

JOPLIN

BUILDING BOARD OF APPEALS

Building Board of Appeals

Meeting Minutes

September 23, 2022

Call to order

Mr. Denham called to order the regular meeting of the Building Board of Appeals on September 23, 2022.

Roll call

Mr. Denham conducted a roll call. The following persons were present: Kyle Denham, Lance Windsor, Christopher Tucker, Steve Brown, Assistant City Attorney Jordan Paul, City Building Officials Jeff Oliver and Bryan Wicklund and Administrative Assistant Vicky Copeland.

Motion to Excuse

Mr. Windsor moved to excuse Mr. Wagner, Mr. Duncan and Mr. Malone from the September 23, 2022, meeting and Mr. Tucker seconded the motion. (4 Aye, 0 Nay, 3 Absent) Motion carried.

Approval of Minutes

Mr. Windsor made a motion to approve the August Building Board of Appeals minutes and Mr. Tucker seconded the motion. (4 Aye, 0 Nay, 3 Absent) Motion carried.

Continued Items

Item 2996, 602 S. Sergeant

Amy Earp, owner of the property was present at the meeting. Mr. Denham asked for information on the property. Ms. Earp stated the property was still in Probate. Currently, they are working on bids for the electric. Ms. Earp stated that all the broken glass had been cleaned up and new glass had been put in the windows. Ms. Earp stated she has been working with Office McDowell with JPD and she felt as though they have slowed the number of break-ins to the residence. Mr. Oliver stated he has spoken with Ms. Earp and Bill's Electric and Ms. Earp is currently working on the property. Mr. Denham asked Mr. Wicklund if this property would be required to have a sprinkler system added. Mr. Denham asked if this property had more than two units. The owner replied, yes, it had six units. Mr. Wicklund asked Ms. Earp if they were gutting the structure to the studs. Ms. Earp replied, no. She stated the inside is not bad and up until this point there had been a lot of trash that they were cleaning up from the inside. She stated the building appears to be sound. Mr. Wicklund asked how many units there were. Ms. Earp stated six. Mr. Oliver stated that he believed Rick went out there and met with Bill's Electric and there is some division up in the attic area. There is old masonry separating the units where it went all the way up. Mr. Oliver stated that is all the knowledge he had on the property. Mr. Wicklund asked when the last occupant was in the structure. Ms. Earp stated she did not know. Her mother passed away in November and she was not named as representative until January. According to her records there were people in it in January. She stated the problem was they were not paying rent. The tenants were finally evicted in March or April. Mr. Wicklund stated, Mr. Chairman to answer your question we count that as an existing non-compliant. Until the owner undertakes a project that is extensive enough to where they open the walls, we do not make them do sprinklers if it had previously been, you cannot increase the number of units and if it had been used as a multifamily and had been occupied within one year. Part of the electrical is going to be that the electrician must add the hardwire and smoke detectors. The fire sprinklers would not come into effect for this project. Ms. Earp stated the smoke detectors were on the quote from Bill's Electric. Mr. Denham asked if by the next meeting if that could be under contract with the electricians. Ms. Earp stated, yes. Mr. Denham asked for a timeline/schedule to be presented at the next meeting. Mr. Denham asked the owner to make sure the property is secure. **Mr. Tucker made a motion to continue Item 2996, 602 S. Sergeant Ave. to the October 28th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

Item 2990, 801,803, 805 W. 1st St.

