



THE CITY OF  
**HARRISONVILLE**  
WHERE TRADITION MEETS INNOVATION

AGENDA  
CITY OF HARRISONVILLE  
BOARD OF BUILDING AND ENGINEERING APPEALS  
REGULAR MEETING  
CITY HALL  
MAY 6, 2025  
6:00 PM

1. **Call to Order**
  - A. **Roll Call**
2. **Approval of Minutes**

**Approval of Minutes from the August 20, 2024, meeting.**

  - A. **Minutes from August 20, 2024, meeting**
3. **Agenda Items**
  - A. **DB-24-0004 608 Younger Dr. - James and Brandi Castaneda**
  - B. **DB-24-0008 - 701 West Street - Nelson and Judy Ruff**
4. **Discussion Items**
5. **Adjourn**

**Posted on City Hall Bulletin Board this nth day of Month, yyyy.**

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**Daniel Barnett, City Clerk**





THE CITY OF  
**HARRISONVILLE**  
 WHERE TRADITION MEETS INNOVATION

**DRAFT**

**MINUTES**  
**CITY OF HARRISONVILLE**  
**BOARD OF BUILDING AND ENGINEERING APPEALS**  
**REGULAR MEETING**  
**CITY HALL**  
**AUGUST 20, 2024**  
**6:00 PM**

**1. Call to Order**

The meeting was called to order at 6:01 PM by Chair Mike Cox

Attendee Name	Organization	Title	Status	Arrived
Mike Cox	Harrisonville	Chair	Present	
Jeff Cryderman	Harrisonville		Present	
Vince Farr	Harrisonville		Excused	
Kevin Stucker	Harrisonville		Present	
John Foster	Harrisonville		Present	
Bryan Wooten	Harrisonville		Present	

*Also in attendance were Darrell and Cathy Anthony, Neighboring Property Owners; Richard Stephanie, Amika and Natalie Collins, Neighboring Property Owners; James Stuart, Resident; Barrett Welton, Code Enforcement Officer; John Morris, Building Official; and Jamie Martin, Recording Secretary.*

**2. Approval of Minutes**

**1. Board of Building and Engineering Appeals - Regular Meeting - Apr 15, 2024 6:00 PM**

*With no additions or corrections, the minutes from the April 15, 2024, meeting were unanimously accepted.*

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jeff Cryderman, Kevin Stucker
<b>AYES:</b>	Cox, Cryderman, Stucker, Foster, Wooten
<b>EXCUSED:</b>	Vince Farr

**3. Agenda Items**

**1. 1504 S. King Ave. - Gary D. Sivils**

*Barrett Welton presented the Staff Report for 1504 S King Avenue. He said that the case started with a phone call from a neighbor about a tree falling on the structure and doing significant damage. The property was added to the VAB list in March after receiving the complaint from a neighboring property owner. He told the Board that the neighbors had*

*been mowing the yard to try to keep vagrants out. The property owner had been deceased for several years and the utilities had been disconnected since 2021. Multiple attempts had been made to find the responsible party which led to the property owner's daughters, one of which can not be located and the other said she didn't want anything to do with the property.*

*John Foster shared his concerns with there being a reverse mortgage on the property and who in fact has control of the property. Mr. Welton said the county still has the property owner as Mr. Sivils and that is what he have to follow and we have searched the Cass County Recorder for information pertaining to ownership.*

*Mr. Stucker said that he didn't believe that ownership should determine the Board's findings. The structure is dangerous and needs to be taken care of for safety reasons. Mr. Wooten agreed.*

*Kevin Stucker made a motion to concur with Staff's findings for the property. Bryan Wooten seconded the motion. The motion passed 4 aye to 1 nay.*

<b>RESULT:</b>	<b>APPROVED [4 TO 1]</b>
<b>MOVER:</b>	Kevin Stucker
<b>SECONDER:</b>	Bryan Wooten
<b>AYES:</b>	Mike Cox, Jeff Cryderman, Kevin Stucker, Bryan Wooten
<b>NAYS:</b>	John Foster
<b>EXCUSED:</b>	Vince Farr

#### **4. Discussion Items**

There were no discussion items.

#### **5. Adjourn**

With nothing further to come before the Board, Bryan Wooten made a motion to adjourn. Jeff Cryderman seconded. The meeting was adjourned at 6:12 PM.

Respectfully submitted,

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Jamie Martin, Recording Secretary

**To:** Board of Building and Engineering Appeals  
**From:** Casey Hofer, Building Inspector  
**Date:** March 17, 2025  
**Re:** 608 Younger, Harrisonville, MO 64701

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#### GENERAL INFORMATION

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**Applicant:** N/A

**Requested Actions:** Determination of the finding and order.

**Date of Application:** N/A

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#### PROPOSAL

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- Acceptance of staff findings and an order to demolish the offending structure at 608 Younger Drive.
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#### PREVIOUS ACTIONS

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- Structure posted as a Dangerous Building and unsafe for human habitation on March 31, 2024.
  - Seven Code enforcement cases in 2024.
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#### KEY ISSUES

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- Staff has made numerous attempts to contact the property owners with no success. Certified letters have been sent and returned, and staff has posted the property seven times.
  - The structure does not have electric or water/sewer utilities.
  - Due to the extensive damage and unsafe condition of the dwelling, this property is deemed a public nuisance
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#### STAFF COMMENTS AND SUGGESTIONS

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- Major structural damage to residential dwelling due to vehicle impact on March 31, 2024.
- Unable to make contact with property owners.

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**STAFF RECOMMENDATION**

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- Staff recommends BBEA support of the Inspector's order to demolish the offending structure with all costs associated provided by the owner(s) of the offending property.

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**ATTACHMENTS**

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- Initial incident report and follow-up Dangerous Building inspection report
- Engineer's structural evaluation
- 10 photos, day of the accident, 2 photos January 2025 and 3 photos March 2025.
- Notices, letters, and legal postings

**STAFF CONTACT:**

Casey Hofer, Building Inspector  
chofer@harrisonville.com

John Morris, Building Official  
jmorris@harrisonville.com



Community Development Department

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

**Incident Date:** Sunday March 31, 2024

**Address:** 608 YOUNGER DR

**PIN:** 13-21-31-100-000-013.007

**Appraised Value:** 125,010

**Owner:** CASTANEDA, JAMES & BRANDI H

**Class:** Residential

Call received from HPD at 16:40 reporting vehicle impact with a residential structure. I arrived onsite at 17:30 with HPD and HFD also onsite. A white Dodge minivan had struck the south side of the structure causing major structural damage from approximately the roof's ridge line and to the east towards the front of the structure. Visible damages at the time of staff inspection include the concrete foundation wall of the garage area and the wood wall framing of the garage portal framing and living area above the garage on the south side.

