



**AGENDA
CITY OF HARRISONVILLE
BOARD OF BUILDING AND ENGINEERING APPEALS
REGULAR MEETING
CITY HALL
MARCH 19, 2020
6:00 PM**

- 1. Call to Order**
 - 1. Roll Call**
- 2. Minutes Approval**
 - 1. Board of Building and Engineering Appeals - Regular Meeting - Jun 17, 2013
12:00 AM**
- 3. Agenda Items**
 - 1. 301 E Washington St.**
- 4. Adjourn**

Posted this 11th day of March, 2020

Randall K. Jones, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF BUILDING AND ENGINEERING APPEALS
REGULAR MEETING
CITY HALL
JUNE 17, 2013
12:00 AM

1. Call to Order

The meeting was called to order at 3:05 PM by Chair Mike Cox

Attendee Name	Title	Status	Arrived
Dan Endicott		Present	
Theron Deshazer		Absent	
Mike Cox	Chair	Present	
Tony Meister		Absent	
Jeff Cryderman		Present	
Vince Farr		Absent	
Kevin Stucker		Present	

2. Approval of Minutes

1. Minutes of April 29, 2013 Adopted

Staff members present were Rick DeLuca, Randy Finkle, Eric Patterson, Kip Thomas, & April Clark.

3. Agenda Items

1. Adoption of the 2012 Edition of the ICC Codes Recommended

Rick DeLuca informed the Board that 145 letters were sent out to licensed contractors and no written comments were received. He stated that Tornado Shelters or "Safe Rooms" and Residential Fire Sprinkler Systems are the two items left for discussion. If those are agreed on, then the Board could recommend adoption of the 2012 ICC Codes.

Randy Finkle said he had received a few verbal comments regarding swimming pools, which were favorable, and regarding the copper for water lines, which were also favorable.

Minutes Acceptance: Minutes of Jun 17, 2013 12:00 AM (Minutes Approval)

Mr. Finkle said he had talked to several jurisdictions and non have adopted the sprinkler part of the 2012 Code. They have gone back to the 2006 Code requirements. SB108 says that the City can't force anyone to sprinkle a house or deny them having one. We currently have a form that the builder, and/or buyer, can sign saying they want to accept or decline the sprinkler system.

Mr. Finkle said that in regards to the Tornado Shelters or "Safe Rooms", other jurisdictions have not required them, but may strongly suggest that people put them in their homes.

Dan Endicott clarified that if a house had a basement, then a tornado shelter or safe room would not be required. He said that most people know they live in tornado alley and would want something, but it should be a personal decision as to whether they have one or not.

Mr. Finkle said maybe the best thing to do is to provide educational material regarding basements and tornado shelters or safe rooms.

Jeff Cryderman said he feels the same way about the sprinkler systems, that it should be a personal choice.

The consensus of the Board regarding Tornado Shelters or "Safe Rooms" and Residential Sprinkler Systems was to allow those to be personal decisions for the residents, not a requirement.

Kip Thomas explained that there are other restrictions that do tie into sprinklered buildings. As long as we're aware that there are other requirements that go along with that, it's good. We can either amend those out too, or just deal with them. There was discussion about the other restrictions and it was determined that most of those would not affect residential houses anyway.

Kevin Stucker made a motion to not require residential fire sprinklers, but to have a form for option to install, and to not require tornado shelters or "safe rooms", but to provide pertinent information for the public, and also to recommend the adoption of the 2012 Edition of the ICC Codes as amended. Jeff Cryderman seconded the motion. The motion passed unanimously.

4. Discussion Items

There were no items.

5. Adjourn

With no further business to come before the Board, Kevin Stucker made a motion to adjourn and Dan Endicott seconded. The motion passed unanimously, and the meeting was adjourned at 3:30PM.

Respectfully submitted,

April L. Clark, Recording Secretary

Minutes Acceptance: Minutes of Jun 17, 2013 12:00 AM (Minutes Approval)



STAFF REPORT

TO: Board of Building and Engineering Appeals
FROM: Chris Arthur,
DATE: March 5, 2020
SUBJECT: Board of Building and Engineering Appeals Dangerous Building Finding Hearing.

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Determination of Finding and Order.

Date of Application: N/A

PROPOSAL

Request for Determination of Finding and Order for Nuisance and Dangerous building at 301 East Washington St.

PREVIOUS ACTIONS

January 15, 2020 - Notice to Abate Nuisance of Dangerous building. Certified Mail and posted. Certified Mail returned as Not deliverable and unable to forward, by USPS. No response.

February 15, 2020 – Legal notice to Abate published and posted. No response.

March 3, 2020 – Notice of BBEA hearing. Certified Mail and posted. No response.

March 6, 2020 – Legal notice of BBEA hearing published.

KEY ISSUES

BACKGROUND: The structure at 301 East Washington is, in the Codes Department's opinion, in serious disrepair and constitutes a public nuisance and a dangerous building. The structure has been vacant and deteriorating for at least 3 years now. The structure has previously been issued a board up order and has been boarded up under abatement by the City. Specific violations are: Dangerous Building, Nuisance, including Attractive Nuisance, Property Maintenance, and Fire Code. The structure is uninhabitable and all correspondence with the listed deed holders comes back undeliverable. The structure has been posted and legal notices have been published as required. Please see the attached.

STAFF COMMENTS AND SUGGESTIONS

SUBJECT: Hearing provided for by Article Section 510.080 of the City of Harrisonville Municipal Code., if the evidence supports a finding that the building or structure is a nuisance or detrimental to the health, safety or welfare of the residents of the City, the Board of Building and Engineering shall issue an order making specific findings of fact based upon competent and substantial evidence which shows the building or structure to be a nuisance and detrimental to the health, safety and welfare of the residents of the City and ordering the building or structure to be demolished and removed or repaired. If the evidence does not support a finding that the building or structure is a nuisance or detrimental to the health, safety and welfare of the residents of the City, no order shall be issued.

