MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
DECEMBER 11, 2015
9:00 AM

Kyle Denham, Chairman, called the December 11th Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Mark Eastman, Crystal Harrington, Bruce Rhodes, and Ervin Wilson. Board member Don Landrith arrived at 9:20 a.m. Board member David Pommert was absent. City officials present: Bryan Wicklund, Chief Building Official; Jordan Paul, Assistant City Attorney; and Susan Champlin, Notary Public.

Mr. Denham	Just come up and state your name and item that you're here to discuss, please.
Mrs. Harrington	Mr. Chairman, do you want to call the roll? (Mr. Denham called the roll at this time)
Mr. Denham	I understand Mr. Landrith has a doctor's appointment but plans on joining us later, but do we have a motion to excuse Mr. Pommert?
Mrs. Harrington	**So moved.**
Mr. Eastman	**Second.**
Mr. Denham	**All those in favor? (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Rhodes, and Mr. Wilson voted "aye") Motion carries, 5-0.**

ITEM 2641 — **1604-1620 E. 20TH ST.**
OWNER: Robert & Carolyn Wiggans
ADDRESS: 1324 Sheridan Dr, Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 22, 2015 meeting for a "Demolition Hearing" and Progress Report (SIXTH TIME BEFORE THE BOARD)

Mr. Denham	Good morning.
Bob Wiggans	Good morning. Bob Wiggans, 1604-1620 East 20th—Item Number 2641.
Mr. Denham	Anything new on your property?
Mr. Wiggans	Well, we just finished up with renting it for the Commerce Bank. I don't believe the same is going to—was successful on bidding on the other project on the library. They were wanting it for another 18 months for storage and a good solid place to put their equipment and stuff while they

were getting on with it. I don't know what the intent is, and who is actually going to get that portion of the construction on the new library yet. Possibly we'll have its—a lease there. We had been in contact with the realtors, and everything's pretty dead out on 20th Street. In fact, they said it's just an overbuilt amount of materials out there right now that aren't even being filled. So hopefully we can get it sold, but it looks more and more like we're going to probably end up, at least on a temporary basis, having it for an auto agency type situation there. I'm trying to get it sold before that, or get people in there to do something. But unless something really develops, and some of the other materials in the area—storefronts get filled up, I think it looks pretty bleak, you know. The realtor said that 20th Street was totally dead because of the overpass, and with the street being shut down, and anything west of the Connecticut Street is not even talking about right now. So I don't—I don't know the—if we have to put a temporary type auto agency type stuff, I'm in pretty good shape because all I've got to do is sealcoat it. And I've already got all services into the area where they can get sewer and water and all that's already there, so it would be very simple. The intent is to find something more on the long-term type base, you know, but I just hope that we get everything moving along, and some of the storefronts can get taken up before people are talking about it. Long-term probably—honestly, I think maybe even—I mean, talking about after we say, have a short-term auto agency there for maybe three to five years—I think probably a bank or an institution would be—I think we're going to see a conglomeration of more services rather than the storefronts because if and when they build that little shopping center and stuff in there, I think that's going to offer a lot of storefronts there. So it's still awful fluid right now. I wish we all knew. No one really intended this to happen to 20th Street, but those people that would have located on 20th Street have migrated to either 32nd or Range Line right now. And, again, you could even drive up and down those streets and find we've got lots of open fronts even there right now that just are not being filled up. But that's just pretty well where I'm at right now.

Mr. Denham — The last time we continued this for six months. Is that probably still the philosophy on this one because of the overpass?

Mr. Wicklund — The Board—

Mr. Denham — What's the Board's thoughts?

Mrs. Harrington — I think six months is okay. I mean, I go up there about every other day for the bank, and it pretty much stops right there a lot. There's traffic at, you know, 20th and Connecticut—there's lots of cars there.

Mr. Denham — Yeah.

Mrs. Harrington — I think the overpass looks busy and promising, but I think it might be a little deceiving. It looks like it's really moving fast.

Mr. Denham — It's going to be tall.

Mrs. Harrington — Yeah, it's going up.

Mr. Denham — You might contact R. E. Smith Construction here in Joplin. They're the—they haven't been awarded yet, I don't think, but they were the low bidder.

Mr. Wiggans — I thought I'd—I thought I'd contact them. I've known them for years, and see if they're going to—and if in the event that they do it, I will inform you. And there are so many small lots—once it starts, they don't have any place to set their stuff, and with all the mud they're going to have over on the new site, that's not really a good place to put a lot materials and stuff there. But I will contact them, and I will keep you all informed.

Mr. Denham — Okay.

Mrs. Harrington — Will the company that is going to finish the apartment complex need additional space—

Mr. Denham — Possibly.

Mrs. Harrington — Or will they have sufficient space on that property?

Mr. Denham — It might be a possibility.

Mrs. Harrington — I think there are possibilities there.

Mr. Denham — Yeah.

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2641, at 1604-1620 East 20th Street, be continued for six months for a progress report and demolition hearing.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Eastman that Item 2641, 1604-1620 East 20th Street, be continued for six months for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** Thank you.

Mr. Wiggans — Thank you.

ITEM 2704 — **1826 S. BYERS**
OWNER: Olga Gutierrez
ADDRESS: 1729 Sophia Carthage MO. 64836

"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (NINTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Eric Jilpas — My name is Eric. I'm here to—that's the name of my friend—

Ms. Champlin — Your name is Eric?

Mr. Jilpas — Yes.

Ms. Champlin — Okay.

Mr. Denham — Can we have your last name, too, please?

Mr. Jilpas — Jilpas.

Mr. Denham — Thank you.

Mr. Jilpas — Item 2704, 1826 South Byers.

Mr. Denham — Can you tell us what kind of progress they've made on that property?

Mr. Jilpas — So far, he hasn't done too much inside the house. He's still working on trying to get everybody first to get a permit so he can move on. The reason he is here now is just—he would like to know if he can get another extension.

Mr. Denham — Now, this has been before us for nine times. I think each time they were talking about getting a permit, but he just needs to find someone that's a licensed contractor in Joplin and get going on it.

Mr. Jilpas — Yeah _____.

Mr. Denham — Yeah.

Mr. Jilpas — Yeah, well, he's—

Mr. Denham — It doesn't look like it's that bad of a structure.

Mrs. Harrington — Has he done anything since the last time?

Mr. Jilpas — No—no, he's still trying to get everybody, you know, first on H & C and, you know. Another guy was supposed to get back with him today so he can move on.

Mr. Denham — HVAC. I drove by it. I think it's closed up. I don't think it's open at this point. But definitely—

Mr. Wicklund — Yes, but as you said, it was two months ago that they were supposed to be getting a permit then. I don't know why it would take two months to get the permit.

Mr. Jilpas — Well, like I said, as far as I know, he's been trying to—yes, what he's here for—what's the next step—to get another extension, I guess?

Mr. Denham — Well, the options to extend this—for our Board, the option is to extend it order repairs made where the City would go and hire the contractors, and then that cost would be a lien against the property. Or the other option, which I'm not recommending, but the other option is total demolition. I don't think this building warrants that, but it certainly needs repair. The neighbors have lived near this building for quite a while, and it really just needs to get fixed up and finished up.

Mr. Jilpas — I understand.

Mr. Denham — And, you know, we're looking to make sure it just gets brought up to code—the current code. And I think Jeff or Bryan could meet with him if he's got any questions on that, but there's plenty of contractors around. It's just a matter of getting a licensed contractor and getting the permits in place.

Mr. Jilpas — Okay.

Mrs. Harrington — The last time we met, the minutes say that he was getting ready to—he wanted a permit. He had been cleaning up inside, and he says he really wants a permit so he can go ahead and hire an electrician, plumbing—all those details, and Mr. Oliver said he just needs to come down and get a permit. And he said, okay—yeah, everything inside is going to be brought up to code. And he said that's basically what he wants. He'll come down and get a permit. So that's not happened, and this was on our meeting on October 23rd.

Mr. Denham — That's six weeks ago.

Mrs. Harrington — And it is now December 11th, so I guess, you know—I mean, I'm all for last chances, but—

Mr. Denham — I would say this is it. Our next meeting is in six weeks. It's in—

Mrs. Harrington — That's the last chance.

Mr. Denham — And I would say you've got to have a permit by the next meeting, and as far as I'm concerned, we're going to order it repaired.

Mr. Jilpas — Okay.

Mr. Denham — And it will be a lot cheaper if he does it than ordering it repaired, I would assume.

Mrs. Harrington — We will repair it, then you pay for it.

Mr. Denham — Yeah.

Mr. Jilpas — So six weeks?

Mr. Denham — Well, we need to vote on it. That's just my opinion.

Mrs. Harrington — Okay, well, I'll do that then, I guess. Mr. Chairman, I make a motion—what's six weeks from now?

Mr. Denham — We'll just say the January meeting.

Mrs. Harrington — The January meeting—**Mr. Chairman, I make a motion that Item Number 2704, at 1826 South Byers, be continued until our January meeting for a progress report and demolition hearing.**

Mr. Wilson — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Wilson that Item 2704, 1826 South Byers, be continued to our January meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** You've got six weeks, so really get it addressed and get your permit in place, or we're going to have to do some other action.

Mr. Jilpas — Okay.

Mr. Denham — Alright, thank you.

Mr. Jilpas — Thank you.

Mrs. Harrington — What date is that? Is it the fourth Friday?

Mr. Denham — It should be the fourth Friday.

Mrs. Harrington — Okay, that's the 29th—

Mr. Denham — Okay.

Mrs. Harrington — No, the 22nd—January 22nd.

ITEM 2685 **2102 S. CONNOR**
OWNER: Andrew W. Batcheller /Casey Antle
ADDRESS: 210 S. Connor Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (TWELFTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Casey Antle — Good morning. How are you all doing?

Mr. Denham — Good. How are you?

Mr. Antle — Doing good, thanks. Casey Antle—Item 2685, 2102 South Connor.

Mr. Denham — Can you tell me what progress you've made?

Mr. Antle — I've got a floor and plumbing. I talked to the framer about a week and a half ago, and he was two weeks out.

Mr. Denham — But you've got permits in place?

Mr. Antle — The permits are in place, yes.

Mr. Denham — So in two weeks we should start seeing some framing going up?

Mr. Antle — Oh, yeah.

Mr. Denham — How long did he say it would take to frame it?

Mr. Antle — I don't know. I probably ought to ask.

Mr. Denham — Okay.

Mrs. Harrington — Is the wall still standing up?