Staff ordered utilities to be disconnected (all electric) and posted the property as a dangerous structure. Staff wouldn't allow the removal of the vehicle until structural evaluation has been completed.

Staff was able to get the homeowner in contact with a local engineer who was able to come out and observe the damage immediately. A plan will be put in place before the removal of the vehicle and repairs take place.

April 1, 2024

John Morris

Building Official



Community Development Department

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

## Dangerous Building Inspection Report

**Date of Inspection:** January 28, 2025

**Code Case Reference Number:** DB-24-0004

### 1. PROPERTY INFORMATION

- Property Address: 608 Younger Drive
- Owner Name: Castaneda, James & Brandi H
- Owner Address: 608 Younger Drive
- Contact Information:

### 2. INSPECTION DETAILS

Inspector Name(s): John Morris

Inspection Type:

Initial Inspection                       Follow-Up Inspection                       Emergency Inspection

• Inspection Time: 09:30 AM

• Weather Conditions: Sunny

• Occupancy Status:

Occupied                       Vacant                       Secured                       Unsecured

### 3. BUILDING DESCRIPTION

• Structure Type:

Single-Family Residential                       Multi-Family Residential                       Commercial  
 Industrial                       Accessory Structure                       Other:

• Building Construction Type: Wood frame

• Number of Stories: 1.5 split entry

• Approximate Age of Structure: Built in 1993 – 32 years

**4. INSPECTION FINDINGS**

• Structural Conditions:

- Collapsed/Failing Roof     Failing/Damaged Walls     Failing Foundation
- Bowing/Leaning Walls     Other:

• Exterior Conditions:

- Missing/Damaged Siding     Broken/Boarded Windows     Unsecured Openings
- Damaged/Deteriorating Chimney     Overgrown Vegetation Near Structure
- Other:

• Interior Conditions:

- Collapsed Ceilings/Floors     Water Damage/Mold     Fire Damage
- Damaged/Deteriorated Staircases     Pest Infestation Evidence     Other:

• Hazardous Conditions:

- Fire Hazard     Structural Instability     Sanitation Issues     Other:

**5. UTILITIES**

Electricity:     On     Off

Gas:     On     Off

Water:     On     Off

**6. CODE VIOLATIONS**

Municipal Ordinance Section: 510.010 & 220.020

Description of violation(s): Incident occurred on March 31, 2024. Stabilization of cantilevered floor section above garage took place shortly after incident with a temporary stud framed wall supported by driveway below.

**7. INSPECTOR’S ORDER**

- Occupy - Repair/Remediation Required     Vacate – Repair/Remediation Required
- Secure the Building Immediately     Demolition Recommended
- Other:

Details of Recommended Actions: Building permits are required for repairs. Contact our office at 816-380-8958

**8. NOTIFICATIONS**

• Notice of Violation Issued:  Yes     No

• Date Issued: April 01, 2024

• Method of Delivery:

- Certified Mail     Personal Service     Posting on Structure     N/A



April 1, 2024

James Castaneda  
608 Younger Dr.  
Harrisonville, MO 64701

RE: R.E.O. Project 24-064  
608 Younger Dr. - structural damage  
Temporary support measures

Dear Mr. Castaneda,

We are providing herewith statement regarding temporary support of the residential structure located at the above referenced address. Structural damage caused by a vehicle-impact occurred at the East (front) end of the South face of the split-level garage wall. The damage from the impact primarily occurred in front of the steel support beam above the middle of the garage and behind the face of the garage wall.

The front corner of the garage framing was damaged to the extent of no longer providing structural support. However, the jack and king studs adjacent to the South garage door remain in place. The bearing wall above is supported at the end of cantilevered joists extending approximately two-feet from the wall face. The outer two floor joists at the impact location are completely damaged and do not provide any incidental support to the wall dead load above.

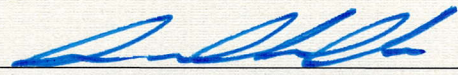
In order to provide temporary support for removal of the vehicle and incidental damaged material, a site-built stud-framed wall shall be constructed at the face of the garage wall below the end of the cantilever above. The wall shall be 2x6 framing to the top of the driveway (with solid 4x8x4 concrete blocks at the adjacent grade), extending from the outer corner to the mid-point between the garage doors with diagonal bracing from upper to lower corner. Studs shall be set-tight between the base plate and top plate below the cantilevered wall.

This framing will support the primary load bearing line of the front of house in order to remove the vehicle and install sheathing material to secure the opening. This temporary support shall remain in place until restoration activities have commenced; builder may modify or install alternate support for reconstruction activities.

Careful observation during vehicle removal is required. Additional inspection of newly exposed damaged areas may require additional support measures until permanent repair is initiated. If there are any questions regarding this analysis, please contact our Offices.

Very Truly Yours,

R.E.O. ENGINEERING, P.C.

By:  , President  
Aaron D. Obermiller, P.E.









MARCH 31, 2024



MARCH 31, 2024



MARCH 31, 2024



MARCH 31, 2024





MARCH 31, 2024









300 E Pearl Street - PO Box 367 Harrisonville, MO 64701 - (816) 380-8958  
Community Development Department – Code Enforcement Division

**Owner:** CASTANEDA, JAMES & BRANDI H  
**6, 2025**  
**Address:** 608 YOUNGER DR  
**Violation Address:** 608 YOUNGER DR  
**PIN:** 13-21-31-100-000-013.007  
**DB-24-0004**

**March**



This letter is a **SECOND** notice of violation from the Code Enforcement Division of the Community Development Department, City of Harrisonville. A violation of municipal ordinance and-or the International Property Maintenance Code has been observed on your property. Please see the applicable referenced sections below.

I'm reaching out regarding an incident that occurred on March 31, 2024. To date, there has been minimal effort in correcting the structural issues caused by the vehicle impact, and no effort has been made following my initial letter dated January 28, 2025. Pursuant to Municipal Ordinance Chapters 510 and 220, the property has been declared a public nuisance. The inspector's order is for the residential dwelling to remain unoccupied, and the property owner shall begin the reconditioning process within 10 days from the date of this notice. Permits are required to make the repairs. Contact our office prior to the final deadline of **Monday, March 17, 2025**.

