

**MINUTES  
BUILDING BOARD OF APPEALS  
REGULAR MEETING  
FEBRUARY 23, 2018  
9:00 AM**

Kyle Denham, Chairman, called the February 23, 2018 Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Mark Callihan, David Pommert, Ervin Wilson, and Mr Tylle. City officials present: Bryan Wicklund, Building Specialist, Jeff Oliver, Building Inspector, and Bet Willhite, Notary Public.

Mr. Denham            We will go ahead and call the, February Board of Appeals meeting to Order. First order of business is roll call. Do we have a motion to excuse Mrs Harrington?

Mr Wilson            Mr Chairman, I make a motion to excuse Mrs Harrington.

Mr Callihan            Second.

Mr Denham            **Motion by Mr Wilson, second by Mr Callihan that, uh, Mrs Harrington by excused from, uh, from, uh, the meeting. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.**

Mr Wilson            Mr Chairman.

Mr Denham            Yes.

Mr Wilson            If you'll refer to the minutes of the meeting from last month, on Page 21, there was a transcription error. Mr Callihan, uh, seconded a motion but it was printed out as a motion by myself and second by myself. I'd like to correct that please. I make that in a form of a motion ...

Mr Denham            OK.

Mr Wilson            Corrected.

Mr Pommert            Second.

Mr Denham            **Motion by Mr Wilson, second by Mr, uh, Pommert that the Mintues uh, be corrected to reflect, uh, the motion on Page 21. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.** Thank you. If you could come to you, to the podium, give us your name and address and tell us a little bit about your property, please.

**ITEM # 2784**

**2108 W 3<sup>RD</sup> STREET**

**OWNER: 2108 W 3<sup>rd</sup> TR**

**ADDRESS: PO Box 3133, Joplin, MO 64801**

**Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the January 26, 2018 meeting for a Demolition Hearing and Progress Report (SIXTEENTH TIME BEFORE THE BOARD).**

Mr Hills Christopher Hills. I'm inquiring about 2108 W 3<sup>rd</sup> St.

Mr Denham What kind of progress have you made this month?

Mr Hills Um, I've leveled all the floors in the house.

Ms Willhite Excuse me, Sir, can you please step to the mic and speak in, speak in...

Mr Hills I'm writing my name down.

Ms Willhite Oh, ok.

Mr Hills Yes, Ma'am.

Mr Denham Morning.

Mr Hills Morning.

Mr Denham You've, uh, leveled the floors. Is there anything else you've gotten taken care of?

Mr Hills No, that was a big job in itself.

Mr Denham Have you called for any inspections yet?

Mr Hills I haven't. I've just got the floors, actually, finished my last screw on Friday, maybe Saturday. So I've just been makin' sure everything's ready for the inspections. The last thing I want to do is shoot myself in the foot tryin' to call an early inspection.

Mr Denham Ok. Any other questions? What do you think you'll get done this month, in the next month?

Mr Hills What do you think I, what do you guys think I should start with? I mean, you guys, I just didn't know if you guys were going to continuously give me another task, on task or if you wanted me to come up with my own. Just to keep you guys happy. You know what I mean? I don't want to try to do too much, come and get shut down.

Mr Oliver            You completed your roof? I know you worked on it some. Um, on your floor here that you're talkin' about, did you pull up subfloor and expose ...

Mr Hills             All of it.

Mr Oliver            And expose the floor joist?

Mr Hills             All of it, other than, like, what was actually level. But you can still see everything, what's going on. All my floors are exposed right now, from the door to the back.

Mr Oliver            Very good. Yeah, we will want to inspect them joists before you cover it up, for sure.

Mr Hills             Yes, Sir.

Mr Callihan         It doesn't affect the house but we've talked about it before, of cleaning up the lot out, outside. I went by and there seems to be a lot of debris out, outside and that's, that would help keep the, the neighbors appeased, as well.

Mr Hills             Ok, understood. I've just been, it's really been really cold, so, I mean, it's just, you know, I can really only do so much with just being myself. And I'm tryin' to clean up as I go but it's just tough, you know what I mean, with it being ...

Mr Callihan         I, I ...

Mr Hills             You know what I mean with it being thirty degrees...

Mr Callihan         I, I...

Mr Hills             Five degrees.

Mr Callihan         I understand ...

Mr Hills             So, but with all due respect, I will.

Mr Callihan         So there will be a floor inspection, or a framing inspection?

Mr Hills             Um huh.

Mr Oliver            Call it in whenever you ...

Mr Hills             I call you on that?

Mr Oliver                    Call extension 521.

Mr Hills                    Ok.

Mr Oliver                    And get it set up. It's normally, if you call it in, it will be the next day, so ...

Mr Hills                    Sounds great. That's how I figured it'd be, so I just wanted to make sure that, that I was ready. I don't want to call you guys, have you guys ready and then, "Well, I gotta hammer these and I gotta..." You know, I just, I don't want to start that, that, uh, that relationship like that. I'm already fresh in this, so, and it's already been a time, up to this point, with this whole circumstance. So the last think I want to do is put myself in a situation.

Mr Oliver                    If you think you're ready, I'd, I'd try to do that next week and then you can move on to fixin' some of those headers and getting' your rafters tied in that we discuss there a ...

Mr Hills                    Yes, Sir.

Mr Oliver                    A few months ago and it won't be long ...

Mr Hills                    And that's the thing ...

Mr Oliver                    It won't be long you'll be ready for some wiring and plumbing and what have you.

Mr Hills                    Yes, Sir. And so, that's the good thing, with the floors being exposed, I don't want to cover up the floor anywhere I might need plumbing because, right now, it will be easier for a plumber to come in and get the job done.

Mr Denham                    Sure.

Mr Hills                    So ... Anything else to, uh, other than the yard, um, which is a very, very, very lengthy process, I can tell you that much. It's been, probably, not maintained for, maybe you guys probably know better than me, by maybe ten or fifteen years, you know, so, I'm just tryin' to do the best I can. I appreciate you guys for the time and the help.

Mr Denham                    Just continue to make progress. Keep us informed.

Mr Hills                    Yes, Sir.

Mr Denham                    Appreciate it.

Mr Hills Yes, Sir.

Mr Denham Any other questions?

Mr Callihan No.

Mr Denham Do we have a motion?

Mr Pommert Mr Chairman, I move that Item # 2784 at 2108 W 3<sup>rd</sup> St be continued to our March ...

Mr Oliver 23<sup>rd</sup>.

Mr Pommert 23<sup>rd</sup> meeting for a Progress Report or Demolition meeting.

Mr Tylle Second.

Mr Denham **Motion by Mr Pommert, second by Mr Tylle, that Item # 2784, 2108 W 3<sup>rd</sup> St, be continued to our March 23<sup>rd</sup> meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries. Thank you. Good Luck.**

Mr Hills Thank you, gentleman.

Ms Willhite Excuse me, Jeff, can you, please, move that mic up a little closer to ...  
Thank you.

**ITEM # 2833**      **725 MURPHY AVE**  
**OWNER: Jose Mendoza**  
**ADDRESS: 2425 Alabama Ave, Joplin, MO 64804**  
**Finding of Fact Hearing scheduled for this date.**

Mr Denham Morning.

