JOPLIN | BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEALS

MEETING MINUTES

FRIDAY, October 25, 2024

Call to Order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on October 25, 2024.

Roll Call

Mr. Denham conducted a roll call. The following people were present: Kyle Denham, Steve Brown, Lance Windsor, Garret Wagner, Gary Duncan, Michael Wicklund, Crystal Harrington, Assistant City Attorney Andrea Knoblock, City Building Officials: Jeff Oliver, Brian Wicklund.

Motion to Excuse

None.

Approval of Minutes

Mr. Windsor made a motion to approve the Building Board of Appeals minutes from August 23, 2024, and Mr. Wicklund seconded the motion. (7 Aye, 0 Nay). Motion carried.

1. **Item 3090 512 W 20th St. Jason Wike present.**

Mr. Wike said that they will be picking up the permits on Monday. He continued saying that all the back parts of the building is boarded up and they got the holes in the outside of the structure closed. Mr. Denham asked what kind of timeline for completion. Mr. Wike said about a year because they have another project going on at the same time. Mr. Denham said to let us know about their progress. Mr. Oliver said just getting the permits doesn't take it off this agenda. Mr. Wike knows he must come to these meetings until they are completed.

A motion was made by Mr. Wagner and seconded by Mr. Windsor that Item 3090 512 W 20th St be extended to our December 13th Building Board meeting for a progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

2. **Item 3087 102 S Sergeant Ave. Paul Daniels present.**

Mr. Daniels started by saying that 102 S Sergeant Ave will be demolished. Mr. Steve Nelson is the contractor, and the house is ready for demolition. When he spoke with Mr. Nelson last, Mr. Nelson was having problems with his excavator. Mr. Denham asked Mr. Daniels if he had a permit for the demolition and he replied no that he hadn't. Mr. Oliver said that he spoke with Mr. Nelson about a week ago and he informed him that he couldn't do the demolition. Mr. Daniels didn't know that, and he said he has a couple of other guys he could go with. Ms. Knoblock mentioned that this property is in the area that qualifies under the ARPA grant and therefore the property demolition would be paid for by grant money and would be free to him. She asked him to come up and pick up the application and he did. Ms. Knoblock asked Mr. Oliver about the packet. Mr. Oliver said that there are about five or six items that he will have to be submitted with the application. He told Mr. Daniels to fill it out and bring it back to the fourth floor to give to Mr. Bryan Wicklund or Johan Bullington or himself. Ms. Knoblock said that if he fills it out and brings it back, he doesn't need to come to these Board meetings again and the demolition would be taken care of. She continued saying that then the property is free and clear for him to sell with a lien for the demolition on the property.

A motion was made by Mr. Duncan and seconded by Mr. Wagner that Item 3087 102 S Sergeant Ave be extended to our December 13th Building Board meeting for a progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

3. **Item 2990 801, 803 & 805 W 1st St. Mr. Grindle present.**

Mr. Denham asked if he had any word on their financing. Mr. Grindle said that they had and have a letter of intent from Central First Bank to finance a tax credit, which represents 1.15 million. They are in talks with Arvest and People's Bank to get the rest, which is about 1.3 mil. The total to finish is 2.5 million. Arvest told him that it will go to loan committee in two weeks from this past Wednesday. People's Bank is in talks with them too. Mr. Grindle said he has talked with four banks, two said no because most banks don't want to deal with tax credit. There was a talk with Arvest and People's Banks and they are still in the picture because they have dealt with tax credit before. Mr. Denham asked if they would have a commitment at the next Board meeting on December 13th. Mr. Grindle hopes so but at this point we don't know where we are at, but hope we have a different conversation at that point. Mr. Wicklund asked what would happen if they didn't get the funding. Mr. Grindle said he will probably sell to someone who has the money to complete the project and to reduce the liability of a bank. Mr. Grindle said that they do have a private funder in their back pocket who charges a higher rate so that is another option, instead of 8% it would be 12%. We got bids in January. Two years ago, we got the bids and then everything changed, everything doubled. Now we are securing the home funds from the city with CHODA called Jeteye, a partner in the project and that will be is a 400-thousand-dollar swing and Missouri passed a law in August that increases tax credits changing from 25% to 35%, so that is what is making this viable again. There will be 12 units and 2 will be dedicated to low income for 15 years. We will keep the project long term.

