work, I mean, there is a little bit left to do on the back side of the exterior, other than that it's all interior work. Um, I've spoken to all of the neighbors and nobody has any issues with the property anymore, with the remodel work on the outside it's one of the nicer houses on the block, so....

Mrs Harrington — Except the grass.

Mr Turner — Well, it's taken....

Mrs Harrington — The neighbors probably didn't appreciate the grass, right?

Mr Turner — I would think so. It's been taken care of since, en' ...

Mrs Harrington — Well, that's not our deal but, um, uh, you know I watch these pretty closely when we have already ordered them demolished and I'm most anxious to see that you are moving along with, uh, ...

Mr Turner — Sure.

Mrs Harrington — You know, with a pretty immediate goal. So, what's your goal if we give you another 30 days, what's your goal between now and then?

Mr Turner — My goal between now and then is to have all the tear out done, If I have to pay for that myself er' can get it done on the loan, close on the construction loan that I have and get a construction crew over there to, uh, have mostly, the exterior will be done for sure by the next meeting, uh, hopefully have most of the interior work done. I mean, I'm paying the mortgage on it and everything I've got to get a renter in there, so, my goal is to get it completed.

Mrs Harrington — Uh, I, I, apologize to have to have you refresh my memory but how much of what we were looking at was interior, Jeff?

Mr Oliver — Well, he's gutted quite a bit of it since I've saw it, so...

Mrs Harrington — So, so, he's got, I mean we are going to watch him complete this project?

Mr Oliver — That's up to you guys.

Mrs Harrington — Was that, was that our goal last time? I was gone last month, so I don't know what kind of criteria you all...

Mr Oliver — Well, that's up to you if you want to see it through till the end, um, I guess in some cases the board has done that. (Unable to transcribe)

Mr Turner — That would be my question is with, if I get the exterior finished and it's secure, which it's already secure it's just a little bit of roof work, uh, on the back porch of the house will be done, can we remove it from the tear down list?

Mr Hartwell — Well, I'm certainly concerned that it's been, it seemed, seems as though you went really quick at the beginning…

Mr Turner — Mhmm…

Mr Hartwell — Right? And, I don't know where you got that money from, but it's not my business ta' ask that, but, now it's also down because of the loan, right?

Mr Turner — Correct.

Mr Hartwell — So, you went really fast and now it's pretty slow and that's not encouraging to me to release it, right? Usually, I'm of the opinion that if it's buttoned up on the outside and is, uh, and is, uh, cleaned up right, then we can let it go, because, we've done that. So, if we are following our past, then that would probably be the trend, now if the board has a different opinion, then that's fine.

Mrs Harrington — Well, in, in a case like this that we have already ordered it demolished because we didn't get it any action on it up front, you know, obviously we ordered it demolished because you weren't helping us help you, so, in those cases I'm not…

Mr Hartwell — I concur with Mrs Harrington that we should follow it until it's complete.

Mrs Harrington — Yeah, I mean, maybe, I want to see that, I don't need the carpet to be down I certainly do need for it to be, um, uh, through the infrastructure, uh, period before I'm going to be willing to. I understand that with the financial concerns and all of that, that, that, does impact the way you move on this. But, you do have more control over it than, than what I think you are letting on so, I just want to see it have some actual swift action. There, I'm so sorry that I don't, uh, uh, I don't have total recall on this. The building permit for the interior is in place, I mean, obviously, if you're working on that, right? You have a building permit for the inside?

Mr Turner — We're just doing demolition right now, we will have to pull an electrical permit whenever we get to that point and…

Mrs Harrington — So, we haven't even gotten that far?

Mr Turner — No, Ma'am.

Mrs Harrington	I think those are things that could have been done.
Mr Turner	Well, I had an electrical permit pulled but it expired, I mean…
Mrs Harrington	Yeah, see I mean expired is like….
Mr Turner	I understand. I completely understand.
Mrs Harrington	Yeah, I, I, I mean I'll give it another thirty days and see where you are with the bank and in my opinion, um, once we have ordered demolished that means you haven't shown the city, not us, but the city good faith in getting, uh, getting it done. So, so I'm going to watch it until I'm satisfied that you don't have any alternative but to pursue it, I think, that's, that's my own personal, um, opinion on it.
Mr Oliver	Permit was purchased in, on uh, May 29th, so next meeting you will be five months into your six-month permit.
Mr Turner	Oh, okay so, it is still active?
Mrs Harrington	Oh, okay, well that's good news. So, you can get that electrical business started by next month we will be moving along with that, right?
Mr Turner	Yes, ma'am.
Mrs Harrington	Cool.
Mr Denham	You do have a date on your loan now?
Mr Turner	No, I can show you the letter and email that I've got from his it's the vice president of People's Bank Seneca, Skyler Wallace, uh, we can contact him, he also offered to show up to the meeting if necessary, I told him that the letter would suffice for now. It was this audit, neither one of us were expecting that to happen and that's what threw a wrench in things, but, I mean, I, I, I, know it will happen by the next meeting for sure.
Mr Denham	It will?
Mr Turner	Uh, Yes.
Mr Denham	Okay.
Mr Wilson	Any other comments or questions? Do we have a motion?

Mrs Harrington — Mr Chairman, I make a motion that item number 2836 at 1308 S Sergeant be continued until October, uh, 26th for a Progress Report and Demolition Hearing.

Mr Tylle — Second.

Mr Wilson — **Motion by Mrs Harrington, Seconded by Mr Hartwell that item 2836, 1308 S Sergeant Ave be continued till our October 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham, Mr Tylle and Mrs Harrington) Those opposed (none) Motion carries.**

Mr Turner — Thank you.

ITEM # 2836 — **1409 W 9th St**
OWNER: Donald Hunsaker
ADDRESS: 420 N. Sergeant Ave. Joplin Mo. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item Continued from the August 24, 2018 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Hunsaker — Donald Hunsaker, 1409 W 9th ST. Okay, I was in the progress of selling it. Catholic Charities was wantin' to buy it and they were going to do it, but they found out that the train has a right-of-way through the back yard that we just found out about a week ago, and so, uh, they backed out on it, so I went ahead and pulled a permit and was goin' to start workin' on it.

Mr Oliver — When did you pull the permit?

Mr Hunsaker — Uh, this week. I've already got an electrician lined up 'en everything.

Mr Hartwell — What's your obj, what's your goal 'ta, for this property?

Mr Hunsaker — Uh, I'd like to turn it into a duplex 'cus it's a good sized house it's got two bedrooms, one bathroom, one living room, and kitchen on one end, then the other end is a three bedroom, kitchen, livin' room, 'en so it's a good, it's a good size house so, I had another person, the catholic charity did, they had another contractor looked at it and he agreed the same thing that it would be an easy to turn it into a duplex.

Mr Callihan — Is it already, (cough), excuse me, is it already zoned for R2?

Mr Hunsaker — No, that's somethin' I'll have to, I don't, I'm not really aware of that stuff so, it's somethin', I don't even know what the process is for it.

