



RAYMORE BOARD OF APPEALS AGENDA

Wednesday, October 4, 2023 - 6:00 p.m.

City Council Chambers
Raymore City Hall
100 Municipal Circle
Raymore, Missouri 64083

1. Call to Order

2. Roll Call

3. Unfinished Business –

A. Minutes of February 24, 2021 meeting

4. New Business –

A. Election of Officers

B. Case #BOA 2023-01 - Dangerous Building Order - David Pavlicek, 523 S. Adams Street

5. Adjournment

Meeting Procedures

The following rules of conduct apply:

1. This is not a public hearing. There will be no opportunities for the public to speak at any time during the meeting.
2. Please turn off (or place on silent) any pagers or cellular phones.
3. Please no talking on phones or with another person in the audience during the meeting.
4. Please no public displays, such as clapping, cheering, or comments when another person is speaking.
5. While you may not agree with what an individual is saying to the Board, please treat everyone with courtesy and respect during the meeting.

Every case before the Board of Appeals will be reviewed as follows:

1. Chairperson will open the hearing.
2. City will present their report to the Board, including calling of witnesses.
3. Property owner or appellant may present any pertinent information regarding the case, including calling of witnesses.
4. Cross-examination of witnesses will be permitted.
5. Chairman will close the hearing to all parties except the Board.
6. Board members may deliberate in open session or call for an executive session. Any decision of the Board shall be made in open meeting.
7. Consideration of the request may be continued by the Board. A date and time of a future meeting shall be identified by the Board.
8. Board of Appeals members will vote on the request.

THE **BOARD OF APPEALS** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **WEDNESDAY, FEBRUARY 24, 2021** IN THE HARRELSON ROOM, CENTERVIEW, 227 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: CHAD BUCK, MIKE COX, RANDY REED (via Zoom), LLOYD BROWN, MIKE EKEY AND ALTERNATES WADE BECK AND DICK MAYNARD. ALSO PRESENT WERE DEVELOPMENT SERVICES DIRECTOR JIM CADORET, BUILDING OFFICIAL JON WOERNER, AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Chairman Buck called the meeting to order at 6:30 p.m.
2. **Roll Call** - Roll was taken and Chairman Buck declared a quorum present to conduct business.
3. **Unfinished Business** –

A. Minutes of August 29, 2018 meeting

On a motion by Brown, 2nd by Ekey the minutes of the August 29, 2018 meeting were approved after a roll call vote by a 7-0 vote.

4. **New Business** –

A. Election of Officers

Motion by Ekey to retain Chad Buck as Chairman and Mike Cox as Vice-Chairman. Both are willing to continue serving. No other nominations were made. Motion passed after a roll call vote by a 7-0 vote.

B. Case #BOA 2021-01 Dangerous Building Order - Joan Vaughn Trust, 1231 Wiltshire Boulevard

City Attorney Jonathan Zerr swore in those individuals who intended to provide testimony to the Board on the case. [Jon Woerner; William Stilley; and Michael Prentice]

Chairman Buck opened the hearing and advised those in attendance the process for review of the case.

Building Official Jon Woerner presented the case for the City. Mr. Woerner submitted a packet of documents to the Board including 8 exhibits related to the case. The request is for an order for demolition

of the fire-damaged structure at 1231 Wiltshire Boulevard. The building is under the ownership of the Joan L. Vaughn Trust.

Mr. Woerner reviewed the eight findings he made to declare that the building is a dangerous building that constitutes a public nuisance. He also advised the Board of the notice requirements that were met.

Chairman Buck asked if there was a timeline included in his order.

Mr. Woerner indicated that if the Board approves the order for demolition that the property owner be given thirty days to complete the demolition and bring the property back to grade.

Chairman Buck asked if there is also an appeal process and timeline.

Board Clerk Jim Cadoret stated there is an appeal process outlined by Code that allows 30 days to file an appeal to any Board decision. This 30-day period does run concurrently with the timeline the Board provides for any corrective action to be taken.

City Attorney Jonathan Zerr asked Mr. Woerner several questions related to the inspection of the property.

Q1: *Can you provide your title?*

A: *Building Official*

Q2: *How long have you been in the City of Raymore as Building Official?*

A: *Over 18 years*

Q3: *Over those 18 years have you gained education, training and experience in the building industry that qualifies you as an expert for construction of buildings?*

A: *Yes*

Q4: *Do you have experience in applying the construction code in Raymore to construction, both new as well as old construction?*

A: *Yes*

Q5: *In your official duties did you have the opportunity to inspect the property at 1231 Wiltshire Boulevard?*

A: *Yes*

Q6: *Did you obtain photographic evidence of the property regarding its current condition of the fire damage it suffered.*

A: *Yes I attached the photographs as exhibits*

Q7: *Have those exhibits been marked and provided to the Board as Exhibits 8a, 8b, 8c, 8d, 8e and 8f.*

A: *Yes*

Q8: *Do those photographs document the condition of the structure and the violations which would qualify the structure as a dangerous building under the terms of the Raymore City Code?*

A: *Yes*

Q9: *Are the photos fair and accurate representations of the premises at the time you completed the inspection?*

A: *Yes*

Q10: *Have you done a follow-up inspection as of today or recently?*

A: *Yes, last week. I had to repost the notices I previously posted as they had been removed and I re-completed the inspection.*

Q11: *Was there significant change or alteration to the property since the photographs were taken.*

A: *No*

Q12: *Are you stating to the Board that the property remains unchanged?*

A: *Yes*

Q13: *And that the photographs continue to represent an accurate representation of the property?*

A: *Yes*

Mr. Zerr asked that the Exhibit photographs 8a thru 8f be admitted being the photographic evidence submitted by Mr. Woerner in preparation for the hearing this evening showing the condition of the property. Mr. Zerr also entered into the record the Dangerous and Nuisance Building Code for the City of Raymore.

Q14: *From your training and experience as well as your education and subsequent inspection of the property do you have an expert opinion as to whether or not the property constitutes a dangerous building as defined by the Dangerous and Nuisance Building Code.*

- A: *It is a dangerous building*
- Q15: *Can you describe exactly what you found in the building that would correlate with the pictures that would qualify it as a dangerous building?*
- A: *The 8 findings of fact that were described earlier.*
- Q16: *In your opinion would the cost of repairing the building exceed its current value?*
- A: *I cannot answer as I am not in the construction field.*
- Q17: *Is it your opinion that the structure should be demolished at this time?*
- A: *Yes.*
- Q18: *You provided a notice and an order for remediation of the property identified as Exhibit 1?*
- A: *Correct.*
- Q19: *Exhibit 1 is a 2-page letter dated November 18, 2020 to the Joan L. Vaughn Trust at 1231 Wiltshire Boulevard?*
- A: *Yes*
- Q20: *That outlines the concerns and remediation that would have been required with regard to the property?*
- A: *Yes*
- Q21: *Did you send that notice to representatives, owner or trustee of the property?*
- A: *I sent the letter to the Joan Vaughn Trust, Mr. Prentice (email and letter) and Mr. Stilley.*
- Q22: *Is Mr. Prentice the nephew of Joan Vaughn.*
- A: *Yes*
- Q23: *Does he have involvement with the Trust, and is he aware of the Trust?*
- A: *Yes*
- Q24: *And is Mr. Stilley the attorney assisting in administration of the Trust?*
- A: *Yes*
- Q25: *Did you receive confirmation back that the delivery of the correspondence reached its intended recipients?*

A: Yes

Mr. Zerr asked that Exhibit 1 (2-page notification letter) be admitted as part of the Exhibits.

Q26: *As part of your investigation of ownership of the property did you obtain a copy of the Cass County Assessor's report?*

A: *Yes, added as Exhibit 2*

Q27: *Does that show Joan L. Vaughn Trust, 1231 Wiltshire Boulevard, as the owner of the property.*

A: *Yes*

Q28: *That is the property at issue this evening?*

A: *Yes*

Mr. Zerr submitted Exhibit 2, Cass County Assessor's report confirming ownership of the property, including an aerial photograph of the property.

Q29: *Did you have conversations with representatives of the South Metropolitan Fire Protection District?*

A: *Yes, I asked for information on the insurance coverage for the property.*

Q30: *Were you able to obtain information on the insurance for the property?*

A: *Yes, State Farm Insurance.*

Q31: *Did you reach out to the insurance company in order to advise them of the concerns you have with regard to the dangerous conditions of the property?*

A: *Yes, and I advised them of the City Code requirement on retainage of insurance proceeds.*

Q32: *As far as the correspondence you received information that a local State Farm agent was responsible for, or handling, the insurance claim with regards to the property?*

A: *Yes*

Q33: *Did you have communication with the insurance company on that issue?*

A: *Yes I had communication with agent Drayton Riley.*

Mr. Zerr admitted Exhibit 3, the communication between Mr. Woerner and the South Metropolitan Fire Protection District regarding the contacts for insurance.

Q34: *At this time are there any insurance proceeds being held by the City.*

A: *Yes, by code 25% of the insurance proceeds are being held by the City.*

Q35: *So there are funds available for purposes of being able to complete demolition of this structure in the event the property owner does not take action in the next 30 days.*

A: *Yes*

Q36: *You indicated you had multiple correspondence with a Mike Prentice?*

A: *Yes*

Q37: *And that correspondence may or may not have been received?*

A: *Correct.*

Q38: *You received confirmation through conversation with Mr. Prentice that he is aware of the hearing this evening?*

A: *Yes*

Mr. Zerr submitted Exhibit #4, an unclaimed return receipt letter to Mike Prentice regarding the condition of the property.

Q39: *You also have Exhibit #5, correspondence with State Farm Insurance to the City of Raymore regarding the coverage requirements and deposit of funds that are currently being held in escrow by the City of Raymore.*

A: *Yes*

Q40: *And we are currently holding \$104,188 in order to apply towards the removal of the structure?*

A: *Yes*

Mr. Zerr submitted Exhibit #5.

