MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
DECEMBER 8, 2017
9:00 AM

Kyle Denham, Chairman, called the December 8, 2017 Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Mark Callihan, David Pommert, 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 December Board of Appeals meeting to Order. First order of business is Roll Call. We have a motion to, uh, excuse Mr Tylle?
Mr Denham	Do we have a motion to excuse Mr Tylle?
Mr Wilson	Mr Chairman, I make a motion to…
Mr Callihan	Here he comes…
Mr Wilson	Oh.
Mr Denham	Perfect.
Mrs Harrington	Say "Here" really loud.
Mr Tylle	Here!
Mr Denham	I noticed that we had an, uh, error on the, uh, Minutes from the last meeting. It's, uh, either I said it or it was misunderstood that, it was the "August Board of Appeals" and it should have been "October." Do we have a motion to amend that to say "the October Board of Appeals Meeting" from the last meeting?
Mrs Harrington	So moved.
Mr Pommert	Second.
Mr Denham	**All those in favor say "Aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries. Thank you.** Just come up to the podium and give us your name and address and the property you are here to speak on, please.

ITEM # 2819 **1032 S CONNOR**
OWNER: Michael & Janet Russell
ADDRESS: 726 Indiana Ave, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the October 27, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mrs Ostic — Janet Ostic, 1032 S Connor.

Mr Denham — You tell us a little bit about what's going on with your property, please?

Mrs Ostic — We are in the process of working on it. Cleaning it up in the backyard and stuff.

Mr Oliver — These are photos that were taken Wednesday.

Mr Paul — I think Jeff and Bryan had a meeting with, uh, these folks last Friday and they, they, they've got a list of stuff that, uh, they're working on. I don't know if either one of them want to expand on that or not.

Mr Ostic — Have to excuse her. She's got the flu.

Mr Denham — Sure.

Mr Ostic — We're here to discuss the property on, uh, 1032 Connor. I'm her husband. Uh, we're lookin' to rebuild the house. Uh, we got a list of what I need to do to it. Uh, from my understanding, I got to get two permits to do it. Uh, one has to do with the roof and the other has to do with the siding. So what we're looking at doin' is lettin' everybody know that we're goin' to go get the permits today, 'cause I gotta find out exactly what type of permits I'm supposed to get and my attorney here has some paperwork that you all are supposed to sign so that we're all in agreement of how much time and what exactly I got to get accomplished, done. That's what we're lookin' to do.

Mr Denham — Do you have any kind of a preliminary schedule on when the work would be done?

Mr Ostic — Un, exactly when it will be done, I can't really say for sure due to, if it's freezing outside, things like concrete work, I can't do but painting and stuff like that, when the weather is kind of warm, I can get my son out there painting the side of the house that needs to be painted. Uh, I'm looking at probably, by the end of February or March, I'll have, uh, the outside completely done. Uh, the roof itself, uh, probably about the same time. 'cause the roof, the Fire Department cut a hole in it, so all I gotta do is get up there, pull a couple of boards, put new boards up and then re-shingle it.

Mr Denham — So it had a fire on the interior?

Mr Ostic — No, it, it, it started to up in the roof. Started to smolder. It didn't actually catch fire. Just started to smolder so the Fire Department cut a hole in it, opened up the water hose and flooded the inside of the house. It never actually caught fire. Just started to smoke.

Mr Wicklund — I think at the last meeting, uh, you had said that you anticipated, possibly, having to invest somewhere around $30,000.00 in it?

Mr Ostic — Yeah, that to complete the whole house.

Mr Wicklund — Ok.

Mr Ostic — You know, I mean, I…

Mr Wicklund — So…

Mr Ostic — Certain things that I want to redo, like some of the rooms, I want to put different sheet rock and stuff like that and rearrange it. Like where the, uh, air conditioner is, it's up on top. I want it on the floor. Those certain things that I have to redesign to put it together.

Mr Wicklund — So, here's the concern that I have: You've already stated this morning that, on the good weather days, you would be able to have somebody there painting the side of the house…

Mr Ostic — Right.

Mr Wicklund — So, if I understand that correctly, you're willing to possibly put as much as $30,000.00 into it but you're not going to reside the entire house?

Mr Ostic — No, we're going to redo the whole outside around the whole house at just part of what I was told is the back side needs to be painted. So I'll go ahead and get it painted until I can get where I'm going to decide what kind of siding I want on the house. One side of the siding, uh, wind damage ripped the whole siding off.

Mr Wicklund — Ok, so that's, that's really the reason why we are here today is that condition that this house is in, currently, and the amount of time that it's been there already.

Mr Ostic — Correct.

Mr Wicklund	I, I can't speak for the Board but in speaking for the City, for the Building Department, something, these things need to be correctly, corrected quickly. Not months down the road.
Mr Ostic	Ok. What are we talkin', quickly?
Mr Wicklund	Well, I, Jeff, have you passed the --- Ok, good. The Board is currently looking at the list that I provided you with, that are things that needed to be done.
Mr Ostic	Correct.
Mr Wicklund	Um, I'm open to any ideas that the Board has. I was hoping YOU would come with a proposed schedule and be able to knock these things out, quickly and let us know when you were going to do it. I don't know that you are going to want the Board to come up with a schedule for you but if they do, it's something they, I mean, so that we can discuss it.
Mr Ostic	Ok. Well, like I said, I wasn't really sure what was going on here today. You know, I didn't work on a schedule for it. I can work on a schedule. I can figure out what I can get done. You know…
Mr Wicklund	What's going on here today is the Board is considering on ordering it demolished. I mean that's, and the next time it comes before the Board, …
Mr Ostic	Uh, huh.
Mr Wicklund	They will have that option as well.
Mr Ostic	Alright.
Mr Wicklund	So that's…
Mr Ostic	That I understand.
Mr Paul	We, we're here at the beginning of the meeting. Do you all want to take a few moments to, uh, step into the back and maybe come up with a time line, really quick and then maybe we can talk with some other people?
Mr Ostic	Ok.
Mr Oliver	I would add that here in the minutes, it was mentioned last, at the last meeting, that, uh, you yourself had mentioned that meth had been cooked in this house.

Mr Ostic — Correct. That's what caused the overloading the circuits. They were using hotplates plus every other stuff and they started to overload the circuits. But it never did catch on fire.

Mr Oliver — I would sure take that into consideration as well.

Mr Paul — You mean, if he ever tries to sell it to a third party?

(Mr and Mrs Ostic with their attorney, move to the rear of the Chambers to discuss repair timeline)

Mr Callihan — Are we goin' to have somebody else come up?

Mr Denham — Anybody else like to come and speak on a specific property?

ITEM # 2805 — **730 PICHER**
OWNER: Eleazer Guerroro
ADDRESS: 615 S Moffet, 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 (FOURTH TIME BEFORE THE BOARD)

Mr Denham — Morning

Mr Guerroro — Morning. My name is Eleazer Guerroro. I here for house at 730 Picher.

Mr Oliver — You have an update?

Mr Guerroro — Well, I'm workin' on it. About to finish all the siding outside and access my electrician and HVAC. Drywallin' should be about there.

Mr Oliver — Um, he does have a permit. It's, uh, progressing. Uh, I've got a question mark here. Possibly, the outside is not completely done, yet, but…

Mr Guerroro — No, it's not completely done yet. I been working on the outside last few days and …

Mr Oliver — The progress has been steady. I will say that. You want to hang on to it for another month? Maybe by then you will have the outside done, or…

Mr Guerroro — Yeah, well the outside should be done by then, but I still gotta do most of the inside.

Mr Denham — I wouldn't mind keepin' it on a little bit longer.

Mr Callihan — I agree.

Mr Denham — The outside looks good. All new windows and doors.

Mrs Harrington — You're making good progress.

Mr Denham — Yeah, appreciate your progress. Lookin' good.

Mr Guerroro — Thank you.

Mr Denham — More questions or comments? Do we have a motion to continue?

Mrs Harrington — Mr Chairman, I make a motion that we, uh, that the Item # 2805 be continued to January 26th for a Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Wilson that Item # 2805, 730 Picher be continued to our January 26th meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries.** Thank you.

Mr Oliver — Do you understand?

Mr Guerroro — Yes.

Mr Oliver — Ok, well, hopefully, at that next meeting, you will be far enough along that it'll…

Mr Denham — Release it. Thank you.

Mrs Harrington — Good job.

ITEM # 2781 — **519 N JACKSON**
OWNER: Laura Julien
ADDRESS: 317 E Fountain Rd
Stay of demolition was lifted at the October 27, 2017 meeting.

Mr Denham — Morning.

Ms Julien — Laura Julien. The property is 519 N Jackson. Um, the last time we were here, you guys lifted the stay and said I had thirty days to get an attorney. I did. Patrick is taking depositions today. I'm working with Patrick Martucci. He's, he's in St Louis so he couldn't be here. Um, we met before Thanksgiving. He had said to just continue working because, since

you had ordered it demolished, we stopped on that and started getting the furniture and things out. Um, he said continue working on it. The contractor came back. We've been working on it since before Thanksgiving. Um, they gave me a list. I e-mailed, I think I've e-mailed Bryan. I've even e-mailed a couple of people. I don't have a way to print any of this out. Um, I don't know, Bryan, did you get the e-mail that I sent you?

Mr Wicklund — I , I did, just read it this morning.

Ms Julien — Ok.

Mr Wicklund — I …

Ms Julien — Ok, I've got schedules and all that that they gave me. I don't have a way to print them out, so that's why I tried to e-mail them here.

Mr Wicklund — I saw Jordan was also on that e-mail. Did you get a chance to print it out?

Mr Paul — I haven't. You have a copy of it there?

Mr Julien — I can probably pull the e-mail back up on the tablet. I just don't have a way to print it out for you.

Mr Oliver — Bet had to forward those to me. They were not e-mailed to me. I think I've got them all. There was two or three. I think they were repeats but...

Mr Wicklund — So your attorney advised you to just start working on the house again?

Mr Julien — Yes, he did. He said to start working on it again. And, um, get the contractor back out there as well and he did give me the schedule where he said he could finish the cement work by the 10th. Um, he could finish the siding by the 12th. Um, the trim work, he's got the 15th and then he said the brick work could be done by the 18th. The painting, after we are finished, I will be scraping the painting while he is working on installing the other stuff, I can get the rest of the painting scraped off and then he will be painting it.

Mr Harrington — I don't understand why it's on our Agenda?