Mr Tylle — Well, before you go too far with that you should probably familiarize yourself with those regulations because that's, um, a whole 'nother change when you are making it into a multi family residence instead of a single-family residence.

Mr Hunsaker — Well, if anything I can still just fix it up, but, it would be more beneficial if I could turn it into a duplex, but....

Mr Tylle — What's your time line on this?

Mr Hunsaker — Well, we will have the outside fixed up within the first month, we will have the outside all fixed up, the porch, we're going to re-do, redesign it a little bit make it look better and the facia around it and then the outside looks good, and then it's just a matter of just hauling out the inside so, it could take, with that big of a house it could take about six to eight months.

Mr Oliver — Did you go out and do, have sub's come in or anything and kinda' get a, a, idea of what it's going to cost?

Mr Hunsaker — No, because I just found out that Catholic Charities wasn't goin' to buy it 'cause they were wanting to re-do it 'cause he sees the same he sees the same thing I do, there is nothing wrong with the structure of the house.

Mr Oliver — Well, the floors, the floor in front shot.

Mr Hunsaker — Yeah, but the rest of it isn't.

Mr Oliver — Well, alright.

Mr Denham — Do you have the budget to, uh, uh, support a project like this because....

Mr Hunsaker — I've got about thirty thousand. I'm getting ready to pull out of an account that we are goin' to work on it with.

Mrs Harrington — I, I don't know, if you know this is something that, um, that you might want to consider. Especially since Jeff's comment about the floor and you know, uh, uh, response, I'm wondering about, um, the possibility of you meeting the staff out there to kinda' review what it will take to get this property, you know, up to the standard that, that the city is going to need it, just so that you don't run into issues that, you know, they feel like there is something that needs to be done that you overlooked or you hadn't really considered, uh, I know the staff has been good in the past about meeting property owners on site to say, Okay, this is what I see needs to be done and that might help you organize your work and, you know, you're speaking the same language.

Mr Hunsaker — When you say staff, you're talking about inspectors or somethin' I'm not....

Mrs Harrington — Yeah, either Jeff ordinarily or Bryan.

Mr Hunsaker — Yeah, oh, yeah. That's fine.

Mrs Harrington — The one you deal with, if you reach out to them, a lot of times that's something that's really beneficial to folks that have a, a property that, you know, kind of on the edge, um, thirty thousand dollars is a huge investment. I would hate to see you get more than half way through that money and then find out that, oh, well they wanted you to a, uh, not just change out the floor but, but do something about the joist, or you know, that sort of thing, so maybe if you reviewed it with them, um...

Mr Hunsaker — I wouldn't have a problem with that.

Mrs Harrington — Um, yeah, give them a call and see, they are very, uh, they are very willing to help in that regard and that way then they can keep us informed. It just kind of gives an indication of, you know, your willingness to really work the system, and you know, in a case like that where we see you are moving along, four to six months doesn't bother me as long as I know that you are working within the perimeters that, you've agreed to with them.

Mr Callihan — What type of permit did you pull this week?

Mr Hunsaker — Uh, just, just a, basically to haul it out, repair it and replace the electrical, just a general permit I guess. Does it not show up on your screen?

Mr Hartwell — We don't have it on our screen.

Mrs Harrington — They just give us this to make it look like we know what's goin' on.

Mr Hunsaker — I would have brought up here, I just got whatever they recommended, because I told them what the goal was...

Mrs Harrington — Now we have this and this.

Mr Denham — I would discuss with somebody down here before you start going down the route of turning that into a duplex.

Mr Hartwell — Yeah.

Mr Hunsaker — Can you say that again, I didn't...

Mr Denham — Before you start remodeling and heading down the road of a duplex you need, you need to find out exactly what it takes.

Mr Hunsaker — Who would I talk to find that out?

Mr Wicklund — You would talk with me, I, I'm trying to find out what the property zoned, um, right now. I don't know if when you pulled your permit if you, when we sell permits on the fourth floor we, we, can only issue those with what information we are given by whoever is trying to pull 'em. I don't know if you mentioned anything about a duplex then or not. If the property is zoned R1 it's a several month process to get that rezoned properly in order to allow for a duplex, may not even be, um, something that is a very good option depending on what the other properties all around it are zoned. I, hopefully we will have an answer on that real quick. When you are taking an existing structure and trying to change the use to, from a single family to a duplex there is quite a bit of work that has to be done that even catholic charities I don't, I don't believe is very familiar with. Is this house on a crawl space or slab?

Mr Hunsaker — Well, half of it is up on a foundation and is, uh, just a block foundation is good, the other part is on a rock foundation.

Mr Wicklund — 'Kay. So, the whole thing is on a crawl, there is a crawl space of some sort…

Mr Hunsaker — Well, there is on one part, the other part I haven't looked at because I haven't pulled the floor up. I mean, I won't know until I pull the floor up.

Mr Wicklund — When you start separating it into a duplex, um, one of the things that has to be looked at is how you are going to separate those two with the one-hour fire separation. So, that goes all the way from the ground, all the way to the roof, it can be done but it, it'd difficult.

Mr Hunsaker — So, it's better to leave it as one?

Mr Wicklund — Usually, yes, but, um, again, again, really the zoning is where we need to start, just to see where the options are, and I apologize I don't have that information on hand but, I think it would be good for us to probably visit on site. Let me know what your hopes are, what, what your plans are, um, and then I can let you know what it would take to get there.

Mr Hunsaker — Okay. So, should I pull the floor up, part of it before you come? Or, so we can see…

Mr Wicklund — Probably wouldn't hurt. Yeah, it may help make your decision.

Mr Hunsaker — Okay.

Mr Wilson — Any comments or questions? Do I have a motion?

Mrs Harrington — Mr Chairman, I make a motion that item number 2846, at 1409 W 9th St. be continued until October 26th for a Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Wilson — **I have a motion by Mrs Harrington, Seconded by Callihan, that item 2846, 140, 1409 W 9th St. be continued to our October 26th meeting for Progress Report and Demolition Hearing and I will abstain since I have personal knowledge of the project. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham, Mr Tylle and Mrs Harrington) Those opposed (none) Motion passes.**

Mr Oliver — Did, did you sign in?

Mr Hunsaker — Yes, I did.

Mr Oliver — Thank you.

ITEM # 2845 — **1711 Porter Ave,**
OWNER: David and Cynthia Amayo
ADDRESS: 11109 Helenben Ln. Joplin Mo. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item Continued from the August 24, 2018 meeting for a "Demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Amayo — Um, my name is David Amayo, the property is 1711 Porter. Uh, I met with, uh, Mr Jordan about tearing it down, what we talked about was I needed to get somebody to trim the trees back, so he could get in there and, uh, uh, tear down the house. So, I had gotten some, uh, bids and they were rather high so I hired a couple young guys and myself and went over there and started trimming the trees, so, uh, we pretty much got that done, so, I need with, I'm going to get with Fred again to make sure that he able to get in there and, uh, then I've got to get inside the house and remove articles that I have in there that I was storing, so that's where I'm at now.

Mr Denham — So, your time frame Mr mayo (mis-pronounced name) on the demolition?