Mr. Antle — Yes—yeah.

Mrs. Harrington — It's a wonder.

Mr. Antle — Yeah—that last wind was a little tough, but yes.

Mrs. Harrington — You must live a charmed life.

Mr. Wicklund — Did you say the inspectors have been out there?

Mr. Antle — That I don't know.

Mr. Wicklund I don't believe they have—

Mr. Antle Okay.

Mr. Wicklund Inspected anything yet.

Mr. Antle Okay, that I don't know. I had plumbing put in and the floor—I'd better check and see, you know.

Mr. Wicklund I'm not showing any record of any inspections. And if I remember right, the last discussion we had had when you were trying to get the permit, there was actually going to be a section of footing that was going to be poured, right?

Mr. Antle Okay.

Mr. Wicklund Along that back side?

Mr. Antle Yeah.

Mr. Wicklund And then you were going to have under-slab plumbing?

Mr. Antle Yeah.

Mr. Wicklund And then we had talked about the need for an inspection for framing on that back wall.

Mr. Antle Okay, now, he—the framer hasn't showed up yet.

Mr. Wicklund Okay, so that back wall hasn't—

Mr. Antle No—no.

Mr. Wicklund The under-slab plumbing—have they plumbed it and already covered it up with concrete?

Mr. Antle Yeah, but there was a sticker on there. There's a sticker on one of the poles.

Mr. Wicklund Okay. Well, that means it's probably been inspected. There's been a little bit of confusion because it was actually permitted along with your house address, not its own address, because technically the building now goes with your house, so it doesn't have its own address.

Mr. Antle Oh, okay.

Mr. Wicklund — I was probably looking under your house address for the inspections, and they probably did an under-slab plumbing. If there was a green sticker on there, that means it passed.

Mr. Antle — Yeah, there is a—yeah.

Mr. Wicklund — So has he poured that footing yet?

Mr. Antle — Yes.

Mr. Wicklund — Okay. I'll need to do some checking to make sure that got inspected.

Mr. Antle — Okay, yeah, because—yeah, on that south side on one of the re-bars, there was a sticker on it if I remember right.

Mr. Wicklund — Good.

Mr. Antle — I hope I didn't mess nothing up.

Mr. Wicklund — No, it sounds like you're alright. I think the confusion was on our end on the address.

Mr. Antle — Okay. Hopefully he can get in this next week and start framing, but like I say, when I talked to him about a week and a half ago, he was about two weeks out. He was working south of town, so hopefully the weather didn't get him.

Mr. Denham — Our next meeting is January 22nd, so hopefully we'll see a lot of progress by then, and maybe we can even release it if it's far enough along.

Mr. Antle — Yeah, I hope so.

Mr. Denham — Okay. I'm glad you got a permit, and it's moving along. Do we have a motion?

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2685, 2102 South Connor, be continued to our January 22nd meeting for a progress report and demolition hearing.**

Mr. Wilson — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mr. Wilson that Item 2685, 2102 South Connor, be continued to our January 22nd meeting for a progress report and demolition. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0.** Thank you.

Mr. Antle — Thank you. Have a good weekend.

Mr. Denham — You, too.

ITEM 2752 — **625 N. PEARL**
OWNER: Logan Steere
ADDRESS: 616 N. Wall Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Logan Steere — It's 625 North Pearl.

Mr. Denham — It's 2752.

Mr. Steere — I put it up for sale two and a half months ago. It's been shown several times.

Mr. Denham — Could you give us your name and address, please?

Mr. Steere — Oh, Logan Steere.

Mr. Denham — Thank you.

Mr. Steere — And my home address, 2230 Picher.

Mr. Denham — Okay. That's a different address than what we've got, but I guess if he signed in, Jeff can get that updated. Okay, go ahead.

Mr. Steere — Alright, I put it up for—I gave it to the realtor to put it up for sale two and a half months ago. It's been shown several times. And I got an offer on it yesterday. It should sell soon, and then it could be repaired.

Mr. Wicklund — Is that warning notice still posted on the front?

Mr. Steere — I think so, yeah.

Mr. Wicklund — Okay, because any potential buyer is going to need to know what's going on with it.

Mr. Steere — Yeah—the realtor will—

Mr. Denham — Is it enclosed? Are there any broken windows or doors? It's all locked.

Mr. Steere	Yeah, it's enclosed—it's protected.
Mr. Denham	You think you'll accept the offer you're—
Mr. Steere	No, but there has been an offer made, so I counter-offered, so we'll see how well that goes.
Mr. Denham	Well, it's fine that you're trying to sell it, but if it doesn't sell, that's not going to excuse you from taking care of the property.
Mr. Steere	Yeah.
Mr. Denham	We'll, you know, let it go for a little bit while you're trying to market it, but eventually either it's going to have to be sold and they're going to have to fix it up, or you're going to have to fix it up.
Mrs. Harrington	The guy that made the offer knows he's going to have to show up here, too.
Mr. Steere	Oh yeah—okay.
Mrs. Harrington	I mean—
Mr. Steere	Right.
Mrs. Harrington	When you sell him the house, you sell him the right—
Mr. Steere	Responsibility—
Mrs. Harrington	To come and meet with us and get to know us.
Mr. Steere	That's cool.
Mr. Denham	Well, our next meeting is January 22nd. It would be nice if you had some real positive information by then.
Mrs. Harrington	Yeah, we're going to need to see something, or we're probably going to "last chance" it.
Mr. Steere	Okay.
Mr. Wilson	**Mr. Chairman, I make a motion that Item 2752, 625 North Pearl, be continued to our January 22nd meeting for a progress report and demolition hearing.**
Mrs. Harrington	**Second.**
Mr. Denham	**I have a motion by Mr. Wilson and a second by Mrs. Harrington that Item 2752, 625 North Pearl, be continued to our January 22nd meeting**

for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 5-0. Thank you.

Mr. Steere — Thank you.

(Mr. Landrith arrived for the meeting at this time—9:21 a.m.)

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 October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (SIXTEENTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Lisa Napoli — Good morning. I'm Lisa Napoli from Matt Miller Company, and we're here in regards to Item 2635, 502 Virginia Street.

Mark Gibson — And I'm Mark Gibson. I'm the property manager for Mr. Miller at 501 Main. It's attached to the building at 502 Virginia. And my address is 501 Main, Apartment 506.

Mr. Denham — Thank you. Do you have some information about this, or are you just here to find out something?

Mr. Gibson — Well, we'd probably like to see some action, you know. This has been up on the deal—it says here 17 times—16 times. It's been on the list of demolition for two years at least. It's a grievous situation. It's a no-win situation, and it requires action. I went in the building approximately about a month and a half ago and was literally sick for three weeks. I lost 10 pounds in that three weeks. The mold mediation needs to be addressed, along with the roof. I appreciate Mr. Wicklund's efforts on getting an engineering study to see if the building is salvageable or not. But I would think that the City of Joplin, after their experiences not only with the Connor Hotel, but also the experiences on the building between Ninth and Tenth on Main, they would act a little bit more aggressively towards this. Currently, the ceiling on the third floor has collapsed. And if we get a snow, that building is going to come down. I'm not an engineer, but I have been a contractor for 35 years.

Mr. Denham — We share your concerns.

Mr. Gibson — You don't share my concerns, because you were going to get me a proposal of a floor plan—or an architectural drawing that you were going to do on that building, and you didn't personally. You didn't do anything with that. You haven't called me. You haven't sent anything to me.

Mr. Denham — That's a whole outside situation.

Mr. Gibson — It's all with the building, though. It shows that there's no action.

Mr. Denham — Well, the City doesn't own the building. The City now is in a position where they're going to have to pay out of the taxpayers' money to take care of a privately-owned building.

Mr. Gibson — Oh, that's the problem.

Mr. Denham — I know.

Mr. Gibson — Okay.

Mr. Denham — And that's—but the City—

Mr. Gibson — But you aren't doing anything.

Mr. Wicklund — Well, let me give an update. That's not true. And I discussed with you before, your aggravation really should be directed towards the owners that you represent in trying to sell it. But there has been activity on the property. The City has put together an RFQ, a request for qualifications that I'll pass around to the Board. That has been published in the Globe, as well as we've made contact with engineering firms that we know might be interested in overseeing this project. The date of January 4th is in that RFQ as the deadline for any interested firms to get with us. We will look at the proposals then, make a determination which one looks best and is in the best interest of the City and the taxpayers, and then continue to proceed. It's going to be a slow process, and it's a huge investment of the taxpayers' money. It's still going to be in the best interest of everybody if the owners step up and do something with it, but we are proceeding. This has happened. I have gotten phone calls within this week from engineering firms asking questions, getting ready to get a proposal together. I understand none of them have been on site yet, but I think that will happen between now and January 4th.

Mr. Gibson — Okay. Well, the other thing that I'd like to say as well is that Mr. Miller invested a pretty good sum of money into downtown Joplin, into the Main Street Lofts. And currently, it's not a profitable venture for him. You know, I could probably state a few figures, and if it continues on the pace that it's going, then you have investors leaving. I mean, he actually did put that building under contract, but because it's not economically sound for an outside source to invest in it, so even the owners aren't going to invest in it.

So I think that the City of Joplin is the only alternative. It's the only one. They won't even re-possess the building because of the liability with it. And if some—

Mrs. Harrington — He is going to give the answer right now, today, of exactly what the City—what's your expectation that the City do today?

Mr. Gibson — I would think that they'd put a new roof on it. That would be my answer—just put a new roof on it. That will at least stop the growth.

Ms. Napoli — Will the problem stop the growth—well, the growth of mold?

Mr. Denham — Okay.

Ms. Napoli — And our building at 501 South Main—it's adjacent to it.

Mrs. Harrington — I don't think it would stop the growth. I think it would encourage the growth. It would enclose it and keep it in an environment where it would probably re-double itself.

Ms. Napoli — What would you recommend then?

Mrs. Harrington — I don't know—I'm not—I'm just a private citizen—a housewife that has no experience with it, but you come to us every month and say "do something" but you must have an answer if you have an expectation. That's what—it's a privately held building. The City doesn't own it, and I want to know what you expect the City to do.

Ms. Napoli — See, we expect—

Mrs. Harrington — They are going through the process of trying to take care of it without damaging the building next to it which is—

Ms. Napoli — Ours.

Mrs. Harrington — Your property without, you know, interfering with that infrastructure that's shared. It's my understanding if the deal had gone through the first time the way it had intended, and the buildings had been sold intact together, that this wouldn't have been happening. Is that true?