Mr Paul — Um, I guess I finally Mr Denham about that. Um, after last meeting, uh, Mr Martucci contacted us and asked if there was anything that she could do to get it fixed and I wrote him a letter saying that it was the Board's decision. We, the City staff, couldn't contradict that but we could put it on the Agenda for today, if he chose to come and talk and we'd certainly give him an opportunity to come and be heard if he wanted to do that. But

if the Board didn't take any action, it was the City's intent to go ahead and send it on to Council. I think that Jeff's already got the bids and everything so, um, it just hasn't gone as a Council Bill yet. That's kind of why it's here today and where it's at.

Mrs Harrington — So this is an opportunity for us to reverse our decision from last time?

Mr Paul — That, I, I, I suppose.

Mrs Harrington — Or do nothing?

Mr Paul — Or do nothing. Um, either way, if you wanted to talk about it, it had to be on the Agenda and, and I felt like a courtesy to Mr Martucci, we'd put it on and, I didn't receive a response to that letter or a phone call, so I didn't know if he was going to be here or not be here. Um…

Ms Julien — He was intending to be here and then he told me yesterday that he had a deposition he had to take in St Louis…

Mr Paul — Sure, sure.

Ms Julien — So he had to leave and he couldn't attend.

Mr Paul — So anyway, that, that's kind of where we are at on it.

Mrs Harrington — Had he indicated to you that he would be here?

Mr Paul — No, like I said, he, uh, by phone call with him was, what, what can we do to fix this? Um, my response to that was the letter saying I can't give you that advice but it's on the Agenda this date and time. You can come and be heard if you want. And, and I haven't heard anything since then.

Mrs Harrington — So if we take no action, then he can file with the courts to have it…

Mr Paul — He, he can try and file something if, if he wants. I mean, it, it's our position that the appeal period has expired at this point. I, I don't know what, you can always file something. Whether it gets dismissed or not, that's another question. Does anybody else want to review those?

Ms Julien — I mean, if you saw the…

Mr Tylle — I really don't think there's anything else to be said on the matter. I think we've already made our decision on it.

Ms Julien — Well, if you'd seen the before and after pictures, which I'm sure you haven't, it, it's come so far. This house was a nightmare. And it was built

in 1872. It was not built in 1936 like they had told me it was. It has, it's been completely, it's been a nightmare. It's come quite a long ways. It's come almost $60,000.00 is what it's come. Um, although it's only valued at $74,000.00. It's come quite a bit of ways and quite a bit of money and time and effort that has been put into this house so far. I mean it is quite an expense that I didn't expect but it's still going. Um, I guess the, the contractor is willing to come back and he did give me, um, the list of work that he's done so far, these past few weeks and he's given me a schedule and what can be done. So he, he's promised to get it done before the end of the year. So, I mean I would appreciate just this last one time. If you make a decision later to do, you know, just one last time would be great.

Mr Denham — What's the pleasure of the Board?

Mrs Harrington — Did anybody drive by it?

Mr Denham — I did.

Mr Callihan — I did.

Mrs Harrington — I didn't get a chance to.

Mr Denham — I did.

Mr Callihan — I did

Mrs Harrington — Did you see any changes?

Ms Julien — Well, he's got these...

Mr Denham — Uh, the back did have the building wrap on most of it. Um …

Ms Julien — The cement work, he started…

Mr Denham — I don't know, I, I, that was really the only thing I did notice from the last time I drove by.

Mr Callihan — Honestly, from what I saw, it, it didn't look like much had been done to the exterior.

Ms Julien — Well, that's, that part that was incomplete was the back. He wrapped it, now he's got the cement and all that stuff. He's got another coat of cement, he said to put on there because the original cement is thicker at the top than the rest of it so…

Mr Callihan — When I drove by, it didn't look like that much had been done to the exterior. I, I saw where some wrap had be put on the back side. It's just very painful.

Ms Julien — That's why I took pictures and, and sent them because you probably couldn't see it from the street unless you walked up. But he's got that part on it. I mean, he's almost done with it. He's, like I said, he's given me a schedule so…

Mr Paul — Jeff, I don't suppose you've been called for any inspection?

Mr Oliver — Nope. Anyone want to see the file?

Mr Callihan — Just curious, what, what was the outside date of completion, projections?

Ms Julien — He said he could have it done by… Let me do this again. That's why I sent the e-mail because I don't have a way to print this out. Um, he said he'll finish the cement work by the 10th, um, the back siding, he will finish that up by the 12th. Uh, with the trim work, by the 15th and then he's got the brick work that's going in the front by the 18th. Um, and then he said the painting can be done by the end of the year because we still have scraping to do on the old paint that's on the, the top there in the front.

Mrs Harrington — What needs to be inspected on this?

Mr Oliver — The floor, the floor joist, framing…

Ms Julien — Well, everything past except that one, that bottom part there in the very front when you ordered it demolished they…

Mr Oliver — I don't think we will find anything where anything says anything has been passed.

Ms Julien — I have the paperwork over at the other house that said the only thing that needed to be done was the bottom. I mean, that was the only thing that was, was out in the first place. We had fixed the windows that you said, the new windows had been installed and the upstairs pieces we added and the boards just need to be doubled up on the bottom of the girders. That was what the paperwork says. Everything else was done and past except that living room. The floor boards there on the girders.

Mr Oliver — The only thing that may have been passed was the, uh, foundation area that was requested, whatever it was, fourteen months ago. A year ago.

Ms Julien — Yeah, we changed it from wood to cement and then filled in the blocks with the cement.

Mr Wilson — As I understand it, we don't have any cooberating evidence in the files of anything other than the foundation, being inspected. As far as we know, there's not been an inspection on the framing, the interior, exterior and I believe, didn't we have, uh, some floor joist that was being inspected, were inspected and they did not pass. Is that true?

Mr Oliver — That's correct.

Mr Wilson — Therefore, I am not inclined to lift the stay or do anything. Just take no action on it. That's my personal…

Ms Julien — And that was the only issue was the floor joist. They had, the original inspector said, because there was never any girders installed under them. He said to install them. So we did and they needed to be doubled instead of singled so we did double them up. And I showed you pictures of that at the last meeting. They were doubled instead of single and that was the part that didn't pass inspection. They were singles instead of doubles. So they were doubled up. Um, like I said, we didn't do anything when you guys call and said you were going to demolish it. So why have them come back out and inspect. But I did show you guys all the pictures where they had been doubled, you know, after that. That was the only part that didn't pass inspection was those floor joist that weren't doubled on the bottom. Those four boards had to be added on.

Mrs Harrington — It seems like if you had one item that would pass inspection after what had occurred last month the most logic move would have been for you to call and say I have something you can inspect. Come see that I am making a good effort to do this.

Ms Julien — I understand.

Mrs Harrington — And since you didn't do that, um, you've had that opportunity for six weeks. That's how long it's been since we were here last time, I think. Um, I'm not incline to change because you had an opportunity to call for that inspection for a pretty long period of time. Mr Martucci, told you to keep working on it, then that would have been a good time for you to say, "Ok, I can show them I've done this," and you didn't do that. So I'm not include to make a change in my decision from last meeting, either.

Ms Julien — I didn't even realize that when he said to just keep working on it. I …

Mr Wicklund — I know that originally you were hoping to save the majority or all of the plumbing and not have to redo it but electrically, if I remember right, there was going to be quite a bit of electrical work that needed to be done, correct?

Ms Julien	No, um, they had, actually and I believe the City had passed it. They had redone all of the, um, uh, the, what do I want to call it, um, the electrical boxes.
Mr Wicklund	Service outside?
Ms Julien	Electrical boxes.
Mr Wicklund	Ok.
Ms Julien	They had, uh, taken out…
Mr Wicklund	That's right.
Ms Julien	There was knob and tube underneath but that's not even connected. They thought it was. It's not even, they had redone…
Mr Wicklund	I do remember that.
Ms Julien	Yeah.
Mr Wicklund	That was all done prior, before any of this even started.
Ms Julien	Right. Right. And we found out when they opened up the, the wall and found, um, the one issue upstairs, they just removed all that old stuff, 'cause it wasn't, it wasn't hot any more. It looked like it was nasty but it wasn't in the, um, the electrical boxes and, you know, uh, fuses. They had already done that a couple of years ago. Before I even bought the house, so, um, what they did do, somebody stole the electrical out of the garage and they had cut the wires that went from the house to the garage. Uh…
Mr Denham	Have any more questions or comments? Anybody like to make a motion?
Mr Wilson	Mr Chairman, I make a motion no, uh, no activity be taken on the prior, uh, Board decision.
Mr Tylle	I second.
Mr Paul	I don't think you probably need a motion if you guys don't want to do anything.
Mr Denham	We don't' need a motion if we are going to stay?
Ms Julien	Could be just lift it until just the end of the year. I mean, I'm just, just…

Mr Paul — You only need a motion if you want to deviate from what you did last time.

Mr Wilson — I withdraw the motion, then.

Ms Julien — He's so close to having it this thing to where you guys want it. I think you can come out Monday and inspect it, the floor boards that didn't pass.

Mr Denham — I'm sorry, we're not going to take any action today. Probably need to discuss this with your attorney, further.

Ms Julien — Ok. When, when did you have it set for demo because I still have to get all my, my things out of there?

Mr Oliver — The advertisements were already published. Bids were received so I would have to see when the next Council meeting is but let's say approximately two weeks. It goes to Council, be awarded and it might take a week or two for the demo contractor to…

Ms Julien — So when does Patrick have, actually, we have time to file that and, and is the lawsuit against the City, then, so… Alright. Thank you!

Mr Denham — Thank you.

ITEM # 2784 — **2108 W 3rd ST**
OWNER: Christopher Hill
ADDRESS: 833 Massachusetts, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the October 27, 2017 meeting for a Demolition Hearing and Progress Report. (EIGHT TIME BEFORE THE BOARD)

Mr Denham — Give us your name and the property you're, uh, here to speak on, please.

Mr Hill — I'm Christopher Hills. I'm here to speak on 2108 W 3rd.

Mr Denham — Have you purchased this property?

Mr Hill — I did.

Mr Denham — What's your intentions?

Mr Hill — My intentions is to rebuild.

Mr Denham — Do you know the history of it? Did he tell you…?

Mr Hill — I got a little bit more of a jest of the history now, yes, Sir.

Mr Denham — This has actually been on our Agenda for fourteen times which represents at least fourteen months.

Mr Hill — Ok.

Mr Denham — Uh, the previous person had bought it, I think, on Contract for Deed or something like that. Uh, fooled around with it and never really got very far. Um, it went back to the person I guess you purchased it from.

Mr Hill — Right, Bill...