Staff has done everything possible to try to work with deed holders to abate the structure and has previously had to abate the grounds and board the structure under attractive nuisance abatement. Staff views the property as abandoned and needing demolition. The structure is still an attractive nuisance; a dangerous building due to structural components center of gravity falling outside the middle third of its base, water damage and weakening to structural elements of the roof and floors, improperly distributed loads, elements damaged and decayed to the point of possible collapse, unfit for human habitation, no sanitation facilities; a fire code issue due to combustibile interior loading. Municipal code 510.010 #1 through #10. Municipal code 220.020, 500.320, 500.330 and adopted IFC 311.1.1.

STAFF RECOMMENDATION

Staff recommends the Board of Building and Engineering Appeals, if the evidence supports such finding, to issue a finding that the building and structure is a nuisance and detrimental to the health, safety and welfare of the residents of the City of Harrisonville.

ATTACHMENTS

STAFF CONTACT: Chris Arthur, Building Official.

1. Action Item (ID # 3466)

Board of Building and Engineering Appeals Dangerous Building Finding Hearing.

Attachments:

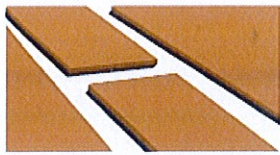
BBEA 301 E Washington 1 (PDF)

BBEA 301 E Washington 2 (PDF)

BBEA 301 E Washington 3 (PDF)

BBEA 301 E Washington 4 (PDF)

BBEA 301 E Washington 5 (PDF)



City of

Harrisonville

est.
1836

3.1.a

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

To: Board of Building and Engineering Appeals (BBEA)
From: Chris Arthur, Building Official
Date: March 12, 2020
Re: 301 East Washington St., Dangerous Building Hearing

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Determination of Finding and Order.

Date of Application: N/A

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SUBJECT: Hearing provided for by Article Section 510.080 of the City of Harrisonville Municipal Code., if the evidence supports a finding that the building or structure is a nuisance or detrimental to the health, safety or welfare of the residents of the City, the Board of Building and Engineering shall issue an order making specific findings of fact based upon competent and substantial evidence which shows the building or structure to be a nuisance and detrimental to

Attachment: BBEA 301 E Washington 1 (Board of Building and Engineering Appeals Dangerous Building Finding Hearing.)

the health, safety and welfare of the residents of the City and ordering the building or structure to be demolished and removed or repaired. If the evidence does not support a finding that the building or structure is a nuisance or detrimental to the health, safety and welfare of the residents of the City, no order shall be issued.

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STAFF RECOMMENDATION

STAFF RECOMMENDATION: Staff recommends the Board of Building and Engineering Appeals, if the evidence supports such finding, to issue a finding that the building and structure is a nuisance and detrimental to the health, safety and welfare of the residents of the City of Harrisonville.

ATTACHMENTS

Please see full attached report of all code case documents.

STAFF CONTACT: Chris Arthur, Building Official.

CASS COUNTY ASSESSOR

Parcel Number: 13-21-41-301-000-091.000

Computer ID: 906600

Deed Holder:

Property Address:

Mailing Address:

Class:

Map Area:

Plat Map:

Subdivision:

Sec-Twp-Rng:

Lot-Block:

Brief Legal Description: ORIG TOWN W 2/3 EX E60' BLK 236
(NOT TO BE USED ON LEGAL DOCUMENTS)

Pin 13-21-41-301-000-091.000 Photo

1 / 1



01/14/2020 @ 1:05 pm

PER RECOMMENDATION OF DEEDS @ CASS COUNTY

NO OTHER INTEREST PARTIES.

UTILITIES DEPT = PHONE # DISCONNECTED
MIN SEVEN THOUSAND AND NOBUTTER ON
DIRECT DEBT.

FULL MARKET

Land	\$0
Building	\$0
Total	\$0
ASSESSED	
Land	\$0
Building	\$0
Total	\$0

Agricultural

Land	\$0
Building	\$0
Total	\$0

2018 Appraised

Land Full Market	\$0
Building Full Market	\$0
Total Full Market	\$0

Agricultural

Land	\$0
Building	\$0
Total	\$0

Current Value Information

Residential	Commercial\Other	Exempt	Total
\$13,360	\$0	\$0	\$13,360
\$42,880	\$0	\$0	\$42,880
\$56,240	\$0	\$0	\$56,240
ASSESSED			
Land	\$2,540	\$0	\$2,540
Building	\$8,150	\$0	\$8,150
Total	\$10,690	\$0	\$10,690

Prior Year Value Information

Residential	Commercial\Other	Exempt	Total
\$11,450	\$0	\$0	\$11,450
\$38,420	\$0	\$0	\$38,420
\$49,870	\$0	\$0	\$49,870

Attachment: BB EA 301 E Washington 1 (Board of Building and Engineering Appeals Dangerous Building Finding Hearing.)

14/20

Attachment: BBEA 301 E Washington 1 (Board of Building and Engineering Appeals Dangerous Building Finding Hearing.)

2017 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$0	\$11,450	\$0	\$0	\$11,450
Building Full Market	\$0	\$38,420	\$0	\$0	\$38,420
Total Full Market	\$0	\$49,870	\$0	\$0	\$49,870

More Years...

3.1.a

Packet Pg. 11

Land Front Foot Information							
Lot		Front		Rear		Side 1	Side 2
Main Lot		72.00		72.00		181.00	181.00

Residential Building Information							
Occupancy		Style		Year Built		Total Living Area	
Single-Family / Owner Occupied		1 Story Frame		1900		1,891	