Mr Mendoza Morning. I'm, uh, Jose Mendoza and I'm here for address 725, uh, Murphy Ave.

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

Mr Mendoza Yes, uh, I, basically, when I bought this, uh, place, I, honestly, didn't know anything about what I had to get done on it, you know. I, basically, bought it blind. Um, what I came to try to get for me, you know, was told that I was goin' to need more work than what I thought. I thought I was goin' to be able to fix it myself and, you know, it didn't happen that a way. However, um, you know, I didn't know it was going to be much money,

that I needed to spend on getting' it done. Uh, I did, uh, hire just someone about maybe six, seven month back. Um, this person started tearin' down, you know, the inside and everything, trying to get it, um, unfortunately, because of money issues, you know, I wasn't able to complete with the money. Uh, he had to stop and you know, but I just talked to him and, uh, he's goin' to, uh, come back and a start workin' at the house, uh, at the end of next couple of weeks. I mean, so, uh, at this point, you know, I did, to be honest with you, I did not have all the money that I'm goin' to, that I'm goin' to need to, to get it done at once. But, I'm going to try. My credit is not a good. I want to talk to the Bank a week ago and, and they, they checked my credit. They said, that not good enough for them to give me, uh, uh, good, uh, uh, amount, you know, to loan me some money to start workin', fully, on the house but to wait a couple of month, that they, that in a couple of month my credit should be, you know, in a level where they could loan me some good money and so I can start puttin' good, good effort to get this house going, and, and uh, I mean pretty good.

Mr Denham                    How long have you owned the house? How long have you owned the house? When did you buy it?

Mr Mendoza                I bought it about two and a half years ago. I actually thought, like a couple of month after I bought it when Mr Oliver, uh, we talked about the house. Like I said, this house, I mean, this house was already condemned when I bought it. The thing is, that I didn't know what condemned meant, you know. I mean I thought it was goin' to be a, a, at the time I bought it, I was blind. Honestly, I be honest to you, I didn't know exactly what I getting into.

Mr Denham                    Is it a Contract for Deed or do we have a different name listed?

Mr Oliver                    No, it's good. I've already done the title search on it and, uh, it's in his name and recorded.

Mr Denham                    Oh, I'm lookin' at the wrong address.

Mr Mendoza                The person that I hire, you know, he, he came and got permits on it. So you guys, also, uh, filed, I mean, have permits on file too, that ...

Mr Denham                    So you've met with him on site?

Mr Oliver                    I have ... I'll back up a little bit and give you the history on it. If you'll recall, there at 8<sup>th</sup> & Murphy, approximately a year or so ago, we had four properties that were ordered demolished. Um, when those properties were posted, um, there was one house left of those that, there were actually five together. So, in the last month, the one house that was left was lite on fire. So it's on your Agenda today, as well. His house, actually sets next to that

one and when I originally posted it before, that was ordered demoed back in 2016. I also posted Mendoza's here. We had a conversation back then, uh, that he was going to try and gather some funds and what have you to work on the property so, I had just kind of set on it for a while. Well, when this other house, uh, got caught on fire and had been back by, I revisited his property. Nothin' had been done so I reposted it and brought it to the Board. He did come in this past week and I have visited with him at the counter and basically went over what he just told you. If he gets the opportunity to work on it, it might be a little bit of a lengthy process. It has set there, going on for, going on two years.

Mr Mendoza

And this has basically, uh, I just want to recap that, I mean, he has taken this much long, the reason he has taken this much long is because at the beginning I really didn't know that, how much, uh, expenses I was goin' to have with electricity and plumbing. Honestly, I really didn't know anything about it. Like I said, at the beginning, uh, I thought that I was going to be, you know, just ok. Well, getting into it, kicking everything out and will replace everything but when I can. And, like I said, request for me, I was told that it was a totally different game. Uh, however, like I said, I talked to Mr Oliver and I said, that, that the reason I, you know, it took me almost a year to get \$5,000.00 save of my own and it's going to take me almost \$25,000 to basically get this house, I mean, lookin' good. And uh, so at this point, what I want to say is that, I, I, I mean, I do have a person that will start working on it, you know, he's goin' to help me out on getting everything ready. Um, if the bank allows me to get the loan, then it will proceed a faster but I would like to request enough for you guys to give me an opportunity to at least to start. I, I mean, uh, something. I already started. I already, got the, the person that will start. He will start, probably, in a couple of weeks and, uh, you know, he, he had it demolished, the inside, already. All he needs to do is for, uh, start framing, I guess. You know, start getting it ready for the electrician, something like that. But, I mean, that's a where I'm standing right now.

Mr Denham

Well, this is under new business. We have to, automatically, uh, continue this for thirty days. So maybe that would give you time to meet with your bank and really come up with some concrete plans and schedules on how you can get this house finished up and how long it would take, before our next meeting. Our next meeting is March 20, uh, 3<sup>rd</sup>.

Mr Mendoza

Yeah, but banker already told me that, that, you know, that if we can go back and talk, it will be a couple of month, I mean, before, you know, I mean we can actually talk, you know, and see if they can loan me some money. But, uh, I will start a workin' on it. I mean, that's definite. They are goin' to start workin' on it, and, and you know, if you guys can check the progress and everything, you know, I hope you can extend it until I get it, you know, I get the, the funds, enough funds to actually complete it.

Mr Oliver I do have a copy of the permit that he purchased. This was purchased back in August. You will have to re-apply.

Mr Mendoza Oh, for another permit?

Mr Oliver Yes, Sir.

Mr Mendoza Ok, Ok but yeah, alright. I'll do that.

Mr Denham Is it open?

Mr Oliver Um.

Mr Denham I drove by it but I don't recall. I don't think it was open?

Mr Oliver The last time I was by ...

Mr Mendoza Yeah, I want to close the door.

Mr Denham It was open? Ok, yeah, you need to. ...

Mr Mendoza Yeah, it's been vandalized at twice already and, and I noticed that, uh, um, you know, it was basically people going to sleep there. You know, it's, uh, very, they almost, I had it, I had a room almost complete and they destroyed it, they destroyed it and I have to redo that room again. Everything. I mean, so it, but I, I called the police, you know. Made reports on it. But what helps on that, I mean, it's ...

Mr Denham Well, you've seen how your house next, the house next door's been van, uh ...

Mr Mendoza Been burnt.

Mr Denham Been burnt. It's only a matter of time where it might be your house.

Mr Mendoza When it happened, you know, the next day I went and, and check and checked on it and it looked like they had started a fire on it, on mine too. They were, luckily, you know, they, uh, they uh, they had a shovel and, and they started burning in the house too. They got knives all over the, the, the room. That room was already good to go and, and they destroyed it.

Mr Denham That is part of the problem with a house like this that's just left vacant and, uh, unattended. It's an attractive, uh, thing for people to move into and vandalize and live in and, so you gotta keep it closed up. Drive by a lot. If it has some activity, that kind of helps detur the...