**If no action is taken by Monday, March 17, 2025, I will have no choice but to schedule a hearing with the Board of Building and Engineering to discuss the potential demolition of the damaged structure, as the ordinance permits.**

**Section 510.070 When Hearing Called.** [CC 1977 §8-36; Ord. No. 1008 §110.4, 4-4-1973]

If any person, after having received notice to abate a nuisance under this Article, fails to commence work of reconditioning or demolition within a ten (10) day period or upon failure to proceed continuously with the work without unnecessary delay, the Board of Building and Engineering shall call and have a full and adequate hearing upon the matter giving the affected parties at least ten (10) days' written notice of the hearing. Any party may be represented by counsel and all parties shall have an opportunity to be heard.

**Section 510.080 Findings of Hearing.** [CC 1977 §8-37; Ord. No. 1008 §110.5, 4-4-1973]

After the hearing provided for by this Article, 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.

**Section 510.090 Abatement By City, Expenses Deemed Lien.** [CC 1977 §8-38; Ord. No. 1008 §111, 4-4-1973]

If no appeal is taken to the County Circuit Court, nor have the aggrieved parties taken steps to comply with the order of the City Administrator, then he/she shall issue an order whereby the building or structure will be demolished or repaired by the City with the cost of performance to be certified to the City Clerk who shall cause a special tax bill therefor against the property to be prepared and collected by the City Collector. At the request of the taxpayer, the tax bill may be paid in installments over a period of not more than ten (10) years. The tax bill from the date of issuance shall be a lien on the property until paid.

**Section 510.100 Appeals, Emergency Action.** [CC 1977 §8-39; Ord. No. 1008 §111.2, 4-4-1973]

**A.** 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.

**B.** 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.

**Section 510.020 Penalties.** [CC 1977 §8-32; Ord. No. 1008 §111.1, 4-4-1973]

In addition to any other penalties provided for herein, if any party ordered to correct a situation which constitutes a nuisance fails to do so within a reasonable time or fails to proceed continuously without unnecessary delay, he/she will be subject to a fine as provided in Section 100.200 of this Code. Each seven (7) day period thereafter shall constitute a new and separate cause of action.

**Section 510.030 General Provisions.** [CC 1977 §8-32.1; Ord. No. 2591 §1, 6-7-1999]

**A.** If there are proceeds to any insurance policy based upon a covered claim payment made for damage or loss to a building or other structure caused by or arising out of any fire, explosion or other casualty loss and such covered claim payment is in excess of fifty percent (50%) of face value of the policy, then the insurer on such building or structure shall pay twenty-five percent (25%) of the insurance claim proceeds to the City Treasurer and such proceeds shall be deposited into an interest-bearing account. Any named mortgagee on the insurance policy shall maintain priority over any obligation under this Article. If a special tax bill or assessment is issued by the City for the expenses of demolition of such building as a dangerous building pursuant to Sections 510.010 through 510.100 of this Chapter, such expenses shall be paid from applicable insurance proceeds held by the City Treasurer; and if there is any excess, such shall be paid by the City Treasurer to the insured or as the terms of the policy, including any endorsements thereto, provide.

**1. Procedure.**

**(a)** The City shall release the proceeds and any interest which has accrued on such proceeds to the insured or as the terms of the policy and endorsements thereto provide within thirty (30) days after receipt of such insurance monies, unless the City has instituted legal proceedings under

Section 510.060 or by taking emergency measures as provided for in Section 510.100(B).

(b) When the City takes bids from independent contractors for demolition of a building, bidders shall deduct any salvage value materials the building or structure may have from the cost of demolition in arriving at their bid amount. Should City employees do the demolition, the actual cash value of salvaged materials shall be deducted from the special tax bill for such demolition. In no case will the net cost of the demolition be increased in order to affect salvage of materials.

(c) If such building or structure is repaired or demolished pursuant to this Chapter as attested by the Community Development Department without cost to the City, then any insurance proceeds paid to the City Treasurer and any interest thereon shall be paid to the insured or as the terms of the policy, including any endorsements thereto, provide.

[Ord. No. 3238 §3, 8-5-2013]

(d) Upon presentation of satisfactory proof that the insured has removed debris and repaired, rebuilt or otherwise made the insured premises safe and secure, the City Community Development Department shall issue a certificate within thirty (30) days after receipt of such satisfactory proof to permit the insurance proceeds and any interest that has accrued on such proceeds received to be released to the insured or as the terms of the policy, including any endorsements thereto, provide without deduction. It shall be the obligation of the insured or other person making claim to the proceeds to provide the insurance company with such certificate.

[Ord. No. 3238 §4, 8-5-2013]

2. Effect on insurance policies. This Article shall not make the City a party to any insurance contract and the insurer is not liable to any party for any amount in excess of the proceeds otherwise payable under its insurance policy.

**Chapter 220. Nuisances Article I. Generally Section 220.010 Prohibited [CC 1977 §16-17]**

No person shall permit, cause, keep, maintain or do any nuisance or contribute to the same as defined by the laws of this State, provisions of this Code or the ordinances of the City or cause or permit to be committed, caused, kept, maintained or done or contribute to the committing, causing, keeping or maintaining any such nuisance within the corporate limits of the City or within one-half (½) mile of the corporate limits of the City.

**Chapter 220. Nuisances ARTICLE I. Generally Section 220.010. Prohibited. [CC 1977 §16-17]**

No person shall permit, cause, keep, maintain or do any nuisance or contribute to the same as defined by the laws of this State, provisions of this Code or the ordinances of the City or cause or permit to be committed, caused, kept, maintained or done or contribute to the committing, causing, keeping or maintaining any such nuisance within the corporate limits of the City or within one-half (½) mile of the corporate limits of the City.

**Section 220.030. Notice To Abate. [CC 1977 §16-19]**

Whenever the City Administrator shall ascertain or have knowledge that a nuisance exists in or upon any house, building, lot or premises within the City or within one-half (½) mile of the corporate limits of the City, he/she shall, in writing, notify the owner or person occupying or having possession and control of such house, building, lot or premises to abate or remove such nuisance within a time to be specified in such notice; provided however, that when the owner of the property is a non-resident of

the City and no person occupies, possesses or controls such building, lot or premises, notice shall be posted on the property to fulfill the requirements of this Section.

**Section 220.040. Failure To Comply With Notice To Abate Nuisance. [Ord. No. 2490 §1, 4-13-1998]**

It shall be unlawful for any person to fail or neglect or refuse to obey and comply with the provisions of any notice issued under the provision of this Article within the time therein specified. In addition to any and all remedies and actions available to the City pursuant to this Article or any other law, rule or regulation, the Board of Aldermen may direct the City Attorney to file a civil cause of action for abatement of any nuisance created by the accumulation of unsightly, dangerous or noxious personal property within the City limits. The City Attorney shall make application for all reasonable attorney's fees incurred in connection with such action.