Mr Denham — I, I was told by the next door neighbors, uh, property owner that it's not even connected to the City's sewer. It's connected to his sewer.

Mr Hill — Uh, huh.

Mr Denham — Which he wasn't real fond of.

Mr Hill — Right.

Mr Denham — But, uh, our, our patience is getting, uh, short on this property 'cause we expected to see something happen on this for over a year.

Mr Hill — Understood.

Mr Denham — I know you just purchased it but, uh…

Mr Hill — Yes, Sir.

Mr Denham — What's your schedule? When, how quickly can you have something…?

Mr Hill — Um, actually right now, I've been buying my supplies for the roof, um, to make it look at little bit better on the outside. I've been trying to get, it's actually shake shingles. I don't know if you guys know, or if you care much, too much but its shake shingles so, it's just going to be a little bit more of a challenge than I thought. But like I say, I'm still up for the challenge. My guy who does the roof, he just now got back from vacation last week. I've been buying shingles and just supplies, plywood, anything that I possibly can to make the job go that much smoother. Um, I've had people over there, excuse me. I've had people there to try to, in and out of the house, to try and do, uh, just give me a little insight of what, of what I need to do for the roof or what I need to do for, and just trying to get things under control. Just 'cause I'm really new a this, so…

Mr Denham — Have you met with anyone from the City to see what's going to be required as far as the City is concerned?

Mr Oliver — He has.

Mr Hill — Yes, Sir. A few times.

Mr Denham — Jeff, you met with him?

Mr Oliver — Rick and I, uh, visited with him, I'm going to say approximately three weeks ago on site. I wanted to go with Rick to see what he had pointed out from the previous person who was trying to work on it. Um, so we were there a good thirty minutes, walking through it. Kind of going over some things with him and, uh, kind of guide him as to what needs to be done. He did call for a second visit and then cancelled.

Mr Hill — Right.

Mr Oliver — And I haven't really heard back from you.

Mr Hill — Right.

Mr Oliver — Other than buying any, other than buying materials, have you made any progress? Are you…

Mr Hill — Um, I haven't made any progress as far as hammering anything or puttin' in another anything in the rafters or floor joist or anything like that. Um, I've really been trying to get my ducks in a row as far as what contracts or who I'm goin', I've had in-an-out contractors. Uh, I'm just trying to figure out, obviously, financially, the best way to go for myself and somebody who's actually certified, licensed, got everything. So that's where I'm at right now with the contractors. I've had two or three electricians in there, 'cause that's the main part. You know, whenever you're doin' a house, we got to have electricity inside to the house so we can get the job done rather than working outside right now 'cause it's freezing cold. So, that's just kind of where I'm at right now.

Mr Oliver — You may want to make sure your structure's where it needs to be before you get to wiring or sticking plumbing in and all that.

Mr Hill — Ok.

Mr Oliver — I know you've got a lot of floor work to do.

Mr Hill — Right. Yes, Sir. I was actually, uh, I'm going to do the floor work, definitely, uh, but I was just going to wait until I got the plumber situated, 'cause whenever I pull the floors it will be easier for, 'cause no man,

grown man is going to be able to fit under that house, through the, uh, around the side or the edges, whatever.

Mr Oliver — Have you had time to go over and pull the floor up? Is there…

Mr Hill — I haven't, I went over there and I saw, I seen and it looks like the last guy has done a little bit of the plumbing. I don't know how much he, he's actually done but it looks like he's replaced some of the PVC piping and stuff down there, so, I, I'm actually, that's what I'm going to do, probably, next week. Start cutting holes and see what I need to replace or what needs replaced or have a contractor/plumber come out and see what's goin' on. I was trying to take it as, I was thinking, 'cause my, uh, finances, Dad, he works at Mid-west Materials. So I was thinking that, he told me that PVC, the plumbing is not the biggest job. Plumbing is the easiest job out of trying to rebuild a house. It's just PVC piping. So with that understood in my head, I was just like, let me try to get the electrical work, 'cause that sounds like that's goin' to be the biggest job out of the whole circumstance.

Mr Denham — No permits been pulled on anything, yet?

Mr Hill — Yes, the roof.

Mr Denham — Roofing…

Mr Hill — Roofing permit…

Mr Oliver — He's got…

Mr Hill — And like I said, the only reason I haven't pulled any other permits is 'cause I don't have a contractor on, you know. So, that's just my, that's where I'm at right now.

Mr Denham — So he's got a General …

Mr Hill — Yes.

Mr Denham — Remodeling con, or, permit?

Mr Oliver — Just for the roof.

Mr Denham — Just for the roof, ok.

Mr Wicklund — What's your purchase agreement like? Is it a Contract for Deed or what kind of, did you, who's the legal owner?

Mr Hill — It's my house.

Mr Wicklund — Ok. And it's recorded with the county as you owning the property, now?

Mr Hill — Um, I haven't got to Carthage…

Mr Wicklund — Ok.

Mr Hill — To actually do the Deed over in my name but I am going to do that before this month is up. I've just had a lot of things come up, just life things but I know this house has to be taken care of but I've just had a few thing come up just this this last few weeks or whatever, so…

Mr Callihan — We, we addressed the deed last month, didn't we?

Mr Wilson — I believe so.

Mr Callihan — Are there any inspections that need to be made now?

Mr Oliver — Like I said, Rick and I had got out there approximately three weeks ago…

Mr Callihan — Yeah, ok.

Mr Oliver — Went over quite a lot with him.

Mr Hill — Yeah.

Mr Oliver — Um…

Mr Callihan — Well, I…

Mr Oliver — You were reminded that you needed a framing inspection besides gettin' your electrical contractors and plumbing contractors and HVAC guys and…

Mr Hill — I didn't know a framing inspection. I knew that you said HVAC, plumbing and inspection and floor joist.

Mr Oliver — You need those three trades and I guess what I'm saying, framing, we want to look at the floor joist before you cover it up.

Mr Hill — Oh, great, yeah, yeah. I knew that. Yes. Yes, most definitely.

Mr Callihan — I drove by yesterday and quite honestly, it didn't look like, as you've stated, there hadn't been anything done to the exterior. Maybe, you've clean up the yard a little bit but…

Mr Hill — That, that's all, yeah, that's all. Yes, that's all I've done, trying…

Mr Callihan — And that's a good thing. Uh, but like these folks over here, uh, you've spent thirty days on kind of thinking about what needs to be done and, uh, the, the clock's tickin'. We need a schedule of, of , uh, you need to select, you know, contractors for the different, uh, tasks you've got. But, uh, at some point we need some action because it cannot continue. Like, like the Chairman said, you know, it's been fourteen months, uh, fourteen times on the Agenda. Uh …

Mr Hills — It's…

Mr Callihan — I appreciate what you're trying to do but some action is really necessary.

Mr Hills — And that, that's the thing that I'm battlin' with right now. If I had known that he would have been in this for fourteen months or had this certain thing goin' on with that, I probably would have been a little bit more skeptical about buying the property. But that was not disclosed and, obviously that's not your guys' probably. It's my problem now. But I'm just trying to figure out a way that I can make you guys happy and not do something that I don't need to do that, you know what I mean. 'Cause that's going make me look like a worse individual than if I try to…

Mrs Harrington — Well, we last met on October 27th and at that time, um, we talked about the ownership issue and I'm a little concerned that you haven't made the effort to actually get the property into your name. You know, we're still dealing at this point, legally, um, we're still dealing with the former owner as the property owner, am I correct in that?

Mr Oliver — If it's not been recorded, that's the way I…

Mrs Harrington — You know, that's…

Mr Paul — I mean, he showed you the Deed so…

Mrs Harrington — So that's the deal right now, is that, uh, as far as we're concerned, this former own is still, un, in play 'cause you haven't gotten the Deed signed over and you've had six weeks to do that. I think that would be a priority if I were going to be the one was, uh, with buying this. And I see that there is a deed here but legally, it is still the other guy's property and he doesn't really have the best track record with us.

Mr Hill — Ok.

Mrs Harrington — So…

Mr Hill — Well, I think, as a new individual and never being through this and never dealing with this, I think I felt comfortable whenever I had that and it was in my name and it is, I do have copies of it. Not saying that's, that's going to seal me in stone for anything but that's what gave me the little bit of relaxability of being like, Ok, I'm going to do it before the end of the year.

Mr Paul — You know, until your deed's recorded, he could write a deed to somebody else, right.

Mr Hill — It's Joplin, though. That's all I figured. I mean…

Mr Paul — Ok.

Mr Hill — It's not a big City so…

Mr Paul — That was your free tip for the day.

Mr Hill — Thank you very much. I do appreciate that one.

Mr Wicklund — So currently, there's a roofing permit. If the Board chooses to continue this Item, when do you expect the roof to be complete, one hundred percent?

Mr Hill — Um…

Mr Wicklund — And I understand there's new decking and everything that's got to happen but…

Mr Hill — And it's really cold outside. It probably would have been started, maybe this week outside but it's really cold outside.

Mr Wicklund — It's going to warm next week. That's what I hear.

Mr Hill — Even 50's right now would be great.

Mr Wicklund — When, when will the roof, when do you hope the roof to be done?

Mr Hill — Um, I'm really hopin', um, if there's not too many, too much framing on the, on the roof when we actually tear into it, uh, two or three months.

Mr Denham — For just the roof?

Mr Hill — For just the roof. I'm going to do it myself. I don't have an individual that's a roofer or anything like that. I have individuals that I know that are friends that are roofers that's going help me with the framing process of it.

But they're not helping me, uh, sheath or throw the shingles down on the roof. They're going to show me exactly what to do.

Mr Denham — I thought you said you had a roofer that was on vacation, just coming off?

Mr Hill — I do. That's my friend.

Mr Denham — But he's not, he's just helping? He's just a friend helping…

Mr Hill — Right. He's not actually contracted for the work. He's just goin' to come over, show me what to do, 'cause this is what I want, this is what I feel like I want to do with my life. So I don't want to have a bunch of contractors in there, come in, throw the house up in a week or two or throw the roof on it in a week. I'm not going to learn anything. I could work with them for a week but I'm not going to learn much. So and I'm trying to cut the cost, the expenses down a little bit. So, that's what we had worked out. So, 'cause I've known him for like ten years and he's probably been doin' this for probably about eight.

