MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
OCTOBER 27, 2017
9:00 AM

Kyle Denham, Chairman, called the October 27, 2017 Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Mark Callihan, Ervin Wilson, Crystal Harrington and Mr Tylle. City officials present: Bryan Wicklund, Building Specialist, Jeff Oliver, Building Inspector, Jordan Paul, Assistant City Attorney and Bet Willhite, Notary Public.

Mr. Denham	We will call the, uh, August Board of Appeals meeting to Order. First order of business is Roll Call. We have a motion to, uh, excuse Mr Pommert?
Mr Wilson	Mr Chairman, I make a motion to excuse Mr Pommert.
Mr Tylle	Second that.
Mr Denham	**Motion, by Mr Wilson, second by Mr Tylle, that Mr Pommert be excused. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Those opposed (none). Motion carries.**
Mr Denham	If you just come up to the Podium, give us your name and address, and, uh, the property you are here to discuss. Go ahead and get started.
ITEM # 2784	**2108 W 3RD ST** **OWNER: 2108 W 3rd Tr** **ADDRESS: PO Box 3133, Joplin, MO 64803** **Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the September 22, 2017 meeting for a Demolition Hearing and Progress Report (THIRTEENTH TIME BEFORE THE BOARD)**
Mr Denham	Morning.
Mr Hills	Morning. Christopher Hills. Address, 833 Massachusetts. The address I'm acquiring about, 2108 W 3rd St.
Mr Denham	Ok.
Mr Hills	Um, I'm actually a new purchaser of the house. I just bought it, um, last Wednesday, I believe. So, I haven't gotten any building permits or anything like that, yet. But I am under way of doing that. Actually, I had

to go out of town this week, earlier and I just got back Wednesday. So, it just been kind of a catch up thing now. But I will definitely have the building permit and get things in order to try to rebuild the house. That's what I'm goin' to try to do.

Mr Denham — This property's been on our Agenda for, well this is our thirteenth meeting, so that implies at least thirteen months. Over a year. Um, were you aware of it's…

Mr Hills — No Sir,

Mr Denham — When you bought it?

Mr Hills — No Sir, I had no idea. He said that he had some meeting comin' up but he wasn't direct with what the meeting was about. He said it was about the house but he didn't say anything about the demolition or anything like that.

Mr Denham — We came close to ordering it demolished last time but he had sold it to another party, similar as to how you've purchased it.

Mr Hills — Ok.

Mr Denham — And that person kind of drug their heels, obviously for thirteen months so, uh, the house needs a lot of work. Obviously, you've been through it. But what kind of schedule do you think it would take to finish it up?

Mr Hills — I'm really motivated and I'm really trying to get this thing going. Um, this is something that I want for my future for my family so, um, I'm really, really, really would like to get it within four, five months, maybe six. Give me half a year at the most, maybe.

Mr Denham — Are you going to serve as your own contractor?

Mr Hills — Yeah. I'm actually going to try to do a lot of the work myself, or as much as I can. Obviously, I'm going to have to get the plumbing and the electrical work from certified individuals but, I'm an aviation mechanic by trade, so I know how to do a lot work on my own, so.

Mr Denham — You'll need to have your contractor's license.

Mr Hills — Ok.

Mr Denham — I don't know, Jeff, is there anything else?

Mr Oliver — No, we, uh, we spoke on the phone this past week and I kind of gave him the run down, too. Uh, with what you covered there as far it being on the Agenda for a while, so…

Mr Hills — Yes, Sir.

Mr Oliver — Get the permit and move forward.

Mrs Harrington — Well, I'm curious about, do, did you buy this house outright or…

Mr Hills — Yes.

Mrs Harrington — Or have you taken a, does he still owns it and you're paying him?

Mr Hills — No, I own the house.

Mrs Harrington — You have a mortgage on it?

Mr Hills — No, it's paid outright, in cash.

Mr Harrington — Ok.

Mr Denham — And you have the funds to complete it?

Mr Hills — Yes.

Mr Denham — That's been, not trying to get noisy, but that's been an issue in the past, too.

Mrs Harrington — He's put this in a Deed–for-Trust several times on his properties and that means he sells them to somebody and they pay him but he's still the actual owner. So it kind of hobbles the person that, you know, every time it deals with us, we end up, it's his property so the person that's buying it from him get stuck in the middle.

Mr Hills — Ok.

Mr Oliver — Actually, I have a copy here.

Mr Hills — I was going to say, he wrote out a, I think a Trust or the house into my name on the deed.

Mr Denham — I heard this second hand from the next door, from the owner of the property next door, but he told me that the house you purchased doesn't have a connection to the city sewer but it is connected to his sewer.

Mr Hills	Oh, ok. That was the issue.
Mr Denham	That, that would have to be corrected.
Mr Hills	Right.
Mr Denham	At some point, 'cause he, he said he wasn't going to allow that to continue.
Mr Hills	Right.
Mr Denham	That's just what he told me. I don't know if it's true or not.
Mr Hills	Bill had, Bill had said something about that and I've already been trying to get in to contact with the right people to get the job done.
Mrs Harrington	It's an overwhelming project, I think but I am encouraged to know that somebody that really wants to get this property in shape. We probably would have had it demolished this month, if, if you weren't here. so.
Mr Hills	Right. Well, I'm, I'm really, I'm really motivated and I, I mean, I'm not going to say I have $100,000.00 to put into this three bedroom, 1000 sq foot, but I'm going to try to do the best I can do with the resources that I have to get it done, you know what I mean? 'Cause I don't want to be tied up into this any longer and puttin' money into something that, ultimately, going to be anything. So…
Mr Denham	Is this going to be your residence or rental house?
Mr Hills	Yes, I'm going to try to turn it into my residence, um, at the beginning. But I will probably try to move back to Aviation. This is all just an adventure here. It is just, you know, you gotta try things, thought, you know. You gotta take chances out here ya know. So, that's what I'm tryin' to do.
Mr Denham	Well, I'd love to see the property turned around but we were prepared to have a demolition hearing today, but, depending on what the Board decides.
Mrs Harrington	So, Jeff, the condition of the house, is it, are we going to start with the framing or the foundation?
Mr Oliver	The framing and we spoke on the phone, and, uh, I've told him to contact us, Rick and I, whose done previous inspections, can meet him on sight.
Mr Denham	Any other questions?

Mr Callihan — I'm, I'm encouraged that you bought the house and want to do something with it. I just encourage you to evaluate that time frame, because that tends to get drug out and drug out and, uh, um, as you've already determined, there's a few surprises in homeownership. Uh, I just, try to you know, be as quick about it as you can. 'Cause the sooner it gets off our radar screen, the better.

Mr Hills — Alright. Um, what do you guys, what would you guys say, is there any kind of way you could steer me on that trust thing, 'cause, how the trust is still in his name but it's…

Mr Paul — I went through the deed. It's just a Warranty Deed so it's not what Ms Harrington was talking about earlier.

Mr Hills — Ok.

Mr Paul — You own it?

Mr Hills — Great, it kind of scared me. I was, like, Woo.

Mr Paul — You may have a note on it. I'm not sure, but it's not a Contract-for-Deed which is what she was talking about.

Mr Hills — Ok. Great, Great.

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

Mrs Harrington — Do we want it thirty days to…

Mr Denham — Yeah.

Mrs Harrington — See where they're at?

Mr Oliver — I would, just to make sure we get the permit in place and it's up to the Board, but if they see quite a bit of progress, you know, they may extend it out after that one, a couple of months before they have you come back.

Mr Hills — Understood.

Mrs Harrington — We're going to want to follow it for at least the first two – three months to see how you're doing to make sure you are on track. So with that being said, Mr Chairman, I would make a motion that Item # 2784 at 2108 W 3rd St be continued until December 8th for a Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Wilson that Item # 2784, 2108 W 3rd St be continued to our December 8th meeting for Board, uh, Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Those opposed (none). Motion carries.** If you could come to our December 8th meeting, we normally have them every month but because of Thanksgiving, we just split it in December. If you could come and just give us some kind of a progress at that next meeting and maybe some sort of tentative schedule of what you could have done in a month or sixty days or something like that.

Mr Hills — Great.

Mr Denham — Just something like that.

Mr Hills — Great.

Mr Denham — Just a rough idea.

Mr Hills — Great. I'm just going to ask you guys if you could, please bear with me. This is my first construction or reconstruction or anything of that nature. So I am, I am motivated and I am wanting to get this thing done, 110% and I just, you know, I, you guys being on me's going to help me do the right thing as well. So.

Mr Denham — We will stay on you.

Mr Hills — I just say Thank you.

Mr Denham — Well, work with Jeff and his department because, um, you don't want to cover up any work before it's inspected. It's just really important, make sure you follow through with the inspections.

Mr Hills — Yes Sir.

Mrs Harrington — You've bitten off a big chunk for your first time.

Mr Denham — Good luck.

Mr Hills — Thank you.

Mr Denham — Thank you.

Mr Oliver — Sir, would you write down your address and everything down there for me, so I can make sure you get the letters from here on out?

Mr Hills — Yes, I can.

ITEM # 2818 — **1109 S INDIANA**
OWNER: John and Georgia Fletchall
ADDRESS: 3303 W 21st St
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the September 22, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Denham — Morning. You can come on up and tell us your name and address, please.

Ms Brazelton — Um, my address is 1569 S Black Cat Rd. I'm here about my mother's property at 1109 Indiana.

Mr Denham — What's the status of this property?

Ms Brazelton — Well, um, we lost my Dad a year and a half ago. My Mom was lookin' to sell the place around then and then we lost my Dad and then her health spiraled down. She is actually in the hospital now. Um, I'm tryin' to talk her into sellin' the property. She's no able to, she's at the end of her life and she's not come to terms with that. She's not able to go back in and fix things like she thought she, you know, like she use to be able to.

Mrs Harrington — I can't hear.

Ms Brazelton — I'm sorry.

Mrs Harrington — Yeah, there you go.

Ms Brazelton — I'm vertically challenged. Um, but she's just not coming to terms with the fact that she's just not going to be able to do, to get it fixed. You know the home that we've had forever, it's just not going to happen. So, um, I've contacted our pastor, had a realtor, um, who's supposed to be in touch with me. Come by and look at it and see about getting the property sold. Um, there's things still at the house, um, my Dad's old '45 Jeep Willie is still in there. I'm trying to get somebody to move that out. Um, but, hopefully, just a little more time to find someone to buy it and take it off our hands. Like I said, she wasn't able to come today because she's in the hospital. So, um, she's really not able to get out any more anyway. She lives with me so…

Mr Denham — Is it open to, it seems like the back door or window was open when I went by yesterday?

Ms Brazelton — Someone broke into it. Somebody, there's people living in the woods over there that keep breaking into it. Um…

Mr Denham — A lot of debris in the backyard too.