4/20

4/20

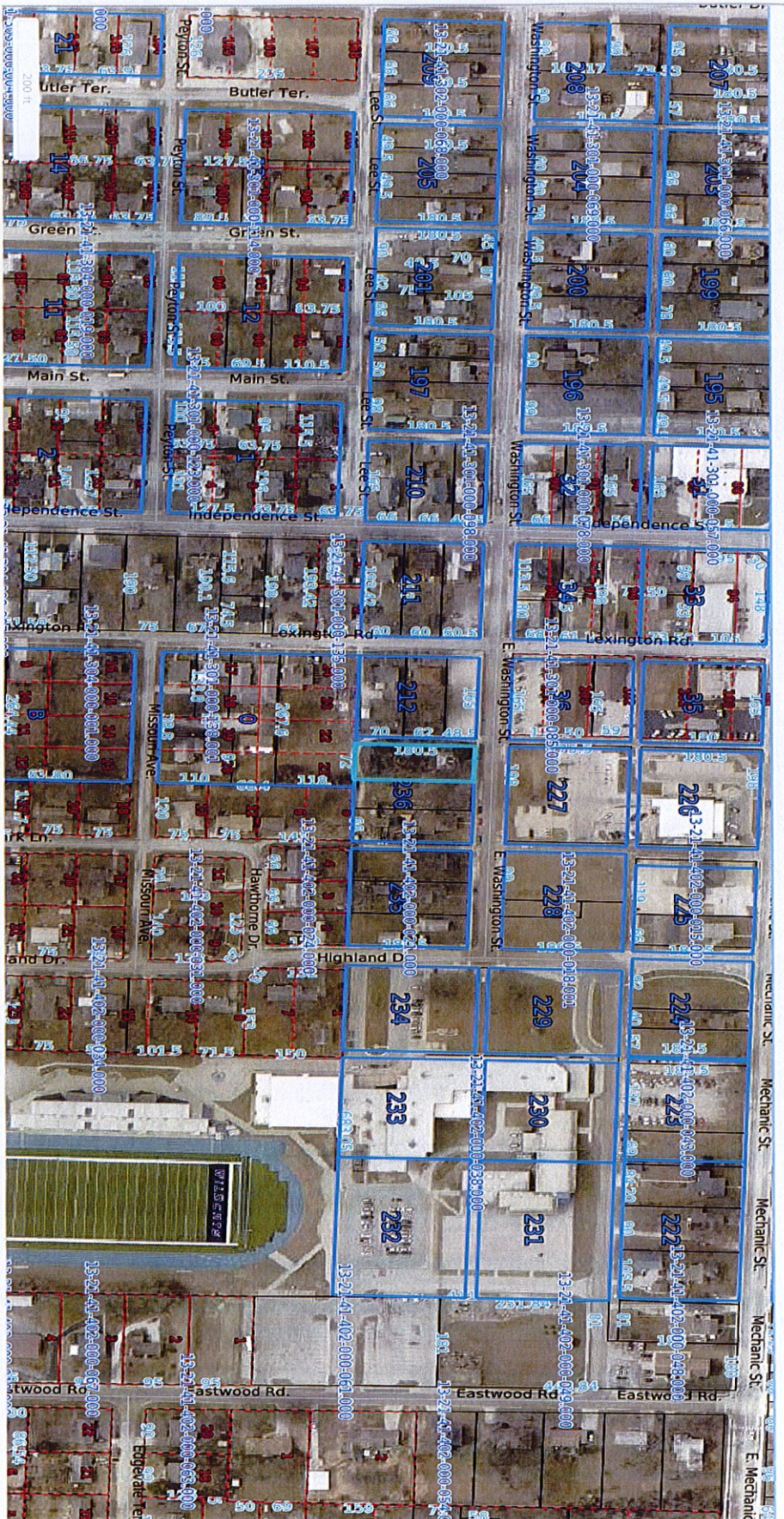
4/20



4/20



4/20





300 E. Pearl Street, P.O. Box 367 • Harrisonville, MO 64701 • Tel: 816-380-8900 • Fax: 816-380-8906

JANUARY 15, 2020

TO: ALVIN C AND SARAH E HACKER
301 EAST WASHINGTON ST.
HARRISONVILLE, MO. 64701

RE: 301 EAST WASHINGTON ST., HARRISONVILLE, MO. 64701

UNFORTUNATELY, THE PROPERTY STRUCTURE'S CONDITION AT THE ABOVE ADDRESS HAS GOTTEN TO THE POINT NOW THAT WE HAVE A DANGEROUS BUILDING SITUATION ON THE PROPERTY.

THE STRUCTURE DETERIORATION HAS PROGRESSED TO BECOME IN VIOLATION OF THE CITY OF HARRISONVILLE'S ADOPTED BUILDING AND FIRE CODES, ADOPTED PROPERTY MAINTAINENCE CODE, DANGEROUS BUILDING CODE AND NUISANCE CODE.

THE CITY WOULD LIKE TO GIVE YOU THE TIME TO REPAIR, ABATE OR DEMOLISH THIS STRUCTURE BEFORE WE NEED TO TAKE ABATEMENT ACTION. YOU HAVE 10 CALENDAR DAYS FROM THE DATE OF THIS LETTER TO CONTACT US TO DISCUSS AND FORMULATE AN APPROVED PLAN TO ABATE THIS ISSUE. IF YOU FAIL TO CONTACT US THIS NOTICE WILL BE PUBLISHED AND ALSO THE PROPERTY WILL BE PLACARDED WITH THE NOTICE.

IF YOU FAIL TO CONTACT US WE WILL HAVE TO MOVE FORWARD AND SCHEDULE A CONDEMNATION HEARING WITH THE CITY BOARD OF BUILDING AND ENGINEERING. YOU WILL BE NOTIFIED WRITTEN NOTICE OF THIS HEARING. IF AN ORDER OF ABATEMENT IS ISSUED YOU WILL THEN HAVE 30 DAYS TO FILE AN APPEAL WITH THE CASS COUNTY CIRCUIT COURT.

ENCLOSED WITH THIS COVER LETTER IS THE PROPERTY WRITE UP BY OUR BUILDING INSPECTOR AND I HAVE ALSO INCLUDED THE COMPLETE CITY ORDINANCE REGARDING DANGEROUS BUILDINGS.

CHRIS ARTHUR, BUILDING OFFICIAL

 B.O. 1/15/2020

Attachment: BBFA 301 E Washington 2 (Board of Building and Engineering Appeals Dangerous Building Finding Hearing.)