Mr Mendoza Oh, I totally understand. I had to put boards on the, one of the windows to keep it away and they still broke in. They, they still broke into the house. I mean, on the back, I tried to put, you know, wood on the, uh, windows. They knocked them out and I mean, it's, I, I've had, the AC that I had there. There stole everything. I mean, its, it's like I said, I mean they puttin' it back in a good situation too, so it's ... But if you guys give me the opportunity, I mean, just, just give me the opportunity, I will, I, I will guaranty you, I mean, we are, I mean, I'm going to start, I'm going' to start workin' on it and, and keep more attention to it.

Mr Denham Ok. Any other questions, comments? Do we have a motion to continue?

Mr Wilson Mr Chairman, I make a motion that Item # 2832, 727 Murphy Ave be continued to our ...

Mr Pommert 2833.

Mr Wilson Oh, it's, pardon me. Item 2833, 725 Murphy Ave be continued to our March 23<sup>rd</sup> meeting for Progress Report and Demolition Hearing.

Mr Pommert Second.

Mr Denham **Motion by Mr Wilson, second by Mr Pommert that Item 2833, 725 Murphy Ave be continued to our March 23<sup>rd</sup> hearing for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries. So come back next month, March 23<sup>rd</sup> and give us another update, please.**

Mr Mendoza Thank you, Sir.

Mr Denham Thank you.

**ITEM # 2797**

**2130 BIRD AVE**

**OWNER: Jerry David**

**ADDRESS: 2130 Bird Ave, Joplin, MO 64804**

**Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the January 26, 2018 meeting for a Demolition Hearing and Progress Report (TENTH TIME BEFORE THE BOARD).**

Mr Denham Morning.

Ms Ashton Morning. Margaret Ashton, with 2130 Bird Avenue.

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

Ms Ashton Um, we've completed the complete outside, um, and most of the inside. We're going to have to re-mud, uh, the walls and ceiling which we're goin' to, uh, oh, what do they call it, spray it Saturday with the mud and then the spackle or whatever it's called. And then, uh, we've got one floor in the kitchen that we need to repair and we'll be done. I've got pictures if you want to see 'em.

Mr Callihan You've made good progress on the outside. I drove by ...

Ms Ashton It's complete.

Mr Callihan Yeah, yeah.

Mr Denham Any inspections that need to take place?

Mr Oliver Um, she'll still need a final. We did release the, uh, the rest of the, uh, insurance money that we held so that she could move forward and finish the outside. So, uh ...

Mr Denham The outside is finished? Should we release, release it or ...

Mr Oliver Yeah, I've got a note here to release it.

Ms Ashton I've got pictures here of the outside. We've even got the mail box up, all the interior and everything.

Mr Denham Yeah, it looks really good.

Ms Ashton Thank you.

Mr Denham Uh, we have a motion to release?

Mr Pommert Mr Chairman, I'd like to make a motion that Item # 2797 at 2130 Bird Ave be release from our Agenda.

Mr Wilson Second.

Mr Denham **Motion by Mr Pommert, second by Mr Wilson, that Item # 2797, 2130 Bird Ave be released from our Agenda due to the work nearly complete. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries. Thank you. Good Luck.**

Ms Ashton Thank you.

**ITEM # 2805**

**730 S PICHER**

**OWNER: Eleazer Guerroro**

**ADDRESS: 615 S Moffet, Joplin, MO 64801**

**Demolition Hearing has been posted in the Joplin Globe Legal Section.**

**Item continued from the January 26, 2018 meeting for a Demolition Hearing and Progress Report (SIXTH TIME BEFORE THE BOARD)**

Mr Denham Morning.

Mr Guerroro Morning. I'm Eleazer Guerroro. I'm the owner of 730 S Picher and I'm most done. I just have to clean out the trash in the back. I need the sidewalk in the front and...

Mr Oliver I've done my drive by ...

Mr Guerroro My interior.

Mr Oliver Yesterday. He was out there workin' on it and we discussed that, that the Board had mentioned about cleanin' the property up a little bit. Uh, did you get the front of the house completed?

Mr Guerroro Yeah, just like little picks here and there. Went up, poured the roof and then the porch but I just, very little, uh, will finish today but...

Mr Oliver Uh ...

Mr Guerroro Most of its complete. Just the sidewalk in the front and get the roof in the back, yes.

Mr Oliver Well, I was by early in the day, uh, that's what it looked like. Did you take any pictures when you ended the day, yesterday?

Mr Guerroro I took a couple.

Mr Denham You need to either get a dumpster or haul that off before the next meeting. I think we asked you to do that last time but ...

Mr Guerroro Yeah, that's ...

Mr Denham That's pretty bad ...

Mr Guerroro Yeah, I was goin' to try and haul that myself, 'cause ... (stepped away from microphone).

Mr Oliver So there was progress made throughout the day. Like, he's about got the front done there, so ...

Mr Denham We, we need you to talk at the mic. Our next meeting's, uh, March 23<sup>rd</sup>. How much do you think, what, what do you think you will have left after that?

Mr Guerroro Uh, just finish the inside. I mean, I work on the electric and the plumbing. I got a permit for that and all that. Uh, I would, why do I have to have complete done, the whole house before you guys release it or... ?

Mr Tylle Well, that backyard needs to be cleaned up.

Mr Guerroro Yeah.

Mr Tylle Very important.

Mr Guerroro I mean, ...

Mr Denham The house looks much better. You got a lot done this month considering all the weather we've dealt with.

Mr Guerroro As soon as I can get a good day, I can pull all that debris out in a trailer to the dump, I get it, just...

Mr Denham Yeah.

Mr Guerroro Just a matter of the weather right now.

Mr Denham Yeah, we really want to see that cleaned up ...

Mr Guerroro Ok.

Mr Denham Before the next meeting.

Mr Guerroro Alright.

Mr Denham Any other questions or comments? Do we have a motion to continue?

Mr Wilson Mr Chairman, I make a motion that Item # 2805, 730 S Picher be continued to our March 23<sup>rd</sup> meeting for Progress Report and Demolition Hearing.

Mr Callihan Second.

Mr Denham **Motion by Mr Wilson, second by Mr Callihan, that Item # 2805, 730 S Picher, be continued to our March 23<sup>rd</sup> meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries. Thank you. Good Luck.**

Mr Guerrero Thank you.

**ITEM # 2827**

**1010 S MONROE**

**OWNER: Clista Schrader (Fisher)**

**ADDRESS: 9505 S 679 Rd, Wyandotte, OK 74370**

**Demolition Hearing has been posted in the Joplin Globe Legal Section.  
Item continued from the January 25, 2018 meeting for Demolition  
Hearing and Progress Report (SECOND TIME BEFORE THE  
BOARD)**

Mr Denham Good Morning.

Ms Fisher I'm Clista Fisher. I have property at 1010 Monroe in Joplin that I've been contacted to, um, that they, we considering condemning it and it needs a roof.

Mr Oliver Can you pull that mic down a little bit?

Ms Fisher Yes.

Mr Oliver Thank you.

Ms Fisher And it's just been a matter of the funding and I've got the funding in place and I'm ordering a metal roof from NEO Metal in Miami and within two weeks I should be able to start that project that I came to get a permit today.

Mr Denham I didn't quite hear. You're, you're getting a permit to, uh, start the ...

Ms Fisher To start ...

Mr Denham The renovation work?

Ms Fisher Yes, to start getting it repaired.

Mr Denham Do you know what all will need to be done?