Mr. Wicklund — That's true. And Mr. Miller was involved from the very beginning stages—

Mrs. Harrington — He knew what the situation was.

Mr. Wicklund — Granted the condition of the property had gotten worse over the years, but he knew the vacancy and the utility issues. And, I mean, there's been issues with this from Day One that he was aware of.

Mrs. Harrington — He knew he was in a bind when he bought one building that shared infrastructure with a vacant building, and that vacant building was going into a bad situation. So the City is trying to get to where legally we can take part of that privately held building and do something to it. But we can't just this—well not, we—the City cannot go into a privately held building and just start doing things without going through the court system. That's my understanding. Like I said, I'm a private citizen. I only come here and volunteer—

Ms. Napoli — Right.

Mrs. Harrington — To apply my private logic to situations that I think are going to make our community better. I agree with you. I think this mold situation is horrible, but I don't know what the answer is. I just know that these people are doing the best they can to try to help you. I think it's horrible. I think it's horrible, and I wish the owners weren't in the position that they are—something's got to be done. But I know that these are good people working on a terrible problem.

Ms. Napoli — Oh, I agree, and I thank you for working on it.

Mrs. Harrington — Yeah, they are. And when you come here and tell us that we're doing nothing, I see these people working every day to do what they can to make this go away. It's not going to happen overnight, but they are going to continue to work on it.

Mr. Wicklund — It is the intent—and it's in the RFQ to address the moisture and mold—the roof—all of that right now will be in the proposals that we'll look at on January 4th.

Ms. Napoli — Is the RFQ public?

Mr. Wicklund — It's on our website.

Ms. Napoli — On your website. So I will be able to see it?

Mr. Wicklund — Yes.

Ms. Napoli — Okay.

Mrs. Harrington — And it says it was published December 6th, did I see?

Mr. Wicklund — Yeah, I think it was last Sunday, I believe.

Mrs. Harrington — And companies that do that kind of thing are on it, aren't they, Bryan? I mean, they watch for it.

Mr. Wicklund — Yes. And I have received phone calls already on it.

Ms. Napoli — Well, thank you, and let's just keep up with the efforts, because I hate to see our gorgeous building—it's just getting terrible.

Mr. Denham — Any other questions? Susan, can you note for the record that Mr. Landrith has come?

Ms. Champlin — Okay.

Mr. Denham — Do we have a motion on Item 2635?

Mr. Wilson — **Mr. Chairman, I'll make a motion that Item 2635, 502 Virginia, be continued to our January 22nd meeting for a progress report and demolition hearing.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2635, 502 Virginia, be continued to our January 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.** Thank you.

ITEM 2684 — **506 E. 33RD ST.**
OWNER: Bradley Edge
ADDRESS: 21086 Hwy 96 Webb City MO. 64870
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from August 28, 2015 meeting for a "Demolition Hearing" and Progress Report (SIXTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Brad Edge — My name is Brad Edge. I'm here for Item 2684, 506 East 33rd.

Mr. Denham — What can you tell us about your property?

Mr. Edge — We're finishing up the house next door. It should be done in the next two weeks. And after it sells, we're going to start on this one.

Mrs. Harrington — I'm sorry—I didn't get the number.

Mr. Denham — It's 2684.

Mrs. Harrington — Thank you.

Mr. Denham — Do you have a permit in place yet?

Mr. Edge — Not for this property. For the one next door, we do.

Mr. Denham — I don't think there's a photograph in our packet, or at least there wasn't in mine.

_____ — I don't have one either.

Mr. Wicklund — I don't have a real recent photograph.

Mr. Denham — This one has damage on the back side?

Mr. Wicklund — Well, yeah, the back wall had been totally removed at one point. Since then, it's been framed up but hasn't been inspected, and then just plywood has been put over it. Did you say you haven't sold the other house yet?

Mr. Edge — No. The contractor is finishing up this week, and we're going to put it on the market. It ended up being more work than we expected.

Mr. Wicklund — It always does.

Mr. Edge — And then we had to redo the plumbing, electric—everything.

Mr. Denham — I'm sorry—so did you say you have to sell the other house before you can start this one?

Mr. Edge — Yes. This one is going to cost us around $70,000 to fix up.

Mr. Denham — The back is still enclosed?

Mr. Edge — Yeah, everything is still enclosed.

Mr. Denham — I would encourage you to get the other one marketed as quickly as possible, because this is the sixth time that this property—

Mr. Edge — It's the second time I've been here since I purchased it. We're just waiting on the contractors to finish up.

Mr. Wicklund — And then they can move straight to this house, or are you—

Mr. Edge — No, I don't have the money to fix it up until this one sells.

Mr. Wicklund — Right.

Mr. Denham — But you—when you purchased the property, you were aware that it was on this agenda and had this issue?

Mr. Edge — Yes—yes.

Mr. Denham — I really hate to see it drag out throughout a sale, or purchase—I mean, the sale and purchase of another property before you even get started. That could be months.

Mrs. Harrington — And that's the plan, to wait until you're done with the other to do this one?

Mr. Edge — Yeah, it's just too much money.

Mr. Denham — He's saying it has to be sold before he can start the other one. It sounds like you really bit off more than you could chew.

Mr. Edge — Well, the _____.

Mrs. Harrington — You knew it was on the list—our list before you—

Mr. Edge — I didn't know about this until after I purchased it. He informed us then. I didn't know—I've never dealt with a demolition hearing.

Mr. Wicklund — Is it a possibility for you to go ahead and take out a building permit to complete the exterior—just do a framing of that back wall and side it, and just get the outside done?

Mr. Edge — Okay, I can do that. That's not a big deal.

Mr. Wicklund — Because that's the biggest interest of the Board.

Mr. Edge — Right—well, they poured footers for an addition.

Mr. Wicklund — Yes, they did.

Mr. Edge — So, I mean—

Mr. Wicklund — Were you planning on using that?

Mr. Edge — Yes—yes. That's the reason it's going to cost so much. We've got to put a whole addition on it.

Mr. Wicklund — Yeah, that kind of takes away that other option then.

Mr. Edge — It shouldn't take too long to sell this house next door. We don't have too much into it.

Mrs. Harrington — Okay.

Mr. Denham — Well, our next meeting is January 22nd. Hopefully that will give your contractors time to finish up, and maybe you can have it listed by then.

Mr. Edge — Okay. We should be signing the listing within the next two weeks.

Mr. Denham — Okay.

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2684, at 506 East 33rd, be continued until our January 22nd meeting for a demolition hearing and progress report.**

Mr. Wilson — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Wilson that Item 2684, 506 East 33rd Street, be continued to our January 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

Mr. Edge — Thank you.

Mr. Denham — Thank you. Good luck.

ITEM 2652 — **2409 LOCKEWOOD DR.**
OWNER: Vicki Clugston
ADDRESS: 3135 S. Tyler, Joplin MO. 64801
Item previously ordered demolished. A stay was granted. Item continued from October 23, 2015.

Mr. Denham — Good morning.

Vicki Clugston — Good morning. Vicki Clugston, and this is my fiancé, Stephen Hughart, and we're both here for the Item Number 2652—address 2409 Lockewood Drive.

Ms. Champlin — Did you sign the sign-in sheet?

Ms. Clugston — Yes, he did. And we have some pictures I would like for him to give to the Board.

Mr. Denham — It looks like construction has started.

Ms. Clugston — Finally--thank goodness. It's been a long process. But JW Construction is almost finished. They're waiting to replace a broken window. And I have Wampler Plumbing, and they are finishing the rough-in today. Smith Electric is working on my electric. And Calvin Beasley is putting on my shingles on the roof today. With this being said, I would appreciate the Board to drop the motion of demo on my property, and I'm hoping to be moved in by the first of March.

Mr. Denham — Is there any reason to keep it on the agenda since the permit is in place, and it's moving forward?

Mr. Wicklund — That's up to the Board. It has come back to haunt the Board whenever those decisions have been made, and the outside has not been done—completed 100 percent. But I don't have any reason to believe this one is going to drag out.

Mr. Denham — We can always bring it back on the agenda.

Mr. Wicklund — You can.

Mrs. Harrington — You haven't signed a contract with Justin?

Ms. Clugston — A signed contract?

Mrs. Harrington — Yeah—or are you just—a hand shake agreement?

Ms. Clugston — I think it's just a hand shake, but I have cancelled checks. Does that count?

Mrs. Harrington — I mean—you know, I know him, and he's, you know, good for it until something goes awry. I mean, all of them are good for it until something goes awry.

Ms. Clugston — Well, his father, Charlie—

Mrs. Harrington — I know—I know him.

Ms. Clugston — He's going to be my finisher.

Mr. Wicklund — I did visit the property last night. There was activity there last night. Ride-Out was delivering some materials and picking some up, and it looked good.

Mr. Denham — Quite a bit has changed just since Jeff took this picture—

Mrs. Harrington — Oh, yeah.

Mr. Denham — And the one they provided.

Mrs. Harrington — I mean, he's going to—

Mr. Denham — I don't really have a problem with releasing it.

Mrs. Harrington — I'm just wondering about waiting until the doors are on.

Mr. Denham — Yeah, we can do that.

Mrs. Harrington — I mean, at that point then, it's the same condition as the one that we let loose in Sunset. Then it's a shell building. The doors are on. The exterior is finished. The siding will probably be there, and the soffits are done, and then it's the same as what everything—is that right—am I right about that? And that's the –

Mr. Wicklund — The one in Sunset Ridge—the outside was 100 percent complete. The brick was up—the siding, doors.

Mrs. Harrington — And this one probably will be by next month—by January 22nd.

Ms. Clugston — Are you talking about the garage doors?

Mrs. Harrington — Well, and the front door.

Mr. Hughart — The front door is on. It's in the pictures.

Ms. Clugston — Yeah, we have all the doors—

Mr. Denham — It kind of looks like plywood in this picture, but it is a door.

Mr. Hughart — No, it's an $8,000 set of doors.

Mrs. Harrington — Well, a garage door, too—but, I mean, the siding and all—it's probably set to be sided in the next couple of weeks, isn't it?

Ms. Clugston — Not yet. I'm sorry—

Mrs. Harrington — Have you picked your exterior finish?

Ms. Clugston — No. I have been very ill, and I'm just now getting to the furnishing part, and I have not done the exterior yet. But I know I'm on a time crunch with the weather, and so I'm not sure when they can get that. But we went to go get the garage doors—

Mrs. Harrington — That's what's going to make your neighbors happy, and that's what I'm thinking, is the way the neighbors in this neighborhood have been about this property. They have not enjoyed having an unfinished piece of construction in the neighborhood.