A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 2990 801, 803 & 805 W 1st St be extended to our December 13th Building Board meeting for a progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

4. **Item 3084 1828 W 4th St. Ms. Carol Russell present.**

Ms. Russell said that they would have it shingled this weekend. The water line from the meter to the house has been replaced and they are working on getting the wall framed. This is a weekend and evening job for them. Mr. Denham asked if the inspections had been made and if they had a permit and she answered yes. Mr. Denham asked Mr. Oliver his thoughts. Mr. Oliver said that the permits are in place, and it is a slow go but there is progress.

A motion was made by Mr. Wicklund and seconded by Mr. Duncan that Item 3084 1828 W 4th St. be extended to our December 13th Building Board meeting for a progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

5. **<u>Item 3089 1919 S Byers Ave. Mrs. Rachell Williams present.</u>**

Mrs. Williams started by saying that they are closing at the end of the month and her son is moving out by this next week and has a property to move to. The demolition of the garage is complete. Mr. Oliver asked if she went by the property today. She said she went by yesterday. Mr. Denham asked about the letter of consent. Mr. Oliver said that because her son was in the property still it kicked it out of the program. Mr. Denham asked if she knew what the future buyers' intentions for the property were. Mrs. Williams said to rehab the property, and they are aware that it is on this agenda. Mr. Oliver asked why the future buyer was unable to be here today. There was some talk about that and the grant program. Mr. Wicklund asked if it would qualify again if the son had moved out. Ms. Knoblock said that with new owners and if the property were empty that it would qualify for the grant money. She also stated that they were very compliant. Mr. Denham asked Mr. Oliver if he had been inside. Mr. Oliver said no that he had only seen outside of the property. Mr. Denham asked if it was suitable for rehab. Mr. Oliver said that structurally it is fine, and the bones are good. Mrs. Harrington said that she went by it yesterday and it looks like the backside is completely open. Mr. Wicklund asked if we have any recourse with the new owner to say you have 30 days to do something with this property to get it boarded up. Ms. Knoblock said that we can order it to be boarded up or demolished at the next meeting. It should be closed to open entry, that is a fire hazard. There was much talk on this. Mr. Oliver said that he could add in his standard letter to the new owner that the Board is requesting that the property get boarded up within one week of closing. Mr. Bryan Wicklund said that if you order it to be secured and it doesn't get done within the time frame that the Board sets out then the city can bid it out and get it secured. Mr. Denham asked Mrs. Williams if she understood what had been said and she said yes. Mr. Denham said that they will table this until the end of the meeting, and they are welcome to stay or not for the demolition hearing. He also said that they will be ordering that the property get secured either by them or the future owners. Mrs. Williams said that her son is still living there for a few more days, would this require us to board up while he is still there. Mr. Denham said that two days is not an issue. Williams said they would stick around and wait for the hearing.

Continued with Item 3089, 1919 S Byers Ave:

A motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 3089 1919 S Byers Ave. be a subject of a dangerous building hearing. (7 Aye, 0 Nay) Motion carried.

Turned over to the city.