**Section 220.050. Abatement By City. [CC 1977 §16-21; Ord. No. 3503, 8-3-2020]**

**A.** If the owner or person occupying or having possession and control of any premises upon which a nuisance exists in violation of this Article does not abate the same within the time stated in the notice to abate such nuisance, the City may enter upon such premises and abate such nuisance. The costs and expenses of such abatement by the City shall, like taxes, be a first (1st) lien on the property affected thereby until paid.

**B.** In any case where a provision of this Code is found to be in conflict with a provision of any other ordinance or other legislation of the City existing on the effective date of this Code, the provision which establishes the higher standard for the promotion and protection of the safety, welfare and health of the people shall prevail. If any part of this Chapter should be declared invalid for any reason, such decisions shall not affect the remaining portions of this Code.

John Morris, Building Official  
City of Harrisonville  
[jmorris@harrisonville.com](mailto:jmorris@harrisonville.com)  
(816) 380-8958

Barrett Welton, Code Enforcement Officer  
City of Harrisonville  
[bwelton@harrisonville.com](mailto:bwelton@harrisonville.com)  
(816) 380-8921



Community Development Department

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

**Incident Date:** Sunday March 31, 2024

**Address:** 608 YOUNGER DR

**PIN:** 13-21-31-100-000-013.007

**Appraised Value:** 125,010

**Owner:** CASTANEDA, JAMES & BRANDI H

**Class:** Residential

Hello,

In reference to dangerous building code case #DB-24-0004, I wanted to bring the following section of Municipal Ordinance to your attention. If this section applies to you, please make arrangements with Jamie Martin in the Community Development Department.

### **Section 510.030**

#### **General Provisions.**

**[CC 1977 §8-32.1; Ord. No. 2591 §1, 6-7-1999]**

**A.** If there are proceeds to any insurance policy based upon a covered claim payment made for damage or loss to a building or other structure caused by or arising out of any fire, explosion or other casualty loss and such covered claim payment is in excess of fifty percent (50%) of face value of the policy, then the insurer on such building or structure shall pay twenty-five percent (25%) of the insurance claim proceeds to the City Treasurer and such proceeds shall be deposited into an interest-bearing account. Any named mortgagee on the insurance policy shall maintain priority over any obligation under this Article. If a special tax bill or assessment is issued by the City for the expenses of demolition of such building as a dangerous building pursuant to Sections 510.010 through 510.100 of this Chapter, such expenses shall be paid from applicable insurance proceeds held by the City Treasurer; and if there is any excess, such shall be paid by the City Treasurer to the insured or as the terms of the policy, including any endorsements thereto, provide.

#### **1. Procedure.**

**a.** The City shall release the proceeds and any interest which has accrued on such proceeds to the insured or as the terms of the policy and endorsements thereto provide within thirty (30) days after receipt of such insurance monies, unless the City has instituted legal proceedings under Section 510.060 or by taking emergency measures as provided for in Section 510.100(B).



Community Development Department

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

b. When the City takes bids from independent contractors for demolition of a building, bidders shall deduct any salvage value materials the building or structure may have from the cost of demolition in arriving at their bid amount. Should City employees do the demolition, the actual cash value of salvaged materials shall be deducted from the special tax bill for such demolition. In no case will the net cost of the demolition be increased in order to affect salvage of materials.

c. If such building or structure is repaired or demolished pursuant to this Chapter as attested by the Community Development Department without cost to the City, then any insurance proceeds paid to the City Treasurer and any interest thereon shall be paid to the insured or as the terms of the policy, including any endorsements thereto, provide.

**[Ord. No. 3238 §3, 8-5-2013]**

d. Upon presentation of satisfactory proof that the insured has removed debris and repaired, rebuilt or otherwise made the insured premises safe and secure, the City Community Development Department shall issue a certificate within thirty (30) days after receipt of such satisfactory proof to permit the insurance proceeds and any interest that has accrued on such proceeds received to be released to the insured or as the terms of the policy, including any endorsements thereto, provide without deduction. It shall be the obligation of the insured or other person making claim to the proceeds to provide the insurance company with such certificate.

**[Ord. No. 3238 §4, 8-5-2013]**

2. Effect on insurance policies. This Article shall not make the City a party to any insurance contract and the insurer is not liable to any party for any amount in excess of the proceeds otherwise payable under its insurance policy.

John Morris

Building Official

[jmorris@harrisonville.com](mailto:jmorris@harrisonville.com)

816-380-8917

Jamie Martin

Administrator

[jmartin@harrisonville.com](mailto:jmartin@harrisonville.com)

816-380-8958



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

March 25, 2025

To: Eva Smith [legals@tribuneandtimes.com](mailto:legals@tribuneandtimes.com)

From: John Morris, Building Official, [jmorris@harrisonville.com](mailto:jmorris@harrisonville.com), (816) 380-8917  
Jamie Martin, Administrative Assistant, [jmartin@harrisonville.com](mailto:jmartin@harrisonville.com), (816) 380-8958  
Daniel Barnett, City Clerk, [dbarnett@harrisonville.com](mailto:dbarnett@harrisonville.com), (816) 380-8916

Re: Legal Notice – 608 Younger Drive

Please publish this legal notice one time in the April 3, 2025, edition and:

1. Please send a pre-publication proof to Jamie Martin for approval and include verification of cost, and
2. Please put **0106080223** / Codes/Building Dept Account on the invoice and send it with a proof of publication to Jamie Martin after publication.

John Morris  
Building Official

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**LEGAL NOTICE**

**BOARD OF BUILDING AND ENGINEERING APPEALS HEARING**

**MAY 6, 2025 AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT CITY HALL**

**CITY OF HARRISONVILLE, 300 EAST PEARL ST. HARRISONVILLE, MISSOURI 64701**

**PROPERTY MAINTENANCE AND DANGEROUS STRUCTURES, CODE CASE NUMBER DB-24-0004**

**TO:**

**JAMES & BRANDI CASTANEDA  
608 YOUNGER DR  
HARRISONVILLE, MO 64701**

**THE PROPERTY AT:  
608 YOUNGER DR  
HARRISONVILLE, MO. 64701  
PARCEL# 13-21-31-100-000-013.007**

**YOU HAVE BEEN SERVED A DECLARATION OF NUISANCE, DANGEROUS BUILDING, AND NOTICE TO REPAIR OR DEMOLISH THE PROPERTY AT 608 YOUNGER DR., HARRISONVILLE, MO 64701. AS OF MARCH 17, 2025, 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 MAY6, 2025 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.**

