



BUILDING BOARD OF APPEALS

BUILDING BOARD OF APPEAL MINUTES MARCH 25, 2022

Call to order

Mr. Denham called to order the regular meeting of the Building Board of Appeals at 9:00 am on March 25, 2022.

Roll call

Secretary Name conducted a roll call. The following persons were present: Kyle Denham, Garret Wagner, Gary Wilson, Leif Malone, Assistant City Attorney Jordan Paul, City Building Official Bryan Wicklund, City Staff: Jeff Oliver.

GARRET WAGNER MOVED, SECONDED BY GARY WILSON TO EXCUSE LANCE WINDSOR, MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILSON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Approval of Minutes

Mr. Denham asked for a motion to approve the February 25, 2022, minutes.

GARRET WAGNER MOVED, SECONDED BY GARY WILSON TO APPROVE THE FEBRUARY 25, 2022, MINUTES, MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILSON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Continued Items

Item 2913, 3615 S. Range Line Rd.

Aaron Gumpenberger was not present at the meeting. Mr. Oliver asked Mr. Wicklund if he had been by this property? Mr. Wicklund wanted to know if anything has been done with the fence? Mr. Oliver stated that his drive byes, when I took photos for the agenda, there was an area of the chain link that had been opened a little at the bottom. Mr. Wicklund stated there were two gates and then fence all against the interstate had been taken down. We will check on that. Troy Bolander and I did speak with one of the investors and I don't really have good news, they are still considering demolition, considering rehabbing the whole thing, considering selling it as is. Mr. Bolander and I did our best to let them know the concerns and they are going to try to keep us updated on any progress. Everything was higher than they expected. The police are going by daily and it is not a good situation. Mr. Denham stated that homeless people go in and start fires and that is dangerous.

GARRET WAGNER MOVED, SECONDED BY LEIF MALONE TO CONTINUE ITEM 2913, 3615 S. RANGE LINE RD. TO THE NEXT MEETING, APRIL 22,2022. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILISON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Item 2940, 217 Michigan Ave.

Nancy Medina was present as the owner of the property. Ms. Medina informed the Board they are working on flooring, vanities, cabinets, and doors. The power is on, and critical inspections have been done.

GARRET WAGNER MOVED, SECONDED BY GARY WILSON TO RELEASE ITEM 2956, 217 MICHIGAN AVE. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILISON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Item 2942, 4323 W. 27th PL.

Mr. Oliver stated he has not had contact with anyone. Doesn't believe there are any new inspections since the last meeting. There is a permit in place, so he is asking the board to continue it.

GARRET WAGNER MOVED, SECONDED BY LEIF MALONE TO CONTINUE ITEM 2942, 4323 W. 27th PL. TO THE NEXT MEETING, APRIL 22,2022. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILISON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Item 2921, 1124 Murphy Ave.

Michael Wilson was present and stated that structurally sound, reframed, and tornado straps down. We are still waiting for the electric. Chris has stated that he cannot find service and has been in contact with the City Inspector. Everything is run, all the wires for all the 220s and all the lights. Mr. Wilson stated that as far as he can see we are just waiting on service. The plumber is waiting for the electric so he can finish, which is setting a toilet and vanity. We have everything ready to go to finish but just waiting on electric.

GARRET WAGNER MOVED, SECONDED BY GARY WILSON TO CONTINUE ITEM 2921, 1124 MURPHY AVE. TO THE NEXT MEETING, APRIL 22,2022. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILISON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Item 2947, 2408 Willard Ave.

Mr. Oliver stated he has not had contact with anyone. Doesn't believe there are any new inspections since the last meeting. There is a permit in place, so he is asking the board to continue it.

LEIF MALONE MOVED, SECONDED BY GARRET WAGNER TO CONTINUE ITEM 2947, 2408 WILLARD AVE. TO THE NEXT MEETING, APRIL 22,2022. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILISON, LEIF MALONE, AND JORDAN PAUL, "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Item 2956, 1502 Bird Ave.

Deanna Weber was present as the Owner of the property. Ms. Weber informed the Board that she had an updated list of the repairs. The electrician is finishing everything up today with a follow up phone call to you next week for you to come and look at it. We have scheduled for a gas meter to be put in.