300 E. Pearl Street, P.O. Box 367 • Harrisonville, MO 64701 • Tel: 816-380-8958 • Fax: 816-380-8906

January 15, 2020

**ALVIN C & SARAH E HACKER
301 E WASHINGTON
HARRISONVILLE, MO. 64701**

RE: CITY OF HARRISONVILLE ADOPTED ORDINANCE/GOVERNMENT CODE VIOLATION – CHAPTER 510 - DANGEROUS STRUCTURES. Ord. No. 2903 §§1 — 3, 3-7-2005 CC 1977 §8-33; Ord. No. 1008 §110.1, 4-4-1973 CC 1977 §8-34; Ord. No. 1008 §110.2, 4-4-1973 CC 1977 §8-35; Ord. No. 1008 §110.3, 4-4-1973 CC 1977 §8-36; Ord. No. 1008 §110.4, 4-4-1973 CC 1977 §8-39; Ord. No. 1008 §111.2, 4-4-1973

RE: CITY OF HARRISONVILLE ADOPTED ORDINANCE/GOVERNMENT CODE VIOLATION - ENUMERATION – CHAPTER 220 ARTICLE 1 NUISANCES, SPECIFICALLY SECTION 220.020 [CC 1977 §16-18; Rev. Ords. 1939 Ch. 17 Art. 1 §§21, 45 Art. 3 §§1 — 3; Ord. No. 2284 §1, 8-26-1996; Ord. No. 2512 §1, 6-22-1998; Ord. No. 2907 §§1 — 2, 3-7-2005; Ord. No. 2914 §1, 4-18-2005; Ord. No. 3072 §1, 2-2-2009]

RE: CITY OF HARRISONVILLE ADOPTED ORDINANCE/GOVERNMENT CODE VIOLATION – BUILDING AND PROPERTY MAINTENANCE CODES – CHAPTER 500 ARTICLE 8 PROPERTY MAINTENANCE, SPECIFICALLY SECTION 500.320 Ord. No. 3236 §1, 8-5-2013

RE: CITY OF HARRISONVILLE ADOPTED ORDINANCE/GOVERNMENT CODE VIOLATION – BUILDING AND PROPERTY MAINTENANCE CODES – CHAPTER 500 ARTICLE 8 PROPERTY MAINTENANCE, SPECIFICALLY SECTION 500.330 Ord. No. 3236 §1, 8-5-2013

RE: INTERNATIONAL FIRE CODE - CHAPTER 3 – GENERAL REQUIREMENTS – SECTION 311 – VACANT PREMISES - SECTION 311.1.1 – ABANDONED PREMISES - ADOPTING ORDINANCE NUMBER 3235 §1, 8-5-2013

**THE PROPERTY AT:
301 E WASHINGTON
HARRISONVILLE, MO. 64701
PARCEL# 132141301000091000**

Attachment: BBFA 301 E Washington 2 (Board of Building and Engineering Appeals Dangerous Building Finding Hearing.)

NOTICE TO ABATE

THIS STRUCTURE IS DECLARED A DANGEROUS BUILDING AND A PUBLIC NUISANCE. AN ORDER IS HEREBY ISSUED TO RECONDITION OR REMOVE THE STRUCTURE. COMMENCEMENT OF SUCH WORK SHALL BEGIN WITHIN 15 DAYS FROM THE DATE OF THIS NOTICE OR THE CITY OF HARRISONVILLE WILL MOVE FORWARD WITH CONDEMNATION AND DEMOLITION.

SPECIFIC CODE VIOLATION:

Dangerous Building- Vertical structural members that list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base. Thirty-three percent or more damage or deterioration of the supporting members or fifty percent damage or deterioration of the non-supporting members enclosing or outside walls or covering. Improperly distributed loads upon the floors or roofs, or in which the same are overloaded, or that have insufficient strength to be reasonably safe for the purpose intended. Dilapidated, decayed, unsafe, unsanitary or that so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to cause injury to the health, morals, safety or general welfare of those living therein. Light, air and sanitation facilities that are inadequate to protect the health, safety, or general welfare of human beings who live or may live therein. Inadequate facilities for egress in case of fire or panic, or those having insufficient stairways, elevators, fire escapes or other means of evacuation. Parts thereof which are so attached that they may fall and injure members of the public or property. Unsafe, unsanitary, and dangerous to the health, safety or general welfare of the people of this City. Fire code and city ordinance violations do exist.

Nuisance- Condition of structure imposes danger, annoyance of the public health, safety and welfare.

Property Maintenance- Openings in foundation and roof allow water to intrude, ceilings required to be in good condition and good repair, chimneys required to be in a safe and secure manner and maintained in good repair.

Fire Code- Owners whereabouts unknown, Cass County tax records show physical address as the mailing address. Structure presents a danger of structural collapse and fire spread to adjacent properties.

Municipal Code 510.010- *Defined. All buildings or structures, including accessory structures, which are detrimental to the health, safety or welfare of the residents of the City and that, have any or all of the following defects shall be deemed "dangerous buildings".*

1. *Those with interior walls or other vertical structural members that list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.*

2. *Those that, exclusive of the foundation, show thirty-three percent (33%) or more damage or deterioration of the supporting members or fifty percent (50%) damage or deterioration of the non-supporting members enclosing or outside walls or covering.*

3. *Those that have improperly distributed loads upon the floors or roofs, or in which the same are overloaded, or that have insufficient strength to be reasonably safe for the purpose intended.*

4. *Those that have been damaged by fire, wind or other causes so as to become dangerous to life, safety or the general health and welfare of the occupants or people of the City.*

5. Those that are so dilapidated, decayed, unsafe, unsanitary or that so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to cause injury to the health, morals, safety or general welfare of those living therein.

6. Those having light, air and sanitation facilities that are inadequate to protect the health, safety, or general welfare of human beings who live or may live therein.

7. Those having inadequate facilities for egress in case of fire or panic, or those having insufficient stairways, elevators, fire escapes or other means of evacuation.

8. Those that have parts thereof which are so attached that they may fall and injure members of the public or property.

9. Those that because of their condition is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the people of this City.

10. Those buildings existing in violation of any provision of the Building Code of this City, or any provision of the International Fire Code, National Electric Code or any other ordinance of this City.

Municipal Code 220.020- All articles or things whatsoever caused, kept, maintained or permitted by any person to the injury, inconvenience, danger, detriment or annoyance of the public health, safety or welfare.