**To:** Board of Building and Engineering Appeals  
**From:** Casey Hofer, Building Inspector  
**Date:** March 17, 2025  
**Re:** 701 West, Harrisonville, MO 64701

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#### **GENERAL INFORMATION**

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**Applicant:** N/A

**Requested Actions:** Determination of finding and order.

**Date of Application:** N/A

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#### **PROPOSAL**

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- Acceptance of staff findings and an order to demolish the offending structure at 701 West.
- 

#### **PREVIOUS ACTIONS**

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- Structure posted as unsafe for human habitation in December 27, 2024.
  - Ten code enforcement cases since 2018.
- 

#### **KEY ISSUES**

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- The structure does not have electric or water/sewer utilities.
  - Due to the extensive deterioration and unsafe condition of both the primary dwelling and its accessory structures, this property is deemed a public nuisance.
  - Unsecured openings are causing an attractive nuisance situation.
- 

#### **STAFF COMMENTS AND SUGGESTIONS**

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- Extensive deterioration due to lack of maintenance has created an attractive nuisance. The state of the main structure as well as the accessory structure are past the state of being repairable in a feasible manner.
  - Property owner, as well as next of kin are deceased.
  - Staff has been in contact with the probate attorney for this property, and they have been advised of progress within the process to have this dangerous building situation resolved.
- 

#### **STAFF RECOMMENDATION**

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- Staff recommends BBEA support of the Inspector's order to demolish the offending structure with all costs associated provided by the owner(s) of the offending property.

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**ATTACHMENTS**

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- 16 Photos from the day property was initially red tagged as a dangerous building. 9 photos from March 25, 2025 when additional legal notice was posted on property.
- Notices, Letters and legal postings.
- Abatement Invoice from city contractors securing all structures on the property.

**STAFF CONTACT:**

Casey Hofer, Building Inspector  
chofer@harrisonville.com

John Morris, Building Official  
jmorris@harrisonville.com



Community Development Department

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

## Dangerous Building Inspection Report

**Date of Inspection:** January 27, 2025

**Code Case Reference Number:** DB-24-0008

### 1. PROPERTY INFORMATION

- Property Address: 701 West
- Owner Name: Ruff, Nelson R JR & Judy Mae
- Owner Address: 701 West
- Contact Information:

### 2. INSPECTION DETAILS

Inspector Name(s): John Morris

Inspection Type:

Initial Inspection       Follow-Up Inspection       Emergency Inspection

• Inspection Time: 09:15 AM

• Weather Conditions: Sunny

• Occupancy Status:

Occupied       Vacant       Secured       Unsecured

### 3. BUILDING DESCRIPTION

• Structure Type:

Single-Family Residential       Multi-Family Residential       Commercial  
 Industrial       Accessory Structure       Other:

• Building Construction Type: Wood frame

• Number of Stories: one

• Approximate Age of Structure: Built in 1960 – 65 years

**4. INSPECTION FINDINGS**

• Structural Conditions:

- Collapsed/Failing Roof     Failing/Damaged Walls     Failing Foundation
- Bowing/Leaning Walls     Other:

• Exterior Conditions:

- Missing/Damaged Siding     Broken/Boarded Windows     Unsecured Openings
- Damaged/Deteriorating Chimney     Overgrown Vegetation Near Structure
- Other:

• Interior Conditions:

- Collapsed Ceilings/Floors     Water Damage/Mold     Fire Damage
- Damaged/Deteriorated Staircases     Pest Infestation Evidence     Other:

• Hazardous Conditions:

- Fire Hazard     Structural Instability     Sanitation Issues     Other:

**5. UTILITIES**

- Electricity:     On     Off
- Gas:     On     Off
- Water:     On     Off

**6. CODE VIOLATIONS**

Municipal Ordinance Section: 510.010 & 220.020

Description of violation(s): Due to the extensive deterioration and unsafe condition of both the primary dwelling and its accessory structures, this property is deemed a public nuisance and a dangerous building under Section 510.010 of the City's Dangerous Building Ordinance.

**7. INSPECTOR'S ORDER**

- Occupy - Repair/Remediation Required     Vacate – Repair/Remediation Required
- Secure the Building Immediately     Demolition Recommended
- Other:

Details of Recommended Actions:

Demolition of neglected residential primary and all accessory structures. Permits are required. Contact the City of Harrisonville Community Development Department at (816) 380-8958

**8. NOTIFICATIONS**

- Notice of Violation Issued:  Yes     No
- Date Issued: December 27, 2024
- Method of Delivery:
  - Certified Mail     Personal Service     Posting on Structure     N/A

**9. INSPECTOR COMMENTS**

Non-compliant property maintenance, trash, and nuisance cases currently open.



Search by...
Save Filters
View
+ Create New

Print Map

Case #	Site Address	Type	Status ▾	Submitted	Closed	Department
APFUR-24-0042	701 WEST	APPLIANCE OR FURNITURE	NOT IN COMPLIANCE	11/25/2024		CODE
PM-24-0045	701 WEST	PROPERTY MAINTENANCE	NOT IN COMPLIANCE	11/26/2024		CODE
TRASH-24-0059	701 WEST	TRASH	NOT IN COMPLIANCE	11/26/2024		CODE
DB-24-0008	701 WEST	DANGEROUS BUILDING	NOT IN COMPLIANCE	12/26/2024		CODE
PM-21-0071	701 WEST	PROPERTY MAINTENANCE	COMPLIANCE	08/06/2021	01/04/2022	CODE
POG-21-0006	701 WEST	ILLEGAL PARKING	COMPLIANCE	11/03/2021	11/08/2021	CODE
NS-23-0001	701 WEST	NON SPECIFIC	COMPLIANCE	03/30/2023	03/30/2023	CODE
PM-23-0023	701 WEST	PROPERTY MAINTENANCE	COMPLIANCE	05/02/2023	05/22/2023	CODE
PM-24-0031	701 WEST	PROPERTY MAINTENANCE	COMPLIANCE	07/03/2024	08/29/2024	CODE
INOP-24-0022	701 WEST	INOPERABLE VEHICLE	COMPLIANCE	07/03/2024	08/13/2024	CODE
TRASH-24-0036	701 WEST	TRASH	COMPLIANCE	07/03/2024	08/22/2024	CODE
GR-24-0272	701 WEST	GRASS	COMPLIANCE	08/22/2024	09/03/2024	CODE



## Harrisonville

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Fax: (816) 380-8906  
www.harrisonville.com

December 27, 2024

701 WEST  
HARRISONVILLE, MO 64701-0000

RE: Code Compliance Case No. DB-24-0008

NELSON R JR & JUDY MAE RUFF,

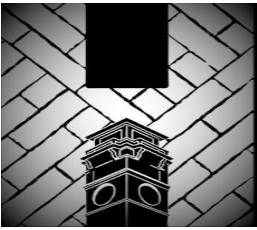
**Location :** 701 WEST , HARRISONVILLE MO

**Complaint Description:**

Due to the extensive deterioration and unsafe condition of both the primary dwelling and its accessory structures, this property is deemed a PUBLIC NUISANCE and a dangerous building under Section 510.010 of the City's Dangerous Building Ordinance. Immediate action is necessary to mitigate hazards and restore the safety and welfare of the community. Inspector's Order is to make necessary repairs to ensure occupant and public safety or to demolish the dwelling along with the accessory structures.