GARRET WAGNER MOVED, SECONDED BY GARY WILSON TO CONTINUE ITEM 2956, 1502 BIRD AVE. TO THE NEXT MEETING, APRIL 22,2022. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILISON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Items 2958, 2421 S. Florida Ave

Adam Murphy stated that the rough ins all pass, sheetrock should be done next day or so. Cabinets, flooring, and hook up power and water. Possibly three weeks on the inside and we will be complete. The outside yard is all cleaned up.

GARRET WAGNER MOVED, SECONDED BY GARY WILSON TO CONTINUE ITEM 2958, 2421 S. FLORIDA AVE. TO THE NEXT MEETING, APRIL 22,2022. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILISON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Item 2963, 418 W. 2nd St.

Matt Bolin stated that he spoke to the contractor this morning and is waiting on the electrician to tie in the new panel and is planning on calling for a rough-in inspection Monday morning. We received the survey back for the water lines the owners of the empty lot is only going to let us run it certain amount of feet and we may have to take that tree line out. We may try just to buy the lot if they will sell.

LEIF MALONE MOVED, SECONDED BY GARRET WAGNER TO CONTINUE ITEM 2963, 418 W. 2ND ST. TO THE NEXT MEETING, APRIL 22,2022. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILISON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Item 2964, 2526 E. 12th St.

Rush Shuttlebauer, 2505 E. 12th Street. This house located at 2526 E 12th St. burned last June. The fire was being investigated by the Fire Department, which is the reason for the delay. They are working on the house sporadically. In June it will be a year and as a homeowner in that area and representing other homeowners we would like to know what is going on. This week they have put on vertical siding. Mr. Denham stated

that the Owner has come to our meetings. He was not in attendance at the last meeting. It was ordered demolished and then the owner put a stay on the demolition, he was not present at the last meeting. Mr. Wicklund informed the Board he has not spoken with the owner, but the permit was issued to make repairs. Mr. Oliver stated that the permits are good for a year, which will be in October. Mr. Jordan Paul stated he will try to get ahold of their attorney and speak to him to advise the owner on the fact that he or his representative should be here and give updates of progress.

GARRET WAGNER MOVED, SECONDED BY GARY WILSON TO CONTINUE ITEM 2964, 2526 E 12th ST. TO THE NEXT MEETING, APRIL 22,2022. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILSON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Item 2967, 722 S. Indiana Ave.

The owner has demolished the structure and ask the board to release.

GARRET WAGNER MOVED, SECONDED BY GARY WILSON TO RELEASE ITEM 2967, 722 S. INDIANA AVE. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILSON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Item 2976, 1417 W. 20th St.

Tim Bender, Alliance Title Co. He stated that they are still in negotiations with the insurance company. This is the house the car drove through. We have received two complete bids from contractors. There are homeless people are living on the property. We will have the yard cleaned up. It is definitely repairable. Mr. Wicklund was in the house once and there was damage to the house besides what the car did. The home itself is secured.

GARRET WAGNER MOVED, SECONDED BY GARY WILSON TO CONTINUE ITEM 2976, 1417 W. 20th ST/. TO THE NEXT MEETING, APRIL 22,2022. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILSON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Item 2977, 915 Chestnut Ave.

Owner was not present at the meeting. Stacey Johnson stated that Cindy Nelson has purchased this property through the tax sale. She spoke with Mr. Wicklund over the phone. She would like permission to go on the property and do what needs to be done that was requested by the city. Mr. Paul stated that is not authority we can give her. That is between her and the current owner. She can speak with an attorney and do a risk assessment on her own. Mr. Oliver stated that there has been multiply calls for Police Officers to come to this sight. Our Code Enforcement Officers has already had this property abated, as far as the yard and exterior. Mr. Wicklund stated that if the board recommends demolition, we need to ask the Judge for a vacate order. The commissioners would like to know if it ordered demolished what happens to the owner

since he still resides there? Mr. Wicklund stated he would send written finding of facts, the conclusions that we do on all demolitions to all of interested parties. His house has been included in the mailing addresses. We have not received any response from the owner. The vacation process from the building department as well, in conjunction with the order to vacate the board would include in their demo hearing.

Mr. Denham asked if there was a consensus on having a dangerous building hearing on this property and we will do that after everyone else has spoken.