Cleveland Apartments, owners of the properties were present. Mr. Denham asked for a progress report on the property. Mr. Shawn Grindle stated since last meeting they have secured approval for a bridge loan from their bank. They were waiting on an appraisal which according to the banker should be October 14. Mr. Grindle stated they have a bid on the masonry. This should address the concern voiced last meeting regarding the bow on the east side of the building. Mr. Grindle stated they had moved the gate seven feet out and the next day it was put back. We checked with Bryan, and it was not the City that moved it back, so he does not know what happened. He stated there were only two other occupants on the block. Mr. Windsor stated he would like to suggest placing something behind the gate, so it is not so easy to move the gate. Mr. Grindle said they could put up wood bracing. Mr. Denham asked for a timeline. Mr. Grindle stated they were waiting for the appraisal. They had all the bids from sub-contractors to stabilize the building all ready. Just waiting on funding to come through. The framer was expected to have the roof on within 90 days of the bridge loan being approved. So, he has an aggressive schedule. It will be complete new framing of the upper diaphragm and the new roof, new shingles the whole works. Our intent is to get it dried in and stabilized while waiting approval of our State Historic Tax Credits which will be the equity injection necessary to get the full construction loan. Mr. Denham asked if it did not appraise on the bridge loan is there a plan B. Mr. Grindle stated, great question. He is thinking about that. He stated he does not have a concrete plan B. Mr. Grindle said he is confident the property will appraise for what is needed. Mr. Jeff Neal stated that the owners have taken pictures and measurements on the bow, so they were able to monitor that. The stone on the outside of the building is a stone veneer. It is all wood framed on the inside. Balloon framing unfortunately but framed. So, we can monitor any movement on the veneer from the vertical framing on the inside. Mr. Denham asked how it was tied to the wood framing. Jeff Neal stated he thought it was wire tied. It is not a modern brick tie. It is joined throughout the building. Mr. Denham asked Mr. Neal if he had noticed any movement. Mr. Neal stated not so far. Mr. Denham stated he thought it looked like it was leaning more. Mr. Neal stated he thought a lot of it was the lighting and the area from which you were approaching the property. Sometimes, it looked like it was leaning. Mr. Neal stated they have photos of the center pillar that has windows on either side of it and we can tell how much it is pulling away. Mr. Neal stated they thought the property was stable right now and with the fence seven feet further out that puts the fence line approximately 15 feet from the structure. The entire center pillar that is our area of concern is 10 feet vertically so if it should go, we have a reasonable safety margin. Mr. Denham asked if the owners were going to take it down and reset it anyway. Mr. Neal stated, that was correct. Mr. Denham questioned would there be a problem with taking down a few courses. Mr. Neal stated

he would rather not do that yet until they are ready to go in full speed. Mr. Neal stated the chimney is still up there and he was afraid that if they do not move the chimney in a safe manner and relieve the pressure on that. Right now, he stated he does not know what combination of forces were necessarily keeping it vertical right now. He stated he was concerned the rest of the framing might blow out there. He does not want to get into something that they do not have the funding to fix. Mr. Denham asked if a repair like that would affect the eligibility for the tax credits. Mr. Neal stated, it could but it is not. The National Park Services Debt Shield had submitted full documentation of the fire and its resulting effects to SHPO and the National Park Service. Both have indicated there is more than enough of the original fabric there to justify its continued listing on the National Registry. Mr. Denham stated, good. Mr. Tucker asked when and if this funding was approved would it be a step-by-step process, or all done at once. Mr. Grinder stated they were going to stabilize once they got the bridge loan. Stabilizing means clear out the fire damage, re-frame the roof, re-roof the roof and re-frame the second floors. Then they were waiting from the date of the middle for the Historic Tax Credits that was July 1st that they got it in, and it would be six to nine months before they heard anything. Once they get confirmation of those tax credits that would be their down payment on the construction loan. Mr. Tucker stated so speculating how long are we looking at before this project is complete. Mr. Grinder stated after stabilizing you are looking at a few months. Mr. Tucker stated he got the stabilizing part, he was talking about completely redone, fully furnished and ready for residents to move in. Mr. Neal stated he believed it would be 1 year to 15 months after the approval of the construction loan. It would be an extensive gut remodel. These would be the nicest units on the street when completed. Since it is open to the elements right now there would be a problem with mold and other issues rehabbing the entire space and it would also be sprinkled. So, it is an extensive remodel. Mr. Neal stated he would not be surprised if there was lead and asbestos. It is not extensive because the HVAC system has been upgraded a couple of times. Mr. Denham stated hopefully by next meeting you will have a confirmation on the bridge loan and maybe a schedule on the roofing. Mr. Neal stated that if he comes out and does his inspection on October 14th, he would suspect it would be the following meeting and they should have an update on the loan. Mr. Neal asked for a two-month extension from the Board. Mr. Denham stated he would like to keep it on a 30-day trial to monitor the progress. Mr. Grinder stated they would keep an eye on the wall. Mr. Denham asked if there were any further questions for the Board. There were none. **Mr. Windsor made a motion to continue Item 2990, 801,803, 805 W. 1st St. to the October 28th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

Item 2985, 130 S. Moffet Ave.