This letter is a notice of violation from the Code Enforcement Division of the Community Development Department, City of Harrisonville. A violation of municipal ordinance and or the International Property Maintenance Code has been observed on your property, see the applicable referenced sections below.

**TITLE 5 BUILDING AND CONSTRUCTION - CHAPTER 510 DANGEROUS STRUCTURES/REPAIR OR DEMOLITION OF CERTAIN STRUCTURES - SECTION 510.010 DANGEROUS STRUCTURES [Ord. No. 2903 §§1 — 3, 3-7-2005]**



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A. 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.

[Ord. No. 3238 §1, 8-5-2013]

B. Dangerous Building Declared Nuisance. All dangerous buildings, as defined in Subsection (A), are hereby declared to be public nuisances, and shall be repaired, vacated and repaired, or demolished as provided in Subsection (C).

C. Standards For Repair, Vacation Or Demolition. The following standards shall be followed in substance by the Director of Community Development or his/her designee in ordering repair, vacation, or demolition of any dangerous building.

[Ord. No. 3238 §2, 8-5-2013]

1. If the dangerous building reasonably can be repaired so that it no longer will exist in violation of the terms of this Section, it shall be repaired.
2. If the dangerous building is in condition as to make it dangerous to the health, safety or general welfare of its occupants, it shall be ordered to be vacated and repaired.
3. In all cases where a building cannot be repaired so that it no longer will exist in violation of the terms of this Section, it shall be demolished.
4. In all cases where a dangerous building is a fire hazard, existing or erected in violation of the terms of this Section or any Section of the Code of Ordinances or Statute of the State of Missouri, it shall be repaired or demolished.

**TITLE 2 PUBLIC HEALTH, SAFETY AND WELFARE - CHAPTER 220 NUISANCES - ARTICLE 1 GENERALLY - SECTION 220.020 ENUMERATION [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]**



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[www.harrisonville.com](http://www.harrisonville.com)

A. The following are hereby declared, defined and deemed to be nuisances for the purposes of this Article; provided however, that the following shall not be deemed to be exclusive:

1. All substances which emit or cause foul, obnoxious, unhealthful or disagreeable odor or effluvia in the neighborhood where they exist.
2. All carcasses of animals remaining exposed for twelve (12) hours after death.
3. Any growth of weeds, grasses or bushes to a greater height than twelve (12) inches; provided that this shall not apply to planted and cultivated flowers, shrubbery or other landscaping.  
Exception: In agricultural zoned properties, or properties used for agricultural, there shall be no weeds, grasses or bushes over twelve (12) inches in height a minimum distance of twenty (20) feet from any adjoining property line, street or alley.
4. All slop, foul or dirty water, filth, refuse or offal discharged in or upon any street, avenue, sidewalk, alley, park, public square or public enclosure or allowed to accumulate there or in a pond or pool.
5. 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.
6. The keeping or allowing to remain on any premises any trees, shrubs or other vegetation infected with fungus or other diseases that will or might spread to other non-infected trees, shrubs or other vegetation.
7. Any silt caused by water flows which is deposited on downstream property thereby covering or obstructing land, including land normally covered by standing water.
8. Any writing, painting, drawing, marking, inscription, or figure of the type which a reasonable person would deem "graffiti" upon any wall, rock, bridge, building, fence, gate, other structure, tree or other real or personal property, either publicly or privately owned within the City.



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### ***Section 510.020 Penalties. [CC 1977 §8-32; Ord. No. 1008 §111.1, 4-4-1973]***

In addition to any other penalties provided for herein, if any party ordered to correct a situation which constitutes a nuisance fails to do so within a reasonable time or fails to proceed continuously without unnecessary delay, he/she will be subject to a fine as provided in Section 100.200 of this Code. Each seven (7) day period thereafter shall constitute a new and separate cause of action.

### ***Section 510.060 Notice To Abate Nuisance. [CC 1977 §8-35; Ord. No. 1008 §110.3, 4-4-1973]***

If the inspector finds that any person is maintaining a nuisance as herein provided, the inspector shall serve notice in writing upon the owner or other person having control or use of the premises notifying same that the property has been declared a nuisance and specifying that the property is to be vacated, if such be the case, reconditioned or removed, listing a reasonable time for commencement of said work. Said notice shall be by either personal service or by certified mail, return receipt requested, but if service cannot be had by either of these modes of service, then service may be made by publication. Notice shall be given to the owner, the occupant, the lessee, the mortgagee, agent and all other persons having an interest in the building or structure as shown by the land records of the Recorder of Deeds of the County wherein the land is located.

### ***Section 510.070 When Hearing Called. [CC 1977 §8-36; Ord. No. 1008 §110.4, 4-4-1973]***

If any person, after having received notice to abate a nuisance under this Article, fails to commence work of reconditioning or demolition within a ten (10) day period or upon failure to proceed continuously with the work without unnecessary delay, the Board of Building and Engineering shall call and have a full and adequate hearing upon the matter giving the affected parties at least ten (10) days' written notice of the hearing. Any party may be represented by counsel and all parties shall have an opportunity to be heard.

### ***Section 510.080 Findings of Hearing. [CC 1977 §8-37; Ord. No. 1008 §110.5, 4-4-1973]***

After the hearing provided for by this Article, 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.

### ***Section 510.100 Appeals, Emergency Action. [CC 1977 §8-39; Ord. No. 1008 §111.2, 4-4-1973]***

**A.** 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.

**B.** 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.



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City of Harrisonville Municipal Ordinance may be viewed at [www.harrisonville.com](http://www.harrisonville.com) or [www.ecode360.com/HA3317](http://www.ecode360.com/HA3317)

2018 International Property Maintenance Code may be viewed at <https://codes.iccsafe.org/content/IPMC2018>

Thank you for your cooperation in resolving this matter.