Mr Amayo — Well, I'm, I'm hoping, uh, to get in there this coming month and towards the end of the month, him at least be in there tearing it down. Again, depending on his schedule and stuff too.

Mr Oliver — I believe last month we discussed a little bit about your, uh, detached block garage there, you still intend on keeping that?

Mr Amayo — Yes, yes and, and I, I, plan on, uh, within a year getting a permit and building, uh, uh, a small rental house there.

Mr Oliver — I believe Bryan mentioned that there would be a form that you'll need to sign.

Mr Amayo — Alright, that's fine.

Mr Oliver — In order for us to allow us to let you keep it, till you get your permit.

Mr Amayo — So, what do I need to do go downstairs right, today or what, who do I need to...

Mr Wicklund — Um, well you can do it today, but you really need to visit with me down there. I just need you 'ta, there really isn't a form per say, if you will just put in writing whenever the, before we issue demo permit or at the same time, just on a, a sheet of paper state what your plans are , that you intend on a building permit for a new house within that year and then sign and date it at the end en' we will keep that on file.

Mr Amayo — Okay, so I can run down there anytime and get with you on that?

Mr Wicklund — Yes.

Mr Amayo — Okay.

Mr Wilson — Any questions or comments?

Mr Hartwell — Mr Chairman, I make a motion item number 2846 (mis-spoke should be item number 2845), 1711 Porter, be continued to our October 26th meeting for a Progress Report and Demolition Hearing.

Mr Tylle — I believe that was item number 2845.

Mr Hartwell — Excuse me, 2845.

Mr Wilson — Do we have a second?

Mr Callihan — Second.

Mr Wilson — **We have a motion by Mr Hartwell, Seconded by Mr Callihan that item number 2845, 1711 Porter Ave be continued to our October 26th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham, Mr Tylle and Mrs Harrington) Those opposed (none) Motion passes. Thank you, Sir.**

Mr Amayo — Thank you.

ITEM # 2847 — **2205 W. 4th ST.**
OWNER: Jeffery & Mary Moyer
ADDRESS: 2205 W. 4th St. Joplin Mo. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item Continued from the August 24, 2018 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Moyer — Ladies and Gentlemen, my name is Jeff Moyer, Jeffery L. Moyer, this is my wife Kathy Moyer we live at 2205 W. 4th ST. Uh, we have moved out, out, from the premises, we've retired, uh, we are financially strapped, so we are doing what we can to keep the property maintained, uh, we have not been able to make any improvements on the home because of our financial ability, we've talked, talkin' to other people and they've determined that it should be removed from the premises. We have a potential buyer I contacted him last night, or tried to contact him, we didn't get any response and I cont (mis-spoke), told, uh, called him this morning and I told him this was going on and they have not appeared so, we, um, just ask for an extension to do what we can do ta' take care of the problem.

Mr Hartwell — So, when you say the property should go, are you saying it should be demolished?

Mr Moyer — Well, the potential buyers they told us that they wanted to buy it and rebuild a new home.

Mr Callihan — They are only interested in the lot, is that correct sir?

Mr Moyer — Sir?

Mr Denham — They aren't going to try and rehab the house?

Mr Moyer — No, I, uh, I, uh, I, I don't know that's, that, that, that's, just what they want to do.

Mr Denham — I understand. Thank you.

Mr Paul	If nobody wants to keep the house, I don't know if Jeff has talked with you about...
Mr Moyer	Uh, no, no.
Mr Paul	You have the option to consent to the demolition and you are not charged for that, it attaches as a lien against the property so, whenever it is transferred whether you sell it or whatever it gets paid off at that time so, if you are worried about fronting the cost and you wanna' demolish it, um, the city can actually font the cost so to speak if that's what you want to do with the property.
Mr Moyer	Yeah, my wife spoke to Jeff yesterday and he, he, explained the, uh, process and what can happen financially with the City between us.
Mr Paul	Is that what you want to do?
Mr Moyer	Um, I'm hoping to hear from the buy, potential buyers again, we are going to contact them again today. Is that what you are asking me? Huh?
Mr Callihan	Are you living in the house?
Mr Moyer	No. We had to move because, you know, like I said, were, were on, um, were both, um, um, retired and, we have very low, little income, so, were living out of town with relatives right now.
Mrs Harrington	If you do sell this property, it's really vital that you make sure that the new buyer knows exactly what the situation is with this board, that he's, he or she is going to become responsible…
Mr Moyer	We spoke with Jeff and he explained all of that to us.
Mrs Harrington	Great, perfect, thank you.
Mr Moyer	Um, and we explained that to them too.
Mr Oliver	Well, here is the consent form that would need to be signed if you do decide that you would like to do that. Like I said, we talked about that and I explained….
Mr Moyer	Right. Explained.
Mr Oliver	If you wanna' take a minute to kinda' read that over.
Mr Paul	What's this for Jeff?

Mr Oliver	This the consent to allow the city to tear it down without going through this process.
Mr Paul	Okay.
Mr Oliver	If the board chooses to do so, um, they can actually have a hearing and order it demolished. You will inquire a little bit more cost if you go, if you sign this you goin' to probably save couple hundred 'bucks let's say.
Mr Moyer	Yeah, I just don't... (Unable to transcribe)
Mr Oliver	Right, so, but, it basically you're consenting to, uh, demolish it and um, we'll give you a five-year period to, uh, pay that debt out.
Mr Moyer	Now, if we sign this...
Mrs Willhite	Excuse me, Mr Moyer, can you speak into the mic, we have to record this.
Mr Moyer	Okay, sure. If we sign this, Jeff, then if we decide to demolish it ourselves the city won't be involved?
Mr Oliver	Um, if you sign this I'm going to move forward with getting it advertised here in a few weeks if, as the owner if you were to get to it....
Mr Moyer	Before the city does.
Mr Oliver	It's still your property.
Mr Moyer	Okay, right, okay. I'm, I'm just asking you know, signing this doesn't mean that were being obligated to, the city only demolishing it. We have the option of demolish it ourselves.
Mr Wicklund	If you, if you sign that document there, um, you would have 'bout forty-five to sixty days to do it yourself.
Mr Moyer	Okay. Thank you, that's what I...
Mr Wicklund	The City would, the City Contractor would show up probably sixty days from now.
Mr Moyer	Okay.
Mr Wicklund	And, actually tear it down.
Mr Oliver	There is a permit required....

Mr Moyer	Uh, huh.
Mr Oliver	Need to consider if you are going to do it yourself…
Mr Moyer	Right.
Mr Oliver	The footings and foundations all that has to go….
Mr Moyer	Right, Right.
Mr Oliver	So, you would need some equipment.
Mr Moyer	Okay, sure. Alright, thank you.
Mr Oliver	I have to have that notarized, so, if you decide…
Mr Moyer	Uh, uh, I'm going to sit down and read it if I may.
Mr Oliver	Yep.
Mr Moyer	Okay, thank you.
Mr Wilson	Do we have a motion?
Mr Paul	Wait.
Mr Hartwell	Mr Chairman, I make a motion that item number, opps' sorry.
Mr Denham	We're not done yet.
Mr Hartwell	Oh, sorry.
Mr Paul	Do you want to give him a couple minutes to read it, then he can come back up…
Mr Denham	That will be fine, yeah because...
Mr Wilson	If you want you can go ahead and sit down over there, read it and discuss it amongst yourselves and then we'll come back and, uh, tell us what you decide to do.
Mr Moyer	Alright, thank you. Thank you, Sir.