Ms. Knoblock calls Mr. Jeff Oliver to testify and be sworn in and asks him to state his name, his occupation and how long he has been with the city. Mr. Oliver replies that he has been employed for 25 years and has been a building inspector for the city and about 15 years in this position. **Exhibit 1** are photos taken by Mr. Hadley of the property at 1919 S Byers Ave on April 5th, 2024, when he posted the placard on the structure. These photos show the dangerous conditions on this date of April 5th and show open doors and windows open to the public. **Exhibit 1.1** are photos taken on August 13th which show a pile of rubel from a fire that happened in a detached garage and these photos also show open windows and a cellar door access open. The pile of rubel has been cleaned up since but there are still open and broken windows. **Exhibit 2** is a title search that the city had done by Great American Title Insurance Agency showing Rachel Ann Williams as the owner of the property. **Exhibit 3** are documents of certified letters sent to varies interested parties in the property, showing a potential buyer of Jayden Withrow and to Rachell Williams. Mr. Oliver has signed receipts for most of the letters. **Exhibit 4** is the legal notice from the Joplin Globe with the publication dates of August 1, 8, 15, and 22 of this year 2024. **Exhibit 5A** is a document from the Joplin Fire Department with the date of January 5th, 2024, at address 1919 S Byers Ave. Mr. Oliver read the last page where EMS units were called to the residence where a male said he had taken some bad meth. **Exhibit 5B** is a document from Joplin Fire Department dated February 3, 2024. Mr. Oliver read the last page; it was reference to an unauthorized burn complaint. **Exhibit 5C** is a document stating that firemen were called to the property on April 4, 2024, for a fire where a structure fire reporting garage on fire, mattress and debris burning. Neighbors stated no one lived there. Engine 2 personnel pulled the electric meter from the outbuilding and Captain Kitterman was shocked by it. Also, battalion one was noted that there was furniture, mattress pad and a fire pit with bricks stacked near it. **Exhibit 5D** is a document of an email from Mr. Oliver dated August 13th, 2024, inquiring about the electricity at the address of 1919 S Byers Ave sent to Liberty Electric, which showed it being terminated on April 4th this year. Someone had been living there through this period. **Exhibit 5E** Mr. Oliver read the first page, Joplin Police Department was called to property on June 30th, 2024, for an overdose call. **Exhibit 5F** Mr. Oliver read an incident report from the Joplin Fire Department dated July 11, 2024, at 1919 S Byers Ave with a garage fire. This is the fire that left the rubel that had recently been cleaned up. Ms. Knoblock presented all Exhibits to the Board and the Board accepted.
Ms. Knoblock asked Mr. Oliver about his training and experience in the building industry that qualifies him as an expert. Mr. Oliver responded that he has been a general contractor on several residential projects in the Joplin area over a 20-year period. Ms. Knoblock asked from his inspection of this property in his experience if this building qualifies as a dangerous property according to Chapter 26 Article X Chapter 26-612 of the Joplin code of ordinances.

Mr. Oliver replied, yes, he does and read lines 10, line 13, line 14 and line 18. Mr. Oliver said that as seen by the photos and records of calls sent to this property, it has been quite a nuisance. There are always open windows and doors every time he has gone by. It is a fire hazard and certainly not fit for human habitation without electricity and not positive, but he thinks water has not been available during this time too. If the property was boarded up and doors were secured, then it would eliminate easy access to the property and eliminate cause for more fires. Ms. Knoblock said that the city offers Chapter 26 Articles IX and X of the Joplin code of ordinances into evidence. The Board accepted. Additionally, Ms. Knoblock requested that the record be held open to include any publications of the Joplin Globe as well as the minutes of the Building Board of Appeals. The Board accepted. Ms. Knoblock asked Mrs. Williams to come up to the podium and be sworn in. Ms. Knoblock said that she can ask inspectors any questions. Mrs. Williams started wondering if homes with windows and doors open are considered dangerous and that the fires were started by other individuals that she feels the police are not looking for. She knows that her property is dangerous and needs to be demolished. She would hope that there is something they can do or say to where the officers could follow up on the reports. Mr. Oliver spoke about the windows and doors opening and that it is one of the definitions that the city uses that can qualify it as a dangerous structure, adding in the no electricity and possibly no water and things of that nature do make it a danger. Ms. Knoblock responded to the Officer Baker that followed up on the fire incidents and said she could give a copy of the report to Mrs. Williams. The officer stated that she spoke with Mrs. Williams' son, and he said that he believed that one of his friends was playing a joke on him and the fire started. Mrs. Williams also asked about the officer that was shocked. Mr. Oliver responded and said that the report did not say if he needed medical attention. Mrs. Williams asked if they would need a copy of the agreement to sell. Ms. Knoblock said that if she would like to give a copy that would be good. Ms. Knoblock said that evidence is closed in this matter and the city rests and is now in front of the Board for a final decision.

A motion was made by Mr. Duncan and seconded by Mr. Wicklund that Item 3089 1919 S Byers Ave. be declared a dangerous building in accordance with Joplin's code of ordinance Chapter 26 Articles 9 and 10 Section 26-612 Subsection 10, 13, 14, 18 and so ordered to be boarded up and secured. (7 Aye, 0 Nay) Motion carried.

Mr. Bryan Wicklund said that Section 26-616 states the owner has 30 days to get the property secured and boarded. If it is not done, then the city will move forward and find a contractor that will take the necessary actions. The cost of that will be a special tax bill for the property owner. Mrs. Harrington asked Mr. Bryan Wicklund if the sale of that property wouldn't affect anything that he had said. Mr. Bryan Wicklund replied that it won't have any effect. Mr. Oliver asked the Board if this was released from our agenda. Mr. Bryan Wicklund said that is what has been done previously.