Regards,  
John Morris  
Building Official  
(816) 380-8958



# THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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

March 25, 2025

To: Eva Smith [legals@tribuneandtimes.com](mailto:legals@tribuneandtimes.com)

From: John Morris, Building Official, [jmorris@harrisonville.com](mailto:jmorris@harrisonville.com), (816) 380-8917  
Jamie Martin, Administrative Assistant, [jmartin@harrisonville.com](mailto:jmartin@harrisonville.com), (816) 380-8958  
Daniel Barnett, City Clerk, [dbarnett@harrisonville.com](mailto:dbarnett@harrisonville.com), (816) 380-8916

Re: Legal Notice – 701 West

Please publish this legal notice one time in the April 3, 2025, edition and:

1. Please send a pre-publication proof to Jamie Martin for approval and include verification of cost, and
2. Please put **0106080223** / Codes/Building Dept Account on the invoice and send it with a proof of publication to Jamie Martin after publication.

John Morris  
Building Official

+++++

**LEGAL NOTICE**

**BOARD OF BUILDING AND ENGINEERING APPEALS HEARING**

**MAY 6, 2025 AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT CITY HALL**

**CITY OF HARRISONVILLE, 300 EAST PEARL ST. HARRISONVILLE, MISSOURI 64701**

**PROPERTY MAINTENANCE AND DANGEROUS STRUCTURES, CODE CASE NUMBER DB-24-0008**

**TO:**

**NELSON R JR & JUDY MAE RUFF  
701 WEST  
HARRISONVILLE, MO 64701**

**THE PROPERTY AT:  
701 WEST  
HARRISONVILLE, MO. 64701  
PARCEL# 13-21-41-302-000-107.000**

**YOU HAVE BEEN SERVED A DECLARATION OF NUISANCE, DANGEROUS BUILDING, AND NOTICE TO REPAIR OR DEMOLISH THE PROPERTY AT 701 WEST, HARRISONVILLE, MO 64701. AS OF MARCH 17, 2025, 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 MAY 6, 2025 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.**



300 E Pearl Street - PO Box 367 Harrisonville, MO 64701 - (816) 380-8958  
Community Development Department – Code Enforcement Division

**Owner:** RUFF, NELSON R JR & JUDY MAE

March 6, 2025

**Address:** 701 WEST

**Violation Address:** 701 WEST

**PIN:** 132141302000107000

DB-24-0008



This letter is a **SECOND** notice of violation from the Code Enforcement Division of the Community Development Department, City of Harrisonville. A violation of municipal ordinance and the International Property Maintenance Code has been observed on your property. Please see the applicable referenced sections below.

Due to the extensive deterioration and unsafe condition of the primary dwelling and its accessory structures, this property is deemed a **PUBLIC NUISANCE** and a **DANGEROUS BUILDING** under Section 510.010 of the City's Dangerous Building Ordinance. Immediate action is necessary to mitigate hazards and restore the safety and welfare of the community. The Inspector's Order is to make necessary repairs to ensure occupant and public safety or to demolish the dwelling along with the accessory structures. Permits are required to make the repairs. Contact our office before the final deadline of **Monday, March 17, 2025**.

**If no action is taken by Monday, March 17, 2025, I will have no choice but to schedule a hearing with the Board of Building and Engineering to discuss the potential demolition of the structures, as the ordinance permits.**

**Section 510.070 When Hearing Called.** [CC 1977 §8-36; Ord. No. 1008 §110.4, 4-4-1973]

If any person, after having received notice to abate a nuisance under this Article, fails to commence work of reconditioning or demolition within a ten (10) day period or upon failure to proceed continuously with the work without unnecessary delay, the Board of Building and Engineering shall call and have a full and adequate hearing upon the matter giving the affected parties at least ten (10) days' written notice of the hearing. Any party may be represented by counsel and all parties shall have an opportunity to be heard.

**Section 510.080 Findings of Hearing.** [CC 1977 §8-37; Ord. No. 1008 §110.5, 4-4-1973]

After the hearing provided for by this Article, 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.

**Section 510.090 Abatement By City, Expenses Deemed Lien.** [CC 1977 §8-38; Ord. No. 1008 §111, 4-4-1973]

If no appeal is taken to the County Circuit Court, nor have the aggrieved parties taken steps to comply with the order of the City Administrator, then he/she shall issue an order whereby the building or structure will be demolished or repaired by the City with the cost of performance to be certified to the City Clerk who shall cause a special tax bill therefor against the property to be prepared and collected by the City Collector. At the request of the taxpayer, the tax bill may be paid in installments over a period of not more than ten (10) years. The tax bill from the date of issuance shall be a lien on the property until paid.

**Section 510.100 Appeals, Emergency Action.** [CC 1977 §8-39; Ord. No. 1008 §111.2, 4-4-1973]

**A.** 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.

**B.** 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.

**Section 510.020 Penalties.** [CC 1977 §8-32; Ord. No. 1008 §111.1, 4-4-1973]

In addition to any other penalties provided for herein, if any party ordered to correct a situation which constitutes a nuisance fails to do so within a reasonable time or fails to proceed continuously without unnecessary delay, he/she will be subject to a fine as provided in Section 100.200 of this Code. Each seven (7) day period thereafter shall constitute a new and separate cause of action.

**Section 510.030 General Provisions.** [CC 1977 §8-32.1; Ord. No. 2591 §1, 6-7-1999]

**A.** If there are proceeds to any insurance policy based upon a covered claim payment made for damage or loss to a building or other structure caused by or arising out of any fire, explosion or other casualty loss and such covered claim payment is in excess of fifty percent (50%) of face value of the policy, then the insurer on such building or structure shall pay twenty-five percent (25%) of the insurance claim proceeds to the City Treasurer and such proceeds shall be deposited into an interest-bearing account. Any named mortgagee on the insurance policy shall maintain priority over any obligation under this Article. If a special tax bill or assessment is issued by the City for the expenses of demolition of such building as a dangerous building pursuant to Sections 510.010 through 510.100 of this Chapter, such expenses shall be paid from applicable insurance proceeds held by the City Treasurer; and if there is any excess, such shall be paid by the City Treasurer to the insured or as the terms of the policy, including any endorsements thereto, provide.

**1.Procedure.**

**(a)** The City shall release the proceeds and any interest which has accrued on such proceeds to the insured or as the terms of the policy and endorsements thereto provide within thirty (30) days after receipt of such insurance monies, unless the City has instituted legal proceedings under Section 510.060 or by taking emergency measures as provided for in Section 510.100(B).