ITEM # 2835 **309 E Michigan**
OWNER: Anglin & Associates #12
ADDRESS: P.O. Box 794548
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item Continued from the August 24, 2018 meeting for a "Demolition Hearing" and Progress Report (SIXTH TIME BEFORE THE BOARD)

Mr Gossard — Uh, my name is Dan Gossard, uh, 309, uh, S. Michigan (Mis-spoke should have referenced 309 E. Michigan)

Mr Wilson — Mmkay'.

Mr Callihan — You're the general contractor?

Mr Gossard — Yeah, I'm the general, uh, the, uh, kinda' the holdup we, we kinda' got the original contractors are hired, which I still use them, but, they apparently they still had some prior job that they were finishing up en' set me way, way, back and I couldn't do the electrical, you know, I couldn't do anything till the original framing we got the demo and everything done but I couldn't get the, uh, you know, I couldn't move forward with this stuff, and I finally got them back they are finally, pretty much got finished that. Todd go, he did an inspection on, I thought the electrician was already done, so I called an inspection en' he whadn't done yet, he still had to finish runnin' a little bit of wire here and there and stuff, so, but, uh, anyway, um, uh, I think my phone is answering me or somethin' I'm going to turn this off. It does what it wants to do, but, uh, anyway we should be back on track, I, I, I, I use subs to do everything, so, it's just pretty much just, I've been waiting for the final framing, like I say, we finally got it all of it done, uh, there was a, the windows still needed wrapped they didn't do that and there was they had made the railings originally did 'um going up the stairs they did two landings and hadn't raised the railing along with it and there was a, a, a, closet wall they hadn't finished, but anyway all that's finished and just the electrician should be finished actually I was hoping today and once that's done I just, you know I sub everything out, um, probably I've used uh, uh, Durhman for my sheet rock, um, Price Stewart for the, uh, insulation I mean just whatever they can get in on their schedule get in and just move forward and I've got several of my own contactors will do the outside, do the paintin' pretty much that's what they do is they'll, they'll get new siding up and all that. So, that's been the hold up, um, I talked to Jeff a couple months ago and I'd called 'em and asked 'em if I need to come in at that time and, uh, I think it was a day before that, two, two months ago I think it was but…

Mr Wicklund — Dan, um, I know you have owned or do own several properties here in town, actually a couple of 'em have been before the board here. Do you

have any financial interest in this property or are you solely acting as a general contractor?

Mr Gossard — No, I, I, I, work as a general contractor, I, I actually, uh, only own one property in town myself, but I am the main general contractor for, uh, it's actually EFI, England Family Investment and they own like a thousand houses.

Mr Wicklund — Okay.

Mr Gossard — Most of them are down south, they, they own I don't know, forty or fifty of 'um here in Joplin probably and, but, uh, we do most of their work especially of any of the bigger projects, but we've got contractors that pretty much take care of most of it. We, we mainly do just maintenance stuff anymore.

Mr Denham — Now, that it sounds like your kinda' getting back on track and first of all thanks for coming in, um, time frame?

Mr Gossard — Uh, as soon as I can get um' in there. Like I said, um, I, I mean I can actually start calling now to get, uh, get it set up for installation en', en' you know start getting bids for rest of the project. I just I, like I say I was really stalled on, on, we, we kinda' reframed some of the inside 'cause it was originally, uh, just the upstairs we raised the ceiling a little bit, we, we um, took out a couple other walls en' 'cause it was all the inside we completely gutted it, took all the lat and plaster off everything, en' so we were able to reframe it, redo the stairs that had like, uh, a twenty-two inch wide stairs that originally went up there en' so now it's a regular stairs en' redid bathroom you know give it another foot en' all that. Anyways so, I couldn't get any bids until at this point pretty much. But…

Mr Callihan — It's, it's been on our agenda for about six times now, six months and it looked like early on some work got done 'en you know, making good progress and then it's just kind of a stand still...

Mr Gossard — Yeah.

Mr Callihan — My concern is as our concern is time frame.

Mr Gossard — Yeah.

Mr Callihan — Um, you can start contacting subs right now, but you think thirty days, sixty days. What are you thinking?

Mr Gossard — Um, well the, I've got my own subs to take care of the outside, were going to pull the rest of the siding off, a lot of the siding was still good but it, uh,

what I looked at it over there the there is so much smoke smell in the back side of, soot or whatever, and I think it will be a lingering smoke smell. So, anyway I'll be able to get my own contractor in 'ta, 'ta take care of that and it's, like I say I'll, I'll I've used Durham before for my sheet rock and I'll, I like him, but I like to get, we used to do our own tappin' and muddin' but we just don't have the time on a project like that big it would just take us to long so I need to hunt me up a contractor, I mean I don't know if you got anybody to recommend but, uh, that does actual tappin' and muddin' you know and get it finished and textured but, uh, I need to get after that and like I say I'll probably do Seward on my installation because they usually can get in and not much more cost than having my own guys put in installation and so, the heat and air the duct work already been ran. The heat and air guy was over there and got all of that ran so that that's done. And, like I say the electrical is ninety-eight percent done, they just, I hadn't realized they hadn't looked up the last ser cable they hadn't, they just hadn't ran it through the walls and whadn't hooked up 'en. I just thought they was finished but…

Mr Wicklund — So, you said, that Anglin owns maybe fifty properties here in town. Are you the property manager as well as the maintenance guy?

Mr Gossard — No, actually, David Jones is the property manager. He, he's, uh, uh, he's the area supervisor for, uh, …

Mr Wicklund — And, he's here locally?

Mr Gossard — Yeah, Mhmm. I think he moved but I believe he is still in Carthage.

Mr Wicklund — Okay.

Mr Gossard — Around Carthage.

Mr Wicklund — So, have you been aware of the City's concern with this property for six months now?

Mr Gossard — Yeah, I was here at the original meeting.

Mr Wicklund — So, you were involved from the beginning?

Mr Gossard — Yes, yes.

Mr Wicklund — Okay.

Mr Gossard — And, we have all of our permits in place en' all of our standard contractors are written down for you know the electrical and plumbing and all that stuff.

Mrs Harrington — Where does this property stand on your list of priorities?

Mr Gossard — Uh, pretty high, the owner gets, he just starts getting' a little bit frustrated when we have projects that sit so long and it's, it's, they have so many projects that we and most of it like I say are down south but we, we've remodeled ten, fifteen houses every month and so it's when stuff gets stalled out it's, it's, easy for it to get stalled out and we just you know gotta' jump back after it but we've got so much already invested, I've already put at least twenty thousand in to it and so I'm out of pocket that.

Mrs Harrington — Yeah, cause' I'm looking for who is responsible for the time line.