Ms Fisher There's some electrical. There's some, there's a lot of sheet rock and a roof repair where the neighbor's tree fell on the electrical main and I had that fixed but they didn't, it still leaked on the roof and caused a lot of internal damage on two ceilings.

Mr Denham Have you spoken to anyone with the City about what's goin' to be required to get this off ...

Ms Fisher I did, a couple of times. My son had came up and started working on things and I had gotten the financing to do the roof. I was going to use my repo truck as collateral and then things just stopped with us needing to get permits and some other issues. And so, I'm back on track with it.

Mr Oliver I, I did visit with her on the phone this week so, I, we did, kind of, we kind of went over it a little bit. Um, basically, for, for the City on this project, the roof, which she's already telling you she's goin' to address but we did discuss the electric a little bit. A lot of water damage to the sheet rock, you know, falling down, so there's a lot of work to do there. But with that, uh, being exposed, you know, the framing and what have you, we want the electrical brought up to code as far as hard wired smoke detectors and stuff. But we did touch on that, so ...

Ms Fisher It should be no problem.

Mr Wicklund Did you get signed in, signed in on the Sign In Sheet?

Ms Fisher I did.

Mr Wicklund What did you say your name was, again?

Ms Fisher Clista Fisher. It was Schader when I purchased the property.

Mr Wicklund Ok.

Mr Oliver So, you'll need to, on your permit, you'll need to, uh, we can probably allow you to get the, uh, the roofing permit today. You will have to have a licensed electrician. If you have that information already, we would like to have both items on the same permit.

Ms Fisher Ok, I don't have the electrician but I can ...

Mr Oliver Make sure, when you are choosing one, that they are licensed, bonded and insured with the City of Joplin.

Mr Fisher Ok. I will do that.

Mr Oliver Ok.

Mr Denham Any other questions or comments? Do we have a motion to continue?

Mr Pommert Mr Chairman, I'd like to make a motion that Item # 2827 at 1010 S Monroe be continued to our March 23<sup>rd</sup> meeting for a Progress Report or Demolition Hearing.

Mr Wilson Second.

Mr Denham **Motion by Mr Pommert, second by Mr Wilson that Item # 2827, 1010 S Monroe be continued to our 23<sup>rd</sup>, our 23<sup>rd</sup>, our March 23<sup>rd</sup> meeting for Progress Report and Demolition Hearing. All those in favor say “aye” (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries. Thank you. Good Luck.**

Ms Fisher Thank you.

**ITEM # 2819**

**1032 S CONNOR**

**OWNER: Michael & Janet Russell**

**ADDRESS: 726 Indiana Ave, Joplin, MO 64801**

**Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the December 8, 2017 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)**

Mr Denham Morning.

Ms Ostic Janet Ostic, 1032 S Connor.

Mr Denham Can you tell me a little bit about your property, the progress you’ve made?

Mr Ostic Uh, we’ve got, uh, the front that faces Connor done, uh, as far as all the siding on that. We have to still do the trimming. I got the side that’s on, uh, 11<sup>th</sup> St, uh, three quarters of it’s done. We’re goin’ to finish that up today. Tried to do it yesterday but got caught in the rain there too. So, I’m goin’ to finish up that side of it. Then all I’ll only have is half the house to finish sidin’. The back half. And then the trimming around it all. And then I got, uh, part of, uh, uh, the, uh, the roof tin and then I’m goin’ to do the other part of the tin on the other side of the house. And I’ll replace my front door so people can’t break into it any more.

Mr Denham Have you met with them on site?

Mr Oliver No, I haven’t been, uh, haven’t been called to check anything out, at this point. Um, they are makin’ some progress, cosmetic wise, I guess.

Mr Denham Do you know everything that needs to be done to get it off our list?

Mr Ostic Uh, basically, a list that was given to us by, uh, this council that was given to our attorney. Now the electricity I’m waiting on until you allow us, so I know I’m not going to spend \$7,000.00 have electricity put in it until it, and have it ripped down. ‘Cause I have a, hire an electrician and do the

type of wiring, it's the old type wiring. He's goin' to have to redo the whole house.

Mr Denham

Ok.

Mr Wicklund

Jeff, is there anything we can cross off that list?

Mr Ostic

Well, I've done, you know, basically, cleaned up the backyard, cleaned up the front yard. Uh, like I said, we're tryin' to do, you know, get the siding and everything put up on the side of the house. 'Cause, we've got to rip a lot of the siding off, you know, the old siding off and put new siding up. And like I said, the side that faces 11<sup>th</sup> St will be done today. And then, like I said, I got all that trimming I gotta redo. The roof section that was bad has already been replaced. That was replaced last month.

Mr Oliver

You're going to continue on and do the whole roof in the middle, correct?

Mr Ostic

Correct. It just, every time I try to get up there its either rainin' or the wind's blowin' like crazy and so. But we did get another section of it done. Uh, I was going to put the other section up and it started pourin' on me so, I didn't get quite finished. But, yeah, we've been doin' it when I can get up on the roof and not worry about bein' blowed off.

Mr Denham

It's been pretty windy.

Mr Ostic

It's been, and you know them panels are eleven foot long, so, get up there and I've had a few of 'em go flyin' off the roof 'cause it gets windy. But the whole roof, all the way across will be done in tin.

Mr Denham

Our next meeting's March 23<sup>rd</sup>. You think the roof and the siding will be complete by then?

Mr Ostic

Uh ...

Mr Denham

Weather permitting.

Mr Ostic

Weather permitting, the whole, the, the siding will be completed and the roof will be probably almost completed. There's one side of the house that's real, the back side of the house, it's really hard to get to 'cause the slope they got it at is a little difficult. You can't really get on the roof without sliding all the way off.

Mr Denham

On that list that discussed, uh, opening up a porch that had been closed in.



Mr Ostic Yes, I been, basically, not opening it up, quite, because I use a cable to keep the, the door, I got a steel door on it and I gotta, oh what do you call it lock on it, a cable, a bicycle kind of lock on it, big cable to help keep, ...

Mr Denham Yeah.

Mr Ostic to detur people from trying to break in that door. But all that will be done before, you know, hopefully, before the end of next month, too.

Mr Denham Ok.

Mr Oliver Bryan, to answer your question there a minute ago, probably, the only thing that come off, could come off this list is the first item with the overgrown brush and weeds. I know he's worked on that a lot. Just keep up with it. Keep continuing to clean it up. A lot of the rest of the items on here, they've worked on but they are not complete.

Mr Denham Any other questions or comments? We have a motion to continue?

Mr Tylle Mr Chairman, I make a motion that Item # 2819, 1032 S Connor be continued to our March 23<sup>rd</sup> meeting.

Mr Denham Is there a second?

Mr Pommert Second.

Mr Denham **Motion by Mr Tylle, second by Mr Pommert that Item # 2819, 1032 S Connor be continued to our March 23<sup>rd</sup> meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries. Is there anything else?**

Mr Ostic No, that's it.

Mr Denham OK, appreciate it. Good Luck.

Mr Ostic Thank you.

**ITEM # 2815**

**621 E 13<sup>TH</sup> ST**

**OWNER: Dobemar Investments Inc**

**ADDRESS: 1601 S Madison St, Webb City, MO 64870**

**Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the January 26, 2018 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)**

Mr Denham Morning.