Ms Brazelton — Yeah, they drug a lot of stuff out and stole a lot and they pretty much left things. The house, my Mother was using it for storage. Um, these people kept breaking in and stealing stuff and whenever they break in they just drag stuff out and take what's good for the pickin', I guess, and then they leave the rest of it.

Mr Denham — The house is in pretty bad shape. I mean, do you, you think someone's really going to be interested in buying it?

Ms Brazelton — I'm hoping that, I mean, at least the property and the guy across the street has been after her for years, um, to sell it. I was just wantin' to go through a realtor rather than, you know, just, since we don't know a lot about this stuff, go through somebody who knows what they're doin' instead of just trying to do an exchange between two people. I don't want her to get the bad end of the deal, you know.

Mr Oliver — I actually had it prepped today to hold a demolition hearing on it. I'm glad you came. Um,

Ms Brazelton — This letter's the fist that I knew about it. Um, I guess she received a couple of certified letters but she's, she's not able to go anywhere. She's pretty much confined to the bed, now. Um…

Mr Oliver — If you will make sure your address is down there, if this continues, then I'll have the letters sent to you.

Ms Brazelton — Ok.

Mr Oliver — Um, an option that I would like to throw out here is, if your Mom would be willing to sign a consent form, um, basically it would waive an administrative fee, uh, that goes towards the total cost of demolition. It might save, it use to be $500.00 bucks. We've actually lowered that based on how many months. Um, it just make the process a lot easier if she's willing to do that. Um, so that's an option. I can prepare a paper for her to sign. It's got to be notarized, if she would be willing to do that. With that being said, in my opinion is that this property is not. Anything can be rehabbed if you want to throw the money at it.

Ms Brazelton — Yeah.

Mr Oliver — I don't think that's a wise choice in this, this property.

Ms Brazelton — Yeah. Um, on that, I mean, I don't know anything about the stuff. So, I, I'm just comin' in starting to take care of her health and finances and all that stuff so I'm pretty – and this house stuff, I don't have a clue. But, um…

Mr Paul — What Jeff's saying is that, if she consented to the demolition, they'd go out, they would tear down the house. It'd, basically, be a vacant lot, which is still yours, still available to sell. May be easier to sell. Um, the City has a tax lien against the property for the value of the demolition, which I believe, she'd know the cost of demolition up front, wouldn't she?

Mr Oliver — Yes, we would advertise it. Take the lowest best bid.

Ms Brazelton — Uh, ha.

Mr Oliver — We would make you aware of that. Um…

Mr Paul — And the City gets paid out of the proceeds from the sale. Do you have any idea what a, I mean, normally, residential properties are less than $5,000.00, aren't they.

Mr Oliver — Oh, yeah, yeah. You'd also be allowed to pay that out, if need be.

Ms Brazelton — Ok.

Mr Oliver — You have the funds to just come in and pay it in one payment, it would free it up for you to sell. If not, um, you could pay that out over a five year period.

Mr Paul — Otherwise, someone is going to have to fix the property.

Ms Brazelton — Yeah, Ok.

Mr Denham — And you'd be allowed to get your personal things out of it, like that vehicle you mentioned. Anything you wanted to get, you'd get that out before it was demolished.

Ms Brazelton — That vehicle means a lot to me. Um…

Mrs Harrington — One of the things that's, that's an advantage in this process is that, uh, the City will probably be able to get a, a much less, it will cost less because of their bidding process and the contractors that, you know, watch for these opportunities. If you have to hire somebody yourself to demolish it, it would be more, almost assuredly, because, um, you are an individual. The City has the advantage of, um, having contractors look at multiple

contracts to, to demolition. So, uh, it will cost you less if the City does it than if you try to do it yourself...

Ms Brazelton — Ok.

Mrs Harrington — Probably.

Ms Brazelton — Ok, with that, that wouldn't affect the sale of it in any way. Um, I mean, if we were able to turn around and sell it a month away from now, we could just finish paying it off out of that. I'm sorry, I don't know how to ask for...

Mr Paul — It's, yeah, you're talking about the lien?

Ms Brazelton — Yeah.

Mr Paul — Yeah, it's like any other lien that would be out there. It just gets paid out of the proceeds of the sale.

Ms Brazelton — Ok.

Mr Paul — Um, I, I guess that, uh, we don't, this proceeding's not recorded so they could, that's not going to interfere with the transfer from what I recall. Does that sound right to you, Jeff?

Mrs Harrington — You feel like the neighbor across the street is interested in buying it?

Ms Brazelton — He is but he's been trying to get her to sell it to him for, you know, like $1000.00, you know, offer her. He's bought up almost the whole block, you know waiting for people to fall on hard times and then swoop in at the right time. Um, I was trying to avoid that happening to her, so...

Mrs Harrington — Absolutely.

Ms Brazelton — That's why I wanted to go through a real estate agent to be sure she didn't get taken advantage of. So, Yeah, I mean, if I, I, of course, I'd have to talk to her about it because it is her property but, uh, to me, that sounds like that would probably be easier for her. She doesn't have the money to pay, to pay that outright, or so, she would have to make payments on it. Um, I'd have to calculate what the payment would be to be sure she could manage that. Um, she's on a fixed income, of course.

Mr Paul — I don't think she'd have to worry about that. If, if, I think the City's position, that if she signed a consent, she doesn't need to pay anything. It'll just be a lien for when the property is sold at a later date.

Ms Brazelton — Ok. I'll, I'll let her know that. Then, that will definitely, that will definitely interest her, I'm sure. But like I said, of course, I can't say for her.

Mr Denham — Sure.

Ms Brazelton — I'd have to discuss it with her but, um, she's not doing well right now. They've got her on some medication that's making her pretty loopy so it's not really something I want to try to discuss with her, you know, right now. Maybe, give me a few days at least to be sure.

Mr Paul — Oh sure, sure.

Ms Brazelton — To be sure she's Ok and you know…

Mrs Harrington — Do you have her Power of Attorney?

Ms Brazelton — I don't. Um, she didn't want, like I said, she's at the end stages of her life and she's not ready to let go of a lot of things, yet. She's just, you know, startin' to come to terms with those facts. I mean, she was just talkin' the other day about getting a job as a valet so…

Mrs Harrington — Well, one thing that you might investigate, um, uh, if this property isn't something that you're, you know, intend on holding onto, uh, there's occasionally, there, there is a tax advantage to, to donating the property to Habitat for Humanity.

Ms Brazelton — Ok.

Mrs Harrington — You would have a tax advantage there and, and relieve yourself of the lot, you know, after it's demolished.

Ms Brazelton — Ok.

Mrs Harrington — Um, I know you want to, want to sell it but, it may be worth more, uh, with the tax break that would come from donating it.

Ms Brazelton — Ok. I'll have to look into that and see, um, she didn't really have any, any plans at first, until I let her know that she's goin' to have to do something. She can't just hold onto it anymore.

Mr Denham — Our next meeting is December 8th. I think Jeff mentioned, we were prepared to have a demolition hearing today. So since you're here, you want to discuss it with your mother, uh, that would be the time to come back, December 8th, and tell us or talk to Jeff in the meantime and sign, uh, other consent.

Ms Brazelton	Ok. Thank you so much.
Mr Oliver	Have you written down your contact information?
Ms Brazelton	No, I will do that, um,
Mr Oliver	You do that, along with your phone number. I'll get that, uh, form ready.
Ms Brazelton	Ok.
Mr Oliver	Give you a couple of days to look over it.
Ms Brazelton	Definitely will. They haven't figures do out what medication is making her so loopy, yet but it's pretty crazy right now.
Mr Oliver	I'd work on getting that vehicle out of that garage, either way, whether she decides to sign the consent for or we have an order to demolish.
Ms Brazelton	Ok.
Mr Denham	That garage is going to come down on it, pretty, it looks like some of it has fallen already, so…
Ms Brazelton	Yeah, it's kind of buried in there. My, that was my Dad's car, whenever he met my Mom and she just now had given it to me not too long ago. So, I just found a mechanic who said he can move it out of there…
Mr Denham	Great.
Ms Brazelton	And start workin' on it. So…
Mr Denham	Good. Well, we appreciate you comin' in today.
Ms Brazelton	Of Course. Thank you, so much.
Mr Denham	We have a motion to continue.
Mr Wilson	Mr Chairman, I make a motion that Item # 2818, 1108 S Indiana be continued to our December 8th meeting for Progress Report and Demolition Hearing.
Mr Tylle	Second.
Mr Denham	**Motion by Mr Wilson, second by Mr Tylle that Item 2818, 1109 S Indiana be continued to our December 8th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr**

Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Those opposed (none). Motion carries. Thank you.

Ms Brazelton — Thank you all, very much.

Mr Oliver — Thanks for comin' in.

ITEM # 2781 — **519 N JACKSON**
OWNER: Laura Julien
ADDRESS: 317 E Fountain Rd, Joplin, MO 64801
Item previously ordered demolished. At the January 27, 2017 meeting the owner was granted a 90-day window to complete project and gave the building department the ok to issue a permit. Continued from the August 25th meeting.

Mr Denham — Morning.

Ms Julien — Morning. I'm Laura Julien. The Property is 519 N. Jackson. I'm actually here to see if we can get this taken off of the list. Um, everything has been repaired. The inside, still have to just, you know, screw down some flooring. Uh, the outside, we've got our, uh, holes are all fixed, cracks are all fixed. Foundation is done. All that is set. Um, the back's…

Mr Denham — Could you speak up just a little bit please?

Ms Julien — I've, I've lost my voice. I've got all kinds of stuff in my, I'm sorry, I don't have a voice today. Um,

Mrs Harrington — Then slow down a little bit so that we can understand you.

Ms Julien — Sorry. Um, the back of it is, uh, all, all, it's, it's, the wrap is already on the back. Um, just waiting for them to just screw on the last of the siding that goes on the very back and then it just needs painted. It's, I mean, everything else is set, structurally. It's sound. It's sad. I have seven pages of improvements that we've done on it so…

Mr Denham — I went by Wednesday. The wrap was not on the back of it.

Ms Julien — I have pictures of it if you want to see it. It's on there now.

Mr Denham — It seems like this is what you do every time. You don't do anything the whole month and then the day before you…

Ms Julien — I've been there every single day. I mean, if you drove by, you saw my truck there. I mean, I've been there, the whole upstairs is done. Everything's done downstairs. We just put sealant on the walls. All the

holes are fixed. All the, everything's done except putting, putting down the last flooring. Contractor told me that he, he thought that um, the City truck was there and he didn't realize that they didn't sign off on all the stuff he did on the, the, uh, supports on the inside. So I wouldn't let him screwed down the sub-floors until you guys came out. He just told me he didn't have you come out and sign anything off on it yet. I, I didn't realize that. That you guys had to re-inspect afterwards, but, all the holes, everything, everything is, is done otherwise. I mean, it just needs paint on the outside, you know, when the, when the trim is finished being put up. The very last parts of it.