Municipal Code 500.320- Every foundation, roof, exterior wall, door, sky light and window shall be reasonably weathertight and watertight, and shall be kept in sound condition and good repair. Existing screen doors and windows shall be maintained in sound condition and good repair. Floors, interior walls and ceilings shall be in good condition and good repair. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint which is not lead-based paint or by other protective coverings or treatment. Walls shall be capable of affording privacy for occupants.

Municipal Code 500.330- Exterior appurtenances, including but not limited to screens, awnings, trellises, television antennas, chimneys, storm windows, gutters, eaves, storm doors, fences, and retaining walls shall be installed pursuant to the requirements of all other portions of the City's Code in a safe and secure manner and shall be maintained in good repair.

Fire Code 311.1.1- Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Property Maintenance Code and the International Building Code.

If, in the determination of the City Administrator or his/her designee, it reasonably appears that there is immediate danger to the health, safety or welfare of any person, the City Administrator or his/her designee may take emergency measures to vacate and repair or Demolish the dangerous building or structure. CC 1977 §8-39; Ord. No. 1008 §111.2, 4-4-1973

CITY OF HARRISONVILE MUNICIPAL CODE CAN BE FOUND ON THE CITY'S WEBSITE <http://ci.harrisonville.mo.us/> <http://www.ecode360.com/HA3317>

THANK YOU FOR YOUR COOPERATION,

John Morris- BUILDING INSPECTOR

DATE

LEGAL NOTICE**February 15, 2020****CITY OF HARRISONVILLE, MISSOURI****PROPERTY MAINTENANCE CODE CASE NUMBER PM20-0001****TO:**

**ALVIN C & SARAH E HACKER
301 E WASHINGTON
HARRISONVILLE, MO. 64701**

RE: CITY OF HARRISONVILLE ADOPTED ORDINANCE/GOVERNMENT CODE VIOLATION – CHAPTER 510 - DANGEROUS STRUCTURES. Ord. No. 2903 §§1 — 3, 3-7-2005 CC 1977 §8-33; Ord. No. 1008 §110.1, 4-4-1973 CC 1977 §8-34; Ord. No. 1008 §110.2, 4-4-1973 CC 1977 §8-35; Ord. No. 1008 §110.3, 4-4-1973 CC 1977 §8-36; Ord. No. 1008 §110.4, 4-4-1973 CC 1977 §8-39; Ord. No. 1008 §111.2, 4-4-1973

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3. *Those that have improperly distributed loads upon the floors or roofs, or in which the same are overloaded, or that have insufficient strength to be reasonably safe for the purpose intended.*

4. Those that have been damaged by fire, wind or other causes so as to become dangerous to life, safety or the general health and welfare of the occupants or people of the City.

5. Those that are so dilapidated, decayed, unsafe, unsanitary or that so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to cause injury to the health, morals, safety or general welfare of those living therein.

6. Those having light, air and sanitation facilities that are inadequate to protect the health, safety, or general welfare of human beings who live or may live therein.

7. Those having inadequate facilities for egress in case of fire or panic, or those having insufficient stairways, elevators, fire escapes or other means of evacuation.

8. Those that have parts thereof which are so attached that they may fall and injure members of the public or property.

9. Those that because of their condition is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the people of this City.

10. Those buildings existing in violation of any provision of the Building Code of this City, or any provision of the International Fire Code, National Electric Code or any other ordinance of this City.

Municipal Code 220.020- All articles or things whatsoever caused, kept, maintained or permitted by any person to the injury, inconvenience, danger, detriment or annoyance of the public health, safety or welfare.

Municipal Code 500.320- Every foundation, roof, exterior wall, door, sky light and window shall be reasonably weathertight and watertight and shall be kept in sound condition and good repair. Existing screen doors and windows shall be maintained in sound condition and good repair. Floors, interior walls and ceilings shall be in good condition and good repair. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint which is not lead-based paint or by other protective coverings or treatment. Walls shall be capable of affording privacy for occupants.

Municipal Code 500.330- Exterior appurtenances, including but not limited to screens, awnings, trellises, television antennas, chimneys, storm windows, gutters, eaves, storm doors, fences, and retaining walls shall be installed pursuant to the requirements of all other portions of the City's Code in a safe and secure manner and shall be maintained in good repair.

Fire Code 311.1.1- Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Property Maintenance Code and the International Building Code.

If, in the determination of the City Administrator or his/her designee, it reasonably appears that there is immediate danger to the health, safety or welfare of any person, the City Administrator or his/her designee may take emergency measures to vacate and repair or demolish the dangerous building or structure. CC 1977 §8-39; Ord. No. 1008 §111.2, 4-4-1973



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Legals & Public Notices

Legals & Public Notices

CITY OF HARRISONVILLE, MISSOURI
PROPERTY MAINTENANCE CODE
CASE NUMBER: PM20-0001

TO:
ALVIN C & SARAH E HACKER
301 E WASHINGTON
HARRISONVILLE, MO. 64701

RE: CITY OF HARRISONVILLE ADOPTED
ORDINANCE/GOVERNMENT CODE VIOLATION -
CHAPTER 510 - DANGEROUS STRUCTURES: Ord. No.
2903 §§1 - 3, 3-7-2005 CC 1977 §8-33; Ord. No.
1008 §110.1, 4-4-1973 CC 1977 §8-34; Ord. No.
1008 §110.2, 4-4-1973 CC 1977 §8-35; Ord. No.
1008 §110.3, 4-4-1973 CC 1977 §8-36; Ord. No.
1008 §110.4, 4-4-1973 CC 1977 §8-39; Ord. No.
1008 §111.2, 4-4-1973

RE: CITY OF HARRISONVILLE ADOPTED
ORDINANCE/GOVERNMENT CODE VIOLATION - ENUMERATION - CHAPTER 220 ARTICLE 1 NUISANCES, SPECIFICALLY SECTION 220.020 [CC 1977 §16-18; Rev. Ords. 1939 Ch. 17 Art. 1 §§21, 45 Art. 3 §§1 - 3; Ord. No. 2284 §1, 8-26-1996; Ord. No. 2512 §1, 6-22-1998; Ord. No. 2907 §§1 - 2, 3-7-2005; Ord. No. 2914 §1, 4-18-2005; Ord. No. 3072 §1, 2-2-2009]