6. **Item 3092 806 S Jefferson Ave.**

A motion was made by Mr. Wagner and seconded by Mr. Windsor that Item 3092 806 S Jefferson Ave. be a subject of dangerous building hearing. (7 Aye, 0 Nay) Motion carried.

Turned over to the city. Ms. Knoblock called Jeff Oliver to testify and reminded him that he remains under oath. She asked him to state name and occupation and presented Exhibits for him to identify. **Exhibit 1,** these are photos taken on the day it was posted on July 8th shortly after a structure fire at the property, showing dilapidation even before the fire. **Exhibit 2,** are photos taken on October 24th by Mr. Oliver. These photos are of the structure and show the owners did clean up the property, but the photos also show damage of the fire, deterioration and lack of maintenance. Ms. Knoblock asked Mr. Oliver if this was used as rental property and is unfit for human habitation and he replied yes to both in its current condition. **Exhibit 3,** is a title search done by Great American Title Insurance Agency showing Olga Gutierrez & Melecio Deleon as the owners. **Exhibit 4,** are certified letters sent to the owners that show today's meeting dates and Mr. Oliver has signed receipts for these. **Exhibit 5,** is the order confirmation in the legal section of the Joplin Globe with publication dates September 5, 12, 19 and 26, 2024. **Exhibit 6,** is an incident report received from the Joplin Fire department, dated June 17, 2024, of a fire at the property. Mr. Oliver read page 7 of the report, stating no electricity and gas service was locked out and someone other than Spire Gas Co. tried to turn it on. The owner did not have insurance due to the roof work that had to be done before policy began. The Liberty Utilities cut service to the residence and retrieved their meter. The Spire Gas Company investigated the gas meter for manipulation. The Board accepted Exhibits 1-6. Ms. Knoblock asked by his expert opinion if this house is a dangerous building as defined in Chapter 26 Article 10 Section 26-612. Mr. Oliver replied yes and read sub-sections line 2, 4, 5, 6, 10, 11, 12, 15, 16, 17. Mr. Oliver said that the photos show the floors failing and sagging and with the fire that in his opinion that the house is not feasible for rehab. Ms. Knoblock offered Chapter 26 Articles 9 & 10 of the Joplin code of ordinances into evidence before the Board. The Board accepted. She requested that the records be held open for the publication of the Joplin Globe as well as the minutes of the Building Board of Appeals. The Board accepted. Ms. Knoblock said that evidence is closed and the city rests. It's in front of the Board for a final decision.

A motion was made by Mr. Wagner and seconded by Mr. Windsor that Item 3092 806 S Jefferson Ave. be declared a dangerous building in accordance with Joplin's code of ordinance Chapter 26 Articles 9 and 10 Section 26-612 Subsection 2, 4, 5, 6, 10, 11, 12, 15, 16, 17 and so ordered demolished including any outbuildings. (7 Aye, 0 Nay) Motion carried.

7. **<u>Item 3073 512 S Cox Ave. Larry present.</u>**

Electric passed its inspection. The plumber got there today to finish up the rough in. Mr. Oliver mentioned that he talked with Ahmed, and he is aware that the permit extension has expired. Mr. Denham asked how long it will take to finish up. He responded that after the inspections they will do insulation and dry wall. He believes a month to a month and a half, before New Years. Mr. Windsor asked if a 60-day extension on the permit would be enough, and he replied yes. Mr. Denham asked if people were living there, and he replied they were just protecting his tools at the property for him, and only one lived there. Mr. Denham said that no one can live there while on this Board, that it is still considered a dangerous building.

A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3073 512 S Cox Ave be extended to our December 13th Building Board meeting for a progress report and demolition hearing and that the permit be extended for 60 days. (7 Aye, 0 Nay) Motion carried.

8. **<u>Item 3091 4020 S Main St. Brenda Suhr present to represent owner.</u>**

Ms. Suhr said that they had a contractor walk through with the city inspector and we were able to pull the building permit this Tuesday. They have confirmation with the contractor that they will be starting the roof and working on the front wall to repair that on the second week of November. Then the electricity to fix all the wiring. Mr. Denham asked Mr. Oliver if he had been through it. Mr. Oliver said that Mr. Hadley had posted this structure, and that a tree had fallen on it and there was some structural damage.

A motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 3091 4020 S Main St. be extended to our December 13th Building Board meeting for a progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

9. **Item 3093 310 N Joplin Ave.**

A motion was made by Mr. Duncan and seconded by Mr. Windsor, that Item 3093 310 N Joplin Ave., be a subject of dangerous building hearing. (7 Aye, 0 Nay) Motion carried.

Mr. Oliver was reminded that he was under oath and gave his name and occupation and how long he has worked for the city. **Exhibit 1**, this document is a letter that was sent out to the owner and there are photos that were taken on Nov. 4, 2021, when it was originally posted Nov 3rd of 2021**. Exhibit 2**, these photos were taken by Jeff Hadley and a pre letter that was sent out on Oct 13, 2023. These photos show that the structure is slightly worse and show that the trash from the first set of photos had been removed. **Exhibit 3,** are photos taken by Mr. Oliver yesterday (October 24, 2024) and that it remains in the same condition and roof and soffit damage, boarded up windows, siding missing, large crack in the front porch area and a detached garage that is in a dilapidated condition and is vacant. **Exhibit 4**, is a title search received from Great American Title Insurance Agency and shows that Willie Jay Properties LLC as the owner. **Exhibit 5,** are certified letters sent to Willie Jay Properties here in Joplin. The most recent shows today's date of this meeting, which we do not have a signed receipt for but previous letters we do. **Exhibit 6** is the order confirmation received from the Joplin Globe and shows 310 N Joplin Ave listed in the legal section with publication dates of September 5th, 12th, 19th, and 26th of 2024. The Board accepted all Exhibits. Ms. Knoblock asked Mr. Oliver if he felt that the property at issue is a dangerous building as defined in Chapter 26 Article 10 Section 26-612, and he replied that he does. He based his opinions and read lines 4, 7, 10, 12, 13 and line 18 of the city code and explained by the photos presented. Ms. Knoblock offered Chapter 26 Articles 9 & 10 of the Joplin code of ordinances into evidence before the Board. Board accepted. She requested that the records be held open for the publication of the Joplin Globe as well as the minutes of the Building Board of Appeals.

A motion was made by Mr. Windsor and seconded by Mr. Brown that Item 3093 310 N Joplin Ave. be declared a dangerous building in accordance with Joplin's code of ordinance Chapter 26 Articles 9 and 10 Section 26-612 Subsection 4, 7, 10, 12, 13, and 18 and so ordered demolished including any outbuildings. (6 Aye, 1 Abstained) Motion carried.

10. Item 2986 302 S Connor Ave Levi Babbs, Blue Shutter Inv.

Mr. Denham asked about their progress since the last meeting. Mr. Babbs said that it has been frustrating to get the main tap done for the fire suppression system. He has been on the phone with Missouri American and the plumber doing it and Marmet. They are trying to line it all up to get that main tap done. Mr. Denham asked, so it is the water company that is holding it up. The electrical contractor doesn't want to get in there until the fire suppression is done. All the rough in plumbing is finished, so they are just waiting on the main tap. Mr. Babbs said that as soon as Marmec is done with the fire suppression then the rough in electrical. Mr. Wagner said that he went by this morning and noticed the back door is open, is there anyone working there this morning. Mr. Babbs said he will check into it today. Mr. Bryan Wicklund said that the fire marshal wants to talk to the man doing the tap and to have him contact Mr. Dale Brooks. Mr. Babbs said he would.

A motion was made by Mr. Duncan and seconded by Mr. Wicklund that Item 2986 302 S Connor Ave be extended to our December 13th Building Board meeting for a progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

11. Item 3054 1624 W 4th St. Matt Smith present.

Mr. Smith said they haven't done much but they are finishing the siding today and are trying to get it all painted by next week or before it gets too cold. Then the vinyl siding. The roof is all done, and it is all dried in. It should be done by the next meeting.