Q41: *Have you received a bid for the removal of the structure?*

A: *We received a bid from State Farm, however we are required to have 2 more.*

Q42: *We have correspondence from representatives of the insurance agency indicating the 25% payment as Exhibit #6 and Selective Construction Services LLC showing a cost proposal of \$19,300 for the removal of the structure?*

A: Yes

Q43: *Is that the quote you received from the insurance agency?*

A: Yes

Mr. Zerr submitted Exhibit #6 and #7. Mr. Zerr indicated he already submitted Chapter 510 as part of the evidence this evening.

Q44: *Do you believe you took all efforts reasonably available for purposes of being able to notify persons that have an interest in the property?*

A: Yes

Q45: *During the time frame between your initial inspection and now were you able to review and identify if there were any construction or demolition permits obtained for the property?*

A: *There are no permits obtained for this property.*

Q46: *And at this time the property owner has not complied with the terms of the notice and order for demolition of the property?*

A: Correct.

Q47: *Have you had any other contact for anyone identifying themselves as an owner or having a legal interest in the property?*

A: *One individual, I believe her name is Brenda, that identified herself as part of the Prentice family.*

Q48: *Was she made aware of the hearing this evening?*

A: Yes.

Chairman Buck indicated that the Board members did receive the exhibits in their meeting packet.

Chairman Buck asked for confirmation that the property is in a Trust, and asked who the Trustee is?

Mr. Zerr commented that a representative from the Trust may be able to speak to that matter this evening.

Mr. William Stilley, Stilley Law Office, 19401 US 40 #150, Independence, Missouri, stated he is representing Joan L. Vaughn Trust, and is in the transition period for Ameriprise Financial to assume the trusteeship for the Trust. Prior to this time no one had any kind of authority to handle any demolition of the property. The final death certificate for Joan Vaughn was recently provided.

Mr. Stilley stated there is a warranty deed transferring the house to the Joan L. Vaughn Revocable Trust. He indicated Mr. Prentice is going to ask for access to the property. Mr. Stilley indicated he does not represent Mr. Prentice but that they have been in constant communication since Mrs. Vaughn's death.

Mr. Stilley indicated that it is Ameriprise's position that we have no objection to the demolition. The facts speak for themselves and have no objection to the Board's demolition of the structure. There are no funds until Ameriprise takes office as successor trustee, hopefully within the next couple of weeks.

Mr. Stilley did request that the excess funds after demolition be returned to the Joan L. Vaughn Trust.

Mr. Stilley indicated Mr. Prentice has been a spokesperson between Mr. Woerner and the family. Mr. Prentice has no ownership interest in the house and has no control or authority to spend money or demolish the house. He is a nephew of Joan Vaughn.

Mr. Michael Prentice, 7294 Crown Park, Belton, Missouri, stated he is trying to do what needs to be done. He understands demolition of the house is needed and recently gained access to remove personal items from the house. He asked for 30 days to go through parts of the house and find what he can.

Chairman Buck indicated the Board is here to consider the order recommended from the City staff.

Chairman Buck asked for clarification on the additional 30 day request to access the building.

Mr. Woerner indicated the building official and fire marshall initially requested no access to the building when the building was posted as a dangerous building.

Mr. Stilley stated Mr. Prentice was able to remove some important papers, but there still needs to be access to remove any other

documents. Ameriprise does not have an objection to access to the property.

Board member Ekey asked for clarification on if Mr. Prentice was asking for an additional 30 days above the 30 days required under the order and appeal process, for a total of 60 days.

Mr. Prentice stated he needed only the next month, or 30 days total.

Mr. Zerr asked Mr. Stilley if he knew whether the property still maintains property casualty insurance coverage? Mr. Stilley indicated he does not have any knowledge on that.

Mr. Zerr commented that from the City perspective of allowing access to the property, if there is not property casualty coverage Mr. Prentice or anyone else who accesses the property is doing so at their own peril. Mr. Prentice and Mr. Stilley acknowledged that.

Mr. Zerr indicated that it is his understanding that the request for 30 days to access the property runs concurrently with the 30 day appeal timeframe. Mr. Prentice acknowledged he understood.

Mr. Zerr asked Mr. Prentice if he agreed that the property needed to be demolished. Mr. Prentice agreed.

Chairman Buck commented that by viewing the pictures this is a dangerous building. He asked if the City could grant access to the property.

Mr. Woerner stated the notice that was posted indicates those who enter do so at their own risk. Ownership of the property is allowed to access the property.

Chairman Buck asked for confirmation that there is no dispute from either party that the building needs to be demolished. Mr. Prentice and Mr. Stilley agreed.

Chairman Buck indicated it is his understanding based on testimony tonight that the property owner is not intending to proceed to demolish the structure. Mr. Stilley indicated that is correct.

Mr. Zerr provided proposed findings of fact for the Board to consider in determining a final conclusion in regards to demolition of the property.

1. Eight conditions justifying the identification of the structure as being a dangerous building have been shown by competent and substantial evidence.
2. All notices required by ordinances to property owners and individuals that have an interest in the property have been provided.
3. The property remains in a dangerous condition despite notice and order delivered per ordinance.
4. There is substantial and competent evidence presented that the building is a dangerous building and a nuisance and detrimental to the health, safety and welfare of the residents of the City.
5. No objections to the condition of the property or demolition of the structure were made by the property owner.
6. The excess funds shall be returned to the Trust once the building is demolished of any funds not utilized by the City for purposes of completing the demolition.
7. The property owners have requested 30 days to access the property and remove their personal assets and doing so would be at their own peril.

Mr. Stilley stated that Ameriprise has been waiting for a death certificate and the final certificate was received by Mr. Prentice today. Ameriprise is in the process to assume the successor trusteeship.

Mr. Zerr asked Mr. Stilley if he knew if Ameriprise Trust or Ameriprise Financial would be objectionable to the demolition of the structure. Mr. Stilley indicated no.

Board member Cox asked Mr. Stilley if the Trust issue could be resolved in the next couple of weeks.

Mr. Stilley indicated that Ameriprise Bank FFC would accept the trusteeship, but couldn't identify the date that would occur.

Board member Brown asked for clarification on when the 30-day demolition period started.

Mr. Cadoret stated the 30-day appeal period starts from the date the Order is signed by the Chairman. The Board is required to provide at least 30 days to comply with any order that is issued. The appeal period runs concurrently with the time provided to comply with the order.

Chairman Cox asked if the 30-day period could be expedited at all.

Mr. Zerr commented the 30-day period should be followed as the Trustee may want to appeal the decision.

Board member Ekey made a motion, seconded by Board member Brown, to accept the findings of fact submitted in Case #2021-01 by the City staff and determine that the building is in fact a dangerous building and to issue an order to demolish 1231 Wiltshire Boulevard to be completed in 30 days and that all proper notices have been given and accepted by the interested parties.

Motion passed by a roll call vote of 7-0.

Chairman Buck stated he will sign the order in the morning.

5. Adjournment

On a motion by Brown and 2nd by Cox the meeting was adjourned at 7:35 pm.

Chad Buck, Chairperson

industrial buildings and derived from Ord. No. 081390-A, §§ 1—5, adopted Aug. 13, 1990. The land development regulations formerly found in Title IV and Title V, Chapter 505, have been updated and consolidated into one Unified Development Code. The Unified Development Code is hereby referred to, adopted and made a part hereof as if fully set out in this Chapter and is available for inspection in the office of the City Clerk or the Development Services Department, or on the City's website.

CHAPTER 510: - DANGEROUS AND NUISANCE BUILDING CODE

SECTION 510.010: - TITLE OF CHAPTER

The provisions contained in this Chapter may be referred to as the Dangerous and Nuisance Building Code of the City, and may be cited as such in any proceedings under this Chapter.

SECTION 510.020: - CONDITIONS WHICH CONSTITUTE A DANGER OR PUBLIC NUISANCE

Any building or structure having any of the following conditions is hereby declared a dangerous building or structure, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered and constitute a public nuisance:

1. Those whose exterior or interior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity of any such wall or vertical structure members fall outside of the middle third (3rd) of its base.
2. Those which, exclusive of the foundation, show thirty-three percent (33%) or more, of damage or deterioration of the supporting member or members, or fifty percent (50%) of damage or deterioration of the non-supporting enclosing or outside walls or covering.
3. Those where the stress in any materials, structural member or members, due to all dead and live loads, is more than one and one-half (1-1/2) times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
4. Those having any non-supporting part, member or portion less than fifty percent (50%), or in any supporting part, member or portion less than sixty-six percent (66%), of the:
 - a. Strength;
 - b. Fire-resisting qualities or characteristics; or

c. Weather-resistant qualities or characteristics

required by law in the case of a newly constructed building of like area, height, and occupancy in the same locations.