RE: CITY OF HARRISONVILLE ADOPTED
ORDINANCE/GOVERNMENT CODE VIOLATION - BUILDING AND PROPERTY MAINTENANCE CODES - CHAPTER 500 ARTICLE 8 PROPERTY MAINTENANCE, SPECIFICALLY SECTION 500.320 Ord. No. 3236 §1, 8-5-2013

RE: CITY OF HARRISONVILLE ADOPTED
ORDINANCE/GOVERNMENT CODE VIOLATION - BUILDING AND PROPERTY MAINTENANCE CODES - CHAPTER 500 ARTICLE 8 PROPERTY MAINTENANCE, SPECIFICALLY SECTION 500.330 Ord. No. 3236 §1, 8-5-2013

RE: INTERNATIONAL FIRE CODE - CHAPTER 3 - GENERAL REQUIREMENTS - SECTION 311 - VACANT PREMISES - SECTION 311.1.1 - ABANDONED PREMISES - ADOPTING ORDINANCE NUMBER 3235 §1, 8-5-2013

THE PROPERTY AT:
301 E WASHINGTON
HARRISONVILLE, MO. 64701
PARCEL# 132141301000091000

NOTICE TO ABATE
THIS STRUCTURE IS DECLARED A POTENTIAL DANGEROUS BUILDING AND A PUBLIC NUISANCE. AN ORDER IS HEREBY ISSUED TO RECONDITION OR REMOVE THE STRUCTURE. COMMENCEMENT OF SUCH WORK SHALL BEGIN WITHIN 15 DAYS FROM THE DATE OF THIS NOTICE OR THE CITY OF HARRISONVILLE WILL MOVE FORWARD WITH CONDEMNATION AND DEMOLITION. BUILDING PERMITS ARE REQUIRED FOR ALL CONSTRUCTION OR DEMOLITION WORK.

If, in the determination of the City Administrator or his/her designee, it reasonably appears that there is immediate danger to the health, safety or welfare of any person, the City Administrator or his/her designee may take emergency measures to vacate and repair or demolish the dangerous building or structure. CC 1977 §8-39; Ord. No. 1008 §111.2, 4-4-1973.

6 PM at City Hall at 3 East Pearl St., Harrisonville MO 64701. All public input is invited.

3.1.b

IN THE DISTRICT COURT OF
MIAMI COUNTY, KANSAS
CHILD IN NEED OF CARE
PROCEEDINGS UNDER
CHAPTER 38 OF K.S.A.

In the Interest of:
CHRISTIAN J TOMPKINS,
yob 2014

Case No. 2018-JC-000012

NOTICE OF TERMINATION
HEARING

A motion to find the parent(s) of the child named above unfit and to terminate parental rights, appoint a permanent custodian, or enter such orders as are deemed appropriate and just has been filed. A hearing on that motion will be conducted on April 20, 2020, at 01:30 PM, at the Miami County Courthouse, Paola, Kansas. The Court will receive testimony and other relevant information with regard to the safety and well-being of the child named above and may enter orders regarding custody and case planning necessary to achieve permanency for the child named above, including proposals for living arrangements for the child and services to be provided to the child and the child's family. The following persons shall receive notice, by return receipt delivery, except as set out in K.S.A. 38-2267(b)(3): the parents, parties, interested parties, the closest relative of each of the child's parents whose address is known if no living grandparent's address is known, the parent's nearest relative who can be located if a parent of a child cannot be located by the exercise of due diligence, the child's foster parent(s) or permanent custodian(s), preadoptive parents, and relatives providing care. No person receiving this notice shall be made a party or interested party to this action solely on the basis of this notice.

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FRIDAY
DEMO-

Attachment: BBEA 301 E Washington 2 (Board of Building and Engineering Appeals Dangerous Building Finding Hearing.)

LEGAL NOTICE**BOARD OF BUILDING AND ENGINEERING APPEALS HEARING****MARCH 19, 2020 AT 6:00 P.M. IN THE CONFERENCE ROOM AT CITY HALL****CITY OF HARRISONVILLE, 300 EAST PEARL ST. HARRISONVILLE, MISSOURI 64726****PROPERTY MAINTENANCE AND DANGEROUS STRUCTURES, CODE CASE NUMBER PM20-0001****TO:****ALVIN C & SARAH E HACKER
301 E WASHINGTON
HARRISONVILLE, MO. 64701****THE PROPERTY AT:
301 E WASHINGTON
HARRISONVILLE, MO. 64701
PARCEL# 132141301000091000**

YOU HAVE BEEN SERVED A DECLARATION OF NUISANCE, DANGEROUS BUILDING, AND NOTICE TO REPAIR OR DEMOLISH THE PROPERTY AT 301 EAST WASHINGTON ST., HARRISONVILLE, MO. 64701. AS OF MARCH 6TH, 2020, A PERMIT FOR REPAIR OR DEMOLITION HAS NOT BEEN ISSUED AND NO WORK HAS COMMENCED.

PURSUANT TO SECTION 510.070 OF THE CITY OF HARRISONVILLE CODE OF ORDINANCES, YOU ARE HEREBY GIVEN NOTICE OF A HEARING FOR ABATEMENT OF THE NUISANCE AND DANGEROUS BUILDING BEFORE THE BOARD OF BUILDING AND ENGINEERING APPEALS TO BE HELD ON March 19th, 2020 AT 6:00 p.m. YOU ARE ADVISED THAT ANY PERSON HAVING RECORD TITLE OR LEGAL INTEREST IN THIS STRUCTURE MAY APPEAR AT THE HEARING, MAY BE REPRESENTED BY COUNSEL, AND SHALL HAVE AN OPPORTUNITY TO BE HEARD. FAILURE TO APPEAR WILL CONSTITUTE A WAIVER TO ALL RIGHTS TO AN ADMINISTRATIVE HEARING AND DETERMINATION OF THIS MATTER.