Mr Callihan — I went by yesterday afternoon and there wasn't anything on the back of the house.

Ms Julien — There's, it, it was on the back of the house. Well, maybe you went before, but they finished it. I don't know what time they finished doing it. If, I've, I've, if you want to see it, I've got the pictures.

Mr Callihan — I don't, I don't need. It's, it's not done.

Ms Julien — It's on there now.

Mr Callihan — It's not done.

Ms Julien — Well, everything else is done. It just needs painting. It definitely need paint because I've been scrapping off all along the, the stucco that we're leaving on, on the front part there. I've been scrapping that and it's taken a nightmare to get that paint off. But, I mean, there's no reason to demo a house that needs painted and just a couple of extra things done when everything else,is, is done on it.

Mr Callihan — Putting wrap on the back of the house is not done.

Ms Julien — Ok. There's a wrap on the back of the house now because I just drove by and took pictures of it and I know he put it on there 'cause I just looked at it. So, I can show you if you need to see it. It, it's there because I was just there.

Mr Wilson — My main concern is we gave you a ninety-day window to make improvements. We're now going into our tenth month. We also advised you several times, I can remember, to seek professional contractor, which you don't seem to want to do.

Ms Julien — I did get a professional contractor and I told you guys that last time I was here.

Mr Wilson — And also, it seems like you are more worried about cosmetic stuff on the house rather than the way the house is standing, exterior work that needs to be done, the interior work, as far as making the house safe and complete with your cosmetic work. To tell you the truth, I'm just about done with it, myself. I, I, uh, I can't see you making any progress. Major progress. The little minor stuff, I mean, has been stated, you wait, you know, until two or three days before and still yet, when people drive by to check it, nothing's done or maybe it's half complete. You've had a month to do something or two months to do something. It just, it just doesn't sit well as far as what needs to be done to that place.

Ms Julien — I have seven pages of structural stuff that has been done to this house. I just got done e-mailing a lot of them to Bryan over there. There are seven pages of things that have been done. Everything has been done to that house, from top to bottom. All that was left was the cosmetic stuff. Everything else is finished. Foundation work has been done. Everything has been done.

Mr Tylle — Siding's not on.

Ms Julien — The very last bit of siding is just, is sitting right there in the garage. It's all stacked up. It's just the very last bit in the very back.

Mr Tylle — Sitting in the garage isn't finished.

Ms Julien — I just said that when I walked in. It, it's got the wrap on it and it, it just should be done in just a little bit. That's no reason to have a house demolished just because it just has a little cosmetic, it just needs the rest of the siding from the very back and then it just needs the paint. That's, that's just ridiculous when everything thing else has been finished on it already. That's why I hired the contractor, had him take care of it all.

Mr Oliver — I am unaware of any inspections that's been done. Sounds like she said there's been one done on the floor joist. Uh, if there has been, I apologize. I'm unaware of it.

Mr Wilson — Wasn't there an inspection on the joist about five or six months ago?

Mr Denham — I remember that. But it failed at time, didn't it?

Mr Oliver — That's correct.

Ms Julien — It needed the front one's doubled up, so we doubled 'em up and put in fire boards there and doubled, 'em, you know, put 'em, it just needed extra one's in there. We put single ones instead of doubles and they wanted

doubles so we just put more in there and doubled them up. Actually, I have pictures of that, too.

Mr Denham — Any other questions? Comments?

Ms Julien — I have all the lists right here. I made copies of them off my notepad just to show you all of the stuff that has been done to that house. It was not superficial things that was done. It was actually the structural stuff to make it sound again. And the roof's been repaired. Everything's been fixed on it.

Mr Paul — I can't recall, did the Board ask here to have inspections done in the past?

Mrs Harrington — You've got to, to finish the project.

Mr Paul — I, I'm just, yeah, I'm just wondering why there haven't been any inspections. That, that would…

Ms Julien — I've…

Mr Paul — That would clear up a lot of this, is it structural, is it cosmetic, is it finished, is it not finished if those inspections had been conducted and somebody been out there to look at it and say, "this is a structurally sound building."

Ms Julien — No, I understand. I mean, the only thing that failed were those, those girders that were under floor joist, 'cause they were originally none in there…

Mr Paul — That was the only thing that was inspected, though, right?

Ms Julien — Well, the framing and all that upstairs was inspected. That was fine. There wasn't anything that did pass except for the very, you know, those three boards that needed to be doubled up. So I did and the contractor did actually, and…

Mrs Harrington — Did you call for a re-inspection?

Ms Julien — I, I, that's what I was saying, I thought that he did because he told me he was calling for it. I'm sorry, the contractor told me was calling for the inspections. I figured it was done. I, I thought it was taken care of. I mean I do have the pictures here to prove that it was done. I mean that was all said they said that didn't pass, was those couple of girders that was underneath the floor joist that weren't double. And I do have the pictures to prove it was done.

Mr Paul — But you're saying, that you're, you're telling the Board that you had the framing inspected and it passed…

Ms Julien — The Framing upstairs, yip.

Mr Paul — Is there anything, is there anything else that, specifically, that was inspected and passed?

Ms Julien — Yeah, the floors. That was all that had to be fixed. The, the foundation was fine after that. Um, the, the blocks in the back was fine. He said it didn't have the property, um, the three boards on the bottom weren't, um, properly supported, so I had to put the three extra boards against them to, you know, to make 'em…

Mr Oliver — Again, I am not aware of any inspections that have been done at this property than the floor joist, girder beam inspection was done and failed.

Mr Denham — I've got a little bit of concern on that back wall. It's been opened, no sort of coverage for over a year. I really wonder what the condition of the framing behind the that sheathing is, 'cause every time it rains, it takes on moisture.

Ms Julien — Yeah, I…

Mr Denham — If you'd just put the building wrap on like we suggested months ago, that would have helped, at least keep the water out of the, the framing but…

Ms Julien — Well, I had…

Mr Denham — I really wonder what the plates and the rim joist, the condition of all that is at this point because it doesn't take long for older wood to start to rot when it's been exposed to moisture for over a year.

Ms Julien — It actually hasn't been.

Mr Wilson — You got to take into consideration with the water in over wood, you got mold and you know, when that get deep into wood, why, you are out of luck all the way around.

Mr Oliver — I'll just fall back, to this property has been ordered demolished once before. Yes, there's been some siding and some cosmetic things done to it but having been ordered demolished once before, I think, the nails, the nail, in my opinion, so…

Mrs Harrington — I've, the conversation we had last month was that, this was the last haul. That we would not be doing it again.

Mr Oliver — Well, I haven't looked, but speaking of the cosmetics here, while I haven't up close, looked at the siding that's been put on this structure, um, what I've witnessed in the past. Now I don't know if she's gone back and filled in, I don't believe the siding has been applied to this structure to the manufacture specs.

Ms Julien — Oh, yeah, even when you came out that one day, you didn't like the way the screws were…

Mr Oliver — They've used screw. I don't know if they are deck screw which, or sheet rock screw which tend to snap easily. Uh, they should be a galvanized nail…

Ms Julien — They are.

Mr Oliver — That is placed on the proper nailing centers, if you will, let's say possibly eight inch centers. What I witnessed with screws, they were much further apart than that.

Mr Denham — Is it a Masonite type product?

Mr Oliver — Yes.

Ms Julien — I, we already addressed this when you came out and, and, and…

Mr Oliver — I'm just telling the Board what I witnessed, ma'am.

Ms Julien — That's fine and, and what I was explainin' when he was there was that I was putting up siding by myself, so, yeah, I'd prop it up, I'd screw one screw in and then I'd shift it around and I'd screw one in then I'd go over here and screw another one in until I got it completely straight and when I got it straightened, the cracks got cocked after, the specifications were every sixteen inches, twelve inches apart. So now they are every sixteen inches. They are galvanized screws. They are three inches long. They're not going anywhere. They are not little tiny drywall screws by any means. They are three inch galvanized, um, regular screws. They're, they're, and then of course they, the seams were cocked before that and then it will be painted after that.

Mr Callihan — You've done a lot of work on this house and…

Ms Julien — I have.

Mr Callihan — And well, that part, I understand but…

Ms Julien — And a lot of it has been…

Mr Callihan — Excuse me. There hasn't been an inspection done in, sounds like, quite some time. Structural efforts have been made and that hasn't been inspected. Uh, you've got wrap on the back of the house, that wasn't… I mowed until 2:00 – 3:00 yesterday afternoon and went by and, and there was no wrap on the back of the house.

Ms Julien — I don't know what time…

Mr Callihan — Just put wrap up and say "that's done, it just needs siding." I'm having a hard time with that.

Ms Julien — I don't know what time he did it. I'm not sure what time he finished, putting it up. That I can't, I can't…

Mr Callihan — Well, it was late.

Ms Julien — I don't know. That I can't, I can't say.

Mr Denham — It's not even complete in your photograph. It's only up to a certain height. It didn't go all the way up to original stucco.

Ms Julien — I think we just got to do is, because somebody had the person who was pulling the stucco off the original one, it was supposed to not go any farther than the bottom of the windows. Um, so what we're doin' is just making it look like the other side. They went a little high on one side so, so he's replacing it. Um, he's putting the stucco back up on the one side again. And all that wood, as I said, month's ago, it was water sealed with, um, water sealer. It was sprayed on, um…

Mr Denham — There's still, there's still gaps between the sheathing. It's not a water proof membrane by any means.

Ms Julien — No, but I mean the wood wasn't soaking anything in.

Mr Denham — Well, I, I don't know about that.

Mr Wilson — I'm not inclined to give another thirty days or actually another six weeks. I'm not inclined to extend it any more. As we said last meeting, that unless there was significant, and I'll say it again, significant progress has been made, we may just lift the stay and send it to demolition as it was previously said. That's my opinion.

Ms Julien — It's been basically entirely rebuilt from the ground up. I don't understand what you don't think is significant. I mean, just because there are some cosmetic things on the outside that is no reason to demolish the house. There are …

Mr Callihan — It's not cosmetic.

Ms Julien — There are hundreds of, of houses on the outside that don't look good.

Mr Callihan — The back of the house being exposed being exposed to the elements is not cosmetic. And water will seep in. The gaps between the boards, I don't know how you can say that water can't get in there.

Ms Julien — I was just saying that the wood was sealed when you said the wood be rotting. The wood was water sealed.

Mr Denham — I, I'm more concerned about the structural studs, rim joist, plates, not so much the sheathing. The sheathing's pretty easily repaired and replaced. I'm talkin' about the, the actual structure of the building. It's been unprotected for well over a year that I'm aware of. That's a long time. And sealer on the sheathings is not going to do much.

Ms Julien — There, I mean, there's just been so much done to this house, I just don't see the reason to demolish it. I, I, there's just so much money that's gone into this house. You have no idea how much hard work and how much that's gone into this.