Mr Gossard — Yeah, I'm responsible for the time line.

Mrs Harrington — Is it you or the owner?

Mr Gossard — I'm reasonable for it, he just, I just give em' a bill.

Mr Hartwell — So, he's not paying for this renovation?

Mr Gossard — Yeah, I, I, give him a bid, it's, it's, uh, right at sixty thousand, just under sixty thousand we'll do, we'll do new roof and everything on it.

Mrs Harrington — I'm anxious for it to kinda' leap up to the top of your list of priorities.

Mr Gossard — Yeah, well…

Mrs Harrington — After six months that's when we start to get a little…

Mr Gossard — Right. You'll see a lot more done here. Uh, like I say, I, uh, it was pretty frustrating that I used this contractor, uh, I use him quite a bit, but I didn't realize he had other projects and I kinda' get him going and like I say, it's easy for me if, if, you know I check on projects, I go through and see what's goin' on and, and if stuffs not going on then I get inspections and they, like I say, they didn't wrap the windows, the, one of the windows upstairs was just under size, I guess upstairs need to be a little bit bigger. Anyway, they got all the stuff, you know, done that needed to be done. They used screws instead of, you know, the nails for the hurricane tie downs we had to replace that stuff.

Mrs Harrington — Darn contractors.

Mr Gossard — But, anyway, it, it, it'll get movin' along pretty quick, like I say I didn't know I needed to get my subs in there and be able to get everything movin' so…

Mrs Harrington Well, I'd like to know that it was priority one for you.

Mr Gossard Oh, Yeah.

Mrs Harrington And, in thirty days if we give you another thirty days that you will come back to us that we will see pictures that look a little, uh, more put together and, and you will be able to report to us....

Mr Gossard Yeah.

Mrs Harrington That you're close to finished because for somebody like you who organizes this work that should not be difficult that should not be difficult to make...

Mr Gossard Yeah.

Mrs Harrington To make significant progress...

Mr Gossard There be a significant, unless I have a hard time getting, uh, some hangers and if not ill use my own contractors and get 'um in there to start hangin'.

Mrs Harrington And, that's a very good alternative, you do have alternatives so, um, I'll give it another thirty days before I get concerned about it, and, personally.

Mr Gossard We'll get the outside, I'll for sure get my contractors over there as a priority to get the outside, the rest of the siding and stuff done, um, like I say, I had to get them back to wrap the windows but now I'll go ahead and get the new siding, soffit and all that for sure the outside dressed up and, uh, get inside just get it movin' along wherever, you know, I get my contractors in there, so...

Mr Ledford Did I hear you say that you remodel ten to twenty a month?

Mr Gossard Ten to fifteen.

Mr Hartwell You personally do?

Mr Gossard Yeah, I, I have multiple contractors that I sub work out to, we, their just small, you know, it's pop' and son type contractors.

Mr Ledford So, is it possible to put this house in the top ten for the next thirty days?

Mr Gossard Oh, it definitely is, it already is. Like I say, uh, uh, my original estimation that I was going to be done in August and this kinda' frustrating to me but there's I'm not a hard pusher when it comes to pushing a contractor but...

Mr Ledford — Well, if that's the case for the past six months you've put sixty homes in front of this.

Mr Gossard — Well…

Mr Ledford — You see where I'm going with this...

Mr Gossard — Right, right.

Mr Wilson — Any other comments or questions?

Mr Callihan — I, I just think you understand the, the urgency of the priority on this particular project, again thanks for coming in.

Mr Wilson — Do we have a motion?

Mr Callihan — Mr Chairman, I make a motion that item number 2835, 309 Michigan Ave be put on our, uh, October 26th agenda for Progress Report and Demolition Hearing.

Mr Ledford — I'll second.

Mr Wilson — **I have a, pardon me, motion by Mr Callihan, seconded by Mr Ledford, uh, item number 2835, 309 Michigan Ave be continued till our October 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham, Mr Tylle and Mrs Harrington) Those opposed (none) Motion carries.**

Mr Callihan — I don't know if he still works or not but try that.

Mr Gossard — I appreciate it.

ITEM # 2847 — **2205 W. 4th ST.**
OWNER: Jeffery & Mary Moyer
ADDRESS: 2205 W. 4th St. Joplin Mo. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item Continued from the August 24, 2018 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — Jeff, Mary? So, you are agreeing to sign the consent form?

Mr Moyer — Yes Sir.

Mr Oliver — Okay, um, I believe Bryan he will go down and with you to the fourth floor and, uh, we got some notaries down there.

Mr Moyer — Alright.

Mr Paul — You understand the form?

Mr Moyer — Yes.

Mr Paul — Do you have any questions about the form?

Mr Moyer — No, sir.

Mr Paul — Okay. Thank you.

Mr Moyer — We have an extension then? Is that correct?

Mr Paul — Again, the time frame that consent will be effective from when you sign it because it just has to go from here, it has to go to council, be approved has to go out to bid, there is generally a forty-five to sixty day lag before the contractor actually gets out to the property so, that's kind of the time frame you would be looking at.

Mr Moyer — Right. Thank you.

Mr Paul — Sure.

Mr Moyer — Thank y'all very much.

Mr Paul — I mean I think that's a consent on the record. So, I don't know that you need to continue it.

Mr Wicklund — Just one second, I'll be with ya'. I want to see what the Board decides to do with it.

Mr Callihan — It's put of our hands now, isn't it?

Mr Wicklund — Either you can release it, or you can, you can....

Mr Callihan — Watch it. Yeah.

Mr Wicklund — Continue it.

Mr Paul — I, I think it's on the agenda, but its status is a consent to demolition so, it doesn't appear on future agendas. I mean it's the equivalent to having a

demo hearing that's consented to does that kinda' make sense? You don't need to continue it, but you don't need to release it either.

Mr Wicklund — Oh, okay.

Mrs Harrington — We don't do anything about it?

Mr Paul — I mean he can come up here and he's expressed a consent to demolition, I mean that's fair correct?

Mr Moyer — Yes, sir.

Mr Callihan — If that form takes it to the demolition process I'm in favor of taking it off of our list and put something else on.

Mr Harrington — But, he says we don't need to…

Mr Hartwell — But, it's already off the list is what he said.

Mr Paul — Yeah, I think that causes it to…

Mrs Harrington — Jordan says we don't need to do that.

Mr Hartwell — So, right now continue it and…

Mrs Harrington — I thought we had to take action on each item one way or the other, but Jordan is saying we don't need to do anything.

Mr Paul — I mean, you have taken it up the way I look at it is the same thing as if we had a, dangerous building hearing and you ordered it demolished. We have called it up and he has consented to demo, that's, that's the action.

Mr Callihan — Okay, so we don't need to vote for anything?

Mrs Harrington — Nope.

Mr Paul — I don't think so.

Mr Oliver — That saves me a bunch of paperwork too.