5. Those where any portion or member or appurtenance of a building or structure is likely to fail, or to become detached or dislodged or to collapse and injure a person or damage property.
6. Those where any portion of the building or structure has wracked, cracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to wind or earthquake than is required in the case of similar new construction.
7. Those where any portion of the building or structure which, because of:
 - a. Dilapidation, deterioration or decay;
 - b. Faulty construction;
 - c. The removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; or
 - d. The deterioration, decay or inadequacy of its foundation is likely to partially or completely collapse.
8. Those, as determined by any Law Enforcement Agency, that have been deemed dangerous due to the illegal use, manufacture, or storage of a controlled substance as defined by this Code.
9. Those under construction, or a fire damaged structure upon which no current building permit is held and no substantial work performed for the immediate proceeding thirty (30) calendar days, and such conditions or defects exist to the extent that the property or safety of the public or its occupants are endangered.
10. Those in the process of demolition upon which work has ceased to the point that substantial progress has not been made for a period of thirty (30) consecutive calendar days after written notice has been issued under Section 510.060 for the completion or demolition of a building or structure or any portion of the building or structure remains on a site after the demolition or destruction of the building or structure.
11. Those which are used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Building Official to be unsanitary, unfit for human

2. Inspect any building or structure reported by any Department of the City which has reason to believe that the building or structure has any of the conditions described in Section 510.020 of the City Code.
3. Inspect any building or structure of the City at any time whenever there is reason to believe that the building or structure has a condition described in Section 510.020 of the City Code.
4. Post any building, structure or property, when it reasonably appears that there is an immediate danger to the health, safety or welfare of any persons because of any condition described in Section 510.020, of the City Code, with a written notice reading substantially as follows:

"This building has been found to be a dangerous building by the Building Official. This written notice is to remain on this property, this building or structure until it is repaired, vacated or demolished and the property is cleaned up in accordance with the written notice that has been given the owner, occupant, lessee, mortgagee or agent of the property and all other persons having an interest in this building or structure as shown by the land records of the Cass County Recorder of Deeds. It is unlawful to remove this written notice until such notice is complied with."

The order by the Building Official and the posting of the written notice shall not be construed to deprive any person entitled by this Chapter to the written notice and hearing prescribed in Chapter 540 of the City Code.

5. Inspectors shall report to the Building Official any noncompliance with any written notice given under this Chapter.
6. The Building Official may request an inspection be made by an architect or engineer contracted by the City specifically for the purpose of determination of whether a building or structure is dangerous or a public nuisance.
7. The Building Official shall report in writing to the Board of Appeals the non-compliance with any written notice provided to the property owner, occupant or lessee.
8. The Building Official shall appear at all hearings conducted by the Board of Appeals.

SECTION 510.040: - INSPECTIONS BY PERSONS OTHER THAN BUILDING OFFICIAL OR THEIR DESIGNEE

The Building Official may request inspections be made by any Department of the City, appropriate agency or by any person who might have knowledge and

SECTION 510.060: - NOTICE OF PUBLIC NUISANCE AND ORDER OF ABATEMENT

Whenever it has been determined that any building or structure is a public nuisance under the provisions of this Chapter, the Building Official shall prepare a written notice and order of abatement and notify the owner, occupant, lessee, mortgagee, agent and all other persons having an interest in the building or structure as shown by the land records of the Cass County Recorder of Deeds, that such building or structure has been found to be a public nuisance under the provisions of this Chapter.

The written notice shall:

- a. be delivered either by personal service or by certified mail, return receipt requested. Mail returned by the United States Post Office marked "refused" shall constitute proof of service. If service cannot be accomplished by either of these methods, then service may be accomplished by publication for two (2) consecutive weeks in a newspaper qualified to publish legal notices for the City;
- b. state that the owner, occupant or lessee must vacate, vacate and repair, repair or vacate and demolish said building and clean up the lot or property on which the building is located in accordance with the terms of the written notice and this Chapter;
- c. state that the mortgagee, agent or other persons having an interest in said building as shown by the land records of the Recorder of Deeds of Cass County may, at their own risk, repair, vacate or demolish the building and clean up the property or have such work done; and
- d. set forth the description of the conditions found in the building or structure under Section 510.020 of this Chapter.
- e. provide a reasonable time as established by the Building Official but not to exceed forty-five (45) days to commence work to abate the nuisance; require the work to proceed continuously without unnecessary delay; and require the work to be completed by the deadline established in the written notice.

SECTION 510.070: - BOARD OF APPEALS

A. The Board of Appeals shall have the power pursuant to this Chapter to:

1. Hold a hearing upon receipt of a report from the Building Official indicating failure by the owner, lessee, occupant, mortgagee, agent or other persons(s) having an interest in said building to commence work as they have ordered within the time specified by this Chapter or upon failure to proceed continuously with work without unnecessary delay.
 - a. Written notice of said hearing shall be given either by personal service or by certified mail, return receipt requested, or if service cannot be had

unless the building or structure is demolished, secured or repaired by a contractor pursuant to an order issued by the City and such contractor files a mechanic's lien against the property where the dangerous building is located.

2. Hear and decide upon an appeal of an interpretation or decision made by the Building Official regarding a dangerous building.
- B. An appeal shall be filed in the same manner as described in Chapter 540: Board of Appeals of the City Code.

SECTION 510.080: - OWNER TO ALLOW ENTRY FOR THE PURPOSE OF INSPECTION

- A. If at such time any of the conditions listed in Section 510.020 of this Chapter are determined to be in existence by the Building Official for any building or structure in the City, the owner of the property shall, upon request, provide entry to an inspector of the City to determine the existence of additional nuisance violations.
- B. If the City inspector has requested entry to a building from the property owner and if consent is refused, the Building Official may seek an administrative search warrant for entry as provided for in Section 500.040 (F)1 of the City Code.

SECTION 510.090: - USE OF INSURANCE PROCEEDS; REIMBURSEMENT OF CITY'S COST

- A. If there are proceeds of any insurance policy based on a covered claim payment for damage or loss to a building or structure arising out of or caused by fire, explosion or other casualty loss, and the covered claim payment exceeds fifty percent (50%) of the face value of the policy covering such building or structure, then the insurer shall pay to the City Finance Department a sum equal to twenty-five percent (25%) of the insurance proceeds of the covered claim, within thirty (30) days of the determination of coverage, to be held by the City in an interest-bearing account. Nothing in this Section shall be construed to affect the priority of a named mortgagee on the insurance policy to the proceeds of the policy. The proceeds shall be used to reimburse the City for its costs in the removal of such building or structure, if necessary.
- B. The City shall release the proceeds and any interest that has accrued on such proceeds received to the insured or as the terms of the policy and endorsements within thirty (30) days after receipt of such insurance proceeds, unless the City has instituted legal proceedings under the provisions of Section 510.070 A (1) (e) of this Chapter. If the City has proceeded under the provisions of Section 510.070 A (1) (e) of this Chapter, all insurance proceeds in excess of that necessary to comply with the provisions of Section 510.070 of this Chapter for the removal, securing, repair and clean up of the building or structure and the lot on which it is located, shall be paid to the insured.

SECTION 510.120: - VIOLATIONS — DISREGARDING NOTICES OR ORDERS

The owner, occupant or lessee in possession of any dangerous building who shall fail to comply with the order to repair, vacate or demolish the building or structure given by the Building Official and/or the City's Board of Appeals or who shall fail to proceed continuously without unnecessary delay; and any person removing any written notices provided for in this Chapter; and any person violating any other provisions of this Chapter shall, upon conviction or a plea of guilty, be subject to the penalty provisions provided for in Section 100.220 of the City Code. Each day that a person fails to comply with an order of the City's Board of Appeals may be deemed a separate offense.

CHAPTER 515: - MANAGEMENT, USE AND OCCUPANCY OF THE RIGHT-OF-WAY

ARTICLE I. - USE AND MAINTENANCE OF RIGHT-OF-WAY

SECTION 515.010: - APPLICABILITY

To the extent permitted by law, this Chapter shall apply to all persons desiring to construct, operate, or maintain facilities in, along, across, under or over public rights-of-way within the City.

SECTION 515.020: - PURPOSE

The purpose of this Article shall be:

1. To recognize the City's primary role as chief steward of the right-of-way (ROW) and its duty to its citizens to recover the costs of managing the right-of-way and incursions into it;
2. To clarify and regulate conditions of occupancy and construction for those ROW-users occupying space within the City's right-of-way given the anticipated increased use of the right-of-way by various ROW-users throughout the country;
3. To recognize the necessity of sound management practices in light of the increased use of the right-of-way and the fact that the right-of-way is a limited resource;
4. To treat each ROW-user equitably and in a competitively neutral manner with considerations that may be unique to the technologies and situation of each particular ROW-user;
5. To minimize disruption, visual impact or inconvenience to the public, and to preserve the public health, safety and welfare; and
6. To comply with State and Federal regulations.

or Chapter 353, RSMo., filed for approval, approved or amended on or after August 31, 1991.

CHAPTER 540: - BOARD OF APPEALS

SECTION 540.010: - POWERS AND DUTIES OF THE BOARD OF APPEALS

The Board of Appeals shall have the following powers and duties:

1. To hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of Chapter 500: Building Code; Chapter 510: Dangerous Buildings; Chapter 605: Businesses, Trades, Occupations and Service Occupations Licenses, Taxes and Regulations; and Section 710.150 of Chapter 710: Sewers all of this Code.
2. To hear and decide appeals of orders, decisions or determinations made by the Floodplain Administrator relative to the application and interpretation of Chapter 460: Flood Protection of the Unified Development Code.
3. To hear and decide upon a request for a variance from the floodplain management regulations contained in Chapter 460: Flood Protection of the Unified Development Code.
4. To hear and decide appeals of orders, decisions or determinations made by the Director of Development Services or Public Works Director relative to the application and interpretation of Chapter 455: Natural Resource Protection of the Unified Development Code.
5. To hear and decide upon a request for a variance from the regulations contained in Chapter 455: Natural Resource Protection of the Unified Development Code.
6. To hear and decide appeals of orders, decisions or determinations made by the Director of Development Services relative to the application and interpretation of Chapter 545: Property Maintenance of this Code.
7. All other powers or duties which are now, or may hereafter be granted to or imposed upon it by ordinance or Statute.

SECTION 540.020: - APPEAL PROCESS

- A. An appeal from Article III Division 2: Exterior Property Areas of Chapter 545: Property Maintenance of this Code shall be filed within five (5) days from the date of the order to abate or other ruling specifying the grounds therefore. All other appeals shall be filed within ten (10) days from the date of the order or other ruling specifying the grounds therefore.
- B. The application shall be accompanied by the fee amount approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in

members of the Board. All decisions of the Board shall be in writing and shall be final. The Building Official, Director of Development Services, Public Works Director or Floodplain Administrator shall take immediate action in accordance with the decision of the Board.