Mr Callihan — I don't feel good about proceeding unless we find out more about the structural aspects of, of the property. To the Chairman's point, you know, the back of the house and Mr Wilson, that if there's mold, if there's, we haven't had an inspection of the house in months, it sounds like, and all the structural things that you've done, all that's got to be checked out.

Ms Julien — That was all checked before you all saw it. The only thing that failed the inspection was just the three boards under the floor joist. That's what the paper we were given said. That's what he pointed out to me. We had to double up the boards because they were single instead of double. Everything else was fine and passed. Everything else passed. It was…

Mr Denham — You remember…

Mr Callihan — It was a bit more than three boards.

Ms Julien — Was what failed was the three boards, that…

Mr Oliver — Todd Johnson did do the inspection.

Mr Denham — Where the concrete block was used to replace some, and it passed as far as you know?

Mr Oliver — Uh, it's been a long period of time here so, I'm going to say yes.

Mr Denham — Any other questions or comments? We need to either have a motion to, uh, continue or a motion to lift.

Ms Julien — Please don't do that. Please don't demolish my home.

Mr Oliver — The Agenda that's on here, that, uh, "January 27th meeting the owner was granted a ninety day window to complete the project and gave the building department an OK to issue a permit. Continued from the September 22, 2017 meeting." This case started September 23rd, 2016.

Ms Julien — And I was not notified of that. We had a big discussion about that too, if you'd look, you will see that the certified mail was returned because it was never delivered to me.

Mr Denham — Well, there was a notice placed on the front porch.

Ms Julien — No there's not.

Mr Denham — That's typically on every building that is on our Agenda. Unless someone tore it off, it's one of the first things, uh, that Jeff does when a property becomes a part of our Agenda.

Ms Julien — Well, what was put on the front porch was a Dangerous Building thing and I had come to the Building Department that next morning when I had found it and I come in here and I went down to the, the, downstairs and they had told me what was wrong with it. I went over immediately, 'cause it was the, the contractor had removed the siding and he left…

Mr Paul — The point is, you had, you had notice of the proceeding.

Ms Julien — That was to fix the part that was falling down, so I fixed the part that was falling down.

Mr Oliver — I'll just re-read this again, "At the January 27, 2017 meeting the owner was granted a ninety-day window to complete the project and gave the building department the ok to issue a permit." We're a couple of months away from January.

Ms Julien — Please don't demolish my home. I've thrown a lot of money and effort into this. You know I bought this home because it was one that my son wanted to fix up. He chose this before he was murdered and this is what I wanted to do was to finish this for my son.

Mr Denham — We wanted you to, too.

Ms Julien — Everything I have…

Mr Denham	We tried to work with you too for almost a year. We wanted it to see, I really want to see it happened. And last time I told you and I'll quote, "I just want to make it clear, I stuck my neck out on this one because I know there's a lot of people, several on this Board that want to see this stay lifted…"
Mr Julien	I don't understand why, after all this work has been done...
Mr Denham	And I, and I…
Ms Julien	There's not enough left that would warrant demolishing my house.
Mr Denham	We, we really encouraged you to get a lot done this month and I just haven't seen the progress on the outside.
Mr Wilson	Mr Chairman, I'd like to make a motion to lift the stay…
Ms Julien	Please do not do this.
Mr Wilson	From Item # 2781…
Ms Julien	Please don't do this to me. Please don't. I have nowhere else to live. Don't do this.
Mr Wilson	At 519 N Jackson Ave.
Ms Julien	Please don't do this. I've already put my stuff in there.
Mrs Harrington	Second.
Ms Julien	My furniture and everything is upstairs. Please do not do this to me. Please don't do this. I'm goin' to have to hire a lawyer to recoup everything that I've lost. Where am I supposed to live?
Mr Denham	**Motion by Mr Wilson, second…**
Ms Julien	Please don't do this.
Mr Denham	**By Mrs Harrington, that Item, that Item # 2781, 519…**
Ms Julien	Don't do this.
Mr Denham	**N Jackson, have the stay lifted. All those in favor of…**
Ms Julien	Please don't do this. Please don't do this to me.

Mr Denham **The motion…**

Ms Julien Please don't do this to me.

Mr Denham **Say "aye"**

Ms Julien Please, don't do this to me.

Mr Denham **(All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Those opposed (none)…**

Ms Julien Please don't take away my house. Don't do this.

Mr Denham **Motion carries.**

Mr Paul Ma'am, I'd, I'd go talk with a lawyer.

Ms Julien Please don't do this. I've worked so hard. Why in the world. There is nothing wrong with this house now that would warrant demolishing it. So the outside is not finished, oh it's not pretty. Oh I'm sorry. That's the reason to demolish my house because it's not pretty on the outside? Everything that needed to be done, it's been rebuilt from the bottom up. This house is almost complete. I've worked my butt off this whole month. You've seen my truck there. Everybody knows I've been there every single day. I've worked so hard. Please don't do this. I've had nothing but problems with people that worked for me. You know I've lost $8,000 to one contract that took off, seven grand to another contractor. This guy is slow and keeps taking off. I'm trying my very best. I'm doing this as best I can. There are worst houses in this town. Everything that I have done to fix this house up. The way it is now, it does not warrant being demolished just because the outside doesn't look pretty yet. This is ridiculous. Everything has been rebuilt from the bottom up. Everything.

Mr Wilson It's not because the outside does not look good.

Ms Julien You just said it was.

Mr Wilson It is because the structure is not sound enough to withstand…

Ms Julien It is. It is. It failed for three boards.

Mr Wilson …. No inspections have been done for any work that requires inspections by City Code. So therefore…

Ms Julien Everything passed, even the foundation, except for the three boards that he wanted doubled up and we did that and that's done. Everything is done

that needed to be. Everything passed inspection, except for the three boards. That was it.

Mr Denham — I'm sorry, the motion has been made.

Mr Julien — Please, don't do this. Please, don't do this. I live in this house. Please, don't do this.

Mr Oliver — If you are living in it, you are not supposed to be.

Mr Julien — There's nowhere else for to go. This is the first time I ever had anything that I, this is my own home. I own this outright.

Mr Oliver — The Board has made their decision.

Ms Julien — Please don't do this.

Mr Oliver — The City is going to move…

Ms Julien — Please don't do this.

Mr Oliver — Meanwhile, you can contact an attorney.

Ms Julien — Oh, I will.

Mr Oliver — Ok

Ms Julien — I absolutely will.

Mr Oliver — I encourage…

Ms Julien — I have $40,000.00 into this house.

Mr Oliver — I encourage you to do that but that's what you need to do.

Ms Julien — And how long do I have to get my stuff out of there to get out?

Mr Oliver — There will be a thirty day…

Ms Julien — This is ridiculous.

Mr Oliver — I will take bids. There will be a…

Ms Julien — I worked so hard.

Mr Oliver — Thirty day grace period.

Ms Julien — I worked so hard. You already took the bids. You guys came out and tried to tear it down while they were doing the bid.

Mr Oliver — Those bids are over a year old. I don't think they are going to hold up. I will have to re-bid it, ma'am.

Ms Julien — I worked so hard.

Mr Denham — I'm sorry, the motion has been made.

Ms Julien — I have worked so hard. You know, the lady next door that told me her friends on the Board were going to make sure that it was going to get demolished was right. She absolutely right when she said they promised her that it would be torn down. I would have never believed it. Never believed it. I believe it now. She said she was going to make sure, well, we'll just wrap it with barb wire and put old cars there. That's fine, 'cause there's no law against barb wire. I can't believe you're taking my home away from me. I can't believe you're doing this after all I've done.

Mr Denham — Ma'am, I'm sorry but the motion has been made. We need to move on.

Ms Julien — There's nothing wrong with this house. There is nothing wrong with it. Please don't do this.

Mr Wilson — You have thirty days to contact a lawyer since he's going to be putting a new bid in. So we do need to move on. We have some other people that…

Ms Julien — This is ridiculous. There is nothing wrong with that house, now that warrants it demolished. Laugh all you want. There's nothing wrong with that house now.

Mr Wilson — Ma'am…

Mr Denham — I don't think anyone's laughing. We don't want to do this. We've tried to work with you for over a year. I'm sorry…

Ms Julien — Obviously you do and obviously she was right. Her little friends here on the Board…

Mr Denham — I don't even know anyone in that neighborhood.

Ms Julien — Had it demolished.

Mr Denham — I don't think there's any friends but you'll just have to…

Ms Julien (Moved away from microphone during her exit and could not hear her additional comments).

ITEM # 2819 **1032 S CONNOR**
OWNER: Michael and Janet Russell
ADDRESS: 726 Indiana Ave. Joplin, MO 64801
Finding of Fact Hearing scheduled for this date.

Mr Denham Morning.

Ms Ostic I am Janet Ostic. I am here about 1032 S. Connor.

Mr Denham Tell us a little bit about the property, please.

Ms Ostic Pardon.

Mr Denham Can you tell us a little bit about the property?

Ms Ostic Can I let my husband do that please?

Mr Denham Sure. We need your name, too, please, Sir.

Mr Ostic Mine in Dennis Ostic. Ok, the property's out on the corner of, uh, 11th and Connor. Uh, our intension were basically, to let my son rebuild it. He was supposed to come out, get out of jail in January. That didn't happen. So my wife and I are looking to do it. The only thing that I won't be able to do is the electricity due to the new regulations that you have as far as, uh, fire, uh, smoke detectors and what not. Uh, we've gotten everything in the backyard moved except for my fifth-wheel camper which is still on the property. I have to find some place that we can park it 'cause a lot of places aren't, uh, having outside storage anymore. Uh, the majority of the work I can do on my own. Uh, it will take time because my wife and I are over-the-road truck drivers. Uh, about four days a month I can work on it. I can do a lot of work in four days. The only, uh, problem that we've been having out there, is every time we start to work on it, people start breaking down our doors trying to move into 'em. Uh…

Mr Denham How long have you owned it?

Mr Ostic Uh, she's owned it…

Ms Ostic Since 2003.

Mr Ostic 2003.

Mr Denham Well, we've got a different name listed.

Ms Ostic — Yes, Russell.

Mr Ostic — Russell, Russell.

Ms Ostic — That's my previous name.

Mr Denham — Oh, ok.

Mr Ostic — Our major intend is to rebuild so my son has a place to live, 'cause once he gets out of prison, it may be difficult for him to have a place. And that is our intension is to have to have it.

Mr Denham — Was there a reason you've let it get so bad?

Mr Ostic — Basically, what happened was, we had rented it out and we were, uh, people we rented it out to, decided it was easier to cook meth in the house than it was to go get a job. And they stole a bunch of stuff and then we started to get it all cleaned up and what not and things kept getting' stolen everything we turned around.