Ms. Clugston — I've talked to a couple of them, and they're excited about—

Mrs. Harrington — I'm sure they're much happier. But when the exterior of this house is finished, the neighbors are going to feel like it's done.

Ms. Clugston — Now, I can't put my garage doors on until I have all the sheetrock painting sprayed and everything, so that's going to take a little while, because we

went to purchase them, and they said to wait until all that is finished, and that's going to be at least another month or two.

Mr. Denham — Do we have a motion? To me, it's fine either way. I understand that with the history of this property, I'd like to keep it on for one more month and see what happens between now and January.

Ms. Clugston — Have my neighbors complained in the last few months since I've started the construction, and the way it's processed?

Mrs. Harrington — They wouldn't complain to me, anyway. They won't know me. I mean, I know what I think. You guys make a motion—I'll vote the way my conscience feels.

Mr. Hughart — The neighbors on both sides have come up and talked to me and appreciate what it looks like.

Mr. Denham — I'm sure that's true.

Mr. Wicklund — I have not received any complaints in the last month or two.

Mr. Denham — I think one of the biggest concerns of the neighbors was the swimming pool and that basement wall and, you know, maybe a child or a pet getting hurt over there. And so that part, you know, once it's enclosed, I think that's certainly done, but we could extend that. And then if everything is enclosed, you don't even have to show up for the next meeting, but we just want to make sure things follow through because there were a lot of things promised and not followed through.

Mrs. Harrington — The history is just not—

Ms. Clugston — So if I have everything enclosed by your next meeting, do I call Mr. Wicklund or Mr. Oliver?

Mrs. Harrington — They will be looking at it.

Mr. Denham — Yeah. I mean, you're welcome to call, and you're welcome to come, but I would say if it's enclosed, it's probably a pretty good reason not to come, but it's up to you. Do we have a motion?

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2652, 2409 Lockewood Drive, be continued for 60 days for a progress report and demolition hearing.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mr. Landrith that Item 2652, 2409 Lockewood Drive, be continued to our February**

meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0. Thanks—good luck.

Ms. Clugston — Thank you. Merry Christmas.

Mr. Denham — I hope you start feeling better.

Ms. Clugston — Thank you.

ITEM 2689 — **1310 MISSOURI**
OWNER: Greg Carpenter
ADDRESS: 1545 Rip Rd. Webb City MO. 64870
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the August 28, 2015 meeting for a "Demolition Hearing" and Progress Report (NINETH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Greg Carpenter — Good morning. I'm Greg Carpenter, Item Number 2689.

Mr. Denham — Can you tell us a little bit about your property?

Mr. Carpenter — Yes, sir. I had no idea when I bought that property that this kind of stuff was even going on, and until a couple of weeks ago, I went in—and you have sent letters out. I haven't picked up all the letters. I have picked up one because I was going through cancer surgery over it, and I did explain that in the beginning, and they've been pretty good at City Hall down there. I really don't have a complaint. It's just that—it's took a little while to get over it. I lost an eye, and I'm back on my feet. I'm back working—I have been for about six months now. So, again, if I had—if Joel Standeford had told me that there was problems with this property like this, I'd have never bought it. I have no idea, until just a week or so back I went in there—I think Bryan was in there—somebody was—and I said, "Would you pull up the past history of this?" I said, "I don't get it." I say, "How come I got over there—I've cleaned the place up. I keep it mowed." It was a heap—a lady was living there. I moved them out, and then you were sending me these letters. I said, "I don't know what's going on." And I said I couldn't do anything at that time because of my surgery—my cancer. The long story short—I just need a little more time. And I'll tell you—I took the bathroom floor—totally gutted it out. Half of the kitchen floor is gone. I've got the two-by-sixes and everything to put the framing back in. All Around Sewer and Plumbing has roughed in all the plumbing with _____. I didn't call for an inspection. I should have called sooner. Again, I had a

little down time with my eye, but it's all good now—no problems. I just need a little time.

Mr. Denham — Did you have a permit for that work?

Mr. Carpenter — I did have a week to get it extended, and I think it came before you guys, and I wasn't allowed—for some reason I didn't get it. I talked to Bryan, and he said come to the meeting, and I said I'll do it.

Mr. Wicklund — Yeah, the original permit was issued to Mr. Carpenter back in February of 2015, and then he did request that that be extended, and I extended it three months. That extension expired November 13th. I'd been interested in, you know, what the Board thinks about another extension—the timeframe you guys would like to see that. I think he has made progress, but he hasn't made progress to the point where we have done any inspections yet.

Mr. Carpenter — Right.

Mr. Denham — Okay. It's kind of hard to tell in our photograph, but the house is worth saving, I guess. I didn't drive by this one this month.

Mr. Wicklund — I've got some more pictures here, if you want to see them.

Mr. Denham — Is it your intention then to sell it once it's fixed?

Mr. Carpenter — No, probably not. I will probably rent it. I'll say this in passing—it might be of interest—I have talked to the Fire Department should I decide not to pretty quickly do something to that house. I can schedule a meeting with them, possibly take the roof off, and they may take care of it for me. I'm not going to dump a ton of money into the house, but I have started working on it, and I can see the possibilities—you know, that's what I do for a living is I work on everybody and their brothers' houses. And so—but the roof has never leaked inside the house. I wouldn't care if somebody comes in—it's not a big deal. I do have a door coming for the back, so that there will be a door instead of it boarded up. All the windows were intact until the neighbor shot them out. I did have the police over there. So Meek's is going to get new windows for me, on top of that, unless something different happens here today. But again, financially I wasn't able, and I'm doing the best I can. You know, Obama Care just don't work for me _____. But I do want to proceed. I'm not going to just leave it there like that. Just give me a little time. And I'm going to go back in if Bryan—and I'll decide. I did take my floor joists over there. The stuff is there to put it in—to get it ready for your rough-in inspection. I just—I really haven't had time—back on my feet, I'm having to work. I do that on the side—I buy and sell, and what have you. But I just got slowed down, and it's just hard to get back up to par, but I am. So I just need a little more time, if that's okay.

Mr. Wicklund — Don't get your hopes up too much with the Fire Department option—

Mr. Carpenter — Okay.

Mr. Wicklund — Because they're not allowed to burn---

Mr. Carpenter — Oh, okay.

Mr. Wicklund — To do controlled burns any more in the city. They do use houses for training.

Mr. Carpenter — Yeah. That's what I'd hope for if I—

Mr. Wicklund — They bust in doors—bust stuff up—pretty much tear it up worse. They do that whenever they know the house is going to be demolished anyway.

Mr. Carpenter — I don't think I'll let them in mine, then.

Mr. Wicklund — They don't burn them.

Mr. Carpenter — Okay. Well, if it comes to the point I need to do something, I'll take the house down and haul it out. But I've considered that, but at the same time, it's lot less expensive for me to go ahead and just fix it up. I've got the building materials. I've got everything to do it with. I've just—it just takes time. I've got over—you know, I've just had some medical expenses and things, and I'm just kind of getting back on my feet.

Mr. Denham — Well, we appreciate the obstacles. This has been on our agenda for nine times—

Mr. Carpenter — I had no idea—

Mr. Denham — There is snow on the property, so that tells you how long ago those photographs were taken.

Mr. Carpenter — Yeah, when I bought it, the whole back room was falling in. There was a lady there—stuff was there. I had them get out. I tore the whole back room off and got rid of it.

Mr. Denham — Good.

Mr. Carpenter — So I realize, you know, I understand it was an eyesore, and it needed attention. But I had no idea that all this was going on, or Joel Standeford would never had sold it to me. But that's here nor there—he's still my buddy. So I guess what I'm saying is, I just need a little time so I can show you progress one way or the other.

Mr. Denham — I think I'd like to keep on the January meeting just to see what does happen between now and then. Do we have a motion?

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2689, at 1310 Missouri, be continued until the January 22nd meeting for a progress report and demolition hearing.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Eastman that Item 2689, 1310 Missouri, be continued to our January 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

Mr. Carpenter — Okay, one question—I think his name is Mr. Wicklund. Is it a problem—I'm still kind of figuring this out—to meet with an inspector over there? I just want to meet with one over there before I do a bunch more to that. I'm just interested in what the City is going to require of me—it's just to get out of hand—I don't want it to. And then I will know what is expected of me. I'm pretty sure, anyway, but this is a little different. So I would just want somebody to come by and meet me over there, or someone.

Mr. Wicklund — Yeah, just call—

Mr. Carpenter — Okay.

Mr. Wicklund — Extension 521 and just schedule a consultation—

Mr. Carpenter — Okay.

Mr. Wicklund — Visit.

Mr. Carpenter — Okay, I'll do it. Thank you for your time and your extension.

Mr. Denham — Thank you.

Mr. Carpenter — Okay.

ITEM 2745 — **2606 S. OLIVER**
OWNER: Homes of Hope Inc. (Crystal Lee Wolfe)
ADDRESS: 104 Oakwood Dr. Joplin MO. 65616
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (FIFTH TIME BEFORE THE BOARD)

ITEM 2746 **2610 S. OLIVER**

OWNER: Homes of Hope Inc. (Crystal Lee Wolfe)
ADDRESS: 104 Oakwood Dr. Joplin MO. 65616
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (FIFTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Bryan Higdon — Good morning. I'm Bryan Higdon. I've got Higdon Homes here in town. This is on Item Number 2745 and 2746—two homes from Homes of Hope. They have contacted me within the last six months, and they are wanting me to purchase three properties—there are only two on this item, but one of them is three-quarters finished. The exterior is complete. I would have to purchase all three properties. I have been in negotiations with them. We've got the dollar amount right for me to go ahead and do that, and my plans are with the property on 26th and Oliver—the corner of 26th and Oliver—the northwest corner, to finish that, and then build the next two properties, which are foundations—slab foundations with—they're plumbed and ready to build on.

Mr. Denham — Do you know if the lot splits have already taken place?

Mr. Higdon — What was the question?

Mr. Denham — The lot splits—at one time this was one.

Mr. Higdon — Yes—yeah, just recently.

Mr. Denham — So that has gone through Zoning and Planning?

Mr. Higdon — Yeah, it has. I've got the plat right here. Mr. Wicklund had got it for me on the 9th. I had called and requested information on that. I have talked to Stewart and Neece. They did the surveying. Everything should be in order for me to get rolling, depending on what you guys say.