Tracy Nutting, owner was present at the meeting. Mr. Denham asked for an update on the property. Ms. Nutting stated they were going with a different buyer on the property. They were currently in the process of getting bids. They do not have a closing date yet. It depends on the numbers they get back from the bids. Once they do, they were looking at a 30-day closing. Mr. Tucker asked, so the other buyers backed out? Ms. Nutting replied, yes. Mr. Denham stated, so you have a contract in place? Ms. Nutting stated there is not a contract in place they are waiting on getting the numbers back on the bids they are having done. Mr. Denham stated it looks secure on the lower floor but there appears to be an open window upstairs. He stated they will need to secure it. Mr. Oliver stated yes, there is an open window on the street side. Mr. Oliver stated this was mentioned a few months ago but it is secured on the lower level. He stated that would keep the elements out if they could get something over it. Mr. Oliver stated they did purchase a dangerous building permit and it expired on October 19th. Mr. Denham asked if the permit could be extended. Mr. Oliver stated the Board could grant that again if the property has not sold. Mr. Denham stated that could be addressed at the next meeting. Mr. Windsor asked Ms. Nutting if the proposed buyers were aware this property was before the Board. Ms. Nutting stated, yes. Mr. Oliver stated that assuming the Board continued this item to the October meeting he would encourage the prospective buyers to come to the next meeting. Mr. Oliver asked if Ms. Nutting could share an address with him so he could send a letter to the prospective buyers. **Mr. Tucker made a motion to continue Item 2985, 130 S. Moffet Ave. to the October 28th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

Item 2968, 217 N. Gray Ave.

Donna Bray, owner of the property was present. Mr. Denham asked for an update on the property. Ms. Bray stated she had finished the floor joist and had them inspected and they passed. The electric meter is set up in the yard. She was not aware that it had to be inspected by the City of Joplin before it could be hooked up. The City came out and she had to put something else in the meter. The City came out twice and it passed inspection. Liberty hooked up the electric on Monday so we could do the framing. She stated it had been too hot this week, so they had delayed the framing for a week. Mr. Denham asked for clarification. Ms. Bray stated the framing of the walls and the roof that needed replaced. Mr. Denham asked if that was on the back side. Ms. Bray stated, yes. Mr. Denham asked if the foundation had already been repaired. Ms. Bray stated

there was nothing wrong with the foundation. Mr. Denham asked was there an area where the foundation was previously repaired. Ms. Bray stated, no. Ms. Bray stated no, they just needed to replace that one room where the roof leaked and rotted the walls and the floor. The house is closed. She stated they have repaired the floor joist and just need to do the framing. Mr. Denham asked for a schedule on completing the framing. Ms. Bray stated the framing can be done in a couple of days if the weather permits. She had the material. She stated she is still waiting on the grant from the government. They have requested additional photographs. The photographs have been submitted. Mr. Denham asked Mr. Oliver if the inspections had passed. Mr. Oliver stated, yes. Mr. Denham asked for any further questions. Mr. Paul stated he did not have additional questions, but he stated he did have the revised waiver that the Board approved last meeting ready for her signature. Mr. Tucker asked for clarification on the electrical meter and the City inspection. Mr. Oliver stated, correct so on any project like this or new construction temporary set up the City inspects the grounding to make sure it is sturdy. The City inspects the meter and then sends a report to Liberty letting them know it has passed inspection. Mr. Denham asked for any further questions. **Mr. Windsor made a motion to continue Item 2968, 217 N. Gray Ave. to the October 28th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

Item 2976, 1417 W. 20th St.