**(b)** When the City takes bids from independent contractors for demolition of a building, bidders shall deduct any salvage value materials the building or structure may have from the cost of demolition in arriving at their bid

amount. Should City employees do the demolition, the actual cash value of salvaged materials shall be deducted from the special tax bill for such demolition. In no case will the net cost of the demolition be increased in order to affect salvage of materials.

(c) If such building or structure is repaired or demolished pursuant to this Chapter as attested by the Community Development Department without cost to the City, then any insurance proceeds paid to the City Treasurer and any interest thereon shall be paid to the insured or as the terms of the policy, including any endorsements thereto, provide.

**[Ord. No. 3238 §3, 8-5-2013]**

(d) Upon presentation of satisfactory proof that the insured has removed debris and repaired, rebuilt or otherwise made the insured premises safe and secure, the City Community Development Department shall issue a certificate within thirty (30) days after receipt of such satisfactory proof to permit the insurance proceeds and any interest that has accrued on such proceeds received to be released to the insured or as the terms of the policy, including any endorsements thereto, provide without deduction. It shall be the obligation of the insured or other person making claim to the proceeds to provide the insurance company with such certificate.

**[Ord. No. 3238 §4, 8-5-2013]**

2. Effect on insurance policies. This Article shall not make the City a party to any insurance contract and the insurer is not liable to any party for any amount in excess of the proceeds otherwise payable under its insurance policy.

**Chapter 220. Nuisances Article I. Generally Section 220.010 Prohibited [CC 1977 §16-17]**

No person shall permit, cause, keep, maintain or do any nuisance or contribute to the same as defined by the laws of this State, provisions of this Code or the ordinances of the City or cause or permit to be committed, caused, kept, maintained or done or contribute to the committing, causing, keeping or maintaining any such nuisance within the corporate limits of the City or within one-half (½) mile of the corporate limits of the City.

**Chapter 220. Nuisances ARTICLE I. Generally Section 220.010. Prohibited. [CC 1977 §16-17]**

No person shall permit, cause, keep, maintain or do any nuisance or contribute to the same as defined by the laws of this State, provisions of this Code or the ordinances of the City or cause or permit to be committed, caused, kept, maintained or done or contribute to the committing, causing, keeping or maintaining any such nuisance within the corporate limits of the City or within one-half (½) mile of the corporate limits of the City.

**Section 220.030. Notice To Abate. [CC 1977 §16-19]**

Whenever the City Administrator shall ascertain or have knowledge that a nuisance exists in or upon any house, building, lot or premises within the City or within one-half (½) mile of the corporate limits of the City, he/she shall, in writing, notify the owner or person occupying or having possession and control of such house, building, lot or premises to abate or remove such nuisance within a time to be specified in such notice; provided however, that when the owner of the property is a non-resident of the City and no person occupies, possesses or controls such building, lot or premises, notice shall be posted on the property to fulfill the requirements of this Section.

**Section 220.040. Failure To Comply With Notice To Abate Nuisance. [Ord. No. 2490 §1, 4-13-1998]**

It shall be unlawful for any person to fail or neglect or refuse to obey and comply with the provisions of any notice issued under the provision of this Article within the time therein specified. In addition to any

and all remedies and actions available to the City pursuant to this Article or any other law, rule or regulation, the Board of Aldermen may direct the City Attorney to file a civil cause of action for abatement of any nuisance created by the accumulation of unsightly, dangerous or noxious personal property within the City limits. The City Attorney shall make application for all reasonable attorney's fees incurred in connection with such action.

**Section 220.050. Abatement By City. [CC 1977 §16-21; Ord. No. 3503, 8-3-2020]**

**A.** If the owner or person occupying or having possession and control of any premises upon which a nuisance exists in violation of this Article does not abate the same within the time stated in the notice to abate such nuisance, the City may enter upon such premises and abate such nuisance. The costs and expenses of such abatement by the City shall, like taxes, be a first (1st) lien on the property affected thereby until paid.

**B.** In any case where a provision of this Code is found to be in conflict with a provision of any other ordinance or other legislation of the City existing on the effective date of this Code, the provision which establishes the higher standard for the promotion and protection of the safety, welfare and health of the people shall prevail. If any part of this Chapter should be declared invalid for any reason, such decisions shall not affect the remaining portions of this Code.

John Morris, Building Official  
City of Harrisonville  
[jmorris@harrisonville.com](mailto:jmorris@harrisonville.com)  
(816) 380-8958

Barrett Welton, Code Enforcement Officer  
City of Harrisonville  
[bwelton@harrisonville.com](mailto:bwelton@harrisonville.com)  
(816) 380-8921

# **DANGEROUS**

## **CITY OF HARRISONVILLE**

**Whereas violations of Chapter 510 Section 510.010 of the Municipal Ordinance have been found on these premises, and IT IS HEREBY ORDERED in accordance with the above code that all persons cease and desist from OCCUPYING and ENTERING the structure on these premises known as**  
**701 WEST - DWELLING AND DETACHED ACCESSORY STRUCTURES**

**All persons acting contrary to this order or removing or mutilating this notice are liable to arrest unless such action is authorized by the Codes Administration Department.**

**Building Official (816) 380-8917**

**Code Enforcement Officer (816) 380-8921**

**Community Development Department (816) 380-8958**

**Notice to owner or owner's agent: Permits are required. Working without a permit is a violation of Municipal Ordinance.  
Property posted December 27, 2024**

**ANY UNAUTHORIZED PERSON REMOVING THIS SIGN WILL BE  
PROSECUTED**

# CITY OF HARRISONVILLE

# INVOICE

300 E. Pearl St., P.O. Box 367  
 Harrisonville, MO 64701  
 Phone 816-380-8958 Fax 816-380-8906

**DATE:** March 25, 2025  
**INVOICE #** 957-CD  
**FOR:** ABATEMENT  
 CHARGE

**Bill To:**  
 RUFF, NELSON R JR & JUDY MAE  
 701 WEST STREET  
 HARRISONVILLE, MO 64701

DESCRIPTION	AMOUNT
SECURITY ABATEMENT - BOARDING UP HOUSE, ACCESSORY STRUCTURES, AND RV. AT 701 WEST STREET	\$637.00
Administrative Fee	\$25.00
<p>If payment is not received on or before 04-25-25, a Lien Filing and Lien Release process charge of \$48.00 will apply.</p> <p>If payment of the lien is not received on or before 10-1-25, a 2% assessment and collection fee will apply.</p>	
<b>TOTAL</b>	<b>\$ 662.00</b>

Make all checks payable to **City of Harrisonville**  
 If you have any questions concerning this invoice, please contact  
 Barrett Welton, Code Enforcement Officer 816-380-8958



