Mr Oliver — You know, when Rick and I came out and visited with you, you know, I kind of went over you, went over with you the urgency, that Mr Denham had talked about. That this has been on the Agenda for quite some time. Um, if they chose to continue it, I would get in there and get after it, immediately. Um, you know, I tried to go over that with you a little bit out there. Um, I've done a drive-by, stepped out to make sure that it's still secured this week, uh, as far as people being able to get in it. Didn't see a lot of activity. And our visit was approximately three weeks ago. So there could have been some demolition going on or something. Um, there is an urgency here, because it's been on the Agenda for such a long time. So…

Mr Wicklund — Does your daily schedule allow you to actually be on site working, like every day through the week?

Mr Hill — Yes.

Mr Wicklund — Ok.

Mr Hill — Yes.

Mr Denham — I think the Board wants to work with you but I think you're going to have to step up the schedule. I don't know that that is going to be acceptable. To take that long on just the roof.

Mr Hill — I've just never done a roof, so I don't know how long it would take if I have done a roof. I'd say, you know what I mean. So, I, I really, I, that's just be makin' up somethin' and then if it did come down to where you guys are trying to work with me and I come up short on the time, that's

what I don't want to do. I want to leave myself enough time, like Mr Calhoun said last time, I left myself, I didn't even leave myself any wiggle room on my first meeting. You know what I mean? And this has been up for grabs for fourteen meetings or whatever and I'm tellin' you guys it might be done in a year. I don't even know what I'm facing at that point. The owner…

Mrs Harrington — There's seven weeks between now and our next meeting. And I would like to see significant progress on the roof. If it's not finished by then, I'd like it to be very close to finished. If not…

Mr Hill — Great.

Mrs Harrington — Then I'm going to be ready to say, this property is non-salvageable and I think that we just need to, you know, cut our…

Mr Hill — So seven weeks is not even two months?

Mrs Harrington — Right.

Mr Hill — And I asked for four?

Mrs Harrington — Exactly. It's not even two month. Its seven weeks.

Mr Wicklund — It, it's due able. Even for one person. It's due able.

Mrs Harrington — The house, I mean the house is not that big. And it's not got an odd pitch or a, a difficulty, you know structure to work with…

Mr Hill — Right.

Mrs Harrington — It's pretty straight forward. So, um, a lot of progress can be made in a few days of work. And you say your, your schedule is open and that you are there to form your schedule around your project. I would say the next day that it's above forty-five degrees that you get yourself on that roof doing some work, because it's not going to get done otherwise. And in seven weeks, I want to see that, if it's not done, it's all but done. It can be done in a very short period of time.

Mr Hill — I will definitely…

Mr Harrington — Otherwise, I will be voting to demolish the structure.

Mr Hills — Sounds great. I'll definitely do everything I can to make you guys happy.

Mr Callihan — Well, we're trying to make the neighbors happy too and I understand what you're trying to do. You're trying to get an education out of home improvement. Uh, one of the educations I've gotten out of home improvement is sometimes, it's better to hire somebody.

Mrs Harrington — Hire a contractor.

Mr Callihan — Because, you think, you, I, I want to learn how to put on a shake shingle roof...

Mr Hill — But it's just financially, you know what I mean. And that's the thing. Financially, I understand what you're saying but if I had the money to go throw in this $80,000 on this house at $1,000.00 a square foot, then I would definitely call a bunch of contractors and do it that way. But the reason why I'm doing it like this is because I do know trades. I'm not that far off. I am an aviation mechanic by trade. So, Matt, all that stuff is just learning it. You know what I mean? So, but I definitely do know what you're saying.

Mr Denham — We've been down this road before.

Mr Callihan — Yes.

Mr Denham — Many time. And you probably just say the lady that just left. It's the same thing. She was goin' to have it done in ninety days and here it is over a year later and she hasn't really made much progress. Every month we hear another story. We don't want this to happen on this property. We were ready to demolish it last meeting and you showed up.

Mr Hill — I know, Sir, and had I known that, I wouldn't even had probably been in this. You know what I mean?

Mr Denham — And that's...

Mr Hill — And that the whole thing...

Mr Denham — And that's why we are trying to work with you. I think you bought it not knowing that and we want to work with you. I'd just take it seriously because six weeks ago we had your meeting and I don't' think a lot has happened in the six weeks other than that you met with Jeff and you pulled a few limbs to the street.

Mr Hill — And I can say that, yes, you are right. But I've, I've tried to get, I've had probably six to eight bids in there just trying to get my ball rollin'. So, whenever it does start rollin' you guys will see it rollin' but, and that's where I'm at right now.

Mr Denham	You need to start rolling tomorrow. I mean, don't wait and come next meeting with a lot of excuses. We really want to see some progress.
Mr Hill	Ok.
Mr Denham	Thank you.
Mrs Harrington	Mr Chairman, I make the motion that Item # 2784 at 2108 W 3rd St be continued until January 26th for a Progress Report and Demolition Hearing.
Mr Pommert	Second.
Mr Denham	**Motion by Mrs Harrington, second by Mr Pommert that Item # 2784, 2108 W 3rd St be continued to our January 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries.** Good luck Mr Hill.
Mr Hill	Thank you very much.
Mr Denham	Thank you for comin' up here.
Mr Hill	I need to sign this, right?
Mr Oliver	Yes, please. I'll get you a letter sent out to remind you of the next meeting.
Mr Hill	January 26th?
Mr Oliver	Yip. If you have any question, call.
Mr Hill	Great.
Mr Denham	Good Luck.

ITEM # 2819 **1032 S CONNOR (CONT)**
OWNER: Michael and Janet Russell
ADDRESS: 726 Indiana Ave, Joplin, MO 64801

Mr Denham — Morning.

Mr Miller — Morning. My name is Marshall Miller. Uh, I'm an attorney and I've been hired, I believe the property is 1032 S Connor and the name is Janet Russell but she is currently Janet Ostic. This is her new husband, just to give a little background, which I'm sure you're all aware of. I had a meeting with Mr Wicklund and Mr Oliver on Friday, December 1st, here and they gave me an itemized list of the items that would need to be done to the property to bring it into proper code compliance and the property owners are in agreement that they will do that. We would ask to consider giving them a ninety day time line. They will sign a Memorandum of Understanding or any other type of affirmation saying that they will do that. Mr Ostic actually does have some property in Colorado that he owns, so he could collateralize that and pay contractors if required though he does hope to do a lot of the work himself or with other friends and family members. He would like that opportunity, if the Board would consider that. Like I said, we will be in full compliance with all of the itemized list that was provided.

Mr Callihan — To confirm, you're asking for ninety days to complete all the work?

Mr Miller — That's correct.

Mrs Harrington — As you can see, our biggest challenge is monitoring progress on, uh, these properties that homeowners, property owners undertake themselves and we're all for that. Um, it's a failure for us when we have to send a property to demolition. That's never our goal. And I appreciate very much, uh, you setting down and making a time line and giving us some kind of an idea when you might be, when you could be done with this. Um, you can see how frustrating it is to have to keep hearing the same thing over and over. Uh, so I appreciate that you've come up with some definite plans and I like your idea of your alternative, uh, plan with involving some contractors if you run into the need to do that. That would be very much at the very top of my mind when I come to making a decision on this, uh, in a few meetings down the road.

Mr Denham — I think you told us last time that you're an over-the-road truck driver?

Mr Ostic — Yes.

Mr Denham — How often are you actually in Joplin that would allow you, if you'd go to the mic to answer, how often are you in Joplin that would allow you to work on this?

Mr Oliver — Get over to the mic.

Mr Ostic — We...

Mr Oliver — Sir...

Mr Ostic — I can be here every weekend. I, I own my own truck. I go where I want, when I want. So I can be here every weekend workin' on it or in the middle of the week, depending on what the weather report is like. I can keep tabs of that. That's part of my job. So when the weather is nice, I can make sure that I'm comin' through here. I can spend a couple of days and, 'cause we run 44 a lot. My main route is 44 so I can be here like every weekend. Spend two or three days, whatever I need to spend in order to do a particular project at a particular time. It's like fixin' the fence, that'd take me two days. Uh, fixing the roof, probably take me about four days. You know, it just, you know, I can schedule my time to be back when I need to be back when the weather is nice.

Mr Denham — But if it's just weekends, I don't know that ninety days is going to give you enough time to do everything on that list that I saw.

Mr Ostic — Well, I have family members that will be workin' on it.

Mr Callihan — That was last, last meeting, I believe you said that you could spend a good three or four days a month working on it. That you said something to the effect that you'd be surprised what, what you could get done three or four day but ...

Mr Ostic — Yeah, I, I, I can spend, you know, pretty much every week on, on it. And I don't work slow. There's no way I work slow. I just, you know, I ...

Mr Wicklund — So if you...

Mr Ostic — Get started and I get goin'. Huh?

Mr Wicklund — If you anticipate being able to complete all of those items on the list in the next ninety days, um, if the Board choses to work with you on that, you would, you would only need one permit. Uh, we could sell you a residential improvement permit to cover all the work you're goin' to do. Some of those items need inspection. Some of them don't. Uh, so, we need to get a permit in place as soon as possible, if, if the Board choses to continue this. And then you, I would recommend, once you got your permit, get over there and get started right away. And just, just giving it weekends, in my opinion, um, if it's just you and your wife, is not going to get it done in ninety days. There's a lot of work that needs to be done.

Mr Ostic — It's not goin' to be just me.

Mr Wicklund Ok.

Mr Ostic Like I said, I've got other family members, I've got friends that come out and help. Just like we have somebody that actually takes care of the yard.

Mr Denham Well, they weren't taking too good of care of it. Last time I drove by, it looked like they hadn't cut down the weeds and brush for quite a while. It looks better, it does look better this time that I drove by. The structure that's towards the back, the west side, is that a garage? Attached to the building but it sits lower.

Mr Ostic Uh, it's by the top shed.

Mr Denham And then…

Mr Ostic Yeah, it's a top shed, actually.

Mr Denham No, this is part of the house. It has a window air conditioner in the picture that I'm looking at and a…

Mr Ostic Not really sure what you are referring to.

Mr Denham Well, it's on the west end of the building.

Mr Ostic That's part of the house. That's where the kitchen and stuff is.

Mr Denham Well, then the section between 'em, the roof looks like it's at kind of a weird slope.

Mr Ostic That's the way it was designed.

Mr Denham That's the way it was built? That's not...

Mr Ostic Yes, Sir.

Mr Denham That's not settled or anything?

Mr Ostic Yeah, that's the way it was designed.

Mr Denham Ok. And is that where the, uh, Fire Department made the hole? That black, looks like,..

Mr Ostic No.

Mr Ostic That's a square in the top….

Ms Willhite — Can you please talk into the mic, please?

Mr Ostic — It's, it's, this, this picture doesn't even show the hole in the roof.