Mr Elliston                    Good Morning. Mark Elliston, Item 3 2815, 621 E Markwardt. Here on behalf of Dobemar.

Mr Denham                    Is it on our Agenda?

Mr Pommert                    Yeah. It's Item #2815.

Mr Denham                    Oh, 15. Oh, 13<sup>th</sup> St.

Mr Elliston                    Second page, top.

Mr Denham                    Yeah, I see it. You tell us a little bit about this property?

Mr Elliston                    I can tell you, a contractor was hired. The contractor came over here to the City. Dealt with the City. Got a permit. Contractor did the work. Contractor got compensated. I got a copy of the, the bill. To our knowledge, this was taken care of until I got a letter just two weeks ago.

Mr Denham                    What work did he do?

Mr Elliston                    (Walked up to the Chairman and Board members and gave him a copy of the Contractor's invoice.).

Mr Callihan                    So he replaced a door and some plexie glass?

Mr Elliston                    He came over and dealt with the City and, and got the permit to do what was told to be done and that's the bill that was received ... and paid, compensated.

Mr Callihan                    It appears that the house is occupied now. Is it occupied now?

Mr Elliston                    There are not any renters that have signed any leases with them, no.

Mr Callihan                    Ok. There was a light on when I drove by yesterday, a light on inside. I just assumed somebody was living there. But ...

Mr Elliston                    There's renters to the other, the house to the other side and I know that they have access. I don't know why they'd been in it yesterday.

Mr Callihan                    I don't know, I just drove by and saw a, a light was on.

Mr Denham                    Well, I wasn't there when they were, when your contractor talked to the City but from the photographs we see, there's quite a bit of decay on the floor framing, rim joist, the, uh, floor joist. I don't know if that was something we had wanted to see fixed but, I, I noticed the building next

door had quite a bit of decay, too. But, uh, they have closed in the doors and apparently, the broken window.

Mr Elliston All I know is the Dobemar hired a contractor. They came over. They're the ones that dealt with the City. They got the permit and did whatever work. There's the bill and then they were compensated. I did not talk with the City. Nor did Dobemar talk with the City. I mean I'm an attorney.

Mr Denham Jeff, is ...

Mr Oliver I don't know who he, uh, the contractor talked to at the counter. I don't recall, uh, talkin' to the contractor when the permit was issued. As far as the structure goes, yeah, you can see that the doors are put in, its secured, it is, uh, still very rough. I think that had I been the one that, uh, they had talked to when they originally purchased the permit, what you mentioned would have been brought up as far as the floors and what have you goes.

Mr Denham From the City's perspective, is it ready to release or is this something that still needs to be addressed?

Mr Oliver Well, it's secured. It ugly. I don't guess it's really dangerous any longer as long as it's secured. It needs cleaned up some more. There's trees growing up by the footing and foundation that need to be removed and some trash needs to be removed but that's a different subject.

Mr Denham Burned, burned out truck?

Mr Oliver Yeah, they got a new burned out truck in the backyard.

Mr Elliston That will be taken care of but, again, on behalf of my client, they did what they thought they were supposed to do. They hired a contractor. They came to the City, obtained a permit. I have no idea what the conversation was with the contractor. I wasn't present. So ...

Mr Denham We weren't either. Uh, just as a matter of fact, the house needs some attention or it's not going to be around much longer. Having that kind of decay, and it's not just this one, the one next door has the same kind of thing going on. Uh, siding needs to be repaired. Joists and rim joists need to be repaired. Uh, that's, I'm just telling you that just to try to protect your client's investments.

Mr Elliston Well, I appreciate that.

Mr Denham But ...

Mr Elliston And they do.

Mr Denham Some attention needs to be made, that's, all three of 'em really are in pretty sad shape.

Mr Elliston Yes, Sir.

Mr Denham I'd, I don't, it's sad to think people live in those homes, truthfully, but ... Are we ready to release it then? Do we have a motion to release?

Mr Pommert Yeah, we really don't have any authority, as far as the trash and car and all that. As far as, that would fall more under Code than ...

Mr Callihan That's Code Enforcement.

Mr Pommert So Mr Chairman, I'd like to make a motion that Item # 2815 at 621 E 13<sup>th</sup> St be released from our Agenda due to the work completed, per City.

Mr Wilson Second.

Mr Denham **Motion by Mr Pommert, second by Mr Wilson that Item # 2815, 621 E 13<sup>th</sup> St be released for our Agenda. All those in favor of the release say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, and Mr Denham) Those opposed (Mr Tylle). Motion carries.**

Mr Elliston Thank you, gentleman, have a good day.

Mr Denham You too.

**ITEM # 2825**

**1202 ROOSEVELT AVE**

**OWNER: Kipp Koile**

**ADDRESS: 1202 Roosevelt Ave, Joplin, MO 64801**

**Demolition Hearing has been posted in the Joplin Glove Legal Section.**

**Item continued from the January 26, 2018 meeting for a Demolition**

**Hearing and Progress Report (THIRD TIME BEFORE THE**

**BOARD).**

Mr Denham Morning.

Mr Michaels Good Morning, Sirs. I'm here in regards to 1202 Roosevelt. Uh, Kipp Koile no longer owns the house. We took it. I sent the, uh, contractor that we hired to come in and do the siding and windows and that and to get a building permit and they told him that, uh, he, they wanted the title in our name before they would issue the building permit, even though, Kipp and I were working together to get it done. So I, we went ahead and closed on the property. It closed, um, trying to look at the date, one day this, on the 21<sup>st</sup>. It took, uh, you know, by the time you get the title work done and all

that kind of stuff, it took a little bit. Uh, I brought a copy of the deed because, I think it was a gentleman name Billy down stairs, that wanted a copy of the deed before the contractor was able to get the permit. I just got it so I thought I'd kill, you know, drop a copy of it off down there while I was here. Um, we own the house as of the 21<sup>st</sup> and we're goin' to finish it.

Mr Denham                      What kind of a schedule do you think it'll take to get it wrapped up?

Mr Michaels                    Um, what I was told by the building permit, they needed the rim inspected and the siding and windows inspected and everything else was OK. So, that's what I hired, what I have hired out. Now, depending on weather, he can't start for about another week, 'cause I've ordered the window and doors, I mean the windows and the siding but the siding's goin' to take two, according to Herman's, it should take about two weeks to get in. The window will probably be in next week. And as soon as the materials are there and the weather's right, then he can go to work. It might take him a little longer to put the siding on because I'm goin' to, uh, insulate all the, the walls are not insulated on that house and I want walls insulated before they put up the siding. So they've gotta do it from out, they will have to drill and blow from the outside since the inside is already finished up.

Mr Wicklund                    Now, who was trying to pick up permit?

Mr Michaels                    Uh, his name's Ryan Peterson. He's a licensed contractor here in Joplin. I sent him, 'cause, I went down to do it and they said because, even though I'm going to be owning the house, since they had issued Kipp a permit they couldn't issue me one. They had to have a contractor who was insured and licensed. So I went and hired Ryan to go do the work.

Mr Wicklund                    I understand that. So where does that document showing that you are the legal owner? How does that play into it?