GARRET WAGNER MOVED, SECONDED BY LEIF MALONE TO HOLD DEMOLITION HEARING ON ITEM 2977, 915 CHESTNUT AVE. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILSON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Mr. Denham calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Garret Wagner, Second by Gary Wilson. (7 Aye, 0 Nay, 3 absent) Mr. Paul calls Jeff Oliver under oath and is sworn in by Lindsay Dunn, Notary Public. Mr. Paul questions Mr. Jeff Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr. Oliver states yes, he has inspected the property and it does qualify for demolition, and that can be seen in the photographs that are being passed around. Mr. Paul asked Mr. Oliver if the photographs reflect a placard that was placed on the property and is the purpose of that placard to notify any party that might be present on the property of this proceeding and Mr. Oliver replied yes, this property has been posted since October 26, 2021. Mr. Paul clarified for the record that Exhibit 1.0 is dated 2/24/22, Exhibit 1.1 is dated 1/25/22, and Exhibit 1.2 is dated 10/26/21. Mr. Paul asked what if anything did you do to ascertain the ownership of the property and Mr. Oliver explains that a title search was done using Great American Title showing Charles Ladue Jr. as the owner. Mr. Paul asked if it also shows a lean holder. Mr. Oliver stated it did, Cindy Nelson. Mr. Paul stated it was to a tax sale, correct. Mr. Oliver said that was correct. She asked the board for a continuance was told that the board would hold a hearing once the rest of the business was taken up and she chose to leave. Mr. Oliver stated that Mr. Wicklund did speak to Ms. Nelson on the phone. Mr. Paul asked Mr. Oliver if the plaque was the original one? Mr. Oliver stated that no it was not. Mr. Wicklund put a new one up when he visited last month. Mr. Paul asked Mr. Oliver what did you do if anything else to notify any interested party in this action? Mr. Oliver stated that the item was advertised in the Joplin Goble with the publication dates of 3/3, 3/10, 3/17, and 3/24, Exhibit 5 and ask that the record be open to include a copy of the affidavit when it comes back from the globe. Board accepts. Mr. Paul asked Mr. Oliver that there was a water issue, and did he do a records search to figure out when the last time this building had water? Mr. Oliver stated he did. Mr. Paul marked it as Exhibit 6 and asked if Mr. Oliver recognizes the document. Mr. Oliver stated it was a printout of a location customer history of the water, which shows Mr. Ladue as the last one to have water at this address, but it was disconnected on 9/25/2020. Mr. Paul asked where the document come from? It is a city generated document. Mr. Oliver said it was. Mr. Paul asked if that is basically due to the fact that the city provides sewer service? Mr. Oliver said yes. Mr. Paul mentioned that the sewer and water get turn off and turn on

together. Mr. Oliver said correct. Mr. Paul offered Exhibit 6. Board accepts. Mr. Paul asked Mr. Oliver what school or education have you had in the building industry that qualifies you an expert in the construction of buildings? Mr. Oliver stated that he has been a general contractor on several residential projects in the Joplin area over a 20-year period. Mr. Paul asked from an inspection of the property do you have an expert opinion whether or not these premises constitute a dangerous building, Chapter 26, Article 10, Section 26-612 of the Code of Ordinances of the City of Joplin? If so which of the dangerous buildings, do you base your opinion if any? Mr. Oliver stated he did. Sub-section line 7- Whenever a door, isle, passageway, stair way, fire escape or other means of egress is not efficient width or size, damaged, dilapidated, or unusable for is so arranged so as not to provide safe and adequate means of egress in case of fire. The photos that are being passed around; the stairs are missing from the front. It is probably 25 to 30 inch drop off. The code requires that steps and handrails. Mr. Paul asked why there were not stairs. Mr. Oliver responded the current occupant removed them. He does vandalism on his own property. Line 10 – Whenever the building structure because of inadequate maintenance, dilapidation, faulty construction or otherwise to be determined to be unsafe, unsanitary, unfit for human habitation, or any condition that could cause sickness and disease. Again, with the water being turned off it is a health hazard. Mr. Paul asked when Mr. Oliver was out there could he detect evidence of that. Mr. Oliver responded he did. Line 12 – Whenever the building or structure is maintained in violation of any specific requirement or prohibition of access building or structural land provided by this article or other applicable laws of this state or city relating to the condition use location or maintenance of building/ structure or land. Line 18 -Whenever the building/structure is in such a condition which constitutes a public nuisance known to the common law or in equity. Again, you can see in the photos, this structure in its current condition does not meet the code and he believe it to be a dangerous situation. Mr. Paul entered Chapter 26, Articles 9 and 10 of the code before the board and the city rests.