Mr Denham — When did you clean it up?

Mr Ostic — Huh?

Mr Denham — When was it that you cleaned it up? 'Cause the pictures that I see, it looks like it hasn't been mowed in years. There's trees growing out of the foundation.

Mr Ostic — Huh?

Mr Denham — There's trees growing out of the foundation. There's computer debris, all sorts of debris out in the yard. When, when was it actually cleaned up?

Mr Ostic — Well, the front yard always gets mowed by my next door neighbor and along the sides. We moved all the vehicles out of the back, uh, a week ago, I think. It might have been a week and a half ago, all except for the camper. And we're looking to go back in there and, uh, do some more cleaning up in the back of it. But as far as the front yard and what not, that's always gotten mowed by my neighbor. He mows it, um, about once every ten days when he goes out and mows his own yard.

Mr Denham — Are you talking beyond the fence or just the parkway between the curb and the sidewalk?

Mr Ostic — No, he goes inside the yard. He has a key to my gate and he goes in there and mows it.

Mr Denham — It looks like it needs a lot of repairs from the photographs that are being passed around: foundation, roof, walls.

Mr Ostic — Yeah, I, I can do it all. Don't take, you know, there ain't nothin' I can't do. Like is said, our main intent was for my son to get out of jail in January. But he didn't get out in January due to stuff that was goin' on there and everybody in the jail got fired. But still didn't get him out. So now he'll be out this time next year but I plan on havin' it all set up except for the electric, is the only thing I won't be able to do. There's nothing wrong with the plumbing or, you know, I don't need to work on the bathroom or the kitchen. That's the only two places where the plumbing is. The plumbing has all that new type of, uh, plastic plumbing instead of copper pipping. It was already replaced.

Mr Callihan — You said you're a driver, uh, but you can only work on it about four days a month?

Mr Ostic — Yes, but the amount of work I can do in four days, you'd be surprised.

Mr Callihan — I don't know. Um, that's a lot of work, Sir.

Mr Ostic — Well, I understand that.

Mr Callihan — I, I drive by there frequently and, honestly, I, I kept wondering well, why, why isn't that property on our list. Now it's on our list, it's goin' to take a lot work to, to get…

Mr Ostic — I understand, I understand that. You know, like I said, my original intension was to have my son re-build it, 'cause it's his house.

Mr Callihan — I understand that but…

Mr Ostic — But…

Mr Callihan — You're dealing with it now.

Mr Ostic — Right and it won't. Yeah, I can do it.

Mr Callihan — Are you saying it may take you a year?

Mr Ostic — Uh…

Mr Callihan — Because that won't work.

Mr Ostic — Oh, well it won't take a whole year to do it all, no. I mean, certain section of it, you know, that, the majority of it, I can get done pretty quick in four

days. As long as I don't have people continually breaking into it. We replaced the whole front door that leads into the house and it's broken in six times. I re-did…

Mr Denham — Unfortunately, property like this is a target for that sort of thing. It, it's neglected. It appears to be abandoned. People...

Mr Ostic — Even…

Mr Denham — Look for this type of property.

Mr Ostic — Even when I had people livin' in it, it got vandalized. Even when I had people livin' in it. We had people breakin' in it. When they go to work, the next thing they know my front door was broken into. My back gates were busted wide open. It didn't matter whether somebody's there or not, that section of town has that problem.

Mr Denham — It, it…

Mr Ostic — My neighbor even has that problem.

Mr Denham — But an abandon, vacant house is more of a target than one that's occupied. That's just a fact. See it every month.

Mr Paul — And it might have been targets when it was occupied since they were "cooking" as you said.

Mr Ostic — No, it got targeted before that ever happened. We were just trying to keep people in it, you know, to hopefully cut down on the vandalism on it.

Mr Oliver — In your opinion, how much money do you think you're going to have to throw at this?

Mr Ostic — Uh, probably about $30,000.00.

Mr Oliver — In your opinion, do you think that's worth it?

Mr Ostic — Yes, Sir, I do.

Mr Oliver — Have you talked to any, uh, let's just say, uh, real estate agents or anything like that to get, possibly, if it were rehabbed, what the property might even be worth?

Mr Ostic — No I haven't. I figure that side of town, I'd be lucky if I got $50,000.00 out of it if I had a brand new house on it.

Mr Denham — This Item's under our New Business, which we automatically have to continue for thirty days. It's just procedural thing. And actually we don't have a meeting in 30 days. It's December 8th, is our next meeting so. But I would recommend that you come back with a strong plan and a building permit or it's probably going to be headed to demolition like we've discussed with some of these other people you've heard us discuss already, today. Uh, it needs a lot of work.

Mr Ostic — Yeah, that I understand.

Mr Denham — It, it's not fair to the neighborhood that it's been left like this for months or years. This kind of, this just continues to bring down the quality of life in, in neighborhoods. We have to automatically continue it. I would strongly encourage you to look at your options and come back at our next meeting…

Mr Ostic — We've looked at all our options.

Mr Denham — Have a, have a, have a building permit and, uh, some sort of schedule you can share with us.

Mr Ostic — We tried to get a building permit…

Mr Oliver — If I may, if I may, real quick. Um, while I've been listening to all this, um, when I first posted the property, I visited with my supervisor and, uh, we kind of informed the owners that, if they would get the outside area all picked up, cleaned up, that that was something that had to be done first prior to us even considering …

Mr Ostic — And that's what we've been working on.

Mr Oliver — The issues the building, issuing a building permit. I don't think you're quite there, yet. Have you removed the RV?

Mr Ostic — The only thing that hasn't been moved is the RV because people aren't doing outside storage. So, it's finding a place to move the RV. The rest of it's all been moved.

Mr Oliver — So, they're going to have to continue to do that and having the perimeter of the property and everything all cleaned up and looking nice. Then we will discuss the building permit. And, uh, I will say it again, I think I told you guys at the counter and, uh, I'm not trying to be mean or anything here, in my opinion, I mean I've been doing this for eight years. I've been around the construction field. I sort of have an ideal what things cost. Maybe, a little bit, in my opinion what I think they are worth. I certainly am not THE expert but I don't, in my opinion, think this is a habitable

project. Now, you can put money towards anything. Uh, but my opinion, I don't think this structure would be a good idea to put money to it. You own it. You can do that but that's just my opinion.

Mr Ostic — So, now what, you know, I mean, besides cleaning up the yard, which we've been workin' on…

Mr Oliver — Correct.

Mr Ostic — So, I come to next meeting, what am I looking at here?

Mr Oliver — Uh, if you get the perimeter of the project cleaned up, uh, myself and possibly my supervisor, um, will go by to make sure that that's done and, uh, we will entertain the idea of issuing the permit. You need to work on the yard this month, like Dennis or uh, the Chairman said, this will automatically be continued 'cause it's the first time in front of the Board. So, you have a little time to get that done. I'd strongly consider maybe getting it tore down and selling the lot. That's just my opinion.

Mr Paul — And I think what, what the Chairman said was, if, if you do chose to proceed, that at the next proceeding, you are looking for a building permit to be in place and some kind of a schedule or plan for when, when you're going to have everything fixed and they will come out to the property and tell you everything. They will itemize exactly what they're looking for. They don't play "hide-the-ball" with people. And that we, you can kind of, maybe you can price that stuff and have a better grasp on the timeline and the cost going into it. That all kind of make sense?

Mr Ostic — Alright.

Mr Wilson — Mr Chairman, I'd like to make a motion that Item # 2819 1032 S Connor be continued to our December 8th meeting for a Progress Report and Demolition Hearing.

Mrs Harrington — Second.

Mr Denham — **Motion by Mr Wilson, second by Mrs Harrington that Item # 2819, 1032 S Connor be continued to our December 8th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Those opposed (none). Motion carries.**

Mr Oliver — Thank you.

ITEM # 2675

410 S WALL
OWNER: Jim Inman
ADDRESS: 623 S Sergeant, Joplin, MO 61801

Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the September 22, 2017 meeting for a Demolition Hearing and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr Paul — I've got Mr Inman's building.

Mr Denham — Order demolished?

Mr Paul — Yeah, sure, that'd be a sight, wouldn't it?

Mr Denham — What, we have an Order to Repair.

Mr Paul — Um, huh, if that, if that's what you guys want to do.

Mr Denham — Uh, Item # 2675, 410 S Wall, the big apartment, uh…

Mr Oliver — More of an Order to Resecure.

Mr Paul — But we don't have an Order to Resecure, so…

Mr Oliver — True.

Mr Denham — Uh, the, at this point, the plan is to go back and try to board up what's been opened up again?

Mr Oliver — Um, we're going to do all the openings this time, regardless of whether windows are broke or not.

Mr Callihan — Uh, what are masonry?

Mr Oliver — Um, actually, we're goin' to do metal.

Mr Callihan — Metal?

Mr Oliver — Fix the frames that are already in place, metal over them and put in all the new stuff. Put in metal. Everything will be metal and look better.

Mr Denham — Do we have a motion to turn over to the City?

Mr Paul — Dangerous Building hearing.

Mr Denham — So we have a motion to, uh, have a Dangerous Building Hearing for Item # 2675?

Mrs Harrington — So moved.

Mr Denham — We have a second?

Mr Tylle — Second.

Mr Denham — **Motion by Mrs, uh, Harrington, second by Mr Tylle, that Item # 2675, 410 S Wall be the subject of a Dangerous Building Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Those opposed (none). Motion carries. Uh, the Board turns it over to the City.**

Mr Paul — Thank you. Jeff, I don't seem to have an Item number but my Agenda's right here so there it is. This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building this 27th day of October, 2017, for the purpose of conducting a Dangerous Building Hearing. The City will present its evidence first, after which the public has a right to cross examine witnesses and be heard, as well as present witnesses or exhibits. The case for today is Item # 2675 on the Agenda, also known as 410 S Wall. The City calls Jeff Oliver. Are we good on the recording?

Ms Willhite — Yes, I've got the second discs still recording.

Mr Paul — Ok.

Ms Willhite — Jeff, do you solemnly affirm, under the penalty of perjury, that the testimony you shall give in the matter at issue shall be the truth, the whole truth and nothing but the truth?

Mr Oliver — Yes.

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?

Mr Oliver — Eight years.

Mr Paul — Have you, in the initial performance your duties, had an occasion to inspect the property known as 410 S Wall?

Mr Oliver — Yes, I have.