Mr Oliver                      I asked for it.

Mr Michaels                    Yeah. I, I didn't know it was you. I thought it was somebody named Billy.

Mr Oliver                      It was me.

Mr Michaels                    Oh, ok. Well, I got it done.

Mr Oliver                      Some might call me Billy, I don't know.

Mr Michaels                    Well, I, maybe that's who Ryan was talkin' to about getting' the permit and...

Mr Wicklund                    So they do have a permit now?

Mr Michaels No, they, you wouldn't issue it until I brought this in.

Mr Wicklund OK.

Mr Michaels There, I mean it, if you remember last month, I told you if Kipp couldn't finish it up, we were goin' to take over the house and finish it. And, uh, I didn't believe Kipp was going to finish it 'cause we had the second mortgage on the property and the budget he submitted to me, I said there's no way you're doin' that, that house for that amount of money. It's goin' to require more money than that. So, then I had to go to the bank, negotiate them releasing him and me takin' over his loan and then me comin', gettin' the permit and then, when they wouldn't, didn't want to issue me the permit I had to get the property recording and I had to go find the contractor. I had to order the siding and the windows and all that kind of stuff. That takes, actually we got a lot work done in a month's time.

Mr Denham I would say you got a lot done in a month. Appreciate your effort. So, uh, we'll continue, continue this and hopefully build a, wrap it up pretty quickly and get it off our Agenda.

Mr Michaels I hope so, 'casue I want to get it rented. Um, isn't it Jeff?

Mr Oliver Correct.

Mr Michaels Do you want me to leave a copy of this down there or should, do you want to ...

Mr Oliver Yeah. When you, uh, fill out the application down there, just leave it ...

Mr Michaels Well, I'm, Ryan, well, he's gotta get it in his name according to what your people down there told me.

Mr Oliver Well, you can apply for it you just need to list him as your General so we have ...

Mr Michaels Oh, so then you can cross, you can get his license number and stuff, 'cause I, I guess I'd have to call him for it.

Mr Oliver Yeah, I'd call him, 'cause we'd like to have that number when the application is filled out.

Mr Michaels Ok, then I can go down, pay for the permit and get it now, then,

Mr Oliver Yeah, siding, windows ...

Mr Michaels                    Yeah, you told me siding, windows and the rim.

Mr Oliver                      Yip.  
Mr Michaels                   Because there's some real rotten spots in the rim that need to be replaced and for, uh, also I'm going to finish takin' off the rest of the rock. If you remember, he didn't, he took off all that rock but he didn't take enough of it off in spots to where you can get down, you know, put the rim on and, you know, weather proof that area, as well, so ...

Mr Oliver                      While you're, um, it really doesn't have to do with the dangerous structure itself, but I don't know if a fence permit was ever pulled on that property. Uh ...

Mr Michaels                   I was, I'm takin' the fence down.

Mr Oliver                      But the fence on the side of the house, that comes up too far ...

Mr Michaels                   I'm takin' it out.

Mr Oliver                      Ok, great.

Mr Michaels                   As, as a landlords, the last thing I want is a fence.

Mr Oliver                      Alright, yeah.

Mr Michaels                   All fences do is encourage all the wrong stuff. Yeah, we've, I've already hired somebody else to come out and tear, tear out the fence and he, I told him, "You can have the fence if you'll just get rid of it for me." And I've already, uh, got the, uh, dumpsters on their way. I told 'em to deliver them in about a week or so to, I've got somebody hired to come pick up all that old rock that he tore off and all that kind of stuff. So, um, I've been into, around here for a long time. I, I try to do things ...

Mr Oliver                      Right.

Mr Michaels                   I have a real simple rule: I won't let a tenant move into a house unless I'd let my daughter move into it and that's, it will be nice when we're done. Nice enough.

Mr Denham                    Appreciate all your effort.

Mr Michaels                   Uh huh, thank you.

Mr Tylle                        Mr Chairman, I make a motion that Item # 2825, 1202 Roosevelt be continued to our March 23<sup>rd</sup> meeting for Demolition Meeting, Progress Report.

Mr Pommert

Second.

Mr Denham

**Motion by Mr Tylle, second by Mr Pommert that Item # 2825, 1202 Roosevelt be continued to our March 23<sup>rd</sup> meeting for Progress Report and Demolition Hearing. All those in favor say “aye” (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.**

**ITEM # 2817**

**1903 ½ S KENTUCKY**

**OWNER: Nicholas a Kubicek**

**ADDRESS: 2017 Crestover Cir, Carrollton, TX 75007**

**Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the January 26, 2018 meeting for a Demolition Hearing and Progress Report (SIXTH TIME BEFORE THE BOARD)**

Mr Oliver

Alright, Item # 2817, 1903 ½ S Kentucky. I had a phone conversation with this Miss Kub, Kubicek, uh, just yesterday, actually and they had, as you recall, that was a rental property. The folks were wanting to buy it. Well, they've gone ahead and bought the property. So, she's goin' to get me all the information, even send me a copy of where they have had it recorded and everything. So I know that it's not a contract for deed type thing. Um, well, anyway, progress is really slow so, uh ...

Mr Denham

These people understand they can't make it an apartment again? I know the first, or original owner knew that.

Mr Oliver

Right. Honestly, uh, I have not had any contact with these people.

Mr Denham

Did you say they actually were renting it from the original owners?

Mr Oliver

Correct.

Mr Denham

The people who bought it?

Mr Oliver

Yes.

Mr Denham

Ok.

Mr Oliver

The permit's still good, technically. Um, it's already about four month old, so ...

Mr Denham

But the new owners will have to reapply, right?

Mr Oliver

Um, I don't know that we would charge 'em. We may just want to get it put in their name.



Mr Denham                    Yeah, and if they goin' to have a contractor or whatever?

Mr Oliver                    If they don't make a whole lot of progress here in the next couple of months, it's getting close to expiring. I mean, they will have to re-up ...

Mr Callihan                 So the Kubicek's are the current owners?

Mr Oliver                    They just sold it like within the last month.

Mr Callihan                 Ok. But it's, the plan was to use that, that structure for a garage and not living quarters.

Mr Oliver                    That's what they had been told all along, yes, Sir.

Mr Callihan                 The mystery still exists. How do you get a car in that garage but ...?

Mr Oliver                    It might be more like a workshop than ...

Mr Callihan                 Yeah.

Mr Oliver                    Than a garage.

Mr Callihan                 Yeah.

Mr Denham                 Well, I'd say, I know it's closed up but it's not closed up properly. Um, give you a change to kind of meet with the new owners but if they don't act pretty quickly, I think we need to consider demolition on this.

Mr Oliver                    So, like I said the permit they have, I think there's approximately two months left. So ...

Mr Denham                 Yeah. Do we have a motion to continue?

Mr Callihan                 Mr Chairman, I make a motion, Item # 2817, 1903 ½ S Kentucky be on our Agenda for, uh, for March 23<sup>rd</sup> Agenda for a Progress Report and Demolition Hearing.

Mr Pommert                 Second.