ITEM # 2844	**1821 S Pearl** **OWNER: Eddie Watkins** **ADDRESS: 1821 S Pearl Ave Joplin Mo. 64804** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item Continued from the August 24, 2018 meeting for a "Demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD)**
Mr Paul	We, we do have one for a demo hearing if we are ready for that.
Mr Callihan	Oh, that, um, Pearl?
Mr Paul	Um, this one is, yes, item 2844, 1821 Pearl.
Mr Wilson	Do we have a motion?
Mrs Harrington	Mr Chairman, I make a motion that item number 2844, at 1821 S Pearl be the subject of a dangerous building hearing.
Mr Callihan	Second.
Mr Wilson	Motion made by Mrs Harrington, Seconded by Mr Callihan that item 2844 1821 Pearl Ave be the subject of a dangerous building hearing.
Mr Paul	Did you guys vote on it?
Mr Callihan	Oh.
Mr Wilson	**All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham, Mr Tylle and Mrs Harrington) Those opposed (none) Motion carries.**
Mr Paul	Okay, thank you. This is the Joplin Building Board of Appeals meeting, the job municipal Building this 28th day of September 2018 for the purpose of conducting a dangerous building hearing the City will present its evidence first after which the public has the right to cross examine witnesses and be heard as well as present witnesses or exhibits. The case for today is item number 2844, on the agenda also known as 1821 Pearl Ave, the City calls Jeff Oliver.
Mrs Willhite	Jeff, do you solemnly affirm, under the penalty if 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.

Mrs Willhite — Thank you.

Mr Paul — Will you please state your name and occupation.

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

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

Mr Oliver — Ten Years.

Mr Paul — Have you in the official performance of your duties had occasion to inspect the property known as 1821 Pearl Ave?

Mr Oliver — Yes, I have.

Mr Paul — I'm going to show you what has been marked as exhibit one, do you recognize exhibit one?

Mr Oliver — These are photos, uh, that I've taken of the property. Um, the majority of them were, uh, taken the day that it was posted, uh, back on June 26 of 2018 it was posted with a, uh, unfit for human habitation, uh, placard, uh, the top two photos that are in the stack are photos that I have taken, uh, yesterday basically so you can see that it is still in the same condition.

Mr Paul — And, and Jeff to vote do both sets of photographs show a reasonable lackness of the premises in their current condition?

Mr Oliver — Yes, they do.

Mr Paul — And, is the placard you reference the top page of the, uh, earlier set of photos is that correct?

Mr Oliver — Correct.

Mr Paul — In addition to warning the public that, uh, the building is a dangerous structure is that also the purpose of that notice to give notice to any party that might have an interest in that property, should they visit the property.

Mr Oliver — Yes.

Mr Paul — Okay, what if anything, if there is no objection, I'd like to offer exhibit one.

Mr Wilson — Court accepts.

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

Mr Oliver	I had a title search done.
Mr Paul	I'm going to show you what is marked as exhibit two. Do you recognize exhibit two?
Mr Oliver	This is a title search that we received from Great American Title, shows a Eddie Watkins as the owner.
Mr Paul	And, does the title company, sorry, does the title work also show, um, that there is some kind of an interest held by Hoop LLC?
Mr Oliver	Yes.
Mr Paul	And, we aren't entirely sure what that interest is, but the point is that the title company shows them as an interested party correct?
Mr Oliver	Correct.
Mr Paul	If there is no objection, I'd like to offer exhibit two.
Mr Wilson	Court accepts.
Mr Paul	What if anything did you do to notify the owners of the property of this action?
Mr Oliver	Sent certified letters out.
Mr Paul	I'm going to show what has been marked as exhibit three. Do you recognize exhibit three?
Mr Oliver	These are certified letters that were sent to Eddie Watkins and Stacey Savage to the address of 1821 Pearl. I do not have any signed receipts, um, for those letters.
Mr Paul	And, the last page on exhibit three there can you generally describe what that is?
Mr Oliver	This is a print out that I put in each file from Jasper County Beacon that shows the property, states the property address and the owners and their address.
Mr Paul	And, for the record, Beacon is the website operated by the Jasper County Assessor's Office, correct?
Mr Oliver	That's Correct.

Mr Paul — And, so the address reflected on there is the address that they show for property tax purposes, correct?

Mr Oliver — Correct.

Mr Paul — And, so that would be where they mail you property statement each year. And that's the same address you mailed the letters to correct?

Mr Oliver — Yes.

Mr Paul — And, on the final page there can you generally describe what that is.

Mr Oliver — This is a print out from, uh, uh, about some Missouri Court records, it's also showin', um, Eddie Watkins as a defendant in the case and the mailing for that is 1821 S Pearl as well.

Mr Paul — And, to be clear, the case number has a sixteen prefix so, that's a 2016 case correct?

Mr Oliver — Yes.

Mr Paul — And, it looks like Mr Watkins was sued by Empire District Electric Company for some reason, but his address as a defendant is listed as 1821 S Pearl, correct?

Mr Oliver — Correct.

Mr Paul — And, is that also the same address you mailed the letters to?

Mr Oliver — Yes.

Mr Paul — Okay. If there is no objection, I'd like to offer exhibit three.

Mr Wilson — Court accepts.

Mr Paul — And, uh, speaking of any other interested parties in this action did you send additional certified letters?

Mr Oliver — I did.

Mr Paul — I'm going to show you what is marked as exhibit four. Do you recognize exhibit four?

Mr Oliver — Uh, exhibit four I have some, uh, certified letters sent to Hoop LLC, um, I do not have any signed receipts for those either.

Mr Paul — And, that last page of exhibit four, does that appear to be a print out from the California Secretary of States website?

Mr Oliver — Yes.

Mr Paul — And, does that show the, uh, entities address as on record with the California Secretary of State?

Mr Oliver — Yes.

Mr Paul — And, is that where you mailed the certified letter?

Mr Oliver — Yes.

Mr Paul — Okay. If there is no objection, I'd offer exhibit four.

Mr Wilson — Court accepts.

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

Mr Oliver — It was published in the Joplin Globe.

Mr Paul — I'm going to show you what was marked as exhibit five. Do you recognize exhibit five?

Mr Oliver — It's the affidavit publication showing 1821 S Pearl advertised on the dates of August 2nd, August 9th, August 16th and August 23rd of 2018.

Mr Paul — If there is no objection, I'd like to offer exhibit five.

Mr Wilson — Court accepts.

Mr Paul — And, just for the record, to be clear since there isn't a certified, uh, signed receipt in this case you did post the property, uh, mailed certified letters and published in the Globe in order ta' try and notify any interested party.

Mr Oliver — That's correct.

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

Mr Oliver — I've been a general contractor on several residential projects in the Joplin area over the last twenty, twenty-five years.