Tim Bender, owner of the property was present at the meeting. Mr. Denham asked for an update on the property. Mr. Bender stated they had received partial payment from the insurance company. This is still a contested matter. They did request a second structural engineer report ordered and they are waiting on the results. They did receive a partial payment from the insurance company which will allow them to begin work on the exterior of the building. The building will be re-sided, and they will be working on the exterior appearance. The property is secured, and they have not had any break in issues. Mr. Bender stated it is a back and forth with the insurance to determine the totality of the claim. Mr. Oliver asked the owner if he would have a permit pulled before the October meeting. Mr. Bender stated, yes and asked if they needed a permit for the exterior. Mr. Oliver stated if it was a small repair or replacement, they would not require a permit but if they are re-siding the residence and adding doors and windows then yes, they would require a permit. Mr. Oliver stated the City would inspect the framing part of it. Mr. Oliver said not to cover anything up and to have the framing inspected before adding vinyl siding. Mr. Denham asked for any further questions. **Mr. Windsor made a motion to continue Item 2976, 1417 W. 20th St. to the October 28th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Tucker. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

Item 2986, 302 S. Connor

Item 2987, 306 ½ S. Connor

Levi Babb, Blue Shutter Investments, owner of the properties was not present. William Gilleland, 613 E. 5th St., Galena, Kansas stated he does not have any information regarding the rehabilitation of the property. He was present because he thought Mr. Babb would be present. Mr. Gilleland wanted to know the progress of the properties. Mr. Denham asked if Mr. Gilleland was a neighbor. Mr. Gilleland stated, no, he sold the property to Mr. Babb, and he is the lien holder on the property. Mr. Denham stated that Mr. Babb did attend the last meeting and he was told the apartment, the larger of the two structures would have to be sprinkled which he had not anticipated. Mr. Wicklund stated that after the last meeting they did a walk through the property with Mr. Babb and yes, the property is one that would have to be sprinkled in order to maintain the number of units that it had previously. Mr. Babb was in the process of getting bids and was not sure if he would be able to move forward with it depending on the amount of the bids. Mr. Wicklund stated they gave Mr. Babb other options on turning it back into a single-family home or a duplex. Mr. Babb was going to weigh all the options and the City had not heard from him since. Mr. Denham stated he noticed the 306 ½ S. Connor is open again. He stated it would be a constant fight. Mr. Gilleland stated he spoke with the bank where he was going to get the construction loan and they stated he had been approved for his loan. Mr. Oliver asked how long ago was that? Mr. Gilleland stated just a few days ago. Mr. Gilleland said they were waiting to get an appraisal, but the appraisers were behind. Mr. Gilleland stated he was concerned about what Mr. Babb was going to do because he did not know what he would do if he got it back. He did not have the funds to rehab the property. Mr. Tucker questioned whether the property had been purchased by Mr. Babb. Mr. Tucker asked if there was a contract for deed. Mr. Gilleland stated yes, the property was sold. They had a closing. Mr. Tucker was confused about the financing. Mr. Gilleland stated he is carrying the loan. Mr. Denham stated he wished there was more information that could be shared but they do not have any additional information at this point. Mr. Denham said hopefully Mr. Babb will attend the next meeting. Mr. Oliver stated if they did not hear anything it is possible the property could be set aside for a demo hearing at next month's meeting. Mr. Oliver stated the City is getting a lot of complaints on the property and there is a history with the police department dated back to even when Mr. Gilleland owned the property. Mr. Oliver stated something must be done with the property one way or another. **Mr. Tucker made a motion to continue Item 2986, 302 S. Connor and Item 2987, 306 ½ S. Connor to the October 28th Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Windsor. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

Item 2994, 511 W. 6th St.