Mr Denham                 **Motion by Mr Callihan, second by Mr Pommert that Item # 2817, 1903 ½ Kentucky be continued to our March 23<sup>rd</sup> meeting for Progress Report or Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.**

**ITEM # 2821**

**1720 GLOVER ST**

**OWNER: TYAN p AND Kacy L Griesmer**

**ADDRESS: 12800 s 14<sup>th</sup> Ave, Jenks, OK 74037**

**Demolition Hearing has been posted in the Joplin Glove Legal Section.**

**Item continued from the January 26, 2018 meeting for a Demolition Hearing and Progress Report (FOURTH TIME BEFORE THE BOARD).**

- Mr Denham                    The next Item is # 2821
- Mr Oliver                    Yip, 1720 Glover. There is a permit on that property as well.
- Mr Callihan                Wasn't there a permit last month?
- Mr Oliver                    It, this is another one. Got an out-of-town owner. Um, Oklahoma, I think it is.
- Mr Denham                Jenks.
- Mr Oliver                    Again, not a lot of progress but there is permit in place.
- Mr Callihan                I don't, I don't know that there's been any progress. I mean, I still see open areas and, and it looks like it did a month ago.
- Mr Oliver                    Yip. You know, I try to tell some of these folks, you know, when they get these permit,"Getting' the permits, yeah, it shouldn't be an attempt to buy you six months, you know." Anyhow ...
- Mr Denham                Looks like somebody's building a brand new house across the street from this.
- Mr Oliver                    I saw that. They dug out a crawl space.
- Mr Callihan                Yeah, Yeah I saw that.
- Mr Denham                The new house is goin' to face the best side of this house. A dog could crawl through the hole, that one hole. Um, hopefully we, maybe someone will show up or give you a report next time. Um ...
- Mr Callihan                If it's, if it's like this in a month, I'm, I'm not in favor of continuing.

Mr Denham I agree. I, I haven't seen, other than the yard's always well kept, it's, nothing's changed. Maybe what they need to do is just tear off that little porch extension on the west side.

Mr Oliver We did discuss that at one point, a few months ago.  
Mr Denham Ok. Do we have a motion to continue?

Mr Callihan Mr Chairman, I make a motion that Item # 2821, 1720, uh, Glover St be on our March 23<sup>rd</sup> Agenda for a Demolition Hearing and Progress Report.

Mr Pommert Second.

Mr Denham **Motion by Mr Callihan, second by Mr Pommert that Item # 2821, 1720 Glover be continued to our March 23<sup>rd</sup> meeting for Progress Report or Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.**

**ITEM # 2826**

**1027 S MOFFET**

**OWNER: James rose**

**ADDRESS: 1027 S Moffet Ave, Joplin, MO 64801**

**Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the January 26, 2018 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)**

Mr Denham Item # 2826.

Mr Oliver Ok, um, I've had a neighbor that's pretty consistent on calling me about this property. Um, you recall, uh, felt like we were ready to, possibly, have a hearing on it a month ago. And, uh, the Legal Department kind of decided against that motion. But here's an e-mail that she'd sent. Um, she says she calls on a pretty regular basis, complaining about it and some of the activity that she says she's seen, things of that nature, on top of the living conditions.

Mr Denham I mean she says the house is falling down. I've driven all around it. It doesn't look like its fallin' down. I mean, we can't have a house occupied with no utilities, I understand that but, structurally, I didn't see anything where it's actually falling down.

Mr Oliver And I agree with you. I think when this thing was first starting to be addressed, even prior to bringing it to the Board, her intend was to get him to, uh, secure the windows or re-glaze the windows and address the water and electric issues. As far as the structure, it self, I haven't actually been inside of it. Um, but I don't think it's in horrible condition. It's not great but not falling down or anything.

Mr Denham Yeah. I don't know how she'd know about the mold on the inside unless she looked through the windows but, I would, uh, maybe what we need to consider in the future, at some point, is an order to vacant if he can't get the utilities turned back on, it can't really be a good living situation.

Mr Oliver Right. I don't know, um, about the, uh, the attorney's input today. Uh, I don't know what conversations, what was said since last month's meeting.

Mr Denham Ok. Well, hopefully, next month something can get resolved. Do we have a motion to continue, Item # 2826?

Mr Pommert Mr Chairman, I'd like to make a motion that Item # 2826 at 1027 S Moffet be continued to our March 23<sup>rd</sup> meeting for a Progress Report or Demolition Hearing.

Mr Wilson Second.

Mr Denham **Motion by Mr Pommert, second by Mr Wilson that Item # 2826, 1027 S Moffet be continued to our March 23<sup>rd</sup> meeting for Progress Report or Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.**

**ITEM # 2828                    2655 E 8<sup>TH</sup> ST  
OWNER: Jim and Pamela Aimes  
ADDRESS: 5042 79<sup>th</sup> Ave Dr East, Sarasota, FL 34243  
Demolition Hearing has been posted in the Joplin Globe Legal Section.  
Item continued from the January 26, 2018 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)**

Mr Denham Item # 2828.

Mr Oliver Uh, yeah, 2655 E 8<sup>th</sup> St. I've had a couple of conversations over the last, since the last meeting, uh, with Jim about this property. Um, he sent me an e-mail yesterday as well. Um, when I'd talked to him a couple of weeks ago I thought maybe he was going to have a contractor come in and, uh, speak on his behalf. Apparently, he couldn't get that arranged so he sent the e-mail yesterday.

Mr Wilson Is the building secured?

Mr Oliver Yeah.

Mr Callihan There's openings in it. The foundation and a spot along the east wall.

Mr Denham I think it might be missing a window somewhere, too.

Mr Callihan That may be, it's a missing window that's out, but, yeah, it's, it's open to the elements.

Mr Oliver Even prior to bringin' it to the Board, I'd talked to him, uh, months back and I was even going to meet a contractor there. I even showed up and waiting for a contractor. Contractor actually called me and failed to appear. I actually waited a few more weeks before I actually put it on the Agenda thinking somebody would get back a hold me. Never did, so it was brought to you guys. Um, I had a couple of conversations with Jim and that's the latest.

Mr Pommert Seven of sixteen of our items on this Agenda are owned by out-of-state owners.

Mr Denham That never helps.

Mr Pommert No.

Mr Tylle You don't have to look at it if you don't live here.

Mr Pommert Yeah.

Mr Oliver I got a call on another one of his this, uh, last week and Code Enforcement Office and I went out to a duplex that belongs to him that's vacant now. It was open and he owns another duplex behind it and got a call and rightfully, complained about it. So, I know he's trying to sell his properties but I think he thinks they are worth a lot more than they are, in my opinion.

Mr Denham The out building is in really bad shape on this property as well.

Mr Oliver Well, the back side of this house is ...

Mr Denham Yeah.

Mr Oliver Terrible.

Mr Denham Yeah.

Mr Oliver He told me he was getting' demo bids too but I guess he decided to, uh, I'm going to say, patch it, in my opinion, for now.

Mr Denham Yeah.

Mr Oliver We'll see if he gets the permit.

Mr Denham If he doesn't, may be a good candidate for demo.

Mr Oliver I was leaning that way until the conversation, you know,

Mr Denham Right.

Mr Oliver You gotta give him a push, if you will, basically.

Mr Denham Well, I mean ...

Mr Oliver Sometimes, in the past on some of his properties, he's been there and then he'll end up takin' care of it himself.