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

Mr Oliver — Yes, I do. Subsection line four, Whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or non-supporting members, or enclosing or outside walls, or wall coverings. You can see by the photos being passed around, uh, this structure is in a pretty dilapidated condition, um, multiple areas where siding is falling off, um, so it really doesn't have a finished exterior on it. Um, windows open etc. you know, lettin' the elements penetrate the structure. There was also a small fire at this property at one time. Uh, subsection line 10, whenever the building or structure, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, trash, filth, inadequate light, air ventilation or sanitation facilities, or otherwise is determined to be unsafe, unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease. One of the things that lead with this property bein' posted was, um, we were actually contacted by the fire department, they got a call to this property. The occupants were removed, uh, due to the condition of the house. Uh, it did not have electric or water at that time even. Um, so um, basically it is unfit for human habitation which is the placard that was used to post the property. Also, line twelve, 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. Uh, obviously it does not meet the City of Joplin's Codes or ordnance, ordnances with the condition that it's settin' in. And, also, line thirteen, whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. While the doors seem to be secured, there are lower level windows that are open, kids or anybody could get in and out of it, so…

Mr Paul — And, on that last note Jeff, uh, to be clear this is in a residential neighborhood it's a, was a residential structure, correct?

Mr Oliver — Correct.

Mr Paul — Is there anything else or are you good?

Mr Oliver — Um…

Mr Paul — Thank you, Jeff. Now would be the, uh, any interested parties opportunity to ask Jeff questions there is nobody in the gallery here today and the board is unaware of anybody who intended to be here but was unable to be here for some reason. Does the board have any questions of Mr Oliver?

Mrs Harrington — Um, are we absolutely certain it's un-inhabited?

Mr Oliver — To my knowledge, it uninhabited. Do I have proof that someone hadn't been campin' out in it, no.

Mrs Harrington — Now, parts of those pictures made me wonder if there was somebody that was living their undercover or something.

Mr Oliver — If there is somebody in there it's been posted, and they should not be in there.

Mrs Harrington — Should not be in there.

Mr Paul — Any other questions? I see none. Uh, the city, or one more thing here, uh, if there is no objection, I would like to offer chapter twenty-six, articles nine and ten of the Joplin code of Ordinance into evidence before the board I'd also request that the record be held open to hold a copy of the Joplin Globe on the dates of publication.

Mr Wilson — Court accepts.

Mr Paul — Uh, City rest, now would be the, um, property owners or any other interested party's opportunity to address the board, present evidence, um, things of that nature, again, nobody is in the gallery here today and City's unaware of anybody who intended to be here but wasn't able to be for some reason. Therefor matter will return to the board for deliberation and a decision.

Mr Wilson — Court accepts. Do we have a motion?

Mr Callihan — I don't remember all of the particular details.

Mr Paul — Do you want to give him the list of, well the list of sub-sections.

Mr Callihan — Mr Chairman, I move that, uh, item number, uh, 2844, 1821 Pearl Ave be declared a dangerous building in accordance with a Joplin Code of Ordinances chapter twenty-six, articles nine and ten, subsections four, ten, twelve, and thirteen, um, and so ordered demolished to include any out buildings.

Mr Hartwell	Second.
Mr Wilson	Motion by Mr Callihan, Seconded by Mr Hartwell that item 2844, 1821 Pearl Ave be declared a dangerous building hearing, building, in accordance with the Joplin Code of Ordinances, chapter twenty-six, Articles, nine and ten, line items, four, ten, twelve, and thirteen and so ordered demolished to include any out buildings.
Mrs Harrington	Second. Oh, it's already seconded. Sorry.
Mr Paul	Let's Vote.
Mr Wilson	**All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham, Mr Tylle and Mrs Harrington) Those opposed (none). Motion Passes.**
Mr Oliver	Okay, back to page one.
ITEM # 2837	**1604 Central Ave** **OWNER: Sandy Acres Company (Terry Campbell)** **ADDRESS: P.O. Box 1931 Joplin Mo. 64802** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item Continued from the August 24, 2018 meeting for a "Demolition Hearing" and Progress Report (SIXTH TIME BEFORE THE BOARD)**
Mr Oliver	Item number 2837, 1604 Central Ave. If any of you have been by you can see that this structure has been removed so, it can be released.
Mrs Harrington	Mr Chairman, I make a motion that item number 2837, 1604 Central be removed from our, uh, agenda.
Mr Tylle	Second.
Mr Wilson	**Uh, I have a motion by Mrs Harrington, Seconded by Mr Tylle that item 2837, 1604 Central Ave. be removed from our agenda. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham, Mr Tylle and Mrs Harrington) Those opposed (none) Motion carries.**
Mrs Willhite	Excuse me, Mr Chairman, who seconded that?
Mr Wilson	Mr Tylle.
Mrs Willhite	Tylle. Thank you.

ITEM # 2848 **315 E 13th St.**
OWNER: Irene Kay Ebner
ADDRESS: 315 E. 13th ST. Joplin Mo. 64801
"Finding of fact Hearing" Scheduled for this date"

Mr Oliver — Alright, last page. Uh, item 2849, 1224, oh, sorry I missed one. Back up here to item number 2848, 315 E 13th St, um, I really don't have any new information for that, it is a new item. Um, I ask the board to continue that till October 26th.

Mr Hartwell — Mr Chairman, I make a motion that item number 2848, 315 E 13th St be continued to our October 26th meeting for a Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Wilson — **Motion by Mr Hartwell, seconded by Mr Callihan that item 2848, 315 E 13th St be continued to our, excuse me, October 26th meeting for a Demolition Report, Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham, Mr Tylle and Mrs Harrington) Those opposed (none) Motion carries.**

ITEM # 2849 **1224 Roosevelt Ave.**
OWNER: Robert & Jennifer Lee
ADDRESS: 1518 Logan Dr. Webb City Mo. 64870
"Finding of fact Hearing" Scheduled for this date"

Mr Oliver — Alright, item number 2849, 1224 Roosevelt Ave. again, that's a new item, I've already had a couple conversations with, uh, Robert, um, this was part of a bankruptcy, he has no more interest in it so, we will see how this goes, um, its open, um, part of the house is gutted, it's open floor joist, this would be a good project for somebody but if nobody comes forward, you guys will probably have to take action on it. So, anyway…

Mr Tylle — So, the bank owns it?

Mr Oliver — Uh, I've got to get a title work yet, but yeah.

Mr Wilson — Do we have a motion?

Mrs Harrington — Mr Chairman, I make a motion that item number 2849, 1224 Roosevelt Ave be continued until October 26th for a Progress Report and Demolition Hearing.

Mr — Second.

Mr Wilson — **I have a motion by Mrs Harrington, seconded by Mr Tylle that item 2849, 1224 Roosevelt Ave be continued to our October 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham, Mr Tylle and Mrs Harrington) Those opposed (none) Motion passes.**

ITEM # 2850 — **101 N. McCoy Ave**
OWNER: Gilford Wright
ADDRESS: 801 Kentucky Ave. Joplin Mo. 64801
"Finding of fact Hearing" Scheduled for this date"

Mr Oliver — Okay, item 2850, 101 N McCoy, um, that's subject of a fire, um, I had contract with the owner shortly after the fire, thought he was goin' to get somethin' done with it, um, that kinda' delayed me putting it on the agenda. Um, um, there's kind of a family issues there as far as coming up with funding or whatever to get it done. I've spoke with their attorney, um, he was goin' to try to do somethin' to get it expedited and try and get it tore down. That conversation probably took place about two weeks ago, um, I just told em' whoever gets there first.