CHAPTER 545: - PROPERTY MAINTENANCE CODE

ARTICLE I. - ADMINISTRATION

DIVISION 1. - GENERALLY

SECTION 545.010: - TITLE

Chapter 545 shall be known as the "City of Raymore Property Maintenance Code", referred to as "this Code".

SECTION 545.015: - SCOPE

The provisions of this Code shall apply to all existing residential and non-residential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment, and facilities for lights, ventilation, space, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises; and for administration, enforcement and penalties.

SECTION 545.020: - INTENT

This Code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

SECTION 545.025: - SEVERABILITY

If a section, subsection, sentence, clause or phrase of this Code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Code.

DIVISION 2. - APPLICABILITY

SECTION 545.030: - GENERAL

The provisions of this Code shall apply to all matters affecting or relating to structures and premises, as set forth in Article 1, Division 1. Where, in a specific

Raymore, Missouri Board of Appeals

Rules of Procedure

Article I. General

These rules are in addition to the requirements of Chapter 540: Board of Appeals of the Raymore City Code.

Article II. Authority

- A. The powers and duties of the Board are as described in Chapter 540 of the Raymore City Code.
- B. An application for appeal to the Board shall be based on a claim that the true intent of the code or the rules legally adopted thereunder has been incorrectly interpreted, the provisions of the code do not fully apply, or an equally good or better form of construction is proposed.
- C. The Board shall have no authority to waive requirements of the Building Code.

Article III. Organization

A. Officers and Members

- 1. At its first meeting of each year the Board shall designate one member to be a chairperson and one member to be a vice-chairperson.
- 2. The chairperson shall preside at all hearings and meetings of the Board, administer oaths, and affix his/her name to all decisions of the Board.
- 3. The vice-chairperson shall assume the chairperson's duties if the chairperson is absent.
- 4. The vice-chairperson shall succeed the chairperson if the office is vacated before the term is completed and serve the unexpired term of the vacated office. A new vice-chairperson shall be designated at the next regular meeting of the Board.

5. In the absence of a regular member the alternate member shall serve as a regular voting member of the Board.
6. If an alternate member begins as a member of the Board for a particular case, they shall serve as a member of the Board until the case is concluded, even if the case is continued.
7. Members are expected to attend each Board meeting to exercise their duties and responsibilities. If a member is unable to attend a meeting or has a conflict that would prevent participation in a hearing, the member should inform the staff so an alternate member can be notified of the need to participate.
8. No Board member may hear or vote upon any matter before the Board in which that member has any personal, professional or financial interest.

B. Quorum and Voting

1. The presence of three (3) members of the Board shall be necessary to constitute a quorum.
2. All decisions of the Board shall be by a concurring vote of at least three (3) members of the Board.
3. Failure to achieve the necessary affirmative votes shall result in the dismissal of the case.

C. Clerk of the Board

1. The Community Development Director shall be the Clerk of the Board.
2. The Clerk shall be the custodian of the records of proceedings, shall accept petitions, motions and correspondence to the Board, and shall maintain the docket in each case.
3. The Clerk shall provide a court reporter to record the proceedings of the Board.

D. Legal Advisor

1. The City Attorney or his/her designee shall be the legal advisor for the Board.

Article IV. Meetings and Hearings of the Board

1. The Board shall meet as notified by the Clerk of the Board.
2. The chairperson may schedule a meeting of the Board at such time he/she deems necessary.
3. All meetings and hearings of the Board shall be open to the public.
4. Board members and the Board's staff shall not engage in communications of any kind with anyone other than Board counsel or staff, or another Board member regarding the merits of a case prior to the issuance of the decision and order.
5. The Board shall keep a record of the proceedings, either by a court reporter or by sound recording. A transcript of the proceedings and copies of material received in evidence shall be made available to any person upon request and payment in advance of the estimated cost of reproduction.
6. At the hearing, following the introduction of the case by the Chairperson, the Building Official or City Engineer may present the City's position and recommendation, after which the property owner or appellant may present any pertinent information regarding the case.
7. All witnesses shall be sworn or shall affirm their testimony in the manner required in the courts of record where the City is located.
8. Comments and questions will be addressed to the Chairperson.
9. Members of the Board may ask questions at any point during testimony.
10. Evidence shall be presented to the Board only in hearings held by the Board. The Board shall not receive written or oral testimony from a party outside of a hearing.
11. If a case is continued, only those Board members or alternate Board members who participated in the initial hearing on the case may participate in any continued hearings on that case.

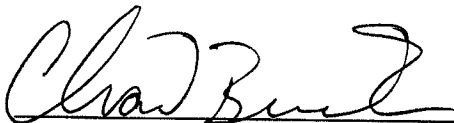
Article V. Decisions of the Board

1. At the conclusion of the hearing, the Board may take the case under advisement for further deliberation and later decision. The Board may not consider evidence from either side after the hearing is concluded.
2. The Board shall render a decision within fifteen (15) days after a hearing, accompanied by finding of fact and conclusions based thereon.
3. The Board may uphold, modify or reverse the order, requirement, decision or determination made by the Building Official or City Engineer.
4. The order of the Board shall be in writing, signed by the Chairperson, attested by the Clerk of the Board, and accompanied by findings of fact.

Article VI. Amendments

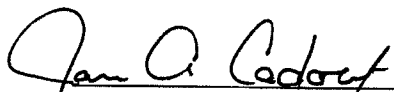
1. These bylaws may be amended by the Board at any regular meeting.
2. Written notice of any proposed amendment shall be mailed to all Board members at least ten (10) days prior to the meeting at which action is proposed to be taken.

Approved by the City of Raymore Board of Appeals on this 25 day of June, 2008.



Chairperson, Board of Appeals

ATTEST:



Clerk of the Board, Board of Appeals



Building Inspection Division
100 Municipal Cir; Raymore, MO 64083
816.331.7916 phone 816.331.8067 fax

September 16, 2023

Case # BOA 2023-01

**Board of Appeals
Notice of Hearing: October 4, 2023; 6pm
Council Chambers**

Re: Dangerous Building; 523 S Adams St.; Raymore, MO 64083
Property Parcels ID# 040515303013.000
Lot 46; Maplewood Subdivision
Sec/Twp/Rng: 15-46-32
Cass County, MO

Owner: David Pavlicek
523 S Adams St
Raymore, MO

Dear Members of the Board,

On July 11, 2023, an investigation of a dilapidated structure was conducted at the above address as a "Nuisance" and "Dangerous" in accordance with Raymore City Code Section 545--Property Maintenance Code and 510--Dangerous Buildings. An order was given by myself, the Building Official, to do repairs. These repairs included to secure and weatherproof the building such as windows, doors, siding, roofing, soffits, fix the electrical system hazards and service, broken water lines replaced, furnace repair or replacement, repair or replace gas piping, replace the garage doors and restored back to sanitary living conditions fit for human habitation.

On September 15, 2023, I, the Building Official visited the site where it was determined that no repairs were done as requested in that Dangerous Building Order. It was determined that the building continued to deteriorate, and upon this visual inspection as defined by Raymore Municipal Code Section 510.020, the dilapidated building is indeed to be unsafe and a "Dangerous Building". There are broken windows, inoperable doors, broken water lines and garage doors, uninhabitable for human occupancy and the building constitutes a nuisance and is dangerous to the public. The building had been vacant for over 1 year,

attracting unauthorized individuals entering the building, rodents, birds and bugs. That order also stated that if the building was not brought into compliance with Chapter 545 or 510, an order would go before the Board of Appeals to repair and abate the violation by the City of Raymore and expenses assessed with Cass County as a special tax assessment.

Raymore Municipal Code Section 510.060 authorizes the Building Official to issue a notice of violation and order for corrective action to be taken. On July 12, 2023, that order was officially sent to Mr. Pavlicek by certified mail and posted on the property for the building to be repaired and the building to be restored back to living conditions. The order stated Mr. Pavlicek to commence work by August 1, 2023 and completion by September 15, 2023.

Therefore, as Building Official, I am requesting a hearing at the above date and time in accordance with Raymore Municipal Code Section 510.070. The City is seeking an order by the Board of Appeals, based on its findings of facts, for the building to be repaired as defined by Raymore Municipal Code Section 510.070 (A) 1 d.

Enclosed are the notices and order for corrective action sent on July 12, 2023 and return back as undeliverable on July 19, 2023, photos of the "Dangerous Building" and excerpts of the Raymore Municipal Code. In addition, the Rules and Procedures for the Board of Appeals have been provided for the Board.

Any additional questions specifically about the property, you may contact me by phone, in person or email.

Respectfully submitted,

Jon Woerner
Building Official
jwoerner@raymore.com



9171 9690 0935 0262 0643 35

July 12, 2023

Development Services
Building Inspection Division
100 Municipal Circle
Raymore, MO 64083

David Pavlicek
523 S Adams St.
Raymore, MO 64083

Property Location: 523 S Adams St, Raymore, MO 64083
Parcel ID #: 04-05-15-303-013.000

Dear Mr. Pavlicek,

On July 11, 2023 I visited the above address and determined the building to be unsafe, in disrepair and a dangerous building as defined by 510.020 (11, 12 and 17) of the Raymore City Code and the building constitutes a nuisance in accordance with City Code (enclosed). Cass County property records indicate you are the property owner.

In accordance with Section 510.060 I am providing this notice of violation and order for corrective action to be taken. I hereby order that the building be repaired and the area where the building is located to be cleaned up and restored back to sanitary living conditions fit for human habitation. These repairs must be commenced by August 1, 2023 with completion of the repairs by September 15, 2023.