GARRET WAGNER MOVED, SECONDED BY LEIF MALONE THAT ITEM 2977, 915 CHESTNUT AVE BE DECLARED A DANGEROUS BUILDING AND DEMOLISHED INCLUDING THE OUTBUILDINGS, ALONG WITH AN ORDER TO VACATE SINCE IT IS OCCUPIED. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILISON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Item 2979, 1918 S. Moffet Ave.

Mr. Denham asks for a motion for demolition hearing.

GARRET WAGNER MOVED, SECONDED BY LEIF MALONE TO HOLD DEMOLITION HEARING ON ITEM 2979, 1918 S. MOFFET AVE. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILISON, LEIF MALONE, AND JORDAN PAUL, "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Mr. Paul stated this is the Joplin Board of Appeals Meeting, March 25, 2022, for the purpose of conducting a dangerous building hearing. Mr. Jeff Oliver, Building Inspector

for the City of Joplin. Mr. Paul asked Mr. Oliver how long he has been in his current position with the city? Mr. Oliver state approximately 14 years. Mr. Paul wanted to know if Mr. Oliver has in his official performance of your duties had an occasion to inspect the property known as 1918 S. Moffet Ave.? Mr. Oliver stated he had. Mr. Paul showing him Exhibits 1.0 dated 3/24/22, 1.1, which is dated 1-26-22 and 1.2 which is dated 9/29/21 and do you recognize those? Mr. Oliver stated that Exhibit 1.2 is the photos he took of the property when he posted the structure. The other photo, Exhibit 1.1, would be photos that my supervisor, Mr. Wicklund, took on 1/26/22. Mr. Paul wanted to know when Mr. Oliver observed the property? Mr. Oliver stated he had been by the property yesterday, 3/24/22. Mr. Paul asked if all the photos resemble the current condition of the premise? Mr. Oliver stated they do. Mr. Paul asked if there were any changes in the condition of the property? Mr. Oliver stated there was not. Mr. Paul offered Exhibits, 1.0, 1.1, and 1.2. Board accepts. Mr. Paul asked what Mr. Oliver has done to ascertain the owner of the property? Mr. Oliver stated he had a title search done. Mr. Paul stated this is Exhibit 2 and do you recognize it? Mr. Oliver stated he did, and it is a search we received from Great American Title Co. This shows a Paul Riley and Doreen Riley as the owners. Mr. Paul offered Exhibit 2. Board accepts. Mr. Paul asked Mr. Oliver what did you do if anything else to notify any interested party in this action? Mr. Oliver stated that certified letters were sent out. Mr. Paul offered Exhibit 3. Board accepts. Mr. Paul mentioned there was a note in the file where Mr. Oliver had a phone conversation at some point? Mr. Oliver stated that last year he was contacted by a family member. Doreen Rily had passed away and Paul Riley had been admitted to a nursing home. Basically, they were turning the house in because the father will not be returning to the home. It was secured. Mr. Paul asked what if anything else did you do to notify any other interested party? Mr. Oliver stated he advertised in the Joplin Goble, Exhibit 4, with the publication dates of 3/3, 3/10, 3/17, and 3/24, and ask that the record be open to include a copy of the affidavit when it comes back from the globe. Board accepts. Mr. Paul asked Mr. Oliver what school or education have you had in the building industry that qualifies you an expert in the construction of buildings? Mr. Oliver stated that he has been a general contractor on several residential projects in the Joplin area over a 20-year period. Mr. Paul asked from an inspection of the property do you have an expert opinion whether or not these premises constitute a dangerous building, Chapter 26, Article 10, Section 26-612 of the Code of Ordinances of the City of Joplin? If so which of the dangerous buildings, do you base your opinion if any. Mr. Oliver responded the current occupant removed them. He does vandalism on his own property. Line 10 – Whenever the building structure because of inadequate maintenance, dilapidation, faulty construction or otherwise to be determined to be unsafe, unsanitary, unfit for human habitation, or any condition that could cause sickness and disease. Also, Line 12 – Whenever the building or structure is maintained in violation of any specific requirement or prohibition of access building or structural land provided by this article or other applicable laws of this state or city relating to the condition use location or maintenance of building/ structure or land. Line 18 -Whenever the building/structure is in such a condition which constitutes a public nuisance known to the common law or in equity. Mr. Paul entered Chapter 26, Articles 9 and 10 of the code before the board and the city rests.