Wudistech, owner of the property was not present. Mr. Denham asked for a motion for a dangerous building hearing on Item 2994, 511 W. 6th St. **Motion to hold a demolition hearing made by Mr. Windsor. Seconded by Mr. Brown. (4 Aye, 0 Nay, 3 Absent) Motion carried.** Mr. Paul called Mr. Jeff Oliver, Building Inspector City of Joplin under oath and was sworn in by Vicky L. Copeland, Notary Public. Mr. Paul questioned Mr. Oliver if he has had the opportunity to inspect the property at issue and show reasonable likeness for the matter at issue. Mr. Oliver stated 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. Oliver explained that he had a title search done using Great American Title showing Wudiestech, LLC. as the owner. Mr. Oliver stated that he sent certified letters to Jeremy Brown. Mr. Brown is a local attorney and was listed as the registered agent for the LLC. with the Missouri Secretary of State. Mr. Oliver stated he has signed receipts. Mr. Oliver stated that was the address on file with the Jasper County Assessor and that name does appear in the title work. Mr. Oliver stated he also sent a certified letter to SMB. He has a signed receipt. Mr. Oliver stated SMB received a letter because they were listed as a lien holder on the title work. Mr. Oliver stated this item was advertised in the Joplin Globe with the publication dates of August 4, August 11, August 18, and August 25 of 2022. Mr. Paul asked Mr. Oliver if he had posted the property. Mr. Oliver stated yes, and it is reflected in the photographs. Mr. Oliver expressed that he has based his opinions off the Code of Ordinances with sub-section line 1, sub-section line 2, sub-section line 6, sub-section line 12 and sub-section line 18. Mr. Oliver stated that in his professional opinion, he would recommend demolishing the structure. **Motion Item 2994, 511 W. 6th St. be declared a dangerous building in accordance with the Joplin Code of Ordinances and so ordered to be demolished including any outbuildings made by Mr. Windsor. Seconded by Mr. Brown. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

Item 2998, 1406 S. Moffet Ave.

The owner was not present at the meeting. Mr. Denham asked for a motion for a dangerous building hearing on Item 2998, 1406 S. Moffet Ave. **Motion to hold a demolition hearing made by Mr. Tucker. Seconded by Mr. Brown. (4 Aye, 0 Nay, 3 Absent) Motion carried.** Mr. Paul called Mr. Jeff Oliver, Building Inspector City of Joplin under oath. Mr. Paul questioned Mr. Oliver if he has had the opportunity to inspect the property at issue and show reasonable likeness for the matter at issue. Mr. Oliver stated 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. Oliver explained that he had a title search done using Great American Title showing BBCUR, LLC. as the owner. Mr. Oliver stated that he sent certified letters to BBCUR, LLC. Mr. Oliver stated he has signed receipts. Mr. Oliver stated that was the address on file with the Jasper County Assessor and that name does appear in the title work. Mr. Oliver stated this item was advertised in the Joplin Globe with the publication dates of September 2, September 9, September 16, and September 22 of 2022. Mr. Paul asked Mr. Oliver if he had posted the property. Mr. Oliver stated yes, and it is reflected in the photographs. Mr. Oliver believed the residence is occupied at this time. Mr. Oliver expressed that he has based his opinions off the Code of Ordinances with sub-section line 6 and sub-section line 12. Mr. Oliver stated that in his professional opinion, he would recommend demolishing the structure. **Motion Item 2998, 1406 S. Moffet Ave. be declared a dangerous building in accordance with the Joplin Code of Ordinances and so ordered to be demolished including any outbuildings and ordered to be vacated made by Mr. Windsor. Seconded by Mr. Tucker. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

Item 2913, 3615 S. Range Line Rd.

Aaron Gumpenberger was not present at the meeting. Mr. Oliver stated he did not have an update on the property. They are still trying to work through getting the funding for the demolition. Mr. Oliver asked for the Board to continue this item. **Motion to continue Item 2913, 3615 S. Range Line to October 28th Board of Appeals meeting for progress report and demolition hearing made by Mr. Windsor. Seconded by Mr. Brown. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

Item 2921, 1124 Murphy Ave.

Michael Wilson, owner of the property was not present. Mr. Oliver stated he had spoken with the owner yesterday on the phone. The owner was supposed to have an inspection on that day for the vent pipe that was in question from the last meeting. The electrician was scheduled for next week and then the owner was advised to contact Liberty. Hopefully Liberty can come out the same day as the City inspects the property, so he does not lose his wiring again. Presently, the electrical inspection is not final. Mr. Denham stated the property looked good on the outside. **Motion to continue Item 2921, 1124 Murphy Ave. to October 28th Board of Appeals meeting for progress report and demolition hearing made by Mr. Tucker. Seconded by Mr. Windsor. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

Item 2947, 2408 Willard Ave.