Mrs. Harrington — I'd say thank goodness.

Mr. Denham — We're just wanting to see something happen.

Mr. Higdon — Yeah. It's a good location, and the foundations are fine. The house that's already been built—or three-quarters built, is done correctly, so if you guys say "roll", I'm going to roll.

Mr. Denham — So you're going to finish the one that's already framed up first—

Mr. Higdon — I'll finish that and then—

Mr. Denham And jump on these two?

Mr. Higdon List it, and then I'll start the other two.

Mr. Denham How long do you think it will take you before the other two get started?

Mr. Higdon I'd give me a year to do all three.

Mr. Denham But to get started on the other two?

Mr. Higdon Three months.

Mr. Denham Okay. I'd like to keep it on the agenda next month just to make sure the purchase goes through—

Mr. Higdon You bet.

Mr. Denham And then we can kind of look at it from there.

Mrs. Harrington Which one is that? Which one is the—

Mr. Denham Items 2745 and 2746.

Mrs. Harrington Yeah, which one is the—

Mr. Denham It's not on our agenda—the house.

Mrs. Harrington The house isn't, is it?

Mr. Denham No, it's just the two slabs.

Mrs. Harrington To stay on for 90 days?

Mr. Denham I would like to just go until January to make sure the purchase goes through—

Mrs. Harrington I see.

Mr. Denham And then we could probably go longer.

Mr. Higdon You bet—that's understandable, sure.

Mr. Denham Just in case something falls through on the purchase.

Mrs. Harrington Okay by me.

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2745, 2606 South Oliver, and Item 2746, 2610 South Oliver, be continued for 30 days for a progress report and demolition hearing.**

Mrs. Harrington — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mrs. Harrington that Item 2746, 2606 South Oliver, and Item 2746, 2610 South Oliver, be continued until our January 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

Mr. Higdon — Alright, thank you.

Mr. Denham — Good luck.

Mr. Higdon — Have a good day.

Mr. Denham — You, too.

ITEM 2754 — **119 N. BYERS**
OWNER: Michael Kennedy
ADDRESS: 1977 Dry Creek LN. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Isaac Wheat — Good morning. I'm Isaac Wheat with Pinnacle Bank, here regarding Item Number 2754, 119 North Byers. Pinnacle Bank is a lien holder on the property. I just received notice of the item being on this list. We started foreclosure on this property, which will be completed later this month, assuming that we end up purchasing the property and actually owning it. It would be our intention to sell it to a contractor of means who would basically make a determination as to whether or not he wants to demolish the property or repair it—whether or not it's—if that's able to be done. We're done that on several properties in the past, and it's worked out pretty well. I am not sure, you know, structurally what the overall condition of this property is, and whether or not it can be rehabilitated or not.

Mr. Denham — Well, I can see two large holes in the roof, so every time it rains, it's taking on quite a bit of water. And there's a pretty good hole in the foundation wall right at a corner, which is a pretty critical connection. I'd hate to see it drag on through the repossession, and then try to market it to someone.

Mr. Wheat — The trustee's sale is December 28th, so at that point and time—that's a definable date as far as the sale will happen to either an external party, or the bank will take ownership at that point and time. And we have had contractors that we can move it pretty quickly after that, so I would think by late January or sometime in February, we ought to have a pretty good idea what's going on with it at that point and time.

Mr. Wicklund — Contractors that can rehab it, or demolish it?

Mr. Wheat — Since I don't know overall the condition of the property—we have had properties that have been on condemnation lists before that we've sold. And we've had contractors that have been able to rehabilitate the properties. I mean, ultimately, if that can be done, that would be great. And if it can't, then we'll look at demolishing it. That is not a determination that I feel qualified to make at this point.

Mr. Paul — What date did you say the sale—

Mr. Wheat — The sale is December 28th.

Mr. Denham — Our next meeting is January 22nd, so hopefully there would be a decision and direction by that time.

Mr. Wheat — Okay.

Mr. Wicklund — I feel perfectly comfortable being qualified to make the determination. It's not going to be feasible for anybody to rehabilitate this.

Mr. Denham — The cost is going to be substantial.

Mr. Wicklund — Yeah, I really expect the Board to hold a demolition hearing as soon as we've got all the interested parties notified. So if something happens between now and the next meeting in the sale of it, we really need to keep communication open because it's probably going to go to a demolition hearing.

Mr. Wheat — Okay.

Mr. Denham — That's really where it needs to be—it needs to come down. I mean, I've not been inside of it. The outside—just looking at the house—it's substantial, the damage.

Mr. Wheat — Okay. So is it continued for the January?

Mr. Denham — We'll have to have a motion. I don't think we're prepared to do anything else today as far as a demolition hearing, because we need to notify some of the potential owners.

Mr. Wheat — Okay.

Mr. Landrith — **Mr. Chairman, I make a motion that Item 2754, 119 North Byers, be placed on our agenda for a demolition hearing in January.**

Mr. Wilson — **Second.**

Mr. Denham — **I have a motion by Mr. Landrith and a second by Mr. Wilson that Item 2754, 119 North Byers, be continued to our January 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.** I appreciate you coming in to give us an update.

Mr. Wheat — Thank you.

Mr. Denham — Just keep in contact with the Building Department, if you could, on what happens.

Mr. Wheat — Okay, thank you.

Mr. Denham — Thanks a lot.

ITEM 2699 — **1402 S. JOPLIN**
OWNER: Heartland Floral & Gifts Inc.
ADDRESS: 2515 W. 30TH ST. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (TENTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Gene Hess — Good morning. Gene Hess, here for Item 2699, at 1402 South Joplin. I didn't get as much done as I wanted to since the last meeting. I had a little knee problem—twisted my—or ankle problem, and a little bit of a knee problem—twisted it falling down some steps at home. I got in a big hurry, so that slowed me down a little bit. But my son has been helping me off and on, and he tells me that he thinks I may be over-thinking what we're doing. So I've got, I guess two and a half rooms up front that when the vandals got in there, they just kind of emptied out some file cabinets and pulled everything off the shelves and strewed everything all around. And I haven't done much with that yet, but I think I'm just going to go in and clean that up and straighten it up, get everything back in file cabinets and figure out if I'm going to move the file cabinets out of there or not—and then have somebody come through and walk through and tell me what else I need to do. He thinks maybe—he said, "You know, we don't really know what it is that you're concerned about," so maybe what I need to do is just

kind of clean up the—I guess now those couple of rooms are just litter, but clean that up, and then have somebody come through and say, "Okay, what you need to do is this, this, this, and this," or somebody saying, "Well, okay, that's good enough—you know, you can get off the list."

Mr. Wicklund — Well, let me run through just real quick what the concerns were, or are. Originally, it was the amount of what we consider trash inside.

Mr. Hess — Correct.

Mr. Wicklund — There was a fire hazard, and I know you've been working on that for some time. The other was the structure kept becoming open to unauthorized entry. It just wasn't kept secured. I think you've addressed that, and it seems like they're leaving it alone now. The third concern had to do with the roof. I know there are sections of the roof you can see daylight through. Now, I don't know if the whole roof is bad. That's the part that Jeff keeps referring to that we would like to walk through it with you, so that it just protects your investment to make sure that it's water-tight and it's going to hold out the weather. So really, that's the last concern, is the condition of the roof.

Mr. Hess — Okay. I've got a roofer that's—they roofed my house twice—once two years before, and then after the tornado. So I'll have him come out and look at it and tell me what I need to do and figure out when we can get it done, or get a timetable on that. So probably maybe next week, or within about 10 days or so, I'll be in contact and let somebody walk through—

Mr. Wicklund — Okay.

Mr. Hess — And figure out where we're at—maybe—I think that roll-off is just about full again. I think that might be the—it's either the third one or fourth one, so we've moved a bunch of stuff out of there already.

Mr. Denham — Okay.

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2699, 1402 South Joplin, be continued to our January 22nd meeting for a progress report and demolition hearing.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2699, 1402 South Joplin, be continued to our January 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.** Thank you.

Mr. Hess — Thank you.

ITEM 2140 **1206 BROADWAY**
OWNER: Omer Hubbard
ADDRESS: 1206 Broadway, Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (FIFTEENTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Omar Hubbard — Good morning.

Mr. Denham — How is your house coming along? Have you been able to get some work done on it? This is Item 2140.

Mr. Hubbard — As far as I know, they spent some money on it.

Mr. Denham — I think the last time we were waiting on some plumbing to get done, weren't we?

Mr. Wicklund — Yes, and I visited with Mr. Hubbard yesterday. The plumbing still is not complete, although they have worked on it. I'm not real sure how recently they have been over there. I spoke with—I believe it was Rick, with Watered Gardens, who has been trying to help Mr. Hubbard with this, with getting volunteers to help plumb it. He also was not aware of the most recent time any work has been done. He did know that Omer and the gentleman that was helping him plumb it had ran into a problem. He didn't know what the problem was, so he was going to find that out and get back with me. He was hoping to actually run into you today, Omer.

Mr. Hubbard — Yeah.

Mr. Wicklund — Give me one second—I think at this point—Omer, do you think you could find Greg Spink today? Were you going to go over to Watered Gardens today?

Mr. Hubbard — Yeah.

Mr. Wicklund — If you'll find him, he's wanting to talk with you and figure out how much more needs to be done and try to help you get that done.

Mr. Hubbard — Okay.

Mr. Wicklund — Okay? So just look for Greg. Thank you.

Mr. Denham — Thanks for coming in.

Mr. Hubbard — Okay.

Mr. Denham	Do we have a motion?
Mr. Wilson	**Mr. Chairman, I make a motion that Item 2140, 1206 Broadway, be continued to our January 22nd meeting for a progress report and demolition hearing.**
Mr. Landrith	**Second.**
Mr. Denham	**I have a motion by Mr. Wilson and a second by Mr. Landrith that Item 2140, 1206 Broadway, be continued to our January 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**
ITEM 2757	**218 S. PARK** **OWNER: Robert Phillips** **ADDRESS: 13171 Mcminnville Ln. Neosho MO. 64850** **"Finding of fact Hearing" scheduled for this date"**
Mr. Denham	Good morning.
Robert Phillips	Good morning. My name is Robert Phillips—Item Number 2757, 218 South Park.
Mr. Denham	What can you tell us about your property?
Mr. Phillips	It's in sad shape.
Mr. Denham	What's your intentions?
Mr. Phillips	Right now, I've talked to a couple of contractors and different people. I've talked to a realtor. And really, I'm up in the air as to what exactly I'm going to do, so rather than wait until the last minute and be forced to make a decision, I've already ordered the utilities to be cut from the property. And I'm in the process of trying to get a permit to demo—demolish it--
Mr. Denham	Okay.
Mr. Phillips	At the present.
Mr. Denham	It is vacant?
Mr. Phillips	Yes.
Mr. Denham	This is the first time on our agenda, so we automatically have to continue it for 30 days—or our next meeting.