A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3054 1624 W 4th St be extended to our December 13th Building Board meeting for a progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

12. Item 3002 301 S Winfield Ave. Mrs. Anabel Lopez present.

Mrs. Lopez said that the soffits are almost done, and the edges of foundation are being reinforced with cement. Mr. Denham asked Mr. Oliver if he had been in the house. Mr. Oliver asked Mr. Bryan Wicklund to bring up that address. Mr. Oliver said that their permit expires tomorrow, and she will need to go to the fourth floor to get an extension. Mrs. Lopez requested that her husband wants to do the plumbing himself. Mr. Oliver replied that it is not how it works, and she will need to get a licensed, bonded and ensured plumber registered with the city. Mrs. Lopez said that the heating and air contractor will be coming on Sunday to give her a quote. Mr. Denham said that if all the rough ins were done by the husband and reviewed by a city contractor that it might be acceptable. Mr. Bryan Wicklund said we need to know who the contractors are. Mr. Bryan Wicklund said to go to the fourth floor and talk to Kim Knewhouse to get the permit extended if the Board is OK with that and go through the contractors with him also. He asked who did the electrical work. Mrs. Lopez said that they have had money issues, and the husband works a full-time job and works on this property in the evenings and the weekends. Mr. Denham said to do what they can to get this done so it gets off this agenda. Mr. Wicklund said that since it has been on the agenda for two years the Board needs to make a recommendation on how long to extend that since it has passed the two-year period. Mrs. Lopez said that she hopes to have it all done by January but is aiming for December. The siding will be done this week. Mr. Oliver spoke briefly and so did Mr. Denham. Mr. Wicklund said that they need some solid bid receipts saying that you have called and physically met with these contractors and have their bids.

A motion was made by Mrs. Harrington and seconded by Mr. Wicklund that Item 3002 301 S Winfield Ave be extended to our December 13th Building Board meeting for a progress report and demolition hearing and the permit be extended for 120 days. (7 Aye, 0 Nay) Motion carried.

13. Item 3097 1217 E 2nd St. Jack Smittle present.

Mr. Oliver asked Mr. Smittle if he wanted one of the packets to have the city demolish the structure to take with him to fill out and return. Mr. Smittle said he would like that. Mr. Denham said that there was extensive fire damage, and a part has collapsed, and it is urgent for demolition. Mr. Smittle said he can turn in papers in a couple of days. Mr. Oliver said to return it to the fourth floor to Mr. Bryan Wicklund or Johann Bullington or himself. Mr. Smittle said that if this doesn't work out, he will sign it over to the city to get this torn down. Mr. Smittle asked Mr. Oliver if he would notify him to let him know what is going on, December is a long time, and he'd like to get it done sooner than later. Mr. Oliver said they will need an asbestos inspection as well and it might be up to six weeks before they know.

A motion was made by Mr. Windsor and seconded by Mr. Wicklund that Item 3097 1217 E 2nd St be extended to our December 13th Building Board meeting for a progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

14. Item 3056 217 S Pearl Ave. Mr. Ruiz present.

Mr. Ruiz spoke with an electrician and was expected at the house yesterday. Mr. Oliver stated his permit expires November 2. He will need the approval of the Board to extend. Mr. Ruiz said that they put the front door on and replaced the windows. As soon as the electrician is done, they can finish. Mr. Denham asked if the rough-in had passed inspections. Mr. Bryan Wicklund said that the plumbing rough-in passed inspections on July 24th and there were no electrical inspections. Mr. Oliver said that they need to renew the permit and told Mr. Ruiz not to hang any sheetrock until the electrical inspections are done. Mr. Ruiz said that he has an electrician under contract and was expected at the house yesterday, but he hadn't talked with him to know if he went. Mrs. Harrington mentioned that when she was looking at last month's meeting Elizabeth had said that nothing had been done from August to September, so she asked what had been done since September until now. Mr. Ruiz said that all the electric inside is done. Mr. Ruiz said they will be doing a mini split. Mr. Ruiz said that he thought about two or three months he will need to be completed. Mr. Wicklund asked Mr. Oliver what needs to be done to get this off our Board. Mr. Oliver said we need a final inspection. He also said that it sounds like he is ready for his rough in and hvac and once that is done, he can hang sheetrock. Mr. Denham asked what his intention was for the house when it was done. Mr. Ruiz said to sell it.

A motion was made by Mr. Wagner and seconded by Mrs. Harrington that Item 3056 217 S Pearl Ave be extended to our December 13th Building Board meeting for a progress report and demolition hearing and the permit be extended for 90 days. (7 Aye, 0 Nay) Motion carried.

15. Item 3015 & 3016 117 & 121 S Byers Ave.

Mr. Oliver said that they have an active permit, and they have been struggling with some framing inspections, but they are working on it, so he asks the Board to continue these. He does know that their permit expires in January.