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

Mr Oliver	Yes, these are photos that were taken of the property on 9/26 of this year, 2017.
Mr Paul	And do the photographs show a reasonable likeness of the premises in their present condition?
Mr Oliver	Yes.
Mr Paul	If there's no objection, I'd offer Exhibit #1.
Mr Denham	The Board accepts.
Mr Paul	What, if anything, did you do to ascertain ownership of the property?
Mr Oliver	Had a title search done.
Mr Paul	I'm going to show you what's marked as Exhibit # 2. Do you recognize Exhibit # 2?
Mr Oliver	It is the title search received on, uh, June 30th, 2017, um, for 410 S Wall and show a James Theodore Inman and a Taylene Ruth Inman, husband and wife as the owners.
Mr Paul	Thank you. If there's no objection, I'd offer Exhibit # 2.
Mr Denham	The Board accepts.
Mr Paul	What, if anything, did you do to notify the owners of the property of this action?
Mr Oliver	Sent certified letters.
Mr Paul	And, and before we talk about those letters, I just want to talk about the addresses that we sent those letters to. Um, what was the basis for, uh, the addresses you sent the letters too?
Mr Oliver	Well, this case had been before the Board at a previous time so we had some addresses from that time, um, as well as the Jasper County Beacon website, is where by pulled Mr Inman's address of 1507 Spruce St in Fredonia, KS.
Mr Paul	And to be clear, uh, Beacon, being run by the Jasper County Assessor, this is where his tax statements would go, correct?
Mr Oliver	Correct.

Mr Paul And is that Exhibit # 3?

Mr Oliver Yes.

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

Mr Denham The Board accepts.

Mr Paul Now, I think we also spent some time looking at case.net, correct.

Mr Oliver Yes.

Mr Paul And I'm going to show you Exhibit # 4, here, which I present to you as a series of one, two, three, four, excuse me, one, two, three, four, five, six cases between 2015 and 2013 in the Circuit Court of Jasper County. Do those, does that appear to be an accurate reflection of what I just described?

Mr Oliver Yes.

Mr Paul And does it consistent show, what, what are the addresses it consistently shows for Mr Inman?

Mr Oliver Uh, you have a 623 Sergeant Ave here in Joplin, um, also regarding the property that we are discussing, 410 S Wall.

Mr Paul So all the addresses on those six or seven cases is either the Sergeant address or the actual address of the property, correct?

Mr Oliver That's correct.

Mr Paul And, bases on being out at the property, is it your impression that anybody's living at the property at this time?

Mr Oliver No.

Mr Paul If there's no objection, I'd offer Exhibit # 4.

Mr Denham The Board accepts.

Mr Paul And did you also check the phonebook?
Mr Oliver Yes.

Mr Paul Is that reflected in Exhibit # 5?

Mr Oliver Yes, 623 S Sergeant.

Mr Paul	And so, it also shows the Sergeant address in the White pages, correct?
Mr Oliver	Yes.
Mr Paul	If there's no objection, I'd offer # 5.
Mr Denham	The Board accepts.
Mr Paul	So to get back to those letters you sent, um, I'll show you what's been marked Exhibit # 6. Do you recognize Exhibit # 6?
Mr Oliver	Yes, these are the letters, um, sent out, certified mail, to the address at 623 S Sergeant. I have several of them dating back to July, all of which the letters were returned, unsigned.
Mr Paul	To be clear, all these letters were either sent to the Sergeant address or the Fredonia, KS address, correct.
Mr Oliver	Yes.
Mr Paul	If there's no objection, I'd offer Exhibit # 6.
Mr Denham	The Board accepts.
Mr Paul	And Jeff, based on your recollection here, when you sent letters in the previous case, uh, when this Item was before the Board, which I believe was Item # 2675, 410 S Wall, I believe you also sent letters to that, uh, Sergeant address and you did, in that case, receive signed receipts in that case, right?
Mr Oliver	Yes.
Mr Paul	Now, I, I believe you also sent some letters to a Herbert Kent and Mary Sue Dixon, in this case, is that correct?
Mr Oliver	Yes.
Mr Paul	And you sent those letters bases on the fact that they appeared on the title search as the holders of, perhaps, a deed of trust?
Mr Oliver	Correct.
Mr Paul	Are those reflected on Exhibit # 7?
Mr Oliver	Yes.

Mr Paul — If there's no objection, I'd offer Exhibit # 7.

Mr Denham — The Board accepts.

Mr Paul — And finally, you also, I believe, sent a couple of other letters to the, uh, Missouri Department of Revenue in the United States Department of the Treasury, is that correct?

Mr Oliver — Yes.

Mr Paul — And was that in case there was a tax lien or some other kind of lien held by the government?

Mr Oliver — Correct.

Mr Paul — Is that reflected on Exhibits # 8 and # 9?

Mr Oliver — Yes.

Mr Paul — And I believe, have you got signed receipts on # 8 and # 9?

Mr Oliver — Yes.

Mr Paul — If there's no object I'd off # 8 and # 9.

Mr Denham — The Board accepts.

Mr Paul — And what, if anything else, did you do to attempt to notify the owner of this action?

Mr Oliver — Um, property was reposed. Um, took a picture of the posting that is put on the structure on 9/26 of 2017. I have a photo of that here.

Mr Paul — And, I'm showing you that it's marked as Exhibit # 10. Are you talking about Exhibit # 10?

Mr Oliver — Yes.

Mr Paul — And that's a photo of a notice that you posted on the actual structure, correct?

Mr Oliver — Correct.

Mr Paul — Did you, also, post a notice anywhere else?

Mr Oliver — Um, I went by the, uh, Post Office here at, uh, first and Main St in the City of Joplin and, uh, put copies of the letters up on the board within the Post Officer to be viewed by anybody that may be comin' through.

Mr Paul — And what you posted at the Post Office was a copy of the certified letter that you sent to the property owner, correct?

Mr Oliver — That's correct.

Mr Paul — And the substance of the letter, basically, notifying them of this hearing and what their rights were and the need to attend and that there would a Dangerous Building Hearing held today, correct?

Mr Oliver — Correct.

Mr Paul — And that, you've photographed, um, the posting of that notice which is reflected in Exhibit # 11, correct?

Mr Oliver — Correct.

Mr Paul — If there's no objection, I'd offer # 10 and # 11.

Mr Denham — The Board accepts.

Mr Paul — And finally, is there anything else you did to notify the owner of the property of this action?

Mr Oliver — It was posted in the, uh, Joplin Globe.

Mr Paul — And I'll show you what's marked as Exhibit #12. Do you recognize Exhibit # 12?

Mr Oliver — This, uh, this is the legal note, or the legal notice that was sent over to the Joplin Globe for publication with the dates of October 5th, October 12th, October 19th and October 26th of this year.

Mr Paul — And to be clear, I think, we actually published on this property twice, right?

Mr Oliver — Yes.

Mr Paul — And I think we also, in the first publication, did we have dates on that?

Mr Oliver — Um, yes. July 6th, July 13th, July 20th and July 27th of this year.

Mr Paul — And again, the most recent publication ending yesterday, running for the last four weeks, giving notice of today's meeting, right?

Mr Oliver — That's correct.

Mr Paul — If there's no objection, I'd offer # 12.

Mr Denham — The Board accepts.

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

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

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

Mr Oliver — Yes, I do. Subsection Line 12: Whenever the building or structure, or land it occupies, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition, use, location or maintenance of the building, structure or land. And also Line 13: Whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. Um, this property has been vacant and, uh, open for some time. We've had a previous attempt to secure the structure which did last for a little while but, uh, vandals have, uh, reopened the structure and, uh, caused further damage. Um, this property has had multiple calls to it for fire and police over the years and is a nuisance to the City. Uh, again, uh, like Line 13 says, the structure is open for unlawful entry.

Mr Paul — And to be clear, Jeff, one of the reason it, found its way back to the Agenda's because the City, I think, received a couple of difference complaints from property owners in that area, is that correct?

Mr Oliver — That's correct.

Mr Paul — And I think some of those owners had observed some of the contact that you're talkin' about, right?

Mr Oliver — That's correct.

Mr Paul — Thank you, Jeff. Now would be the defendant's, property owner's opportunity to ask Mr Oliver any question. We don't have anybody here

in the gallery. We are not informed of anybody who planned to be here today. Therefore, Mr Oliver will be excused. Uh, and if there's no objection, I'd offer Chapter 26, Articles IX and X of the Joplin Code of Ordinances as evidence before the Board. I'd ask that the record be held open to include a copy of the Joplin Globe in the dates of publication. I'd ask the Board to take judicial notice of this file. I would ask the court, the Board to take judicial notice of the file for Item # 2675, the previous 410 S Wall case.

Mr Denham — The Board accepts.

Mr Paul — Thank you. The City rests. Now would be the defendant's or property owner's opportunity to present any evidence. Again, nobody in the gallery here today. We weren't informed of anybody who intended to be here or wished this matter to be continued to a later date so that they could be here. Therefore, uh, the case will be returned to the Board for deliberation and a decision.

Mr Denham — Do we have a motion to Order Repair?

Mr Wilson — Mr Chairman, I move that Item # 2675, 410 S Wall be declared a Dangerous Building according to the Joplin Code of Ordinances, Chapter 26, Articles IX and X, Section 26-612, Lines 12, 13 and so ordered repaired.

Mr Denham — Do we have a second?

Mrs Harrington — Second.

Mr Denham — **Motion by Mr Wilson, second by Mrs Harrington that Item # 2675, 410 S Wall, be declared a Dangerous Building and Ordered Repaired in accordance with the City of Joplin, Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, and Subsection, uh, 12 and 13. All those in favor of the repair say "aye" (Mr Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Those opposed (none). Motion carries.** I hate that the City or we, the taxpayers are saddled with this burden when we have a property owner that neglects his property but we don't think we have any choice. Once again, the City has to step up and pay for it. You saw in the information that was passed around, not only have we, the City repaired this once before for over $10,000.00 but we had to do some lawn maintenance as well. I think that was, what, $800.00 or something? So the City's got nearly $12,000.00 in it, already, for privately owned property, that's just…

Mr Harrington — That is the interior, right?

Mr Oliver — Um, it's rough. The more they're open the more they tear up, so…

Mr Wilson — Well, if I remember right, the previous owners had trash all in it. It's probably repairable to a point that I think we are close to that point where it's not going to be repairable.

Mrs Harrington — Like it's so solid, you know. It just looks like, you know, trying to take it down, might…

Mr Oliver — It'll be a big job.

Mr Wilson — According to the pictures, from what I can see, it looked like the central stairwell in there is all marble. And if it is, it's goin' be a bugger bear if we have to order it demolished.

Mr Paul — What's amazing was in looking up that case.net info, you know, those were apartment as resent ago as 2013, he was evictin' folks out of there. It's amazing how it can go downhill that quickly.

Mr Denham — Fix and neglect.

ITEM # 2746 — **2610 S OLIVER**
OWNER: Higdon Homes
ADDRESS: 3639 Austin, Joplin, MO 64804
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the July 28, 2017 meeting for a Demolition Hearing and Progress Report (THIRTEENTH TIME BEFORE THE BOARD)

Mr Oliver — Ok. Second Item on the list #2746, 2610 S Oliver. I did speak with to Mr Higdon this week. I asked him if he could make it to the meeting. I thought he would be here. Um, I believe they're done have had a final inspection on the house they built on the first slab that we were dealin' with. So, uh, I guess, with that being said, hopefully, he's goin' to get started on this one.