Mrs Harrington — Is it your expectation that after October 26th we will go ahead and demo?

Mr Oliver — Yes.

Mrs Harrington — It is not salvageable?

Mr Oliver — No, not at all.

Mrs Harrington — And, no desire to salvage it?

Mr Wilson — Do we have a motion for the board?

Mr Hartwell — Mr Chairman, I make a motion that item 2851, 101 N McCoy Ave be continued to our October 26th meeting for a Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Wilson **We have a motion by Mr Hartwell, seconded by Mr Callihan that item number 2850, 101 N McCoy Ave be continued to our October 26th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham, Mr Tylle and Mrs Harrington) Those opposed (none) Motion approved.**

Mr Wilson Alright, now were going to consider something as new business is as I stated last meeting I will do this on an interim basis as far as Chairmanship, but you will probably need someone who has more time remaining on the, uh, service on this board. As I've got just a little under a year left, I think, uh, Mrs Harrington has about the same time though. I would prefer that someone that has some more time to work on the board, take over the things for the Chairman. It's up to you, anybody that wants to volunteer or if somebody has somebody in mind that they would like to nominate, please feel free to do so at this time. If we can't come to a decision this time, uh, I will serve as interim Chairman until we can make a decision. So, it's up to the board.

Mrs Harrington Jordan, um, I have a question, um, Chairman, I make a motion that Crystal Harrington be appointed er' be, uh, voted on to be named the Chairman of Board of Appeals.

Mr Tylle I second that.

Mr Wilson Okay, I have…

Mrs Harrington Motion, It's motion.

Mr Wilson **I have a nomination by Mr Hartwell, Seconded by Mr Tylle that, uh, Crystal Harrington assume the position of Chairman of the Building Board of Appeals at the October 26th meeting. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham, Mr Tylle and Mrs Harrington) Those opposed (none) Motion carries.**

Mr Tylle Congrats.

Mrs Harrington Do we need to do a Vice Chair, please?

Mr Oliver Now you need to vote on a vice because I don't have the papers in front of me, but I believe she was Vice Chair under Kyle. In case she doesn't show.

Mr Hartwell Well, I would be willing to serve as vice chair.

Mr Harrington Opp' with...

Mr Hartwell With you.

Mr Harrington It's some good experience behind you, so…

Mr Hartwell Mhmm.

Mrs Harrington So, uh, Mr Chairman I would make a motion that Mr Hartwell be, um, elected as vice chair of the Building Board of Appeals.

Mr Callihan Is there any other nominations or is that our only nomination.

Mrs Harrington Anybody else? Mr Tylle?

Mr Ledford Ill second that motion.

Mr Wilson **I have a motion by Mrs Harrington, seconded by, uh, Mr Ledford that Mr Hartwell be elected as Vice Chair of the Building Board of Appeals. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham, Mr Tylle and Mrs Harrington) Those opposed (none) Motion carries.**

Mr Wicklund Um, I just want to say real quick, I know everybody knows and um, agrees how much we are going to miss Mr Denham The Board has had a, a, very good mix of occupations in the past and from my experience that's vital ta' to having this board function as well as it does. I know I'm biased in my opinion, but I think this is one of the more important boards for the city and, and things actually get done, sometimes it takes longer than people want it to. But, um, we've done a lot over the years and I would just encourage you guys if you know of any contractors, architects, engineers, realtors, um, or stay at home moms, we've had, we've had some great, um…

Mrs Harrington Oh, Yeah.

Mr Wicklund Great members in the past but, we don't usually have a, a wide selection for the city council to choose from, usually it's one or two, so, if you know of anybody that would be interested in serving let um' know 'cause, um, I don't know if it's official yet that Mr Paulmart has resigned I'm going to find out but we do have another opening, so spread the word.

Mrs Harrington You know who, Mrs Potosso, do you remember Mrs Potasso that, that, that…

Mr Hartwell Yes, on the, um, Kingsdale property

Mrs Harrington The, uh, uh, the property out there on not Kingsdale, Winfield, um…

Mr Hartwell	I don't think it's Kingsdale…
Mr Callihan	Yeah.
Mrs Harrington	Yeah, Kingsdale. The…
Mr Hartwell	Oh yeah, yeah.
Mrs Harrington	That property as a neighbor, as a, as a home owner, you know, property owner. Right, I'm calling her.
Mr Callihan	How many with, with Dave, with Dave being out how many are we down?
Mrs Harrington	One.
Mr Callihan	Just one? Okay.
Mrs Harrington	That's Kyle's position er' er' Kyle, were short Kyle and Palmer.
Mr Hartwell	And Dave.
Mr Harrington	If, if Palmert is gone.
Mr Hartwell	I believe it was David and Kyle.
Mrs Harrington	Yeah, Yeah.
Mr Wicklund	Two, two positions.
Mrs Harrington	Mhmm.
Mr Callihan	Yeah, I talked with sandy about getting' with the City Clerk about, you know resigning but that hasn't happened yet so…
Mrs Harrington	It's probably low on her list of priorities, don't you think?
Mr Callihan	Very low, non-existent.
Mr Tylle	Didn't Mr Ledford fill Mr Dempsey's seat?
Mrs Harrington	Oh is that…
Mr Wicklund	No.
Mrs Harrington	I was thinking we we're short one from Don Landreth, weren't we?

Mr Wicklund	Yes.
Mr Hartwell	Yes.
Mr Callihan	We've got six right here. And, who is the seventh person?
Mr Tylle	Well, he did fill Kyles seat.
Mrs Harrington	Seven or eight.
Mr Wilson	Seven.
Mr Hartwell	It has to be an even, odd number.
Mr Callihan	Yeah it would be an odd number.
Mrs Harrington	Okay, well then.
Mr Wilson	Yeah, it has to be an odd number. So, it would be a seven.
Mrs Harrington	We we're staffed up there…
Mr Wilson	It couldn't be nine so…
Mr Hartwell	I mean really having eight…
Mr Wicklund	That's right so, Mr Ledford did take Kyles position however…
Mrs Harrington	Palmerts not off yet.
Mr Wicklund	Because we knew Palmert wasn't going to be present, Kyle stayed on for a few…
Mrs Harrington	Okay, I see.
Mr Paul	Okay, I see. Right.
Mr Wicklund	Though it is, it is we are down one position.
Mr Callihan	Okay, okay good.
Mr Tylle	I was going to say, I didn't think it was nine, that would be…
Mr Wilson	No, that's to many. Way too many.

Mr Hartwell — Mr Chairman, I move that the board stands adjourned.

Mrs Harrington — Second.

Mr Wilson — **I have a motion by Mr Hartwell, seconded by Mrs Harrington that board be adjourned. All those in favor say "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham, Mr Tylle and Mrs Harrington) Those opposed (none) Board Is Adjourned.**

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 11:21 a.m.

Approved _____
Crystal Harrington, Chairwoman

Approved _____
Olivia R Ball, Notary Public

OLIVIA RAE BALL
My Commission Expires
December 11, 2022
Jasper County
Commission # 18604987

My commission Expires: December 11, 2022