Misty Gamble, owner of the property was not present. Mr. Oliver stated he has had no new conversation with the owner of the property. Mr. Oliver stated the funding was slow coming in on this property, so she does what she can when she has the funds to do it. **Motion to continue Item 2947, 2408 Willard Ave. to October 28th Board of Appeals meeting for progress report and demolition hearing made by Mr. Windsor. Seconded by Brown. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

Item 2980, 802 S. Connor Ave.

Olga Gutierrez, owner of the property was not present at the meeting. Mr. Oliver stated they were scheduled today for an electrical inspection. In Mr. Oliver's opinion this house is no longer a danger. The property is secured, and they have done a very good job. Mr. Oliver would assume the property will pass the electrical inspection and have power in the next few days. This project was not a total gut basically hardwire and smokes and new service. Mr. Denham stated the property looks great from the outside and does not appear to be a dangerous building. **Motion to release Item 2980, 802 S. Connor Ave. made by Mr. Windsor. Seconded by Tucker. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

Item 2995, 2012 S. Connor

The owner was not present at the meeting. Mr. Oliver stated the property recently sold at the tax sale. Mr. Oliver needed to determine the owner of the property. Mr. Denham stated the problem is that the owner does not get ownership for a year. Mr. Windsor stated the property is a danger. Mr. Denham stated there is rebar sticking up out of the ground which is a hazard if someone were to fall on it. Mr. Oliver stated they had to treat the area that was dug out for the footing and crawl space for mosquitos. Mr. Denham questioned that even though someone purchased the property at a tax sale could it be before the Board next month as a dangerous building. Mr. Paul stated, yes, we just need to send notice to the parties. **Motion to continue Item 2995, 2012 S. Connor to October 28th Board of Appeals meeting for progress report and demolition hearing made by Mr. Windsor. Seconded by Brown. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

Item 2997, 606 S. St. Charles Ave.

The owner was not present at the meeting. Mr. Oliver stated a demo permit was purchased on September 22, 2022. **Motion to release Item 2997, 606 S. St. Charles Ave. due to the demolition permit being in place made by Mr. Windsor. Seconded by Tucker. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

New Business

Item 2999, 820 Broadway

The owner of the property was not present at the meeting. Kimberly Day was listed as the owner of the property however this property had also sold. Mr. Oliver stated he had a conversation with the new owner, and he lives across the street from this property. Mr. Oliver believed this to be a tax sale as well. The owner does intend to demolish the property. Mr. Oliver does assume this Board will have to address it due to the one year waiting period. The owner is Willie Roger. Mr. Oliver stated this property was in bad condition. Mr. Oliver would ask the Board to continue because it is new business. **Motion to continue Item 2999, 820 Broadway to October 28th Board of Appeals meeting for progress report and demolition hearing made by Mr. Tucker. Seconded by Windsor. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

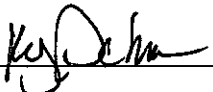
Item 3000, 216 S. Forest Ave.

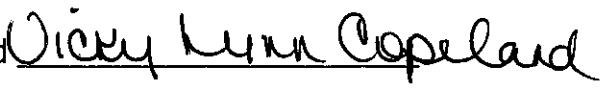
The owner of the property was not present. Mr. Oliver asked the Board to continue because it is new business. **Motion to continue Item 3000, 216 S. Forest Ave. to October 28th Board of Appeals meeting for progress report and demolition hearing made by Mr. Tucker. Seconded by Windsor. (4 Aye, 0 Nay, 3 Absent) Motion carried.**

Other Business

None

Mr. Denham asked for a motion to adjourn the meeting. Motion made to adjourn the meeting by Mr. Windsor. Seconded by Mr. Tucker. Meeting adjourned at 10:20 a.m. (4 Aye, 0 Nay, 3 Absent) Motion carried.

Approved 
Mr. Kyle Denham, Chairman

Approved 
Vicky Lynn Copeland, Notary Public
My commission expires: May 22, 2026