Mr Denham — Did I recall, he was hopin' to sell this, that first one and it had a "Sold" sign in the yard this week. So, maybe, that'll help push this next one along.

Mr Oliver — Continue that one?

Mr Denham — Yeah, is there a motion to continue to December 8th?

Mrs Harrington — Mr Chairman, I make a motion Item # 2746 at 2610 S Oliver be continued for a Demolition Hearing, Progress Report.

Mr Wilson — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Wilson, that Item # 2746, 2610 S Oliver, be continued to our December 8th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Those opposed (none). Motion carries.**

Mr Oliver — Ok, Item # 2785, 417 S Park. Dawn and her husband came in this week, filled out an application to, uh, renew the permit. Um, once again, the subs that they had put down, uh, one of them was not current. Two of the three were unaware that they were put down on the application. So…

Mr Denham — That's two out of three?

Mr Oliver — Yeah. Um, had a lengthy conversation at the counter with them. I told them that we would issue the permit IF these subs would contact me directly and tell me that yes, they were going to do the job. Uh, I have not heard any from any of them. It's been about two days, so…

Mr Denham — Is there much left?

Mr Oliver — Well, um, you know, really, if they'd paint the outside, and that doesn't make it dangerous, I'm just trying to say outside would look really nice. The inside is still just bare studs.

Mr Denham — Are they using it for storage or am I thinkin' of the wrong house?

Mr Oliver — The wrong house. That, that was the other one that got released. Um…

Mr Callihan — You, you said the inside, Jeff, is just bare?

Mr Oliver — Framing. It's just…

Mr Callihan — Just framing?

Mr Oliver — It's not bad, it just…

Mr Callihan — Has it got floors, did you say?

Mr Oliver — Yeah.

Mr Callihan — Ok.

Mr Oliver — I mean it's a good candidate to finish out. They just gotta do it, you know. And…

Mr Wilson — In other words, if they'd get on it, it's only 15 – 20 days to finish it and ready for occupancy.

Mr Oliver — Uh, it might take a little longer than that but, I'd say, normal, let's say, you know, hired a contractor, gettin' it done, I'd say within two to three months, that thing would be ready to go.

Mr Denham — They live in Raytown which probably doesn't help trying to get things coordinated, but they need to either sell it or do it or do something.

Mr Oliver — Yeah. Um, so, I mean, I guess at some point we're going to have that conversation, a serious conversation at what point we want to let these go from the Agenda if we're goin' to continue through with, uh, wanting them complete or them secured and the outside complete. So …

Mr Denham — At least the outside's well-kept and like you said, if they painted it, it wouldn't be like some of them that wouldn't be an eye sore for the neighbors to complain about.

Mr Oliver — Correct.

Mr Callihan — My concern is, really, primarily, for the neighborhood. Um, if, if you didn't tell me that the interior was unfinished, I wouldn't know and probably wouldn't care.

Mr Oliver — Right.

Mr Callihan — You know, someone is goin' to have to deal with that, whoever the next occupant is but from my standpoint, I look at it, primarily from, from the neighbor's aspect. Uh, I drive by there and I think I've look at a whole lot of worse and, I, if they are, honestly, putting sub-contractors on their building permit that aren't even aware, it's not a priority for 'em and I don't know that it should be a priority for us because, again, I look at it from the aspect of the neighbors. Um, you drive by this house, it could have no floors at all or whatever on the inside. That's not, that's not going to be an issue until the first occupant comes in. I don't know why we should continue to have, uh, uh a property like this on our list. I know we have talked about, once it's on the list, we're goin' to watch it through 'til it's complete but I kind of question the logic of that. Um, if I drive by there, I wouldn't know or think about it. And there's so many other properties that we've got that, that are glaring…

Mrs Harrington — Well, I think that, in my opinion, consistency in the way that we rule on these is very important. And when I look at some of the others that are OK in side but the exterior is, you know, is terrible, I, we, I couldn't release those in good conscience. So this doesn't look bad at all compared

to even the one in the picture next it. But if we set a standard, we should hold that consistently, um, across the board.

Mr Callihan — I'm in favor of following policy until you change the policy.

Mr Tylle — Is this a neighborhood complaint or a drive by?

Mr Oliver — Um, I don't recall. It's obviously, the thirteenth time, so, over a year here. Uh, I may have on this one, had it referred to me from a Code Enforcement Officer. Probably had a complaint for grass. When they investigated it, they say that the structure was open and stuff which led it to being posted.

Mrs Harrington — Well, it has come a long ways in the last thirteen meetings.

Mr Oliver — Right.

Mrs Harrington — But, um, I am concerned about their intent to follow through, too, and …

Mr Callihan — If it were not on our list, how would that pop up again if, if they wanted to rent it out or occupy it? Would that, how would that hit the, uh, the building department or the City of Joplin? Would somebody have to say, OK, that doesn't have a Certificate of Occupancy or how…?

Mr Oliver — Currently, on this one, it has no power to the property.

Mr Callihan — Ok.

Mr Oliver — So, that, let's say if somebody was wanting to move into it or something. Well, Empire's goin' to call, we gotta inspect the, the meter back in order for Empire to put power back on, which they would notify us and say, "Hey, it's not livable."

Mr Callihan — So that's how it could be monitored. You know, the, the occupancy would be monitored, right?

Mr Denham — We've done that in the past where we've, I mean, Allen Burts property at 20th and Indiana. We fought for quite a while and he finally got the outside complete. I don't think the inside is.

Mrs Harrington — Right.

Mr Denham — We allowed that to go. So I think, we've, we've done things in the past. I think that's not unreasonable but I agree, I want to be consistent and fair. As long as, no longer is living in it currently, which it doesn't appear they are, and they are maintaining it, I think it's not a bad standard to release

things when it pretty much met our compliance on the outside. I think each case needs to be looked at individually.

Mr Oliver — So, if they come through with the permit and have, uh, you know, legitimate subs and their current with their license and everything, Ok with issuing the permit and maybe their tryin' to do that. Honestly, they've, I think, in here in the last four or five months there's been some health issues. Um, but we did have this problem with the last permit. They had written an electrical contractor down, we issued the permit and then found out he wasn't going to, you know, do the job. We've been after 'em through that whole time to get a current one and they've kind of rolled the ball down the road, so to speak and here we are with a new application. But, if they'll come through and we can verify these subs, uh, that they will actually do the job, we'll give 'em the permit.

Mr Tylle — Are the owners Joplin residents.

Mr Oliver — I've got Raytown on here. It's kind of odd. I've got the permit in the file, here. They've, actually, got an address in Webb City. I don't know if it is a relative or what.

Mr Denham — One time she came, she specifically said she, she drove down from Raytown.

Mrs Harrington — I asked her if she come just for that and she said, "Yes."

Mr Denham — What's the pleasure of the Board, do we want to go ahead and release it or…

Mr Callihan — I think so. If, if we got, we've got a system in place that will trigger when, when some activity happens, otherwise, it's been on the Board , I mean, thirteen times, and either, I would vote to release it from, from the list or, or take some action that doesn't quite frankly, make us look like we're passing on a rubber stamp.

Mrs Harrington — Well, if it sits empty very long, it'll…

Mr Callihan — Oh yeah.

Mrs Harrington — Get invaded again and then it pops back up on the Agenda, so…

Mr Callihan — As close as they are to having it, uh, occupied, I mean, it doesn't sound like it would take a whole lot and from just the financial incentives they could put a little effort into it and have it generate some revenue. Whether they live there or they rent it, uh, you know, they're so close.

Mr Denham	Do we have a motion?
Mrs Harrington	Mr Chairman, I make a motion that Item # 2785 at 417 S Park be released from our Agenda.
Mr Callihan	Second.
Mr Denham	**Motion by Mrs Harrington, second by Mr Callihan, that Item # 2785, 417 S Park be released from our Agenda due to the work complete. All those in favor say "aye" All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Those opposed (none). Motion carries.**
ITEM # 2797	**2130 BIRD AVE** **OWNER: Jerry David** **ADDRESS: 2130 S Bird Ave., Joplin, MO 64801** **Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the September 22, 2017 meeting for a Demolition Hearing and Progress Report (SEVENTH TIME BEFORE THE BOARD).**
Mr Oliver	Ok, Item # 2797, 2130 Bird. Um, property was subject of a fire. Um, they've made quite a bit of progress. I don't know so much in the last month, um, they had to order some windows and stuff. Uh, the City did do a partial release of some of the funds that we hold in these cases to make sure that they either get repaired or demolished. We did a partial release so they would have the funds to order the windows and things. So, I guess, in thirty days, hopefully, the outside might be done.
Mr Denham	I was kind of hoping to see a little more progress this month because it seemed they did a lot in the previous month but…
Mr Callihan	Yeah. I drove by yesterday and I, I know, she said there was going to be a lead time on the windows and siding as I recall. Maybe I dreamed that but, uh, it didn't look like much had been done when I went by yesterday. But…
Mr Wilson	I thought she said something about six or seven weeks on the windows. They were ordered…
Mr Callihan	That might have been, have…
Mr Wilson	But they would take about six or seven weeks to come in.
Mr Denham	May be.
Mr Wilson	That's all they are waiting on to do some more why…

Mr Denham — Did they do some work on the inside, do you know?

Mr Oliver — Um, yes. Don't know exactly what or how far that's gone, but I do know they've done some work.

Mr Denham — Do we have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that, uh, Item # 2797, 2130 Bird Ave be continued to our December 4th, or 8th meeting for a Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Callihan that Item # 2797, 2130 Bird be continued to our December 8th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2815 — **621 E 13TH ST**
OWNER: Dobemar Investments Inc.
ADDRESS: 1601 S Madison St, Webb City, MO 64870
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the September 22, 2017 meeting for a Demolition Hearing and progress Report (FOURTH TIME BEFORE THE BOARD)

Mr Oliver — Item # 2815, 621 E 13th. There has been a permit purchased, a month or two ago. I have not seen any work done, yet. Um, so it's up to you how far out you want to continue it. Like, I made a note here, Permit was purchased, uh, 8/24/17. Um, I haven't seen anything done. It was purchased, you know, windows, doors permit. I know I made a note here, just to put it out until February 23 and if he hasn't done anything, then, basically, the permit will be expired. It will be a day away from being expired.

Mr Denham — There's three of those shot-gun houses right in a row. Are they individually owned or is it one…

Mr Oliver — It's the same gentleman.

Mr Denham — Ok. The one next to it's not a whole lot better than this one.

Mr Callihan — Yeah. That window boarding up job, that's not consistent with City guidelines, is it? Uh…

Mr Oliver — No.