Mr Denham Yeah, no, I can remember. He's, he's been a regular, on our Agendas over the last few years. Do we have a motion to continue?

Mr Wilson Mr Chairman, I make a motion that Item # 2828, uh, 2655 E 8<sup>th</sup> St be continued to our March 23<sup>rd</sup> meeting for Progress Report or Demolition Hearing.

Mr Tylle Second.

Mr Denham **Motion by Mr Wilson, second by Mr Tylle that Item # 2828, 2655 E 8<sup>th</sup> St be continued to our March 23<sup>rd</sup> meeting for Progress Report or Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.**

**ITEM # 2829**                    **2002 S CONNOR**  
**OWNER: Kimberly Marney**  
**ADDRESS: 2002 S Connor, Joplin, MO 64804**  
**Finding of Fact Hearing scheduled for this date.**

Mr Denham Item # 28296.

Mr Oliver Yip, new business, Item # 2829, uh, 2002 S Connor. This house was a subject of a fire a few months back. I kind of set on it thinkin' somebody was going to come forward and never happened.

Mr Denham I haven't seen the inside. The outside looks like its pretty sound if somebody would just go in there ...

Mr Oliver Somebody's been in there and kind of cleaned it up inside, but ...

Mr Denham Someone put a tarp on the roof.

Mr Oliver It's a high profile area and it kind of, can't let it sit there like that.

Mr Denham Yip. Agree. Do we have motion to continue?

Mr Callihan Mr Chairman, I make a motion, Item # 2829 be put on our Agenda for March 23<sup>rd</sup> for the Progress Report and Demolition Hearing.

Mr Wilson Second.

Mr Denham **Motion by Mr Callihan, second by Mr Wilson that Item # 2829, 2002 S Connor be continued to our March 23<sup>rd</sup> meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.**

**ITEM # 2830**      **2005 S CONNOR**  
**OWNER: James Dailey**  
**ADDRESS: 346 SW Washington Ave, Ft White, FL 32038**  
**Finding of Fact Hearing scheduled for this date.**

Mr Denham Here's its neighbor, Item # 2830.

Mr Oliver Yip. Um, as Mr Pommert was saying, this is an out-of-town owner.

Mr Denham That's really a funky roof line they've got on the house.

Mr Callihan Isn't it. Yeah.

Mr Denham It almost looks like two houses stuck together or something.

Mr Callihan Like an inverted gable.

Mr Oliver I'm hoping, I'm hopin' next month we'll be ready, possibly, on both of these. I had already previously taken this file down to the attorneys to, um, have the check, make sure I'd gotten notice sent to everybody I needed to. Um, I'm thinkin', thinkin' we'll be ready next month. This house's in pretty bad shape.

Mr Denham Yeah.

Mr Oliver It's actually been on the radar for a couple years. It's over grown, everything around it. So when I actually decided to pursue the one across the street, I better get this one at the same time.

Mr Denham Another out-of-stater.

Mr Callihan Mr Chairman, I make a motion that Item # 2830, 2005 S Connor be on our March 23<sup>rd</sup> Agenda for the, uh, Demolition Hearing and Progress Report.

Mr Tylle Second.

Mr Denham **Motion by Mr Callihan, second by Mr Tylle that Item # 2830, 2005 S Connor be continued to our March 23<sup>rd</sup> meeting for Progress Report or Demolition Hearing. All those in favor say “aye” (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.**

**ITEM # 2831**

**912 S SERGEANT**

**OWNER: Amal Singh and Kelvin Salendra**

**ADDRESS: 245 Fullerton Dr, Turlock, CA 95382**

**Finding of Fact Hearing scheduled for this date.**

Mr Oliver Um, Item # 2831, 912 S Sergeant. Um, this building has three apartments in it. Um, and again, we have an out-of-state owner. Um, I do have a local contact that Bryan and I had met at the property approximately two months ago and, uh, we. I take it back. I've talked to him a couple of times. Bryan and I went out to the property a couple of months ago. Made a list of what things would need to be done. That was given to the local contact who was looking at purchasing this property. Um, in the two month period, he never actually came back and purchased the permit. So it was added to the Agenda. Uh, in the last month, since the letters were sent out, I've actually received a call from the gentleman from California and a call from the local fellow again. I apologize, I don't have his name here in front of me. Uh, they're still saying they're going to get a permit. We'll see. Um ...

Mr Denham And is it, is it occupied?

Mr Oliver Uh, no.

Mr Denham It's all vacant?

Mr Oliver It's vacant. It's open. Uh, I finally suggested to the gentleman in California to get it secured. Uh, on my drive byes yesterday ...

Mr Denham It wasn't.

Mr Oliver It was still open.

Mr Denham Awe, definitely.



Mr Oliver Um, that's what I'm saying, "We'll see". There's a lot, the, the gentleman from California told he's got a \$60,000.00 debt on this property.

Mr Denham Wow!

Mr Callihan Mr Chairman, I make a motion that Item # 2831, 912 S Sergeant be put on our March 23<sup>rd</sup> Agenda for Progress Report or Demolition Hearing.

Mr Wilson Second.

Mr Denham **Motion by Mr Callihan, second by Mr Wilson that Item # 2831, 912 S Sergeant be continued to our March 23<sup>rd</sup> meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries.**

**ITEM # 2832      727 MURPHY AVE  
**OWNER: Richard Scott**  
**ADDRESS: 1632 Jefferson Ave, Madera, CA 93637**  
**Finding of Fact Hearing scheduled for this date.****

Mr Denham Item # 2832.

Mr Oliver Yip, 727 Murphy Ave. Um, I'd mentioned before, this will be the final structure owned by, uh, this Scott, Richard Scott, uh, that will be taken down. We previously tore down four properties all along the same lot. This property caught fire. Um, so we should be able move on this next month.

Mr Denham Great.

Mr Tylle That only leaves one house on that street.

Mr Oliver Yip.

Mr Tylle On that side.

Mr Oliver Yip.

Mr Denham We have a motion to continue?

Mr Pommert Mr Chairman, I make a motion that Item # 2832 at 727 Murphy Ave be continued to our March 23<sup>rd</sup> meeting for a Progress Report or Demolition Hearing.

Mr Wilson Second.


Mr Denham                    **Motion by Mr Pommert, second by Mr Wilson that Item # 2832, 727 Murphy be continued to our March 23<sup>rd</sup> meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Those opposed (none). Motion carries. Any other business? We have a motion to adjourn?**

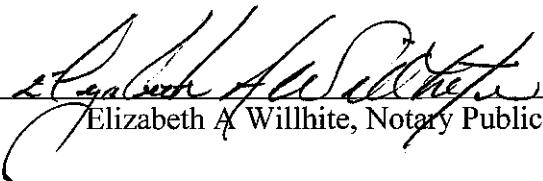
Mr Wilson                    So moved.

Mr Pommert                    Second.

Mr Denham                    **All in favor of adjournment? "Aye" (Mr Callihan, Mr Wilson, Mr Pommert, Mr Tylle and Mr Denham) Stand adjourned.**

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 10:52 a.m.

Approved   
Kyle Denham, Chairman

Approved   
Elizabeth A Willhite, Notary Public

My Commission expires: November 8, 2020