GARRET WAGNER MOVED, SECONDED BY LEIF MALONE THAT ITEM 2979, 1918 S. MOFFET AVE. BE DECLARED A DANGEROUS BUILDING AND DEMOLISHED INCLUDING THE OUTBUILDINGS, ALONG WITH AN ORDER TO VACATE SINCE IT IS OCCUPIED. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILSON, LEIF MALONE AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT).

Item 2980, 802 S. Connor Ave.

Tim Bender stated he was here with the new owners, Olga Gutierrez, of this property. They bought the property last month after the discussion of the repairs that it is needing, and it is on the Building Board listing. They understand what needs to be done. They have cleaned up all the debris in the yard. They have had all the broken windows measured and they are on order. The timeline is approximately 6 months for complete rehab. Mr. Oliver would like to meet the owners on sight and go through the house.

LEIF MALONE MOVED, SECONDED BY GARRET WAGNER TO CONTINUE ITEM 2980, 802 S. CONNOR AVE. TO THE NEXT MEETING, APRIL 22, 2022. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILSON, LEIF MALONE, AND JORDAN PAUL, "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Item 2981, 2304 S. Empire Ave.

Mr. Denham asks for a motion for demolition hearing.

LEIF MALONE MOVED, SECONDED BY GARRET WAGNER TO HOLD DEMOLITION HEARING ON ITEM 2981, 2304 S. EMPIRE AVE. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILSON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Mr. Paul stated this is the Joplin Board of Appeals Meeting, March 25, 2022, for the purpose of conducting a dangerous building hearing. Mr. Jeff Oliver, Building Inspector for the City of Joplin. Mr. Paul asked Mr. Oliver how long he has been in his current position with the city? Mr. Oliver state approximately 14 years. Mr. Paul wanted to know if Mr. Oliver has in his official performance of your duties had an occasion to inspect the property known as 2304 S. Empire Ave.? Mr. Oliver stated he had. Mr. Paul showing him Exhibits 1.0 dated 3/24/22, 1.1, which is dated 1-27-22 and 1.2 which is dated 8/20/21 and do you recognize those? Mr. Oliver stated that Exhibit 1.2 are the original photos he took of the property when he posted the structure on 8/20/21. The other photo, Exhibit 1.1, would be photos that my supervisor, Mr. Wicklund, took on 1/27/22, and Exhibit 1.0 would be photos I have taken of the property yesterday. Mr. Paul wanted to know when Mr. Oliver observed the property? Mr. Oliver stated he had been by the property yesterday, 3/24/22. Mr. Paul asked if all the photos resemble the current condition of the premise? Mr. Oliver stated they do. Mr. Paul asked if there were any changes in the condition of the property? Mr. Oliver stated there was not. Mr. Paul offered Exhibits, 1.0, 1.1, and 1.2. Board accepts. Mr. Paul asked what Mr. Oliver has done to ascertain the owner of the property? Mr. Oliver stated he had a title