Mr Callihan — And the back door was open when I went by yesterday, so, the clock's tickin' on that one.

Mr Denham — Yeah, the only thing that's in its favor, it's right on the corner so it has a little more visibility to keep people out than some of these that has a lot of openings.

Mr Callihan — It's kind of a reach, isn't it?

Mr Denham — Yeah, it is a reach. What did you say, our February…

Mr Oliver — February 23rd. That would put the permit at it's, basically at its sixth month…

Mrs Harrington — I have no problem with that.

Mr Denham — Do we have a motion to continue to February 23rd?

Mrs Harrington — Mr Chairman, I make a motion that Item # 2815 at 621 E 13th St be continued until February 23rd of 2018 for a Demolition Hearing and a Progress Report.

Mr Wilson — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Wilson that Item # 2815, 621 E 13th St be continued to our February 23rd meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2817 — **1903 ½ S KENTUCKY**
OWNER: Nicholas A Kubicek
ADDRESS: 2017 Crestover Cir, Carrollton, TX 75007
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the September 22, 2017 meeting for a Demolition Hearing and Progress Report, (THIRD TIME BEFORE THE BOARD)

Mr Oliver — Item # 2817. There's also been a permit purchased for this property at 1903 ½ S Kentucky. Um, the permit was sold to, basically, turn it back into a garage. There had been a fire in this structure and, uh, somebody at some point had turned it into, probably, like a studio type apartment. That's not being allowed. Uh, we are allowing them to refurb it back into a garage. Uh, they have made a little bit of progress. I've saw where,

they've, you know, tore some shingles off. Looks like they are working on some decking. So, it is up to you as to how long you want to continue it out. I don't know how fast these people will move. Does look like they're making progress.

Mr Callihan — Well, if it's not a living quarters, we, we don't really monitor garages, so, do we keep it on our Agenda?

Mr Oliver — Due to the way this came to me, I'm going to say yes.

Mr Callihan — Ask and answered.

Mrs Harrington — What was your question?

Mr Callihan — My question is, if it's not living quarters, should it be on our Agenda? Since, we don't, our group, as far as I know, we really don't monitor garages. Isn't that Code? Code Enforcement monitors garages but, as I understand, uh, so my, my point is, I just want to give some validity as to why it should be on our Agenda.

Mrs Harrington — Well, I don't see any difference in that and 410 S Wall.

Mr Oliver — Well, the uh…

Mr Callihan — 410 S Wall was living quarters.

Mrs Harrington — It was but it's no longer…

Mr Callihan — Right.

Mrs Harrington — Or the old Freeman Hospital…

Mr Callihan — But it, it's, it was designed, it was designed for, for living quarters and this, this is going to be a garage.

Mr Tylle — Unless, unless we watch it and then it will be a living quarters.

Mr Wicklund — It's, it's not, it's not that the Building Board doesn't have the authority to do, um, accessory structures. It can. It's just Code Enforcement, you're correct, Code Enforcement usually handles those. They are able to handle them much faster and, uh, more cost effectively from their end. The only time we try to make sure that we bring them to the Building Board is, I believe, the last use of this building was an apartment, or at least storage for, it, it hadn't been a garage for a long time. So, when we initially decided to bring it to the Board, it was still being determined whether it was going to be an apartment or a garage.

Mrs Harrington — I guess it doesn't qualify as a commercial, I mean, it's not a commercial building and that's the difference on the other ones…

Mr Wicklund — Right.

Mrs Harrington — That we've dealt with that, my question was, well, you know, it's, it's still dangerous. It could fall over in the neighborhood and…

Mr Wicklund — It's still a building. It's still a structure and that's, um, the Building Board looks at buildings and structures regardless of their use. Um, it probably would be good to see this one through just because it had been an apartment at one point. But, usually, on accessory structures, like garages, we handle them through Code Endorsement. That's correct.

Mr Denham — Thank you.

Mr Callihan — When was the building permit, Jeff, uh, when was the building permit issued?

Mr Oliver — For this one? 9/20.

Mr Callihan — Ok.

Mr Denham — Well, if we go to December 8th, we'll at least see what kind of progress they've made in six weeks.

Mr Callihan — Ok.

Mr Denham — Do we have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2817, 1903 ½ S Kentucky be continued to our December 8th meeting for Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Callihan that Item # 2817, 1903 ½ S Kentucky be continued to our December 8th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2820 — **107 N BYERS**
OWNER: Michael Kennedy
ADDRESS: 1972 S Dry Creek Ln, Joplin, MO 64804
Finding of Fact Hearing scheduled for this date.

Mr Oliver — Ok, # 2801 Item, Um # 2820, 107 N Byers. Um, Bryan actually got to go out and post this one, one day when I was gone. So he got to go do something he use to do years ago. Anyway, I went back out and, uh, took photos of this and it's in pretty bad shape and added it to the Agenda. Uh, Mr Kennedy, I believed, has filed bankruptcy. Um, so my assumption is, this will end up, probably being ordered demolished.

Mr Denham — Another out-of-town homeowner, property owner.

Mr Callihan — It's in very bad shape. The back door is open and everything is bad, bad.

Mr Denham — I'm looking on the wrong line. He's not out of town. Do we have motion to continue? This is New Business. We automatically have to continue this.

Mrs Harrington — I'm curious, did he file personal bankruptcy or business?

Mr Oliver — I honestly don't know. I just know that he filed.

Mrs Harrington — Has he historically owned several properties?

Mr Oliver — Yes.

Mrs Harrington — I'm sorry. I didn't mean to interrupt.

Mr Denham — That's ok. Do we have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2820, 107 N Byers, be continued to our December 8th meeting for Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Callihan that Item # 2820, 107 N Byers be continued to our December 8th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Those opposed (none). Motion carries.**

Mr Callihan — Can we make a motion on the next three or do we have to individually…

Mr Denham — We've been doing them individually just so we, we use to do that.

ITEM # 2821 **1720 GLOVER ST**
OWNER: Ryan P and Kacy L Griesmer
ADDRESS: 12800 S 14th Ave, Jenks, OK 74037
Finding of Fact Hearing scheduled for this date.

Mr Olive4r — Um, ok, Item # 2821, 1720 Glover St. Uh, I've had a couple of phone conversations with Ryan. Um, he has actually filled out an application to get his permit. Um, the contractor that he put down was not currently licensed within the City. So I had another conversation with him yesterday. Um, and I do believe that, uh, he will get that lined out and probably move forward with, uh, rehabbin' this property.

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

Mr Callihan — Mr Chairman, I make a motion that Item # 2821, 1720 Glover St be continued to our December 8th meeting for a Demolition and Progress Report.

Mr Tylle — Second.

Mr Denham — **Motion by Mr Callihan, second by Mr Tylle that Item # 2821, 1720 Glover St be continued to our December 8th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2822 **2215 S TYLER**
OWNER: Richard Weldon and Lois Cox
ADDRESS: 2215 S Tyler, Joplin, MO 64804
Finding of Fact Hearing scheduled for this date.

Mr Oliver — Item # 2822, 2215 S Tyler. Um, there are two structures on this property. Um, and I can pass the file around if you want to see it today. Currently, we are only going after one and it's very obvious which one that is. Um, it was a house at one time and this thing is severely dilapidated. So, um, hopefully next month we will have an order to take care of that.

Mr Denham — Have you had any conversation with the owner?

Mr Oliver — Um, I've had conversations with the people living in the house next to it. This, this thing's a mess! Uh, people living in it are related to some people that had bought. The people that are living in it now, it's kind of a rough situation. Forced those people out, so to speak, from what I understand.

Mr Denham — Wait, they're not living in this structure, they are living next door?

Mr Oliver — Correct.

Mr Denham — Good.

Mr Oliver — Um, so have I had direct conversation with who actually owns it, not yet. It's kind of a mess. And I'm goin' to assume that the house that's being lived in will be on here someday soon, too.

Mr Denham — That's right. Right behind it. Do we have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2822, 2215 S Tyler be continued to our December 8th meeting for Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Callihan that Item # 2822, 2215 S Tyler be continued to our December 8th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Those opposed (none). Motion carries.**

ITEM # 2823 — **312 N SCHIFFERDECKER**
OWNER: Jimmy Edward Dodd
ADDRESS: 30679 Fox Run Ln, Joplin, MO 64804
Finding of Fact Hearing scheduled for this date.

Mr Oliver — Item # 2823, 312 N Schifferdecker. Um, this structure was posted, put on the Agenda. It does have a little bit of history. Um, it's in pretty bad shape.

Mr Tylle — Looks like Mother Nature's trying to take it down for you.

Mr Oliver — Yeah.

Mrs Harrington — Is it inhabited?

Mr Oliver — No. It was not too long ago, though.

Mr Callihan — Any contact with the owner?

Mr Oliver — Um …

Mr Wicklund — I had contact with the owner several months ago while he was still livin' in the structure. The state was asking for our assistance. Uh, he was a

disabled, uh, man that really wasn't able to take care of himself and they were trying to get him, he actually was in an assisted living and, uh, left without permission and went back home. And that's when the State hadn't heard from him for a while. Uh, we had the police with us. It was a wellness check. They were concerned he might be held up in there, with who knows what going on. Uh, when we, when we visited with the police, he was not present but then when we went back later he was there. Visited with him for a while. Uh, have not talked to him since then, but believe he's probably back in the assisted living place and it was clear when Jeff and I went back, here a few weeks ago, that there's nobody living there now.

Mr Callihan — Yeah.

Mr Wicklund — It's got, it's got rotted floors clear down to the dirt in places and it, walls that are in danger of collapsing. It's really bad.

Mr Denham — Wow.

Mr Callihan — Yeah, if you feel like in a month from now, this will be kind of on the same track as the one on Tyler and…

Mr Oliver — I hope so. Uh, I will be getting' with Jordan here to make sure we've got all the stuff we need.

Mr Callihan — Mr Chairman, I make a motion that Item # 2823, 312 N Schifferdecker be, uh, continued for our December 8th meeting, uh, for Progress Report and Demolition Hearing.

Mrs Harrington — Second.

Mr Denham — **Motion by Mr Callihan, second by Mrs Harrington that Item # 2823, 312 N Schifferdecker be continued to our December 8th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Those opposed (none). Motion carries.**

Mr Denham — Any other business? Do we have a motion to adjourn?

Mr Wilson — So moved.

Mr Denham — Second?

Mr Callihan — Second.

Mr Denham **All those in favor of adjournment say "aye" (Mr Callihan, Mr Wilson, Mr Tylle, Mrs Harrington, and Mr Denham). Stand adjourned.**

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 10:55 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Elizabeth A Willhite, Notary Public

My Commission expires: November 8, 2020

STATE OF MISSOURI NOTARY SEAL
ELIZABETH A. WILLHITE
Notary Public
Jasper County
My Commission Expires
November 8, 2020
Commission # 16542728