Proceedings for review of the decision of the Board of Building and Engineering may be instituted by filing a petition in the County Circuit Court within thirty (30) days after the mailing or delivery of notice of the Board of Building And Engineering's final decision. Said appeal shall be filed in accordance with Chapter 536, RSMo., as amended.

Legals

Legals & Public Notices

THE CIRCUIT COURT OF
JAS. COUNTY, MISSOURI
AT HARRISONVILLE
the Matter of:
En B. Williams And
se Williams
tioners

ina L. Williams And
ary A. Hineman
pondents

19CA-DR00528
**ICE UPON ORDER FOR
VICE BY PUBLICATION**

State of Missouri to Re-
ndent, Zachary Hineman.
are hereby notified that
action has been com-
ced against you in the
ult Court for the County
Cass County, Missouri,
object and general na-
e of which is a Petition
Paternity.

names of all parties to
action are stated above
the caption hereof and
name and address of the
orney for Petitioner is
William G. Cowrie, 1328 NE
ndor Dr., Lees Summit
64086; 816-525-9200; bi
cownielawoffices.com

are further notified
t, unless you file an an-
er or other pleading or
otherwise appear and
end against the aforesaid
tion within 45 days after
6th day of March, 2020,
gment by default will be
dered against you.

ness my hand and the
of the Circuit Court this
h day of February, 2020.

York, Circuit Clerk/sk
uit Clerk
uty Clerk



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Legals & Public Notices

LEGAL NOTICE

BOARD OF BUILDING AND
ENGINEERING APPEALS
HEARING MARCH 19, 2020
AT 6:00 P.M. IN THE CON-
FERENCE ROOM AT CITY
HALL CITY OF
HARRISONVILLE, 300 EAST
PEARL ST.
HARRISONVILLE, MISSOU-
RI 64726 PROPERTY MAIN-
TENANCE AND DANGER-
OUS STRUCTURES, CODE
CASE NUMBER PM20-0001
TO:

ALVIN C & SARAH E
HACKER
301 E WASHINGTON
HARRISONVILLE, MO.
64701

THE PROPERTY AT:
301 E WASHINGTON
HARRISONVILLE, MO.
64701

PARCEL
132141301000091000

YOU HAVE BEEN SERVED A
DECLARATION OF NUI-
SANCE, DANGEROUS
BUILDING, AND NOTICE TO
REPAIR OR DEMOLISH THE
PROPERTY AT 301 EAST
WASHINGTON ST.,
HARRISONVILLE, MO.
64701. AS OF MARCH 6TH,
2020, A PERMIT FOR RE-
PAIR OR DEMOLITION HAS
NOT BEEN ISSUED AND NO
WORK HAS COMMENCED.

PURSUANT TO SECTION
510.070 OF THE CITY OF
HARRISONVILLE CODE OF
ORDINANCES, YOU ARE
HEREBY GIVEN NOTICE OF
A HEARING FOR ABATE-
MENT OF THE NUISANCE
AND DANGEROUS BUILD-
ING BEFORE THE BOARD
OF BUILDING AND ENGI-
NEERING APPEALS TO BE
HELD ON March 19th, 2020
AT 6:00 p.m. YOU ARE AD-
VISED THAT ANY PERSON
HAVING RECORD TITLE OR
LEGAL INTEREST IN THIS
STRUCTURE MAY APPEAR
AT THE HEARING, MAY BE
REPRESENTED BY COUN-
SEL, AND SHALL HAVE AN
OPPORTUNITY TO BE
HEARD. FAILURE TO AP-
PEAR WILL CONSTITUTE A
WAIVER TO ALL RIGHTS TO
AN ADMINISTRATIVE
HEARING AND DETERMI-
NATION OF THIS MATTER.
Proceedings for review of
the decision of the Board of
Building and Engineering
may be instituted by filing a
petition in the County Cir-
cuit Court within thirty (30)
days after the mailing or de-
livery of notice of the Board
of Building And Engineer-
ing's final decision. Said ap-
peal shall be filed in accord-
ance with Chapter 536,
RSMo., as amended.

NOTICE TO BIDDE

Sealed proposals will
ceived by the City Cl
City Hall, Harrisonville
ouri, until 2:00 P
**THURSDAY, MARCH
2020** at which time p
als for:

**2020 SIDEWALK AND
PROGRAM**

Will be publicly opene
read aloud. The work
this Contract consists
following: Contractor
viding the labor, mat
and equipment to r
and replace concrete
ramps, sidewalks, dri
approaches, curbs, an
ters at various locatio
as detailed herein in
mobllization, traffic
trols, grading, and s
storage.

All equipment, materi
workmanship must be
cordance with the
Specifications and
Contract Documents

Project Manual on file
the City of Harris
Missouri. Copies of
and specifications c
seen or purchased for
n-Refundable fee on-
www.drexeltech.com

//www.drexeltech.com
their eDistribution
room, additional assi
is available at distrib
drexeltech.com. Infor
regarding this project
found in the "Public
link on the website.

tractors desiring the
tract Documents for
preparing bids may at
tain a set of such
ments from Drexel Te
ogies; 10840 West
Street, Lenexa, KS
telephone number is
371-4430.

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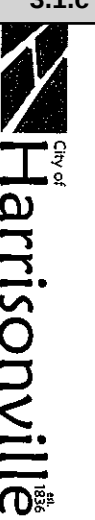
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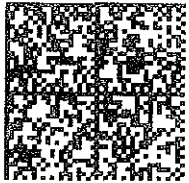
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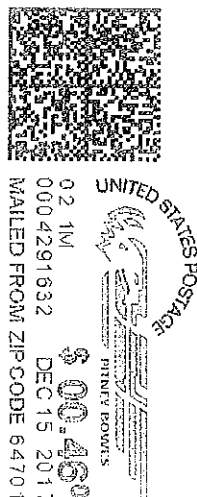
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MO 64586

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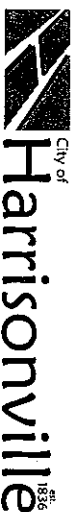
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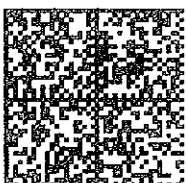
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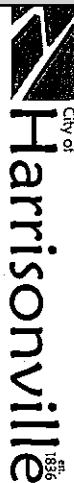
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* 總編輯：王德信