Mr Denham — Ok. That's just a patch or some, something else?

Mr Ostic — This, this here, um, it, um, I don't even know what it really is. It's, it's new shingles. But where they put, right above where the, uh, that white door is, is where the hole of the roof was put in.

Mr Denham — Ok.

Mr Oliver — Why is the plywood on the roof?

Mr Ostic — I'm tryin' to, I'm tryin'…

Mrs Ostic — That's the one me and kids did. But this right here is where they cut the roof to put all the water in 'cause that's where they, they seen the, uh, they seen the smoke coming out here, so they cut the roof here and drowned the whole thing.

Mr Ostic — Ok, yeah.

Mrs Ostic — And it was a brand new roof. Me and kids did this, this and had someone do that. We did the other side, then we had someone do the other side because we couldn't get up there to do it.

Mr Ostic — Yeah, so where, that, that…

Mr Miller — To answer your question, it does appear to be a piece of plywood that is covering what appears to be a hole in the roof. But I believe that is on the list.

Mr Denham — Ok. Thank you. I was just curious. Any other question or comments?

Mr Oliver — I got one. With that roof that's linked, ok…

Mr Ostic — Uh, huh.

Mr Oliver — Uh, when I looked at this house, it's been secured. I haven't seen the inside. Is that roof, you said it's designed that way or…

Mr Ostic — Yes, it was.

Mr Oliver — It looks like to me it could be failing. Like…

Mr Ostic — No, it's…

Mr Oliver — Like it's …

Mr Ostic — Yes, it was. I questioned it when I first saw it, too.

Mrs Ostic — Whoever did that must have been, must have been drinking 'cause there's nothing wrong underneath there. That's just the way they built it.

Mr Oliver — And you don't want to correct that?

Mr Ostic — Actually, I may correct it, yeah.

Mr Denham — How, how long have you owned the property?

Mrs Ostic — Since 2003.

Mr Denham — Any other questions or comments?

Mrs Ostic — I have a comment. When we bought the house in 2003, it was me and my husband that were goin' to fix it up and my husband passed away in 2007. After that, I was tryin' to figure out what to do. And it was me and the kids doin' everythin'.

Mr Denham — Ok, thank you. What's the pleasure of the Board? Are we going to continue it or…

Mr Callihan — I wouldn't mind considering the, the ninety days. But after ninety days, I, I think you've got an extreme amount of work to do in ninety days, if the Board accepts. But after ninety days, if it's not done, I'm done.

Mr Denham — But I don't want to continue it for ninety days at this point. I'd like to do it…

Mr Callihan — Ok.

Mr Denham — Month-to-month…

Mr Callihan — Ok.

Mr Denham — And make sure the progress is current.

Mr Callihan — I'm just saying, if, you, you said ninety days, whether they go, you know, thirty day increments or whatever, but, uh, it's going to be a lot work done in a short, in a short amount of time.

Mr Denham — Yeah.

Mrs Harrington — Yeah, I would say, in the next seven weeks that they could do some significant damage there to improve.

Mr Callihan — I agree.

Mr Denham — Yeah, it set neglected way too long. It's, it either needs to be done now or it's going to fall in on itself eventually, anyway. So we got to see something happen. Do we have a motion?

Mr Oliver — So we're saying, in ninety days this list that's been given will be complete, whole list?

Mr Wilson — I would like to monitor…

Mr Oliver — Any money you invest in this, let's say you only get a quarter of it done, this Board still has the option, if they chose to do so, to tear it down. So…

Mr Wilson — I'd still like to monitor it on thirty day, myself. Mr Chairman, I make a motion that Item # 2819, 1032 S Connor be continued to our January 26th meeting for Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Chairman — **Motion by Mr Wilson, second by Mr Pommert that Item # 2819, 1032 S Connor be continued to our January 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries.** Thank you.

Mr Paul — And, and the Building Department won't play hide the ball from you. I mean, I would call and check in and have them come out and inspect and let you know what's going right and if anything's going wrong, they will tell you. And that way you're not surprised if you come back and there are issues. I think that was one of the problems with the homeowner you probably overheard earlier was, they were acting kind of independently without ever talking with the Building Department and thought they were doing what they needed to but, you know, they weren't. So, if you call, they are happy to give you any direction that, uh, they can.

Mr Denham — Get, get a permit just as quick as you can.

Mr Miller — Thank you.

Mr Denham — Thank you.

Mr Ostic	Thank you. Can I go down there and get a permit now or do I need to wait on somebody?
Mr Oliver	Yeah, go ahead to the fourth floor…
Mr Ostic	Ok.
Mr Oliver	And they'll work with, uh, they'll work with you getting the papers filled out and issue it.
Mr Ostic	Ok, I appreciate it.
Mr Denham	We just go through the list or is there something that we need to have a demolition hearing on?
Mr Paul	I've got a couple for all of you to consider. Can you hear me, Bet?
Ms Willhite	Yes.
ITEM # 2822	**2215 S TYLER** **OWNER: Richard Weldon and Lois Cox** **ADDRESS: 2215 S Tyler, Joplin, MO 64804** **Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the October 27, 2017 meeting for a Demolition Hearing and Progress Report. (SECOND TIME BEFORE THE BOARD)**
Mr Paul	Ok. Um, first is 2215 S Tyler and that's Item # 2822.
Mr Oliver	Bryan, do you have any information, like on Virginia or anything. Are you going to be coming back up?
Mr Wicklund	I don't have any information. No.
Mr Oliver	Ok, thank you.
Mr Denham	Do we have a motion to, uh, have, uh, Item # 2821, 1720, or excuse me, uh, Item # 2822, 2215 S Tyler subject of a Dangerous Building Hearing? Can we make that motion?
Mrs Harrington	So moved.
Mr Pommert	Second.

Mr Chairman — **Motion by Mrs Harrington, second by Mr Pommert that Item # 2822, 2215 S Tyler be the subject of a Dangerous Building Hearing. All those in favor say "aye" All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries. The Board turns it over to the City.**

Mr Paul — Thank you. This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building this 8th day of December, 2017, for the purpose of conducting a Dangerous Building Hearing. The City will present its evidence first, after which the public has the right to cross examine witnesses and be heard, as well as present witnesses or exhibits. The first item for today is, uh, Item # 2822 on the agenda, also known as 2215 Tyler. The City calls Jeff Oliver.

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.

Ms Willhite — Thank you.

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

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

Mr Paul — And have you in the official performance of your, I'm sorry. How long have you been employed with your current position with the City?

Mr Oliver — Approximately eight years.

Mr Paul — And have you in the official performance of your duties, had an occasion to inspect the property known as 2215 S Tyler?

Mr Oliver — Yes, I have.

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

Mr Oliver — Yes, these are, uh, photos that I took of the property on, um, 9/29 of this year. Um, in these photos it all shows, also shows a placard that, uh, I post on all cases that are brought to the Bore, the Board, basically letting everyone know that it's been tagged as a dangerous structure.

Mr Paul	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	Uh, 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 been marked as Exhibit # 2. Do you recognize Exhibit # 2?
Mr Oliver	It's a title search received from Great American Title, um, on October 5th that shows a Weldon Eugene Richard Sr and a Lois Ann Cox as the owners.
Mr Paul	Thank you. If there's no objection, I'd offer Exhibit # 2.
Mr Denham	The Board accepts.
Mr Paul	Um, what, if anything, did you do to notify the owners of the property of this action?
Mr Oliver	Certified letters were sent out.
Mr Paul	I'm going to show you what's been marked as Exhibit # 3. Do you recognize Exhibit # 3?
Mr Oliver	There are two letters here. Uh, the first one is Finding of Fact letter sent to Lois Cox dated December 9th, letting her know the meeting that was held October 27th. *(Transcriber's Note: Letter actually reflects date of October 9, 2017 rather than the stated December 9th)* I also have one here, uh, dated November 6th sent to let her know of today's meeting, December 8th and I do not have a signed receipt for either one of those.
Mr Paul	Um, and did the City also perform a Missouri Court search in order to identify a potential contact information for that owner?
Mr Oliver	Yes.
Mr Paul	And is that reflected by Exhibit # 4?
Mr Oliver	Yes.

Mr Paul — And is that address on Exhibit # 4 the same address that's reflected on Exhibit # 3?

Mr Oliver — Yes, it is.

Mr Paul — Um, I, I believe you also handed me something here that I've marked as Exhibit # 12. Can you tell me what Exhibit # 12 is?

Mr Oliver — Yes, um, this is an e-mail that was received, um, from a co-worker. It was forwarded to me, uh, to where Ms Cox was asking about the property, wanting to know if it had been condemned.

Mr Paul — And so, that, uh, e-mail tells you that she made a phone call and so she has actually knowledge of this proceeding, correct?

Mr Oliver — Uh, yes. Um, I did try to return a phone call this morning. I was out of the office all day yesterday. Uh, was unable to talk to her but did leave her a message.

Mr Paul — And what, what was, what did your message say?

Mr Oliver — It was basically stating that I'd gotten the message to give her a call and I was returning her call about the property.

Mr Paul — If there's no objections, I'd offer # 3, # 4 and # 12.

Mr Denham — The Board accepts.

Mr Paul — Did you also send some additional certified letters in this case?

Mr Oliver — Um, Exhibit # 6, um, sent letters to, uh, Richard Weldon and Lois Cox to the address of 2215 S Tyler. Um, I got, uh, Finding of Fact Letters that are dated October 2nd, letting them know of, uh, October 27th meeting. I do not have a signed receipt for that. Um, there are actually two of those that were sent. No signature on either one. And then other one here is, um, certified letter dated November 6th sent to Richard and Lois letting them know of today's meeting, December 8th and I do not have a signed receipt for that letter either.

Mr Paul — Did you also do a search of the Jasper County Assessor's records on this property?

Mr Oliver — Yes.

Mr Paul — And who does the Assessor, who does the Assessor show as the, the, uh, tax information being sent?

Mr Oliver — To the address of 2215 Tyler.

Mr Paul — And that's the same address as Exhibit # 6, your certified letter, correct?

Mr Oliver — Correct.

Mr Paul — And did you also do a Missouri Court search on Mr Weldon?

Mr Oliver — Uh, yeah.

Mr Paul — I'm going to show you what has been marked as Exhibit # 8, here. Um, basically, does Exhibit # 8 show that there were no records for Mr Weldon in, uh, the 29th Circuit here in Jasper County or the 40th Circuit down in Newton County?

Mr Oliver — Correct.

Mr Paul — If there's no objections, I'd offer # 6, # 7 and # 8.

Mr Denham — The Board Accepts.