Mr. Phillips — Okay.

Mr. Denham — But we're passing around some photographs, and I think you're right. It probably needs to come down.

Mr. Phillips — It's concrete block, and the cracks that you see there have been there in the 30 years that I've owned it.

Mr. Denham — Really.

Mr. Phillips — Yeah. I lived in it with the cracks in it. You can see outside.

Mr. Denham — Drafty?

Mr. Phillips — A little bit, in the winter—a little hard to heat. But tree roots is what created the cracks. I got rid of the trees, and I also cut the roots and dug down around the house and cut the roots out when I was physically able. Right now, I'm not physically able to continue work. I had building materials stored inside and roofing materials stored out back, and I have since started moving that out because I am not physically able, and I am financially not able to hire someone to do it.

Mr. Denham — Okay—alright. Any other questions? We have to automatically continue it until January 22nd anyway. Do we have a motion?

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2757, 218 South Park, be continued for 30 days to our January 22nd meeting for a progress report and demolition hearing.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mr. Landrith that 2757, 218 South Park, be continued to our January 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.** Thanks for coming in.

Mr. Phillips — Thank you.

Mr. Denham — Good luck.

Mr. Phillips — Have a good day.

Mr. Denham — You, too.

Mr. Wicklund — I apologize for the confusion a little bit this morning. When you've got a department of six people, and three of them are gone on the same day—

Mr. Denham — You're working them too hard.

Mr. Wicklund — It's hard to keep up with the latest on these. I need to run downstairs and get a couple of pieces of paper for a possible demolition hearing for you guys, so talk amongst yourselves, and I'll—

Mr. Paul — So there's two ones—

Ms. Champlin — It will be a good time for me to change the CD's.

Mr. Paul — There's two of these that we might take today _____. Do you want to wait for him to come back?

Mr. Denham — Well, if you want to—are we back on?

Ms. Champlin — Yes, we're back on.

Mr. Denham — I mean, if you want to go ahead and finish what—

Mr. Paul — So the story is, it's been a battle with him.

Ms. Champlin — Which item is it?

Mr. Denham — Item 2751.

Mr. Paul — The City was ready to proceed on it last time, but I got a call from Nate Dally right beforehand letting me know he was going to represent him on it, and I said, "Well, we'll continue it out for 30 days," or actually, it's been longer than that, "to see if you can can't work something out." What he ended up working out was suing us for an injunction.

Mrs. Harrington — He sued us.

Mr. Paul — The issue, from a legal standpoint, is that I don't think he has any standing to ask for an injunction because he has a duty or an obligation to exhaust his administrative remedies, which means coming to this Board and engaging in this process, and if he doesn't like that outcome, appealing that decision to circuit court. His remedy, in my opinion, is not to go get some kind of an injunction. There is also some—the language in his injunction says that we've already ordered it demolished which, of course, we haven't, so that's kind of another issue. The court is not—I checked the case number before I came up here. It was not issued in order of any kind. The suit has just been filed, and we've been served, and that's it. So I don't think there's any reason why, if the Board wants to proceed on this today, build a record, that it can't do that. That's kind of where we are on that.

Mr. Denham — Okay.

Mr. Paul — But I wanted you all to be aware of what was going on.

Mrs. Harrington — I was trying to think back about the history on this one. The guy is a contractor, but he doesn't have a contractor's license.

Mr. Denham — In Joplin.

Mrs. Harrington — Here in Joplin.

Mr. Denham — He owns a lot of property, and he was pretty—I don't know if the word belligerent is accurate, but he's been pretty opposed to us telling him what he could do.

Ms. Champlin — He's been here before—Gary Jones—

Mr. Denham — Yeah, he has.

Ms. Champlin — On several things.

Mr. Paul — _____ (speaking away from microphone).

Mrs. Harrington — And what is it actually—

Mr. Paul — _____ (speaking away from microphone).

Mrs. Harrington — It's like the _____ suit or something like that.

Mr. Paul — _____ (speaking away from microphone).

Mrs. Harrington — Now, we've seen it all.

Mr. Denham — We're seeing a few victories. I mean, I'm glad to see that property on—the not-for-profits started and didn't finish. I'm glad to see that taking place. I'm glad to see something on Lockewood.

Mrs. Harrington — I would be glad to see this—

Mr. Denham — Me, too.

Mrs. Harrington — But I don't trust him. You said you were going after paper, and you don't have any.

Mr. Wicklund — No, I've got a call in to him. We can wait until the end.

Mr. Paul — You have actual notice. Don't worry about it. If there's a co-owner on this, we have publication. We can probably go ahead on it if you guys want to.

Mr. Denham — We might as well.

ITEM 2751 — **815 ½ S PENNSYLVANIA**
OWNER: Zoe M. Bronson & Gary C Jones
ADDRESS: 18818 Old 66 Blvd
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr. Denham — Do we have a motion that Item 2751, 815-½ Pennsylvania, be the subject of a dangerous building hearing?

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2751, 815-½ South Pennsylvania, be the subject of a dangerous building hearing.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2751, 815-½ Pennsylvania, be the subject of a dangerous building hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.** The Board turns it over to the City.

Mr. Paul — This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building on this 11th day of December, 2015, for the purpose of conducting a demolition hearing. The City will present its evidence first, after which the public has a right to cross-examine witnesses and be heard, as well as present witnesses or exhibits. The case for today is Item Number 2751 on the agenda, also known as 815-½ South Pennsylvania. The City calls Bryan Wicklund.

Ms. Champlin — Bryan, you do 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. Wicklund — Yes.

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

Mr. Wicklund — Bryan Wicklund. I'm the building official for the City of Joplin.

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

Mr. Wicklund — Two years.

Mr. Paul — Have you, in the official performance of your duties, had occasion to inspect the property known as 815-½ Pennsylvania?

Mr. Wicklund — Yes.

Mr. Paul — I'm going to show you what's been marked as Exhibit 1. Can you identify that for me, please?

Mr. Wicklund — These are a collection of photographs taken by my building inspector showing the condition of the property as it was when he took these pictures. The first of these is a posting of a warning notice of a dangerous building dated August 13th of 2015.

Mr. Paul — Do the photographs show a reasonable likeness of the premises in their present condition?

Mr. Wicklund — I was by the property yesterday, and the owner has made an attempt to board up the property. He has actually used metal and boarded up the exterior windows. There is an opening into the crawl space that was not addressed, but as far as any improvements, that's the only thing that I'm aware of. He has not pulled a building permit and has not made any attempt to make improvements on the interior that was severely damaged by the fire.

Mr. Paul — And to be clear, the attempt to board up the structure does not comply with City Code, correct?

Mr. Wicklund — That's correct. The code is very specific in the materials that can be used, or they need to be approved by the building official. And he has not had any contact with me on using the materials that he ended up putting up.

Mr. Paul — And so outside of the notations you've made, the photographs do show a reasonable likeness of the premises in their present condition?

Mr. Wicklund — Yes, other than within the last 30 days, he has also constructed a chain-link fence on the property. He did that with—again, without a permit, and without any contact with the City. So I know he's been on the property, but I don't see any other improvements to the structure itself.

Mr. Paul — Alright, if there is no objections, I would offer Exhibit 1.

Mr. Denham — The Board accepts.

Mr. Paul — I guess, not to get too far ahead of ourselves, but is your major concern today the interior of the structure?

Mr. Wicklund — Yeah. This structure is actually a secondary structure to the main house in front; however, this has been made into an apartment. It's been rented out

as an apartment. At the time of the fire, it was set up as an apartment. And just the overall condition of the structure after the fire would require a building permit and extensive work to be done structurally, as well as electrically, plumbing, heating and air, finish—I mean, the interior was pretty well gutted. That is my concern, is just the condition of the structure itself.

Mr. Paul — And it's to those items you just outlined—the photographs are the same as they are today on the structure, correct?

Mr. Wicklund — Correct.

Mr. Paul — Okay. I'm going to show you what's been marked as Exhibit Number 2. Can you identify that for me, please?

Mr. Wicklund — This is the title work that we requested to be performed.

Mr. Paul — And who does it show as the owner of the property?

Mr. Wicklund — A Zoe M. Bronson and a Gary C. Jones.

Mr. Paul — If there is no objection, I would offer Exhibit 2.

Mr. Denham — The Board accepts.

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

Mr. Wicklund — We sent certified mail.

Mr. Paul — I'm going to show you what has been marked as Exhibits 3, 4, and 5. Can you identify these for me, please?

Mr. Wicklund — Exhibit 3 is a certified letter addressed to Gary Jones dated November 13th, notifying him of a possible demolition hearing which was going to be held at today's meeting. Exhibit 4 is a certified letter—and I'm sorry, I do have a signed receipt for that letter by a Paula Jones. Exhibit 4 is a certified letter addressed to Zoe Bronson. I actually have a signed receipt by a Gary Jones on this one, notifying them of the meeting that was to be held September 25th, a possible demolition hearing. Exhibit 5 is also addressed to Zoe Bronson. It's a certified letter. That letter was signed for on August 21st by Paula Jones, notifying them of a demolition hearing possibly to be held on August 28th.

Mr. Paul — And what address, for the record, do you note on those certified letters?

Mr. Wicklund — Gary Jones' address—18818 Old 66 Boulevard in Carthage. And Zoe Bronson is 18818 Old 66 Boulevard, also in Carthage.

Mr. Paul — Okay. If there is no objection, I would offer Exhibits 3, 4, and 5.

Mr. Denham — The Board accepts.

Mr. Paul — I'm going to also show you what has been marked as Exhibits 6 and 7. Could you identify these for me, please?

Mr. Wicklund — Exhibit 6 is a certified letter addressed to Zoe Bronson, addressed to 1238 James in Carthage, notifying them of a possible demolition hearing to be held on today's date of December 11th. Exhibit 7, also addressed to Zoe Bronson, of 1238 James Street in Carthage, notifying them of a possible demolition hearing to be held on October 23rd of 2015. Neither of these have a signed receipt with them.