search done. Mr. Paul stated this is Exhibit 2 and do you recognize it? Mr. Oliver stated he did, and it is a search we received from Great American Title Co. This shows a Jim Ames and Pamela Ames as the owners. Mr. Paul offered Exhibit 2. Board accepts. Mr. Paul asked Mr. Oliver what did you do if anything else to notify any interested party in this action? Mr. Oliver stated that certified letters were sent out. Mr. Paul asked that there are some letters that are marked "refused" is that correct? Mr. Oliver stated that was correct. Mr. Paul offered Exhibit 3. Board accepts. Mr. Paul asked what if anything else did you do to notify any other interested party? Mr. Oliver stated he advertised in the Joplin Globe, Exhibit 4, with the publication dates of 3/3, 3/10, 3/17, and 3/24, and ask that the record be open to include a copy of the affidavit when it comes back from the globe. Board accepts. Mr. Paul wanted to be clear and looking back at the photographs you also posted the property, correct? Mr. Oliver stated it was. Mr. Paul said also to be clear are you familiar with Jim and Pamela Ames? Mr. Oliver stated he was. Mr. Paul wanted to know how are you familiar with them? Mr. Oliver stated that they have had many properties in the city her and several of them have been in front of this board. Mr. Paul stated that they have received notices before and they are aware of these proceedings? Mr. Oliver stated that was correct. Mr. Paul asked Mr. Oliver what school or education have you had in the building industry that qualifies you an expert in the construction of buildings? Mr. Oliver stated that he has been a general contractor on several residential projects in the Joplin area over a 20-year period. Mr. Paul asked from an inspection of the property do you have an expert opinion whether or not these premises constitute a dangerous building, Chapter 26, Article 10, Section 26-612 of the Code of Ordinances of the City of Joplin? If so which of the dangerous buildings, do you base your opinion if any. Mr. Oliver responded the current occupant removed them. He does vandalism on his own property. Line 10 – Whenever the building structure because of inadequate maintenance, dilapidation, faulty construction or otherwise to be determined to be unsafe, unsanitary, unfit for human habitation, or any condition that could cause sickness and disease. Also, Line 12 – Whenever the building or structure is maintained in violation of any specific requirement or prohibition of access building or structural land provided by this article or other applicable laws of this state or city relating to the condition use location or maintenance of building/ structure or land. Line 18 -Whenever the building/structure is in such a condition which constitutes a public nuisance known to the common law or in equity. Mr. Paul entered Chapter 26, Articles 9 and 10 of the code before the board and the city rests.

LEIF MALONE MOVED, SECONDED BY GARRET WAGNER THAT ITEM 29781 2304 S. EMPIRE AVE. BE DECLARED A DANGEROUS BUILDING AND DEMOLISHED INCLUDING THE OUT-BUILDINGS, ALONG WITH AN ORDER TO VACATE SINCE IT IS OCCUPIED. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILSON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT).

Item 2982, 1924 S Jackson Ave.

Mr. Oliver was a subject of a fire. It was severely damaged. The property has sold to a local contractor who builds in Joplin. We still need to reach out to them, and my hope is that will take care of it before next months meeting. Ask to continue.

LEIF MALONE MOVED, SECONDED BY GARRET WAGNER TO CONTINUE ITEM 2982, 1924 S. JACKSON AVE. TO THE NEXT MEETING, APRIL 22,2022. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILISON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT)

Item 2983, 1101 S. Sergeant Ave.

Mr. Oliver stated that a demo permit has been pulled but need to verify if it has been completed.

LEIF MALONE MOVED, SECONDED BY GARRET WAGNER TO CONTINUE ITEM 2983, 1101 S. SERGEANT AVE. TO THE NEXT MEETING, APRIL 22,2022. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILISON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT).

New Business

Item 2984, 910 W. 5th Street.

Johnny Alford stated that the property was a complete loss. We are waiting for a permit to get it cleaned up. Everything is in place to do that just waiting for the sign offs for the utilities. The Fire Department cannot find the gas lines, so they may have to take apart the whole 5th Street block. The tenants have been evicted, but we have to wait until next Wednesday at 9:00am for them to be removed.

GARRET WAGNER MOVED, SECONDED BY GARY WILSON TO CONTINUE ITEM 2984, 910 W. 5th STREET TO THE NEXT MEETING, APRIL 22,2022. MOTION CARRIED WITH KYLE DENHAM, GARRET WAGNER, GARY WILISON, LEIF MALONE, AND JORDAN PAUL "AYE" (4 IN FAVOR, 0 NAYS, 3 ABSENT) .

Other

Facilitator Name asked for a motion to adjourn the meeting. Motion made by Mr. Wagner, second by Mr. Malone to adjourn the meeting at 11:40 am.

Approved _____

Kyle Denham, Chairman

Approved _____

Lindsay Dunn, Notary Public

My commission Expires: June 29, 2024