Mr Paul — Now, I think, in your title work, Exhibit # 2, you indicated that, um, there was a some kind of lien, maybe a Deed of Trust on the property, is that right?

Mr Oliver — Yes.

Mr Paul — And so you notified those individuals of this proceeding, right?

Mr Oliver — Yes, Herald and Betty Bartlet.

Mr Paul — And that's reflected by Exhibit # 9, correct?

Mr Oliver — Correct.

Mr Paul — And they actually subsequently sent us a Deed of Release showing that they didn't have any interest in the property, right?

Mr Oliver — That's correct.

Mr Paul — And that's reflected by Exhibit # 10, correct?

Mr Oliver — Yes.

Mr Paul — Ok. If there's no objections I'd offer # 9 and # 10.

Mr Denham — The Board accepts.

Mr Paul — And finally, what, if anything else, did you do to notify any interested parties of this proceeding?

Mr Oliver — It was advertised in the Joplin Globe.

Mr Paul — And is that reflected by Exhibit # 11?

Mr Oliver — Yes, it is. Publication dates were, uh, November 16, November 23rd, November 30th and December 7th of this year.

Mr Paul — And you also had mentioned that you had posted a placard on the property which was reflected on Exhibit # 1, correct?

Mr Oliver — Correct.

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

Mr Denham — The Board accepts.

Mr Paul — Um, 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 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, in which of the definitions of Dangerous Buildings 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. You can see by the photos that have been passed around, uh, this property is severely dilapidated. All windows and doors are broken and gone, uh, leaving it accessible, to unauthorized

children. There's no plumbing, wiring or anything inside. It has been totally gutted.

Mr Paul — Thank you, Jeff. Uh, this would be the defendant's opportunity to ask Jeff questions. Again, we don't, uh, see anybody here nor aware of anybody who intended to be here today. Uh, Jeff was used as a witness. If there's no objection, I'd offer, also offer Chapter 26, Articles IX and X of the Joplin Code of Ordinances as evidence before the Board. I'd request that the record be held open to include a copy of the Joplin Globe on the dates of publication.

Mr Denham — The Board accepts.

Mr Paul — The City rests. Now would the, uh, defendants opportunity to present any evidence. Again, nobody here in the gallery, not aware of anybody who intended to be here today and therefore, um, the matter will be turned over to the Board for deliberation and a decision.

Mr Denham — Got a quick question. One of the, uh, pieces of evidence that was passed around showed a plat map and it looked like two houses were sitting on one lot. Is there a split or something?

Mr Oliver — That's correct and I was going to touch on that.

Mr Denham — This only effects the north side of that lot, not the south side?

Mr Oliver — That is correct. I would say that the other property, sometime in the near future, probably, you guys will see it as well.

Mr Denham — I just want to make sure, make clear that…

Mr Oliver — Yes, thank you.

Mr Denham — Only that one particular structure. Do we have a motion for demolition?

Mr Wilson — Mr Chairman, I move that Item # 2822, 2215 S Tyler be declared a Dangerous Building in accordance with Joplin Code of Ordinances, Chapter 26, Articles IX and X, Section 26-612, Subsections Line 12, Line 13 and so ordered demolished to include any out-buildings.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 2822, 2215 S Tyler be declared a Dangerous Building and ordered demolished in accordance to the, uh, the City of Joplin Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, Subsections 12 and 13.**

All those in favor of the demolition say "aye" All those in favor of the demolition say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries. Do we have another one?

ITEM # 2820 **107 N BYERS**
OWNER: Michael Kennedy
ADDRESS: 1972 S Dry Creek Ln.
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item Continued from October 27, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFOE THE BOARD)

Mr Paul — We have one more which is, uh, Item # 2820 on the Agenda which is 107 N Byers.

Mr Denham — Do we have a motion to have that property the subject of a Dangerous Building Hearing?

Mr Pommert — Mr Chairman, I'd like to make a motion that Item # 2820 at 107 N Byers be the subject of a Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Wilson that Item # 2820, 107 N Byers be subject of a Dangerous Building Hearing. All those in favor of the demolition say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries.**

Mr Paul — Thank you. This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building this, (can't keep my days straight, today, 8th day of December, 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. Uh, the case for today is Item # 2820 on the Agenda, also known as 107 N Byers. The City recalls Jeff Oliver. I remind you that you are under oath. Would you please restate your name and occupation for the record?

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

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

Mr Oliver — Approximately eight years.

Mr Paul — And have you, in the official duties, had the occasion to inspect the property known as 107 N Byers?

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, uh, photos that, uh, I've taken of the property. Uh, the photos were taken on 9/11 of this year. It was actually posted with the placard you will see here in one of the photos, on 9/6 by my supervisor, Bryan Wicklund. Uh, then I returned on the 11th, uh, to take the photos of the property.

Mr Paul — And the photos 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 — Board accepts.

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

Mr Oliver — Uh, I had a title search done.

Mr Paul — Let me show you what's marked as Exhibit # 2. Do you recognize Exhibit # 2?

Mr Oliver — This is the title search received from Great American, uh, that shows a Michael Kennedy, owner of the property.

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

Mr Oliver — Sent certified letters.

Mr Paul — I'm going to show you what's marked as Exhibit # 3. Do you recognize Exhibit # 3?

Mr Oliver — Yes, um, there are two letters here. Um, the first is the Finding of Fact Letter that was sent to Mr Kennedy. It's dated September 28th, letting him know of the October 27th meeting. I do not have a signed receipt for that letter. Also, there is a certified letter dated November 6th, letting Mr Kennedy know of today's meeting, December 8th. I do not have a signed receipt for that letter either.

Mr Paul — In your efforts to contact the property owner, did you, um, check records in the Jasper Recorders office?

Mr Oliver — From the Beacon site, yes.

Mr Paul — Excuse me, the Assessor's office. And, and is that reflected by Exhibit # 4?

Mr Oliver — Correct.

Mr Paul — And what address does Exhibit # 4 show as, as being the address that the Assessor has on file for property tax purposes?

Mr Oliver — 1972 S Dry Creek Ln, Joplin, MO.

Mr Paul — And is that the same address that, uh, is reflected on Exhibit # 3, your Certified letters?

Mr Oliver — That's correct.

Mr Paul — Did the City also perform a search of Missouri Court Records in an effort to contact the property owner.

Mr Oliver — Yes.

Mr Paul — And is that reflected in Exhibit # 5?

Mr Oliver — Yes.

Mr Paul — And it looks like Exhibit # 5 is a case from 2017, is that right?

Mr Oliver — Yes.

Mr Paul — And what address does it show for the property owner on that, uh, Exhibit?

Mr Oliver — 1972 S Dry Creek Ln, Joplin.

Mr Paul — And that would be the same address that's, uh, on your certified letters and also the same letters that's in the Assessor's office, right?

Mr Oliver — That's correct.

Mr Paul — And, uh, because, um, this case was filed in 2017, and this person was the plaintiff, that means that was the address that they had to type in as saying that's where I live at the time I filed this case, right?

Mr Oliver — Yes.

Mr Paul — If there's no objections, I'd offer Exhibits, # 3, # 4 and # 5.

Mr Denham — The Board accepts.

Mr Paul — I think Exhibit # 2, the title works also reflected that there was some kind of a lien on this property, is that correct?

Mr Oliver — Yes.

Mr Paul — Did you make an effort to contact the lienholder?

Mr Oliver — Correct, uh, a certified letter was sent to Pinnacle Bank. Um, one is dated October 6, letting them know of the October 27th meeting. The other is dated November 6th letting them know of today's meeting, December 8th and I do have signed receipts for those letters.

Mr Paul — If there's no objection, I'd offer Exhibit # 6.

Mr Denham — The Board accepts.

Mr Paul — And what, if anything else, did you do to notify any interested parties of this action?

Mr Oliver — It was published in the Joplin. The publication dates of November 16th, November 23rd, November 30th and December 7th of this year.

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

Mr Denham — The Board accepts.

Mr Paul — And as you previously testified, you also, or Mr Wicklund, the City, in any event, posted a placard on the structure. Therefore, any person visiting the property would be notified to contact the City about an issue, right?

Mr Oliver — That's correct.

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 constitutes 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, which of the definitions of a Dangerous Building do you bases your opinion, if any?

Mr Oliver — Yes, I do. Subsection Line 4: Whenever the Building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or non-supporting members, or enclosing or outside walls, or wall coverings. You can see by the photos being passed around, um, there are holes in the roof, in the soffit areas that's allowing the elements to penetrate the structure causing further damage. Also, Line 12: Whenever the building or structure, or land it occupies, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition, use, location or maintenance of the building, structure or land. Also, Line 13: Whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. Again, as you can see by the photos that have been passed around, uh, the structure in its current condition, does not meet the City of Joplin's codes or ordinances and it is open for unlawful entry.

Mr Paul — Thank you, Jeff. Uh, this should be the defendant's opportunity to ask Jeff questions, uh, again nobody here in the gallery and not aware of anybody who intended to be here today. Does the Board have any questions for Jeff? I seen none. Jeff is excused. Um, 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 and I ask that the record be help open to include a copy of the Globe on the dates of publication.

Mr Denham — The Board accepts.

Mr Paul — The City rests. Now would be the defendant's opportunity to present evidence or otherwise be heard. Again, nobody in the gallery here today and not aware of anybody who intended to be here today on this case. Therefore, the matter will be turned back over to the Board for deliberation and a decision.

Mr Denham — Do we have a motion for demolition?

Mr Wilson — Mr Chairman, I move that Item # 2820, 107 N Byers be declared a Dangerous Building in accordance with Joplin Code of Ordinances,

Chapter 26, Articles IX and X, Section 26-612, Sub-sections 18, Lines # 4, # 12 and # 13 and so ordered demolished to include any out buildings.

Mr Tylle — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Tylle, that Item # 2820, 107 N Byers be declared a Dangerous Building and ordered demolished in accordance with the Joplin Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, Sub-sections # 4, # 12 and # 13. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries.**

Mr Paul — That's all for me.

ITEM # 2635 — **502 Virginia**
OWNER: AMAS
ADDRESS: 1736 Southern Dr, Neosho, MO
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the August 26, 2017 meeting for a Demolition Hearing and Progress Report (EIGHTEENTH TIME BEFORE THE BOARD)

Mr Oliver — Ok. Item # 2635, 502, uh, Virginia. Um, I do not have any new up to date predictions at this time. If you want to continue, you guys determine how long you want to do that.

Mr Denham — I don't know, what's the pleasure of the Board?