Attached is a list of the violations and repairs required with this order. **Be advised that this order does not override any other violations you may have been notified for abatement by Code Enforcement.**

You have the right to appeal this notice and order to the Raymore Board of Appeals in accordance with Section 510.070 and Chapter 540 of the Raymore City Code. Such appeal shall be taken within ten (10) days from the date of this order. If an appeal is filed, a hearing before the Board will be scheduled. The Board may uphold, modify, or reverse this order.

It is unlawful for a person or business to be in violation of any provision of Chapter 510 or 545. If this notice of violation is not complied with I may proceed to issue citations for the violations and/ or proceed with action to abate the violation in accordance with Section 510.070.

Your cooperation and compliance in this matter would be greatly appreciated. I have enclosed a copy of Raymore City Code Chapters 510 and 540 for your reference. If you have any additional questions, feel free to contact me by email or phone.

Respectfully,



Jon Woerner
Building Official

jwoerner@raymore.com

816-331-7916

copy sent: David Gress; Development Services Director
Jonathan Zerr; City Attorney

Violation List of this Order:

Electrical Service

Electrical Wiring, Outlets and Receptacles

Heating and Cooling

Thermostat to operate Heating and Cooling

Gas Piping repair and air tested

Remove the illegal stove in fireplace and cap gas line

Plumbing water piping repair

All plumbing fixtures working

Waste and Vent piping repair

Garage Door repaired or replaced back to working condition

Broken windows repaired or replaced

Entry doors in working and locking condition

Parcel Number:
04-05-15-303-007-013.000

Computer ID:
2260200

Deed Holder:
PAVLICEK, DAVID V

Property Address:
523 S ADAMS ST
RAYMORE, MO 64083-9178 [MAP THIS ADDRESS](#)

Mailing Address:
501 W 2ND ST
HOLDEN, MO 64040-1205 USA

Class:
RESIDENTIAL

Map Area:
RMORE MAPLEWOOD

Plat Map:
721/99

Subdivision:
MAPLEWOOD

Sec-Twp-Rng:
15-46-32

Lot-Block:
46-

Brief Legal Description:
MAPLEWOOD LOT 46
(NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 04-05-15-303-007-013.000 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$17,600	\$0	\$0	\$17,600
Building	\$0	\$129,860	\$0	\$0	\$129,860
Total	\$0	\$147,460	\$0	\$0	\$147,460
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$3,340	\$0	\$0	\$3,340
Building	\$0	\$24,670	\$0	\$0	\$24,670
Total	\$0	\$28,010	\$0	\$0	\$28,010

Prior Year Value Information

2023 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$0	\$17,600	\$0	\$0	\$17,600
Building Full Market	\$0	\$129,860	\$0	\$0	\$129,860
Total Full Market	\$0	\$147,460	\$0	\$0	\$147,460
2022 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$0	\$17,600	\$0	\$0	\$17,600
Building Full Market	\$0	\$112,710	\$0	\$0	\$112,710
Total Full Market	\$0	\$130,310	\$0	\$0	\$130,310

More Years...

Land Area/Size Information

Lot	Front	Rear	Side 1	Side 2
Main Lot	88.00	88.00	152.00	152.00

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
Single-Family / Owner Occupied	1 Story Frame	1971	1,340

Yard Area Information

Description	Item Count	Year Built
Garage (Commercial)	1	2010

Exhibit 2



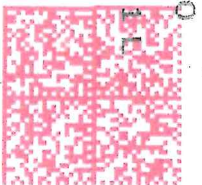
100 Municipal Circle
Raymore, MO 64083



CERTIFIED MAIL™

9171 9690 0935 0262 0643 35

KANSAS CITY 640
JUL 14 2023 PM 11 L



quodient
FIRST-CLASS MAIL
IMI
\$007.42⁰
07/14/2023 ZIP 64083
043M31218260

US POSTAGE

David Pavlicek
523 S Adams St.
Raymore, MO 64083

54083921700 INT

NIXIE 641 NFE 1 23I0007/19/23
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 64083921700 *1028-06369-14-39



100 Municipal Circle
Raymore, MO 64083

KANSAS CITY 640
JUL 14 2023 PM 11 L



quodient
FIRST-CLASS MAIL
IMI
\$000.87⁰
07/14/2023 ZIP 64083
043M31218260

US POSTAGE

David Pavlicek
523 S Adams St.
Raymore, MO 64083

54083921700 INT

NIXIE 641 NFE 1 23I0007/19/23
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 64083921700 *1028-07235-14-39



Exhibit 3 (e)

Jon Woerner <jwoerner@raymore.com>

523 S Adams St; Raymore, MO 64083

Jon Woerner <jwoerner@raymore.com>

Mon, Jul 10, 2023 at 4:19 PM

To: Correspondence Belton <corrbelton@evergy.com>, Kara Pardus <KARA.PARDUS@evergy.com>, MOWestBuilderServices <mowestbuilderservices@spireenergy.com>, Amiee Boyd <aboyd@raymore.com>

Cc: David Gress <dgress@raymore.com>, Elisa Williams <ewilliams@raymore.com>, Jimmy Wilson <jwilson@raymore.com>



Good Afternoon,

This is an Emergency Order by the Development Service Superintendent / Building Official for the City of Raymore, MO.

The City of Raymore is condemning the above address due to a dangerous and nuisance building unfit for human habitation; likely to cause sickness, disease or injury. Other items, but not limited to, are inadequate sanitation facilities, faulty wiring, gas connections to heating and other appliances.

According to City records no water has been turned on or active since February 2022 and only recently activated again briefly on June 6, 2023. Due to leaks and broken pipes in the home, the water meter was turned off immediately. The Building Official is requesting the water meter be removed until the home has been repaired.

However, the City was unaware the electricity was reactivated with no City clearance after being vacant for over a year until June 2023. The Building Official is requesting the electric meter be removed due to immediate danger of fire. Please see the attached photo of the electric service to this residence. There are other violations within the home.

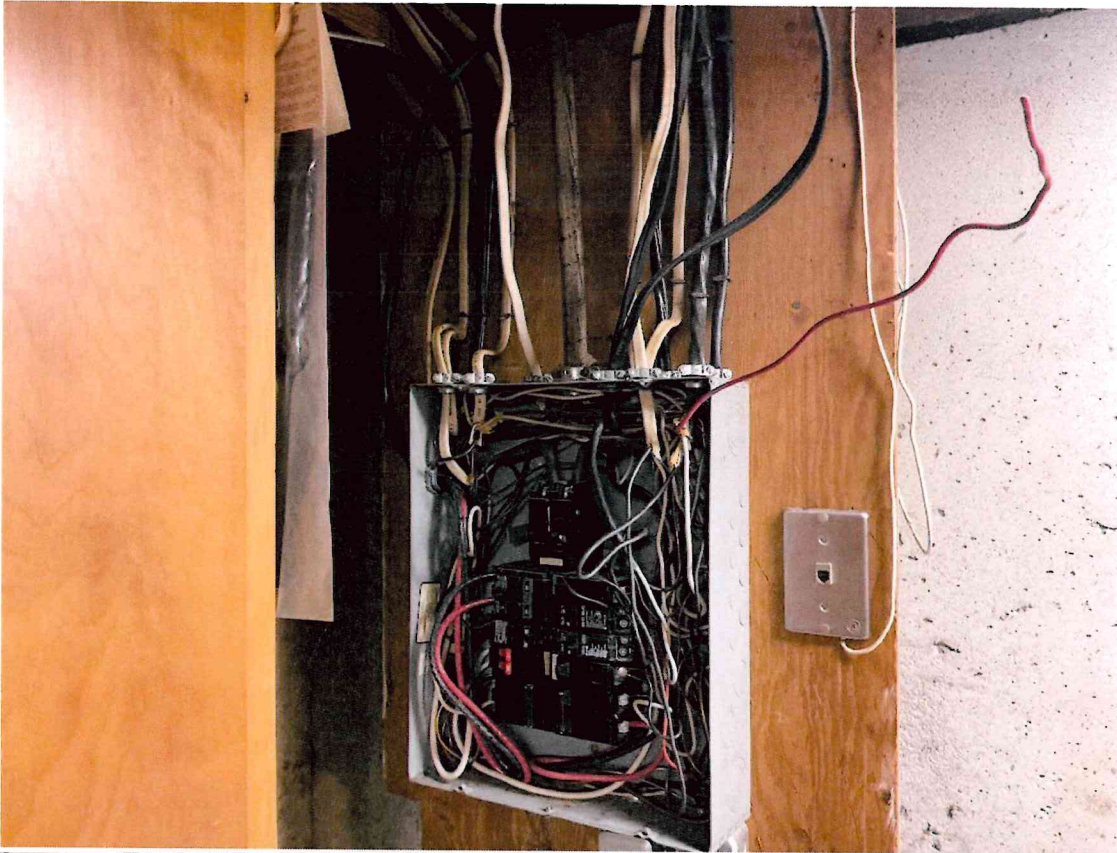
The City is aware there is a lock on the gas meter shut off valve. The City is requesting the meter be removed and the lock remain. There is inadequate piping for appliances in the home that will require an inspection before reactivating the meter for service. And, being vacant for over a year, the City will require an air test on the piping. Please see the attached photos for this residence.