Mr. Paul — If there is no objection, I would offer Exhibits 6 and 7.

Mr. Denham — The Board accepts.

Mr. Paul — Now, as to looking for additional information on notifying Bronson in particular, is it true that you all conducted a Beacon search in this case?

Mr. Wicklund — Yes.

Mr. Paul — And what address does the Beacon search show as the residence of the owners?

Mr. Wicklund — The Old 66 Boulevard address in Carthage.

Mr. Paul — And that's one of the places that the City sent letters, correct?

Mr. Wicklund — Yes.

Mr. Paul — If there is no objection, I would offer Exhibit 8.

Mr. Denham — The Board accepts.

Mr. Paul — Did the City also run a Case.net check in this case in order to look for additional addresses?

Mr. Wicklund — Yes.

Mr. Paul — And what address did we find on Case.net?

Mr. Wicklund — For Zoe Bronson, it was the 1238 James Street address in Carthage.

Mr. Paul — And did we also send letters to that address?

Mr. Wicklund — Yes.

Mr. Paul — If there is no objection, I would offer Exhibit 9.

Mr. Denham — The Board accepts.

Mr. Paul — And I believe as you noted on Exhibit 1, you have also posted on the structure, is that correct?

Mr. Wicklund — Yes.

Mr. Paul — What, if anything else, did you do to notify the owners of the property of this action?

Mr. Wicklund — We had notice published in the Joplin Globe.

Mr. Paul — And I'm going to show you what's been marked as Exhibit Number 10. Can you identify that for me, please?

Mr. Wicklund — Exhibit 10 is an affidavit of publication in the Joplin Globe showing publication dates of September 3rd, September 10th, September 17th, and September 24th in the Joplin Globe where notice was published for the address of 815-½ South Pennsylvania for a possible dangerous building hearing to be held originally on the date of September 25, 2015.

Mr. Paul — If there is no objection, I would offer Exhibit 10.

Mr. Denham — The Board accepts.

Mr. Paul — And you've not received any contact from Bronson at any point, is that correct, despite all these efforts to notify him or her?

Mr. Wicklund — Not to my knowledge, other than the one signed certified letter that was signed for by Mr. Gary Jones.

Mr. Paul — And as to Mr. Jones, he is actively engaged with the City for some time on this case, is that correct—and specifically, he's filed a lawsuit related to these cases, is that correct?

Mr. Wicklund — Yes. Just to bring myself up to date on the history of this property, I had Code Enforcement run a history on it, and I believe going back within the last 14 years, he has had approximately 15 different code enforcement violations just on this property alone. I do know that the short time before the fire occurred, as well as the time that has passed since the fire, the Police Department has also been called out to the property on numerous occasions with either vagrants on the property or instances occurring there in the alley and in the structure that require the attention of the Police Department. So there has been quite a bit of activity and concern with this property for some time.

Mr. Paul — And I appreciate that specifically as to the lawsuit that we were notified of earlier this week. And I think that's Case Number APCC00051. That was specifically in reference to this proceeding before this Board at this time, correct?

Mr. Wicklund — Yes.

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

Mr. Wicklund — I have had approximately 25 years in the construction industry, ranging from residential new construction and remodeling to commercial. I have been a building inspector for the City of Joplin for 13 years, and I'm also certified through I.C.C. for property maintenance inspections.

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

Mr. Wicklund — From Chapter 26 of the adopted City Code, Section 26-612, specifically the definitions for a dangerous building, subsections 6, 13, 15, and 18. Number 6 addresses, "whenever any portion thereof has been damaged by fire, earthquake, tornado, wind, flood, vandals or any other cause to such an extent that the structural strength or stability thereof is materially less than it was before such a catastrophe or damage and is less than the minimum requirements of this Code for similar new construction." The interior framing members and finish of this structure were totaled by the fire that occurred. Also number 13, "whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry." It's been an attractive nuisance actually dating before the fire and has only increased since the time of the fire. The owner has made an attempt to secure the property; however, as of last night it was still not secured to the City ordinances. There was also a large opening into the crawl space that had not been addressed that allowed entry. Number 15, "whenever the electrical system is totally or partially damaged, destroyed, removed or otherwise made inoperable, unsafe or hazardous." The fire totally destroyed the interior electrical system. Also number 18, "whenever the building or structure is in such condition as to constitute a public nuisance known to the common law or in equity jurisprudence." As I mentioned before, the police have had to make numerous visits to the property and to this structure because of calls.

Mr. Paul — Thank you, Bryan. If there is no objection, I would offer Chapter 26, Articles IX and X of the Joplin Code of Ordinances into evidence before

the Board. And I also request 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 — This would now be the defendant's opportunity to cross-examine the witness. I see no witnesses in the gallery. I also have not been informed of any defendants intending to come and participate today. Does the Board have any questions of the witness? I see none. The City does not call any other witnesses. The City rests. This would now by the time for a defendant to testify or present evidence. Again, I see no defendants in the gallery and have not been informed that any defendants would be present today and, therefore, the Board will not have questions of defendants, and the City will turn the case back over to the Board for a decision.

Mr. Denham — Do we have a motion for demolition?

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2751, 815-½ South Pennsylvania, be considered a dangerous building according to City Code Chapter 26, Articles IX and X, Section 26-612, subsection lines 6, 13, 15, and 18, and so be demolished.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mr. Landrith that Item 2751, 815-½ South Pennsylvania, be declared a dangerous structure and ordered demolished in accordance to the City of Joplin Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, subsections 6, 13, 15, and 18. All those in favor of demolition, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

Mr. Paul — The only other one that we might do today is 2755. And I stepped out in the hall earlier to call a number that's in the file. It's the number of the owner's daughter, and I believe that Jeff had been corresponding with her at some point about what he wanted to do. They've been talking with contractors. She indicated he had been in the hospital and got the impression he might be transitioning to a nursing home, but they're not 100 percent sure on that.

Mr. Denham — It's another fire, isn't it?

Mr. Paul — I think—is that right?

Mr. Landrith — Yeah.

Mrs. Harrington — It's nasty.

Mr. Denham — It's pretty bad.

Mr. Wicklund — Yes, it is.

Mr. Paul — And so I think that even though we don't have a signed letter, that they had actual notice of the proceeding, and so we can probably proceed today if you'd like; although, she gave me what she alleged was an updated address. I don't know if it's a good address or not, but we could try to send a letter to that and wait 30 days. I think it's the Board's pleasure as to which way you'd like to go with it.

Mr. Denham — I'd kind of like to see it move ahead. It looks pretty dangerous. It's wide open, and it looks like a pretty severe fire. And there's police tape across it, but that's about it, keeping people out. Do you think it will—

Mr. Paul — We're ready to proceed if you all would like to.

Mr. Denham — Is everybody okay with that?

Board Members — Yes.

ITEM 2755 — **2631 E. 5TH ST.**
OWNER: John Fletchall
ADDRESS: 2631 E. 5TH ST. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr. Denham — Do we have a motion to hold a dangerous building hearing on Item 2755?

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2755, 2631 East Fifth Street, be the subject of a demolition hearing.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2755, 2631 East Fifth Street, be the subject of a dangerous building hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.** The Board turns it over to the City.

Mr. Paul — This is the Joplin Building Board of Appeals meeting in the Joplin Municipal Building on this 11th day of December, 2015, for the purpose of conducting a demolition hearing. The City will present its evidence first,

after which the public has a right to cross-examine witnesses and be heard, as well as present witnesses or exhibits. The case for today is Item Number 2755 on the agenda, also known as 2631 East Fifth Street. The City recalls Bryan Wicklund and remind you that you're under oath. Will you please state your name and occupation?

Mr. Wicklund — Bryan Wicklund. I'm the building official for the City of Joplin.

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

Mr. Wicklund — Approximately two years.

Mr. Paul — And have you, in the official performance of your duties, had occasion to inspect the property known as 2631 East Fifth Street?

Mr. Wicklund — My building inspector has.

Mr. Paul — Are you familiar with the property?

Mr. Wicklund — Yes.

Mr. Paul — I'm going to show you what's been marked as Exhibit Number 1. Can you identify those for me, please?

Mr. Wicklund — These are photographs taken by the building inspector of the condition of the structure after the fire. It was posted on August 7th.

Mr. Paul — And do the photographs show a reasonable likeness of the premises in their present condition?

Mr. Wicklund — I'm sorry—it was posted September 17th. Yes, it does.

Mr. Paul — If there is no objection, I would offer Exhibit 1.

Mr. Denham — The Board accepts.

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

Mr. Wicklund — We had title work performed.

Mr. Paul — And I'll show you what's been marked as Exhibit 2. Can you identify that for me?

Mr. Wicklund — It shows the owner as John Fletchall, with an address of 2631 East Fifth in Joplin.

Mr. Paul — And that's the title work, correct, that you're looking at?

Mr. Wicklund — Yes.

Mr. Paul — If there is no objection, I would offer Exhibit 2.

Mr. Denham — The Board accepts.

Mr. Paul — I'm going to show you what's been marked as Exhibits 3 and 4--or I guess rather—what, if anything, did you do to notify the owners of the property of this action?

Mr. Wicklund — We sent certified mail.

Mr. Paul — And I'll show you what's been marked as Exhibits 3 and 4. Can you identify those for me, please?

Mr. Wicklund — These are certified letters addressed—both of them addressed to a John Fletchall. Exhibit 3 is dated November 9th, notifying him of a possible demolition hearing to be held by this Board on December 11th. There is no signed receipt for that letter. Exhibit 4 is a certified letter addressed to John Fletchall dated October 8th, notifying him of a "finding of fact" hearing which was held by this Board on October 23rd.

Mr. Paul — If there is no objection, I would offer Exhibits 3 and 4.

Mr. Denham — The Board accepts.

Mr. Paul — I'm going to show you what's been marked as Exhibit Number 5. Can you identify this for me?

Mr. Wicklund — This was an e-mail sent from the building inspector, Jeff Oliver. It is sent in response to an e-mail that he had received from a Spring Ottendorf stating that he was requiring information on the burned house at 2631 East Fifth. But she still had a few estimates to come in, but she hadn't been able to visit with her father but was hopefully going to do that on the day of this e-mail, which was September 23rd, on what his wishes were to do with the house. It stated that she would take the e-mail that Jeff had sent her, giving her a list of licensed demolition contractors within the City, to take that e-mail with her when she went to visit with her father.