Mr Pommert — What did we do that last time? We do six months or three months or..?

Mr Oliver — I think it was three months.

Mr Denham — It says "from the August meeting".

Mr Pommert — Mr Chairman, I make a motion that Item # 2635, at 502 Virginia be continued to our March 23rd meeting for a Progress Report or Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Wilson, that Item # 2635, 502 S Virginia be continued to our March 23rd meeting for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries.**

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 October 27, 2017 meeting for a Demolition Hearing and Progress Report (FOURTEENTH TIME BEFORE THE BAORD)

Mr Oliver # 2746, 2610 S Oliver. I believe Mr Higdon has been in contact with the supervisor about getting started on this and continuing, extending his permit.

Mr Denham He, he last told he'd get started once that house sold and that house has sold. So I anticipate that he will get started pretty quickly. Continue it, maybe, thirty days to the next meeting and see, make sure the permits in place and then we could probably release it.

Mr Wicklund The permit is in place.

Mr Denham Oh, it is?

Mr Wicklund Yes.

Mr Denham He had the permit already, didn't he?

Mr Wicklund He did. He, he actually pulled permits for all three of those at the same time, knowing he was only going to do one at a time, anyway. But he has, uh, there is a current permit on this one and he expects to start on it right away.

Mrs Harrington I see no reason to keep this on our Agenda.

Mr Denham I agree.

Mrs Harrington I think this is a done deal. I think it has been from the beginning.

Mr Denham Is this the third of the three or the second.

Mr Wicklund This is the last one.

Mr Denham I kind of Agree. We can just release it and let it go.

Mrs Harrington Mr Chairman, I make a motion that that Item # 2746 at 2610 S Oliver be release from our Agenda.

Mr Callihan Second.

Mr Denham	**Motion by Mrs Harrington, second by Mr Callihan, that Item # 2746, 2610 S Oliver be released from our Agenda. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries.**
ITEM # 2797	**2730 BIRD AVE** **OWNER: Jerry David** **ADDRESS: 2130 Bird Ave, Joplin, MO 64801** **Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the October 27, 2017 meeting for a Demolition Hearing and Progress Report (EIGHTH TIME BEFOE THE BOARD).**
Mr Oliver	Next would be Item # 2797, 2130 Bird. Um, to be honest, I don't know if there's been anything done since last, the last meeting.
Mr Denham	Doesn't look like it.
Mr Oliver	Yeah, they, they set new windows and got some siding back up but it's like it's halted from our last meeting. There is a permit in place.
Mr Denham	Looks like the house across the street has the same issue. It is going to be on our Agenda, soon?
Mr Oliver	Probably the next one, yeah.
Mr Denham	I think we ought to keep it on a monthly basis just to, maybe, uh, she'll show, contact you, hopefully, and give us an update.
Mr Oliver	We did release part of the insurance funds, trying to help her out with purchasing materials. We are still holding, I think, it's approximately $6,000.00, if she ends up lettin' it sit there…
Mr Denham	Ok. That would be enough to demo it, wouldn't it?
Mr Oliver	Yes.
Mr Callihan	Mr Chairman, I make a motion that Item # 2797, 2130 Bird Ave be on, uh, put on our Agenda for the January 26th meeting for a status report, Progress Report and Demolition Hearing.
Mr Wilson	Second.
Mr Denham	**Motion by Mr Callihan, second my Mr Wilson, that Item # 2797, 2130 S Bird be continued to our January 26th meeting for Progress Report**

and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries.

ITEM # 2817 — **1903 ½ 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 October 27, 2017 meeting for a Demolition Hearing and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr Oliver — Item # 2817, 1903 ½ S Kentucky. There is a permit in place. Um, it looks like he's stripped some roof off and what have you, but I, I've not seen too much going back on yet. But there is a permit in place and it's still good, so…

Mr Callihan — And it's a permit for a garage, not a, not a dwelling?

Mr Oliver — Correct.

Mr Denham — I'm not sure how you can access that garage. Maybe you can get to it from the west side, I don't know. But from the alley side, doesn't look like its goin' to be too feasible. Do we have a motion to continue?

Mr Tylle — Mr Chairman, I make a motion that Item # 2817 be continued to our January 26th meeting.

Mr Denham — Second?

Mrs Harrington — Second.

Mr Denham — **Motion by Mr Tylle, second by Mrs, by Mrs Harrington that Item 3 2817, 1903 ½ S Kentucky be continued to our January 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2818 — **1109 S INDIANA**
OWNER: John and Georgia Fletchall
ADDRESS: 3303 W 21st St, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the October 27, 2017 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD).

Mr Oliver — Item # 2818, 1109 S Indiana. Um, we had hopes since last meeting that, possibly, they would sign a consent form. I did try to contact the daughter a couple of times, uh, since the last meeting. Did not receive any phone calls back. However, yesterday, while I was out of town, um, she did call. I returned that call the morning and had about a ten minute conversation with her. Her mother did pass and she still has interest in wanting to sign the consent form, uh, but there was no Power of Attorney. So, I have spoken with Jordan a little bit and would like to still give her that opportunity if we could work something out.

Mr Paul — I think if, uh, I mean, I, I assume there's not a beneficiary deed put in place but even if there is not, I'd be ok if we just found out who the heirs were and had the heirs sign the consent, that would probably satisfy me.

Mr Denham — I noticed that she hadn't got the vehicle out of the garage that she wanted out.

Mr Oliver — Yeah, we discussed that a little bit. Um, she thinks that's going to take place this weekend.

Mr Denham — The garage will fall, fall in once, I think that the vehicle is supporting the garage right now.

Mr Oliver — Yeah, she had a little story about that. It's the vehicle that her Dad picked her Mom up in for their first date.

Mr Denham — Wow! Awe, Cool. Do we have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2818, 1109 S Indiana we continued to our January 26th meeting for Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Callihan that Item # 2818, 1109 S Indiana be continued to our January 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2821 — **1720 GLOVER ST**
OWNER: Ryan P and Kacy L Griesmer
ADDRESS: 12800 S 14th Ave, Jenks, OK 74037
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the October 27, 2017 meeting for a

Demolition Hearing and progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — Next would be Item # 2821, 1720 Glover St. Um, I have had, I'm goin' to say approximately two weeks ago, another conversation with Ryan. As you can see, he lives in Oklahoma. He had filled out an application prior to the last meeting and I think he changed his mind on who he had listed.

Mr Denham — Permit Application?

Mr Oliver — Yes.

Mr Denham — Ok.

Mr Oliver — Um, he came in yesterday and talked with Kim. I haven't talked to Kim about it but, uh, I had an e-mail from him and I misplaced the paper here. Let's see. Ok, yeah. This is what it says; "Ok, Jeff, Hope you are doing well. I came into the office to fill out the permit for my house at 1720 Glover and had some questions for you. I spoke with Kim and he said you were out at a conference. I will e-mail you the permit along with a spreadsheet on improvements that I will be doing on approval. Let me know when I can come get the permit." So, he has figured out what subs he is changin' to. Looks like he intends on fixing it, so....

Mrs Harrington — Ok, Mr Chairman, I make a motion that Item # 2820 at 107 N Byers be continued until January 26th for Demolition Hearing and Progress Report.

Mr Wilson — Second.

Mr Wicklund — Uh, I think he was talking about Item # 2821, Glover St.

Mr Callihan — Right.

Mrs Harrington — I, I'm, I will amend my motion to say, Item # 2821 at 1720 Glover St, um, be continued until 20, January 26th for a Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Wilson that Item # 2821, 1720 Glover St be continued to our January 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2823 — **312 N SCHIFFERDECKER**
OWNER: Jimmy Edward Dodd

ADDRESS: 30679 Fox Run Ln, Joplin, MO 64804
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the October 27, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — Item # 2823, 312 N Schifferdecker. Um, you all will continued that to the next meeting, I believe we should be, uh, ready to have a hearing on that. Hopin' it would have been this time but…

Mr Denham — I really didn't see major issues driving around that building. Is it open in the back or…?

Mr Oliver — Yeah. You want to see the file?

Mr Wicklund — I, I have personally been in one. This was brought to our attention, um, by a representative from the State, um, Senior Living Assistance. There was a gentleman living in it, um, whenever I went through it. Inside, it's really bad: the floors are collapsing, there is even a section of it that doesn't even have a floor. It's just dirt and there is, it is rock all the way around which gives it the appearance that it's, it's in good shape, however, on at least two of sides, on the back and on the north side the rock is coming, I mean pulling away from the house and actually pulling the wall with it. It is worse. It doesn't look too bad when you drive across the front of it but it is in POOR shape.

Mr Denham — I've seen these type of rock homes before. They use big slabs of uh, sand stone and they're kind of nailed to the wood structure and then mortared around it and yeah, they can definitely pull a wall down. There's a lot of weight there. It's not really barring on a foundation as much as handing off a wall.

Mr Harrington — I thought, maybe it was kind of a veneer kind of…

Mr Denham — It's a veneer but it, it's full thickness. Yeah.

Mrs Harrington — The mock salesman went a little crazy, around 1940 something, right?

Mr Callihan — Mr Chairman, I make a motion that Item # 2823, 312 N Schifferdecker be put on our January 26th Agenda for, uh, Demolition Hearing and Progress Report.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Callihan, second by Mr Pommert that Item # 2823, 312 N Schifferdecker be continued to our January 26th meeting for**

Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries.

ITEM # 2824 **2004 N PARK**
OWNER: Charles Seward
ADDRESS: 2004 N Park, Joplin, MO 64801
Finding of Fact Hearing scheduled for this date.

Mr Oliver — Item # 2824, 2004 N Park. Um, this is another case where they'd just gotten involved with it. Um, Mr Seward, uh, financially, hasn't been in good shape for quite some time, from what I gather and found all the places that have offered to help him turned out the amount of time they can financially help him in it so he's to appoint where there is no hot water on in the house, things of this nature.

Mr Denham — But he's currently livin' there?

Mr Oliver — Yes, Sir.

Mr Wicklund — He, yes, he is and the, the State has requested our assistance. The hope is, that through the, this, uh, Dangerous Building process, uh, the owner will voluntarily move into the Assisted Living they, they are trying to get him set up with. Um, there, there are, the issues that the Board would be concerned with, with this property is the fact they, they are living there with no utilities. Um…

Mrs Harrington — Is there electricity in the house?

Mr Denham — I thought I saw a meter on it.

Mr Oliver — He's running a cord.