Respectfully,

Jon Woerner
Building Official

City of Raymore
100 Municipal Cir
Raymore, MO 64083

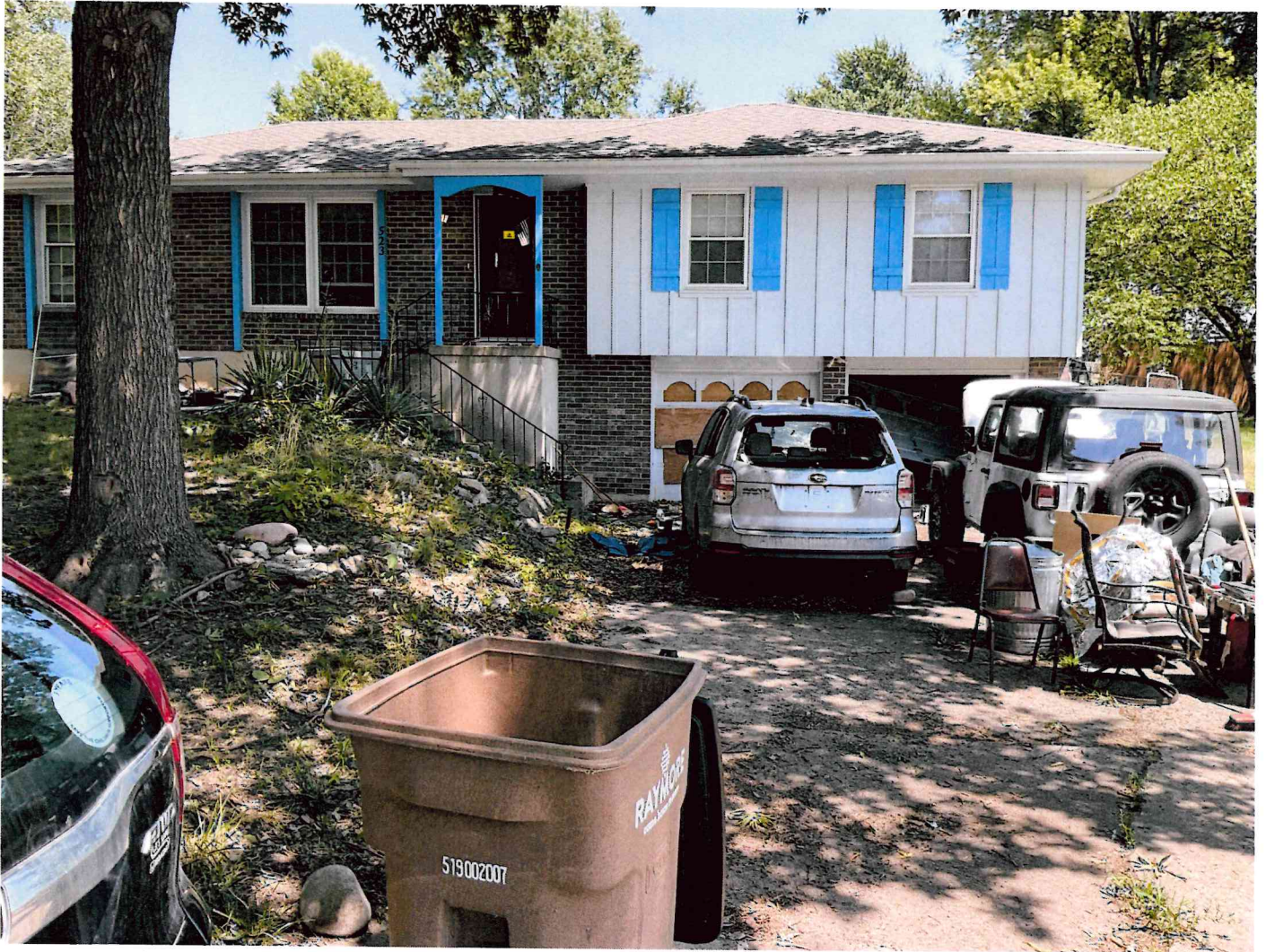
816-331-7916



(no subject)

Jon Woerner <jwoerner@raymore.com>
To: jwoerner@raymore.com

Wed, Aug 30, 2023 at 12:46 PM



(no subject)

Jon Woerner <jwoerner@raymore.com>

Wed, Aug 30, 2023 at 12:46 PM

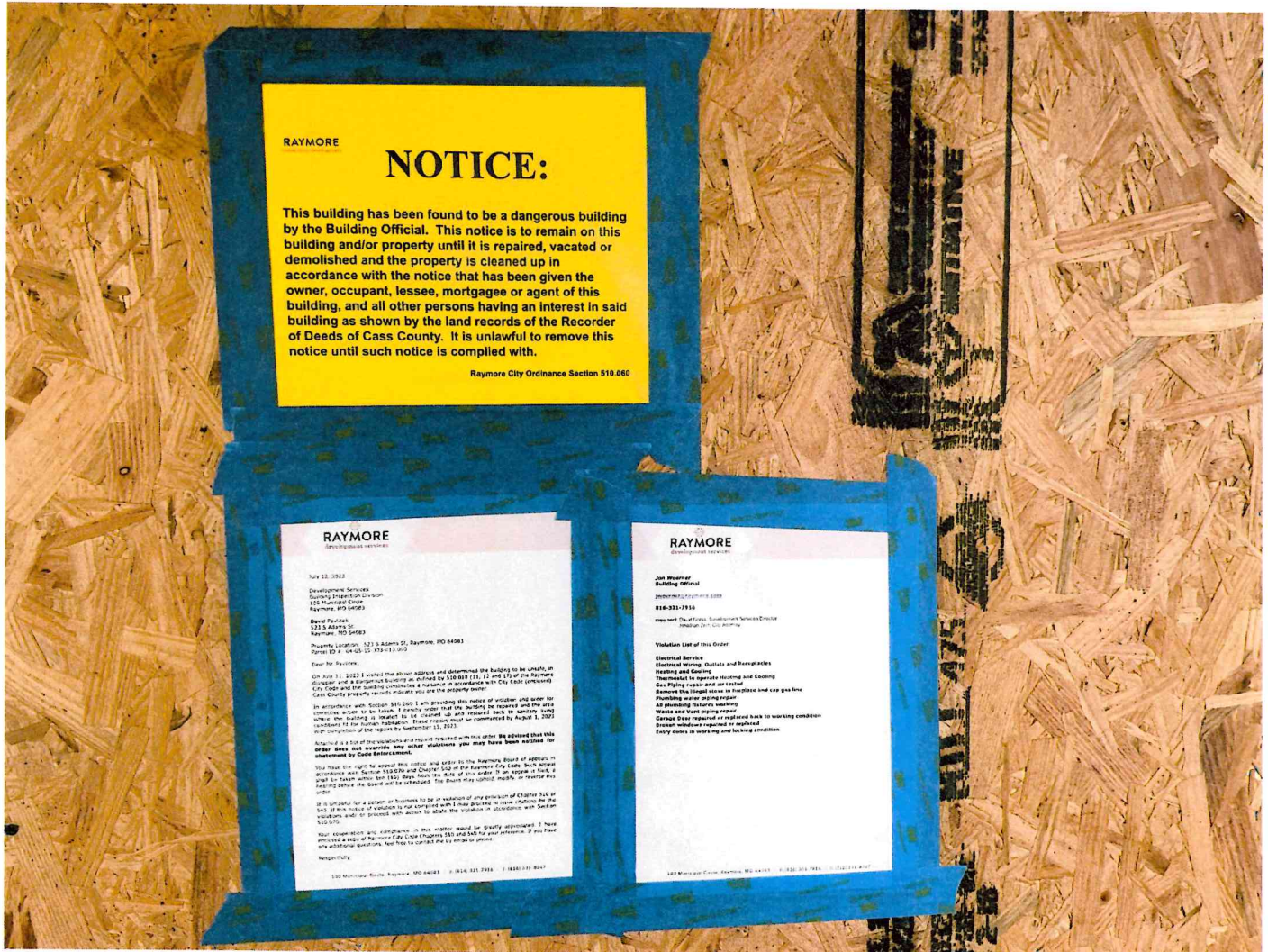
To: jwoerner@raymore.com



(no subject)

Jon Woerner <jwoerner@raymore.com>
To: jwoerner@raymore.com

Wed, Aug 30, 2023 at 11:25 AM



(no subject)

Jon Woerner <jwoerner@raymore.com>

Wed, Aug 30, 2023 at 11:20 AM

To: jwoerner@raymore.com



(no subject)

Jon Woerner <jwoerner@raymore.com>
To: jwoerner@raymore.com

Wed, Aug 30, 2023 at 11:21 AM



Exhibit 9



Jon Woerner <jwoerner@raymore.com>

(no subject)

Jon Woerner <jwoerner@raymore.com>
To: jwoerner@raymore.com

Wed, Aug 30, 2023 at 11:21 AM



(no subject)