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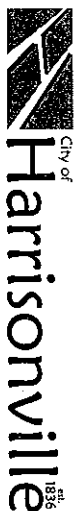
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64701

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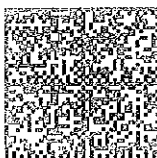
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Harrisonville, MO
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(Endorsement Required) | | |
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Street & Apt. No.,
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City, State, ZIP+4 Harrisonville, MO 64701

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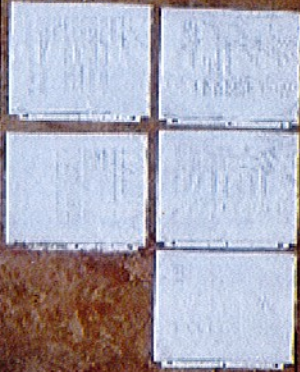
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2/28/20 8:54 AM



301

1/10/20 11:08 AM



3.1.d



1/10/20 11:11 AM

1/10/20 11:09 AM

3.1.d

1/10/20 11:10 AM

301



1/10/20 11:14 AM

1/10/20 11:15 AM

1/10/20 11:06 AM

1/10/20 11:07 AM

3.1.d

1/10/20 11:07 AM

Attachment: BBEA 301 E Washington 4 (Board of Building and Engineering Appeals Dangerous Building Finding Hearing.)

1/10/20 11:07 AM

3.1.d

Attachment: BBEA 301 E Washington 4 (Board of Building and Engineering Appeals Dangerous Building Finding Hearing.)

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Attachment: BBEA 301 E Washington 4 (Board of Building and Engineering Appeals Dangerous Building Finding Hearing.)

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3.1.e

Attachment: BBEA 301 E Washington 5 (Board of Building and Engineering Appeals Dangerous Building Finding Hearing.)

1/10/20 11:06 AM

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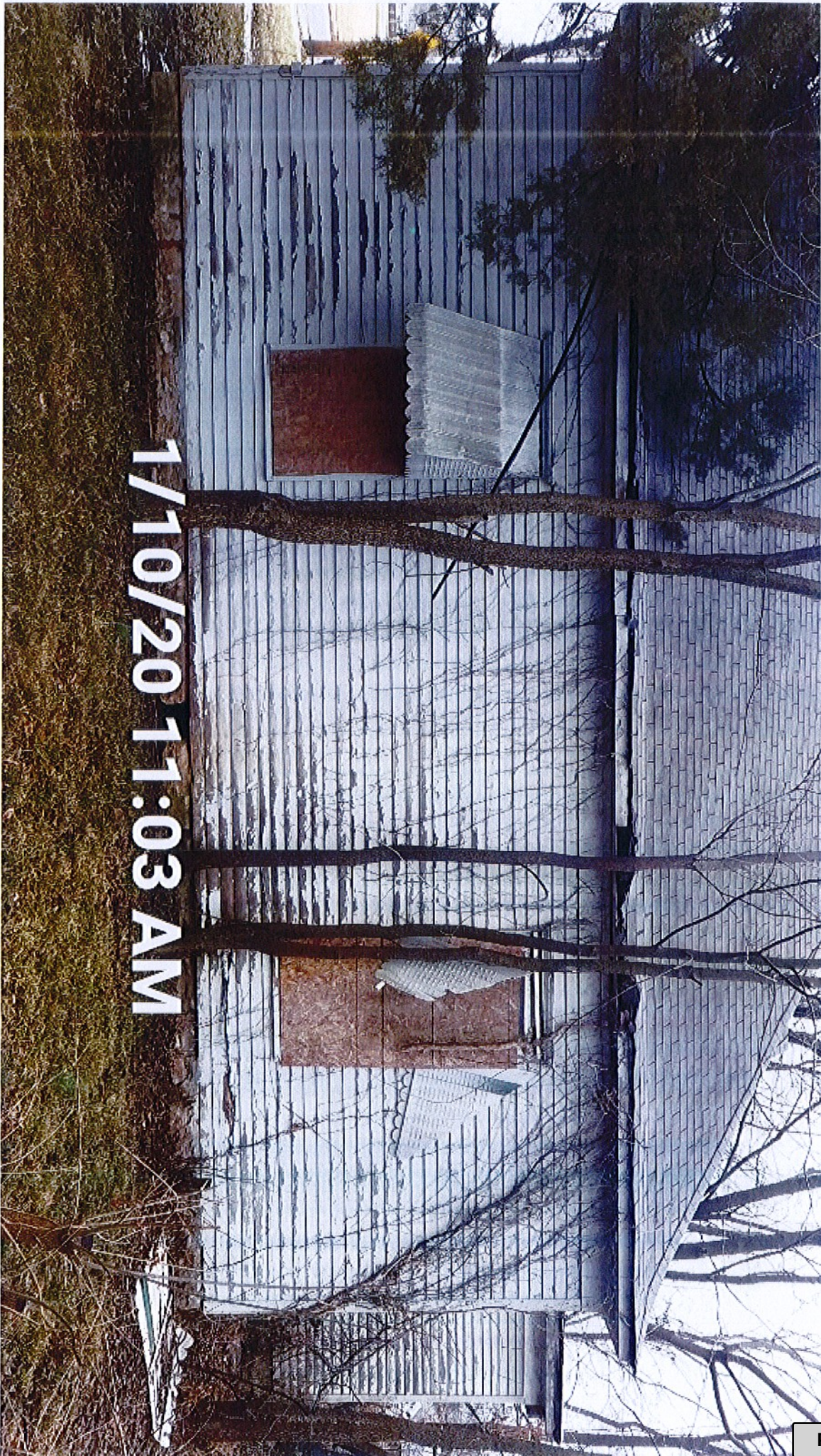
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3.1.e

Attachment: BBEA 301 E Washington 5 (Board of Building and Engineering Appeals Dangerous Building Finding Hearing.)

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Attachment: BB EA 301 E Washington 5 (Board of Building and Engineering Appeals Dangerous Building Finding Hearing.)