Mr Wicklund — The electricity is coming from the neighbors. The, the service is not on to the house. The water is not on and I don't believe there's any gas. So he has no heat. No running water and in the past, um, while this isn't something we, uh, try to do very often, only in the worst cases but, as the Building Official, um, when it comes time, I will order the structure vacated as well as whatever other action Board does, will also include an order to vacate and demolish or we would do it in conjunction with each other. Uh, hopefully the Order to Vacate doesn't actually end up coming. Everybody is hoping that he will agree, voluntarily. We will see.

Mr Oliver — I've also received a call from, uh, Joplin Housing Authority, basically stating that they would move him to the top of the list and try to

financially qualify him and see where they can put him based on whatever income he may have.

Mr Denham — Sounds like a good option.

Mr Callihan — Are we required to give this thirty day extension just because it's the first time on the Agenda?

Mr Oliver — Yes.

Mr Denham — We have a motion to continue?

Mr Tylle — Mr Chairman, I make a motion that Item # 2824 be continued to our January 26th meeting for Progress Report and Demolition.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Tylle, second by Mr Pommert, that Item # 2824, 2004 N Park be continued to our January 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries.**

ITEM # 2825 — **1202 ROOSEVELT AVE**
OWNER: Kipp Koile
ADDRESS: 1202 Roosevelt Ave, Joplin, MO 64801
Finding of Fact Hearing scheduled for this date.

Mr Oliver — Item # 2825, 1202 Roosevelt Ave. You can see by the photo that you were all sent that, uh, this house actually had a permit pulled at one time but, uh, I think they made matters worse and kind of walked away from it. So…

Mr Denham — There's not much left of the room joist, is there?

Mr Oliver — No.

Mr Denham — So there's no one living in this house as far as you know?

Mr Oliver — Correct.

Mr Denham — Do we have a motion to continue.

Mr Wilson — Mr Chairman, I make a motion that Item # 2825, 1202 Roosevelt Ave be moved to our January 26th meeting for Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 2825, 1202 Roosevelt be continued to our January 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries.**

Mrs Harrington — Will be, be ready to deal with that one next month, Jeff?

Mr Oliver — Um…

Mr Harrington — Have you been in contact with 'em?

Mr Oliver — I don't know. We still have to get the title search…

Mr Harrington — Ok. Well, since you said they, they had taken out a permit before. That was why I was curious if we were just going to that solution.

ITEM # 2826 — **1027 S MOFFET AVE**
OWNER: James Rose
ADDRESS: 1027 S Moffet
Finding of Fact Hearing scheduled for this date.

Mr Oliver — Um, the next Item, # 2826, uh, I hate doin' this to you guys 'cause we, Bryan and I've talked about this, we like to do these only one at a time but it seems like we are getting more and more of these cases where there is no water, no utilities. Uh, this property, uh, Item # 2826, 1027 S Moffet is another case, uh, had neighbors that had been constantly complaining about this. If need be, I can show a time line that we have tried to work with this gentleman before bringing it to you. While he may have done a few things, like, you know, put some glazing back in, a couple of windows, he has no water, no power.

Mr Denham — The house next door's a nice home. It's, they've spent a lot of time makin' it nice.

Mr Oliver — Yeah, we started, uh, back in July tryin' to work with him. And he did take the first step. He got a new meter set for water and all that but the water lines are busted in the house. It's not turned on. So we've made contact in July…

Mr Denham — Is it an elderly person?

Mr Oliver — Made contact again in August. I got a letter, uh, September 20th. Went back out and left another in October, basically saying it's going to be put on the Agenda.

Mr Denham — Is that an elderly person?

Mr Oliver — No. It's, property I believe was left to him by Dad or something. No job, no …

Mr Denham — Campin' out?

Mr Oliver — Yeah.

Mrs Harrington — Well, he's a no-show today so, that's uh…

Mr Oliver — It's been real difficult at times to get a hold of him. Um, I have been able to raise him with the notices and he's come to the door so I have visited with him a couple of times in person. Couple of the other times, the letters were left and I took photos. There is no phone. He did call at one time a couple of months ago using a friend's phone. I do not have their name. I did actually call that friend approximately two weeks ago and he said he would relay the message. You see that no one's here.

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

Mr Wilson — Mr Chairman, I make a motion that Item # 2826, 1027 S Moffet be continued to our January 26th meeting for Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second my Mr Pommert, that Item # 2826, 1027 S Moffet be continued to your January 26th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, Mr Denham) Those opposed (none) Motion carries.**

Mr Denham — Any other business?

Mrs Harrington — I would like to just ask a question of Jordan. Um, explain, explain to me what kind of, um, what would have to change for the City of Joplin to prevent situations like we come to with Mr Hill, and the property that we've seen fourteen times being shifted from one homeowner to the next, to the next. What can we do to prevent a property owner from reselling those properties without the knowledge that they are in this process? Is that, I mean, is that a State law, is there a City Ordinance that could be

passed? What can we do to prevent somebody like him from getting sucked in by somebody like that owner because that's just wrong?

Mr Paul — Uh, I mean if the City were wanting to get involved you could record something at the beginning of every case. That's probably the most effective, but it's going to be time consuming and expensive and then, when it gets released you'll have to file a release. And so you're tacking on an additional administrative cost, um, not to mention staff time but that would certainly, that would certainly give people notice that, that there's a problem there. But, of course, that assumes that, you know, they ordered title work and I don't know, I feel like a lot of the folks that that happens to, probably didn't get title work... You know, it was kind of a handshake deal. Um, I also think that he probably has some kind of, again, I don't know that you would every use it, but he's probably got some kind of cause action against the other person for, maybe not fraud, but like a deceptive practice.

Mrs Harrington — Exactly and he doesn't know it.

Mr Paul — Yeah, like under the, uh, Merchandizing Practices Act, probably. But the odds that he actually files something and followed through with it are unlikely. So I, I think that there are probably some remedies there but I don't know…

Mrs Harrington — There isn't any kind of a State law that requires him to divulge that information when he is making those deals with a potential buyer?

Mr Paul — I don't know the answer to that. Um, if, if there is it's probably a private cause action. It is something that he would have to go and file. Like I just mentioned, I am also certain that would constitute a deceptive practice that he could, he would have some recourse on.

Mrs Harrington — I am just so disgusted by the process that he uses, on these properties and …

Mr Paul — Is it the same seller?

Mrs Harrington — I believe it is, isn't it?

Mr Oliver — Bill Michaels. He's, he's got several. I think he's trying to get out of 'em and that's why we've ran into a couple of them.

Mrs Harrington — That's why he's digesting himself of these. I'm most shocked that anybody would, in good conscience, do that. But…

Mr Paul — Yeah, it is a crappy thing to do to somebody, uh….

Mrs Harrington — Especially a young man like this who really does have a forward motion in his life. Forward thinking with a career path and that kind of thing and, and we know that the likelihood of that coming to reality it probably not very good. I hope for him the best but I fear the worse and that's just, uh, that's a sad state that somebody can sell another person a piece of property without telling them what's happened and there's no way for that to get into any record that he would have to produce.

Mr Paul — I guess, if you really wanted to, you, you could pass some kind of municipal ordinance, making it some kind of a criminal offense.

Mrs Harrington — When we put these items on our Agenda, is there any way to attach that information to the record of the property?

Mr Paul — Well, that would be what we talked about on recording.

Mrs Harrington — Yeah, Jeff doesn't need…

Mr Oliver — Jeff and Bet.

Mr Paul — Bryan, didn't we talk at some point about having some kind of an ordinance but, the whole deal came down, kind of enforceability, not letting someone transfer it. You can't really restrict the actual transfer.

Mr Wicklund — Yeah, I, I was able to find an example of a, I don't remember if it came from, where it came from but I sent it to you. I sent it to you. I remember, that's been a year or two ago, where a City actually had an ordinance, uh, trying to regulate it somehow. I don't remember, I, I've forgotten.

Mr Paul — I think the bottom line was that they ended up being able to transfer it. I think it was more oriented towards the, uh, the buyer having, uh, less of a defense to come in and say, "Gee, I just got this. Give me more time."

Mrs Harrington — When they're put on the Agenda, is the property, the property is marked. It's posted, isn't it?

Mr Paul — Yes.

Mrs Harrington — And is that posting, legally, supposed to stay in tack for the duration?

Mr Paul — I think it is.

Mrs Harrington — So in a case like this, if the property was posted and Mr Hill made the decision to purchase it anyway, I mean, indicates that he had to have been aware.

Mr Wicklund — Well the thing is, they, we post it and it says right on the posting that, uh, it's not to be removed under penalty of law. It is an enforcement issue as far as what the City is really able, or what extent the City is willing to do to enforce it, as far as somebody taking down the posting. That's not the only, I mean, as soon as we post it and it's on the Agenda, it's also in the paper. Uh, but…

Mrs Harrington — What, what is, is the penalty stated what it is? Would we be able to attach a huge fine.

Mr Denham — It's about the same as taking the tag off your mattress.

Mr Paul — Well, then, then, if it's something you would prosecute in Municipal Court, if you have somebody who's willing to lie, they come in and say, "Well, gee, it was a vagrant who came by and tore it off". How do you, do you prove they are the ones who actually removed the sign?

Mrs Harrington — Well, as a person whose ordinarily in favor of less government instead of more, I hate to actually, say that out loud, but in this case, it, it just seems like a, a situation where a property owner is just not doing a very good job.

Mr Denham — No, but there again, the buyer needs to do his due diligence and do a little research. If he chose not to have any title work or didn't have a professional involved, that…

Mr Tylle — I believe his comment was, "This is Joplin."

Mr Paul — Oh, yeah, when he said he had a report, or a deed for six weeks and hadn't recorded it for six weeks…

Mrs Harrington — That's true.

Mr Callihan — I hate to say it but, let the buyer be aware.

Mrs Harrington — Ok, well, I'm sorry to have extended our time but it's just something that just makes me shake my head because if I extend it another three or four months we may see another purchaser up there. It wouldn't surprise me in the least.

Mr Paul — And we could just try to be aware of, more aware of that seller and try to make sure that those placards stay up.

Mrs Harrington — Well, I was going to say on that one property, it seems like… I'm retired. I'll drive by every day to make sure it stays up.

Mr Denham	Do we have a motion adjourn?
Mr Wilson	So moved.
Mr Pommert	Second.
Mr Denham	**All those in favor (Mr Callihan, Mr Pommert, Mrs Harrington, Mr Tylle, Mr Wilson, 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 11:42 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Elizabeth A Willhite, Notary Public

My Commission expires: November 8, 2020

ELIZABETH A. WILLHITE
Notary Public
Jasper County
My Commission Expires
November 8, 2020
Commission # 16542728