Jon Woerner <jwoerner@raymore.com>

To: jwoerner@raymore.com

Wed, Aug 30, 2023 at 11:22 AM

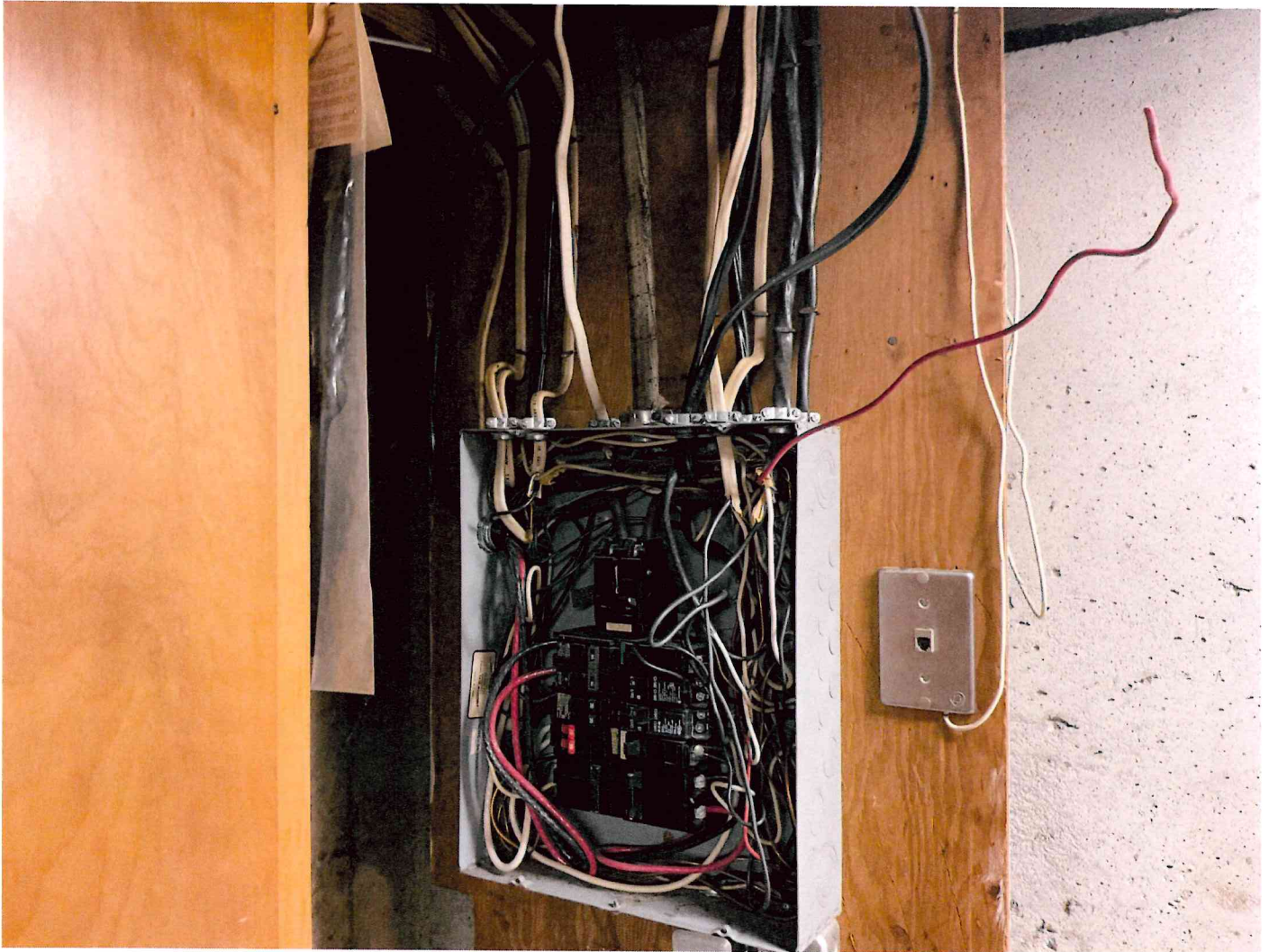


Exhibit 11



Jon Woerner <jwoerner@raymore.com>

(no subject)

Jon Woerner <jwoerner@raymore.com>
To: jwoerner@raymore.com

Wed, Aug 30, 2023 at 11:22 AM



Exhibit 12



Jon Woerner <jwoerner@raymore.com>

(no subject)

Jon Woerner <jwoerner@raymore.com>
To: jwoerner@raymore.com

Wed, Aug 30, 2023 at 11:23 AM



Exhibit 13



Jon Woerner <jwoerner@raymore.com>

(no subject)

Jon Woerner <jwoerner@raymore.com>
To: jwoerner@raymore.com

Wed, Aug 30, 2023 at 11:23 AM



Exhibit 14



Jon Woerner <jwoerner@raymore.com>

(no subject)

Jon Woerner <jwoerner@raymore.com>
To: jwoerner@raymore.com

Wed, Aug 30, 2023 at 11:23 AM



Exhibit 15



Jon Woerner <jwoerner@raymore.com>

(no subject)

Jon Woerner <jwoerner@raymore.com>
To: jwoerner@raymore.com

Wed, Aug 30, 2023 at 11:24 AM



(no subject)

Jon Woerner <jwoerner@raymore.com>
To: jwoerner@raymore.com

Wed, Aug 30, 2023 at 11:24 AM



Exhibit 17



Jon Woerner <jwoerner@raymore.com>

(no subject)