A motion was made by Mr. Duncan and seconded by Mr. Wagner that Item 3015 & 3016 at 117 & 121 S Byers Ave be extended to our December 13th Building Board meeting for a progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

16. Item 3033 1010 W 3rd St.

Mr. Oliver said that they do have a permit but haven't seen any progress recently, but they do have another building next to it and are working on that, so he asks the Board to continue this one. Their original permit expires December 4th, just before our next meeting.

A motion was made by Mr. Wagner and seconded by Mr. Windsor that Item 3033 1010 W 3rd St be extended to our December 13th Building Board meeting for a progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

17. Item 3072 220 N Byers Ave.

Mr. Oliver said that they have made a lot of progress, the outside is almost finished. There was an extension on the permit 2 months ago and it expires today. Mr. Oliver stated he has not heard from them, but his opinion is to extend it to the December 13th meeting.

A motion was made by Mr. Windsor and seconded by Mr. Wagner that Item 3072 220 N Byers Ave be extended to our December 13th Building Board meeting for a progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Bryan Wicklund will extend the permit to December 13th.

18. Item 3085 1616 S Pearl Ave.

Mr. Oliver said he did apply for his permit. This property did sell to an out-of-town owner, and he doesn't believe they have started on it. Mr. Wicklund asked what is wrong with the property. Mr. Oliver said that it needs everything and that they had done some floor work inside without an inspection.

A motion was made by Mr. Wicklund and seconded by Mr. Windsor that Item 3085 1616 S Pearl Ave be extended to our December 13th Building Board meeting for a progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

19. Item 3086 125 N Maple Ave.

Mr. Oliver said that this item was sold, and the new owner has demolished this structure, so he asks the Board to release this item.

A motion was made by Mr. Windsor and seconded by Mr. Wicklund that Item 3086 135 N Maple Ave be released from our agenda due to the demolition being complete. (7 Aye, 0 Nay) Motion carried.

20. Item 3094 2808 E 7th St

Mr. Oliver asked the Board to release this item. It has already been to the council for approval of the funds. Mr. Oliver spoke with the demo contractor yesterday and he had to have a part ordered for his equipment and he expects to be there in a week or so to demolish it.

A motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 3094 2808 E 7th St be released from our agenda due to the demolition pending. (7 Aye, 0 Nay) Motion carried.

21. Item 3095 1119 S Picher Ave.

Mr. Oliver stated that this is a residential project that the owners signed a consent form for our contractor to demolish. It has gone to the council for approval of funds and the contractor has pulled the permit. It is the same contractor as the above item, and he expects to get to both in the next couple of weeks.

A motion was made by Mrs. Harrington and seconded by Mr. Wicklund that Item 3095 1119 S Picher Ave be released from our agenda due to the demolition pending. (7 Aye, 0 Nay) Motion carried.

22. Item 3096 2117 S Harlem Ave.

Mr. Oliver said that this property has been demolished.

A motion was made by Mr. Wagner and seconded by Mr. Duncan that Item 3095 1119 S Picher Ave be released from our agenda due to the demolition has been completed. (7 Aye, 0 Nay) Motion carried.

23. Item 3098 910 E 7th St.

Mr. Oliver said that after posting this property there had been a fire, but due to it being new business he asked the Board to continue. He stated that if Mr. Newberry doesn't handle this in the next 6 weeks, we will have this ready for a demolition hearing.

A motion was made by Mr. Duncan and seconded by Mr. Wagner that Item 3098 910 E 7th St be extended to our December 13th Building Board meeting for a progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

24. Item 3099 1519 S Pennsylvania Ave.

Mr. Oliver said that this property was the subject of a fire and hopefully will have this one ready for a hearing at next month's meeting. Mr. Oliver has not had any contact with the owners so far.

A motion was made by Mr. Windsor and seconded by Mr. Duncan that Item 3099 1519 S Pennsylvania Ave be extended to our December 13th Building Board meeting for a progress report and demolition hearing. (7 Aye, 0 Nay) Motion carried.

Mr. Duncan made a motion to adjourn the meeting. Second by Mr. Wicklund.

(7 Aye, 0 Nay). Motion carried.

Approved _____

Mr. Kyle Denham, Chairman

Approved Jo Anne Mergenthaler

Jo Anne Mergenthaler, Notary Public

My commission expires Sept. 17, 2027

JO ANNE MERGENTHALER
Comm. Exp. Sept. 17, 2027
NOTARY PUBLIC NOTARY SEAL #23942087
Jasper County
STATE OF MISSOURI