Mr. Paul — And so do you get the impression that Ms. Ottendorf is representing in that e-mail that she is the daughter of John Fletchall, who is the title owner of the property?

Mr. Wicklund — That's my understanding, yes. And the e-mail also notified her of the structure being placed on the October 23rd agenda.

Mr. Paul — And if I told you that I had an opportunity to visit with Ms. Ottendorf, and she confirmed that she's Mr. Fletchall's daughter, do you have any reason to dis-believe that?

Mr. Wicklund — No.

Mr. Paul — And so it's your understanding, based on this communication between Mr. Oliver and Ms. Ottendorf, that Mr. Fletchall in fact has actual notice of the proceeding that's currently in front of the Building Board?

Mr. Wicklund — Yes.

Mr. Paul — If there is no objection, I would offer Exhibit 5.

Mr. Denham — The Board accepts.

Mr. Paul — What, if anything else—well, we'll move back up here—I believe you pointed out in Exhibit 1 the photos that you also posted notice of this proceeding on the structure, is that correct?

Mr. Wicklund — Yes.

Mr. Paul — And is there anything else you did to notify the owners of the property of this action?

Mr. Wicklund — We had notice posted in the Joplin Globe.

Mr. Paul — And I'll show you what's been marked as Exhibit Number 6. Can you identify that for me, please?

Mr. Wicklund — It's an affidavit of publication showing the dates of November 19th, November 26th, December 3rd, and December 10th as publication dates for the property at 2631 East Fifth for a possible demolition hearing, which was slated for today's date, December 11th, of the Building Board of Appeals.

Mr. Paul — And if there is no objection, I would offer Exhibit 6.

Mr. Denham — The Board accepts.

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

Mr. Wicklund — I've had over 20 years' experience in the construction industry with residential and commercial experience. I have been a building inspector for the City of Joplin for 13 years, and I'm certified as a property maintenance inspector through I.C.C.

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

Mr. Wicklund — Based off the inspections performed by Jeff Oliver, as well as me reviewing the file, it is my opinion that the structure meets the definitions of a dangerous building from Article X, Section 26-612 for determining that structure to be dangerous, specifically subsections 6, 13, 15, 16, and 18. Number 18, "whenever the building or structure is in such condition as to constitute a public nuisance known to the common law or in equity jurisprudence." The structure has been left in its current condition since the time of the fire, and we have received complaints on the condition of that property, as well as number 13, "whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry." Based upon those subsections, it's my opinion that the structure should be declared dangerous and ordered demolished.

Mr. Paul — Thank you. If there is no objection, I would also offer Chapter 26, Articles IX and X of the Joplin Code of Ordinances into evidence before the Board, and I would ask that the record be held open to include a copy of the Globe on the dates of publication.

Mr. Denham — The Board accepts.

Mr. Paul — Thank you, Bryan. Now would be the defendant's opportunity to cross-examine the witness. I see no defendants in the gallery and am not aware of any that intended to attend today. Does the Board have questions?

Mr. Denham — One question—in the photographs it looks like two or three vehicles there. Would the City be responsible for removing those as well, or is that under a different—is that more under a nuisance?

Mr. Wicklund — We will have Code Enforcement address that before the demolition occurs, yes. I might mention also—I think there is at least one small storage building in the back that needs to be included.

Mr. Denham — Thank you.

Mr. Paul — Does the Board have any other questions?

Mr. Denham — No.

Mr. Paul — The City doesn't have any other witnesses and will rest. This would now be the defendant's opportunity to testify. Again, I see no defendants in the gallery. I'm not aware of any who intended to be present today and, therefore, the City will turn over the case to the Board for a decision.

Mr. Denham — Do we have a motion for demolition?

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2756, 408 West 14th Street be declared a dangerous—**

Mr. Denham — I think you're on the wrong one.

Mr. Landrith — You're on the wrong one.

Mr. Denham — It's 2755.

Mr. Wilson — **That Item 2755, 2631 East Fifth Street, be declared a dangerous building in accordance with Joplin Code of Ordinances, Chapter 26, Articles IX and X, Section 26-612, subsections 6, 13, 15, 16, and 18, and so ordered demolished, to include outbuildings and removal of vehicles.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2755, 2631 East Fifth Street, be declared a dangerous structure and ordered demolished in accordance to the City of Joplin Code of Ordinances under Chapter 26, Articles IX and X, Section 26-612, subsections 6, 13, 15, 16, and 18. All those in favor of the demolition, including all outbuildings, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

Mr. Denham — Any to release today?

Mr. Wicklund — Yes. I may need a little bit of help here because evidently I'm working off two different lists. Items 2694, 2695, and 2696—

Mrs. Harrington — All those ones down on South Main?

Mr. Denham — Demolition has occurred. They haven't got it all cleaned up.

Mr. Wicklund — As well as Item 2753. Those four structures have been demolished. I think there might be a little bit of cleanup work left to do, but they're gone.

ITEM 2694 — **4004 HEARNES BLVD.**
OWNER: RKS Development
ADDRESS: 202 E. 32ND ST. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (TENTH TIME BEFORE THE BOARD)

ITEM 2695	**3826 HEARNES BLVD.** **OWNER: RKS Development** **ADDRESS: 202 E. 32ND ST. Joplin MO. 64804** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (TENTH TIME BEFORE THE BOARD)**
ITEM 2696	**3802 HEARNES BLVD.** **OWNER: RKS Development** **ADDRESS: 202 E. 32ND ST. Joplin MO. 64804** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (TENTH TIME BEFORE THE BOARD)**
ITEM 2753	**2314 W. 3RD ST.** **OWNER: James Pangburn** **ADDRESS: 2314 W 3RD ST. Joplin MO. 64801** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)**
Mr. Denham	The last one was 2753?
Mr. Wicklund	Yes.
Mr. Denham	Do we have a motion to release?
Mrs. Harrington	**Mr. Chairman, I make a motion that Item Number 2694, at 4004 Hearnes Boulevard; Item Number 2695, 3826 Hearnes Boulevard; Item Number 2696, 3802 Hearnes Boulevard; and Item Number 2753, at 2314 West Third Street, be released from our agenda.**
Mr. Eastman	**Second.**
Mr. Denham	**I have a motion by Mrs. Harrington and a second by Mr. Eastman that Item 2694, 4004 Hearnes Boulevard; Item 2695, 3826 Hearnes Boulevard; Item 2696, 3802 Hearnes Boulevard; and Item 2753, 2314 West Third, be released from our agenda due to the demolition already occurring. All those in favor of the release, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**
Mr. Denham	Continue everything else, or are there some others we need to discuss?

ITEM 2749 **626 S. PICHER**
OWNER: Maurer Investments
ADDRESS: 10125 County Ln. 207 Webb City MO. 64870
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (FIFTH TIME BEFORE THE BOARD)

Mr. Wicklund — Just to bring you up to date on Item 2749, that's a structure that Maurer Investments is trying to rehab. They're having a little bit of difficulty. As of this morning, they failed their last six inspections, but they are making progress. The sixth one was this morning, so they have not left the project, which is good news.

Mrs. Harrington — What are they failing on?

Mr. Wicklund — Well, the framing, at this point, and a little bit of electric. They're still at their rough-in and framing stage. That's all the updates I have, so all the remaining items could be continued to the Board's discretion.

ITEM 2657 **511 BROADWAY**
OWNER: Larry Carlisle
ADDRESS: 1250 Reindeer Dr. Sarcoxie MO. 64862
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (SEVENTEENTH TIME BEFORE THE BOARD)

Mr. Denham — The one on Broadway, Larry Carlisle—it's our seventeenth time. When I drove by, it hadn't really changed much, but he's getting close. Have you or Jeff had any conversation with Larry?

Mr. Wicklund — Not about this particular project. I was by there yesterday and took some new photographs. It is close. There is—I'm not real happy with the way he's maintaining the property. There's siding all strung out everywhere. I was going to visit with Larry about that. I would hope within the next 30 days he'd have the outside of it complete.

Mr. Denham — I think that's what he told us—

Mr. Wicklund — He has said that before.

Mr. Denham — Six weeks ago. He's close, though. I mean, there's—as far as the outside.

Mr. Denham — Any other questions?

Mr. Rhodes — Is it the one on Hearnes Boulevard?

Mr. Wicklund — No, it's on Broadway.

Mr. Denham — Just once you get over the bridge. It's on the north side.

ITEM 2735 — **2313 E. 20TH ST.**
OWNER: EDBTZ / Cedar Tree Management
ADDRESS: 1505 W 10TH ST. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 23, 2015 meeting for a "Demolition Hearing" and Progress Report (SIXTH TIME BEFORE THE BOARD)

ITEM 2756 — **408 W. 14TH ST.**
OWNER: Mikel Joseph Wells
ADDRESS: 612 W. 13TH ST. Joplin MO. 64804
"Finding of fact Hearing" scheduled for this date"

Mr. Denham — Is there a motion to continue the remaining items?

Mr. Landrith — I have a question about 625 North Pearl, which Item Number 2752. What's the status on it?

Mrs. Harrington — Did I miss this one? Did I sleep through this?

Mr. Wicklund — We hoped we were ready for a demo hearing on that, but there's—

_____ — Which one?

Mrs. Harrington — 2735.

Mr. Denham — Don, we went ahead and continued the one on Pearl.

Mr. Landrith — Oh, did you?

Mr. Denham — Yeah, he showed up, and I think it's the one he—

Mr. Wicklund — Yeah, there's an individual that showed up with some more investigation that we need to send notice to.

Mr. Paul — We ought to be able to take that next time.

Mr. Denham — Which one—the one that—

Mr. Paul — Item 2735.

Mr. Denham — Okay. Any other questions? Do we have a motion to continue the remaining items?

Mr. Landrith **I'll make that motion.**

Mr. Eastman **Second.**

Mr. Denham **I have a motion by Mr. Landrith and a second by Mr. Eastman that all remaining items be continued to our January 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

Mr. Denham Do we have a motion to adjourn?

Mr. Wilson **So moved.**

Mr. Eastman **Second.**

Mr. Denham **All those in favor of adjournment? All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) (Motion carries, 6-0)** We stand adjourned. Everybody, have a Merry Christmas.

There being no further business to come before the Building Board of Appeals, the meeting stood adjourned at 11:00 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Susan E. Champlin, Notary Public

My Commission expires: November 18, 2016

SUSAN E. CHAMPLIN
Notary Public
Jasper County
My Commission Expires
November 18, 2016
Commission # 12528995