Jon Woerner <jwoerner@raymore.com>
To: jwoerner@raymore.com

Wed, Aug 30, 2023 at 11:25 AM

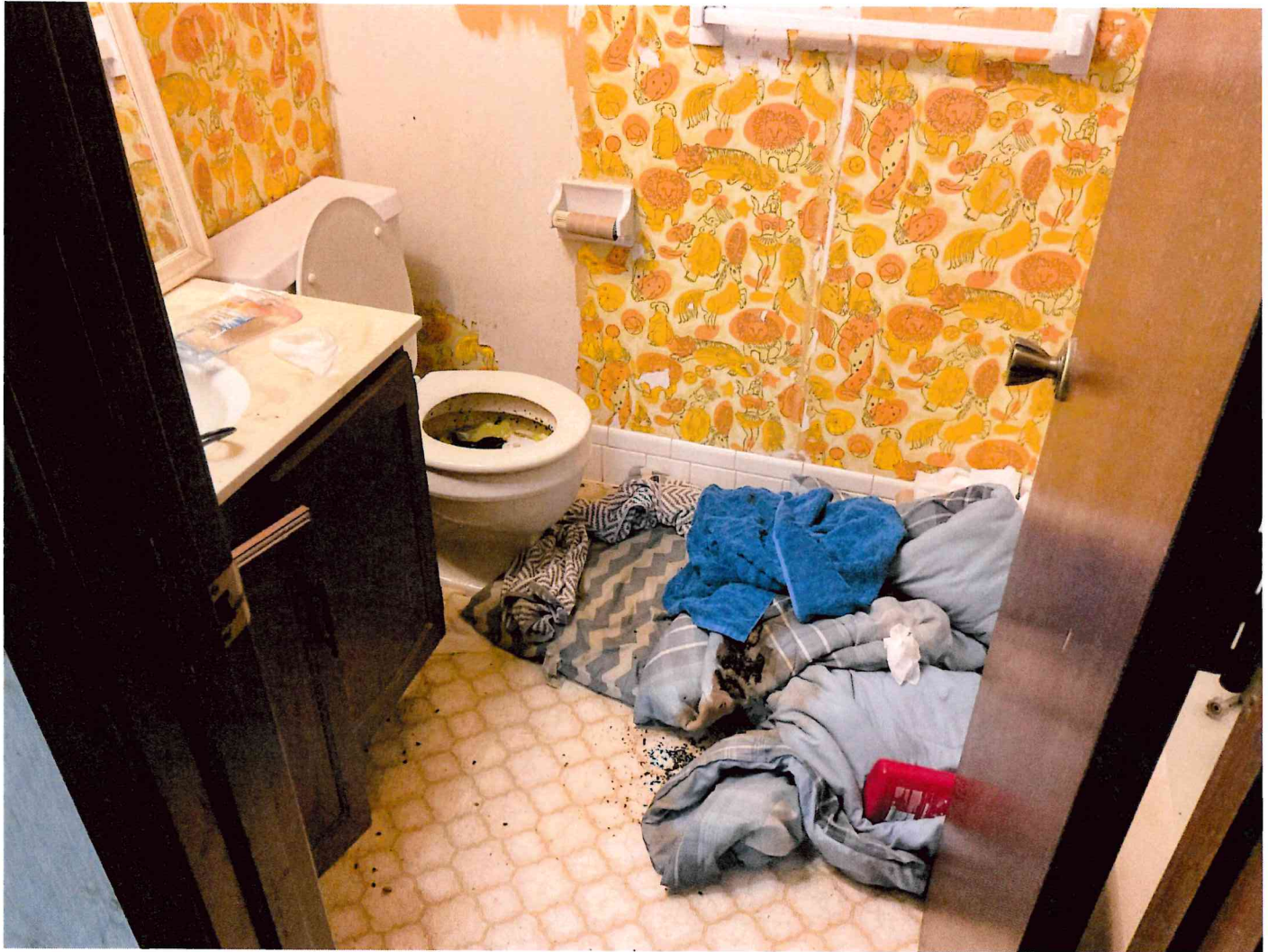


Exhibit 18

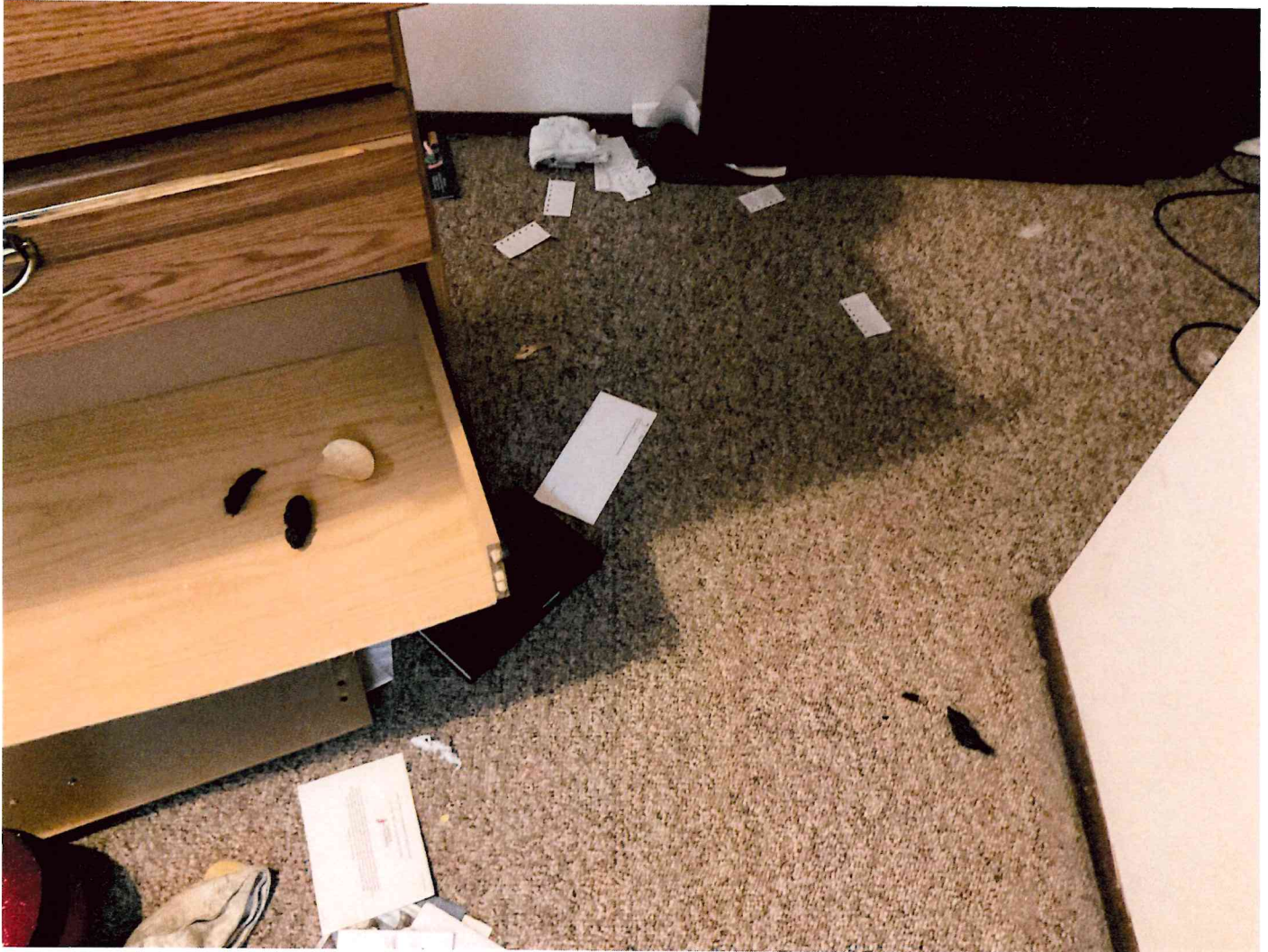


Jon Woerner <jwoerner@raymore.com>

(no subject)

Jon Woerner <jwoerner@raymore.com>
To: jwoerner@raymore.com

Wed, Aug 30, 2023 at 11:25 AM



Re posted signs removed Exhibit 19



RAYMORE

NOTICE:

This building has been found to be a dangerous building by the Building Official. This notice is to remain on this building and/or property until it is repaired, vacated or demolished and the property is cleaned up in accordance with the notice that has been given the owner, occupant, lessee, mortgagee or agent of this building, and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds of Cass County. It is unlawful to remove this notice until such notice is complied with.

Raymore City Ordinance Section 110.06

RAYMORE

Development Services
Building Department
110 Main Street
Raymore, MO 64083
Call Pauline
1-800-392-8888
Fax: 816-335-1000
Property Location: 1275 S. Adams St., Raymore, MO 64083
Parcel #: 01-01-01-00000
Map No. 010000
On 04/12/2023, I issued this notice and the building to the owner, occupant, lessee, mortgagee or agent of this building and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds of Cass County. It is unlawful to remove this notice until such notice is complied with.

RAYMORE

Raymore
Building Official
110 Main Street
Raymore, MO 64083
1-800-392-8888
Fax: 816-335-1000
Property Location: 1275 S. Adams St., Raymore, MO 64083
Parcel #: 01-01-01-00000
Map No. 010000
On 04/12/2023, I issued this notice and the building to the owner, occupant, lessee, mortgagee or agent of this building and all other persons having an interest in said building as shown by the land records of the Recorder of Deeds of Cass County. It is unlawful to remove this notice until such notice is complied with.



SOUTH METROPOLITAN FIRE PROTECTION DISTRICT

1 North Conway Street • Raymore MO 64083

Date: August 18, 2023
To: Whom it may concern
From: Brett Palmer
Re: Fire Hazard

On Thursday, August 17, 2023, I was contacted by City of Raymore Development Services Superintendent Jon Woerner about a house the city condemned on July 12, 2023, that is a potential fire hazard. On the morning of August 18, 2023, at approximately 0900 hours I met Mr. Worner and Raymore PD for a site visit. Mr. Worner made entry through a basement window that the individual had been going in and out of after being told not to enter the house, and then unlocked the back door. Raymore PD and I then entered the structure where Mr. Woerner pointed out some fire hazards within the HVAC unit in the basement along with the electrical panel in the basement. There was also obvious debris from a fire on the back porch as we entered the structure, and an unloaded 50 tube rack fiberglass artillery rack that looked to hold 1.75-inch shells. Dispatch was contacted to have Evergy come to the site and pull the electrical meter to prevent any such fire from happening. Gas and water were already discontinued prior to this date. After showing us around the backdoor was again locked and basement window and backdoor were boarded back up.

International Fire Code 2021

101.2 Scope. This code establishes regulations affecting or relating to structures, processes, premises and safeguards regarding all of the following:

1. The hazard of fire and explosion arising from the storage, handling or use of structures, materials, or devices.
2. Conditions hazardous to life, property, or public welfare in the occupancy of structures or premises.
3. Fire hazards in the structure or on the premises from occupancy or operation.
4. Matters related to the construction, extension, repair, alteration or removal of fire suppression or alarm systems.
5. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.



SOUTH METROPOLITAN FIRE PROTECTION DISTRICT

1 North Conway Street • Raymore MO 64083

111.1 General. If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this section, and shall refer the building to the building department for any repair.

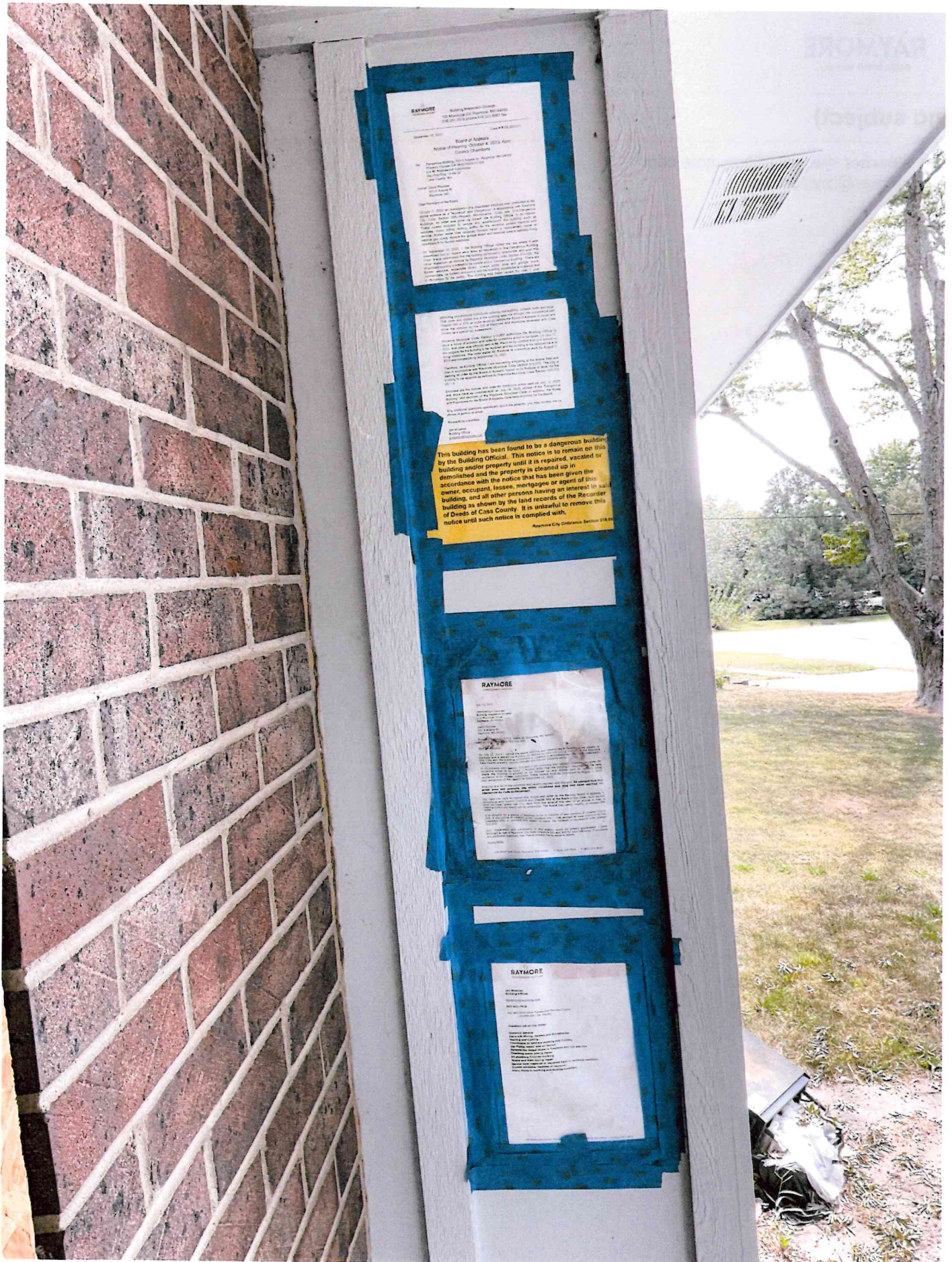
The City of Raymore has given the occupant a list of repairs that need to be completed which include the fire hazards to restore utility services to the house.

Respectfully,

A handwritten signature in black ink that reads 'Brett Palmer'.

Brett Palmer

Chief of prevention-Fire Marshal



9/18/23, 12:56 PM

City of Raymore Mail - (no subject)

Exhibit 24



Jon Woerner <jwoerner@raymore.com>

(no subject)

Jon Woerner <jwoerner@raymore.com>

To: jwoerner@raymore.com

Fri, Sep 15, 2023 at 2:21 PM



Shut off by City