MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
FEBRUARY 22, 2019
9:00 AM

Crystal Harrington, Chairman, called the February 22, 2019 Building Board of Appeals meeting to order with the following Board members present: Mark Callihan, Curtis Ledford, Garret Wagner, City Officials present: Jordan Paul, Assistant City Attorney, Bryan Wicklund, Building Specialist, Jeff Oliver, Building Inspector and Olivia Ball and Bet Willhite, Notary Public.

Mrs Harrington	Call to order the, um, um, February 22nd meeting of the Building Board of Appeals, first item on our agenda is the roll call. Uh, I'd entertain a motion to excuse, uh, excuse Mr, uh, Hartwell, Mr Tylle and Mr Wilson.
Mr Callihan	Madam Chairwoman, I make a motion that we excuse, uh, um, Mr Hartwell, Mr Tylle and Mr Wilson from this meeting.
Mrs Harrington	Second?
Mr Ledford	I second that motion.
Mrs Harrington	**Um, I have a motion to excuse, uh, Board members Tylle, Hartwell and Wilson. All those in favor say "aye" (Mr Callihan, Mrs Harrington, Mr Ledford, Mr Wagner) Thank you.**
Mrs Willhite	Excuse me, Mr Callihan, you're the one who made the motion?
Mr Callihan	Yes.
Mrs Harrington	Yes.
Mrs Willhite	Who was it who seconded it?
Mrs Harrington	Ledford.
Mr Callihan	Ledford.
Mrs Willhite	Oh, okay, Thank you.
Mr Harrington	Can I lay this down and get in order? I don't think Bryan…
Mr Paul	Do you want me to grab it here?
Mrs Harrington	I'm short honey, to short. They gave me a bigger chair, but then my feet didn't touch the ground.

Mr Paul — Good enough.

Mrs Harrington — Perfect, thank you so much. Okay, we just, uh, have a couple of things, um, I'd like to welcome Mr, uh, Garret Wagner to the Board.

Mr Wagner — Thank you.

Mrs Harrington — This is his first, uh…

Mr Wagner — Get right.

Mrs Harrington — Time with us and, uh, we'll be looking forward ta' spending time with you and having you help us with this effort. Um, one other thing I would like to remind the, uh, Board members, we, we, are caught up now on our, uh, minutes I believe or terribly, were very, very, close. I signed several this morning that will be distributing to us, uh, I think from September forward, um, they will have those for us by the end of the meeting today, uh, but I would like to remind everybody that the issue that we've had with new staff doing those minutes is that she doesn't recognize our voices, uh, the way that the previous staff of many years had and so, in transcription their losing some of, uh, the detail, so I'd like to remind everybody were goin' to get a little bit more formal than we have in the past. Uh, If you have something that you would like to question or add to a conversation here, please let me know, waive at me, throw a ping pong ball at my head or something and we'll, uh, I'll be glad to identify you so that when they do the minutes that we got accurate, uh, uh, depiction of those. Um, so, were goin' to do a better job of making sure the staff has the, uh, right information. The other thing is that I know Mr Callihan, sometime ago had, um, texted me about the availability of minutes and that the, um, Council was not receiving our minutes in their packets and, um, I did a little investigating on that and, uh, they are certainly available to those Board members. I, my feeling is that when staff changed it may have gotten, uh, a dropped but, um, for your information and for any other of the Boards information I'd like to point out that those minutes are online and the day that I got your text I did check and they had been, the minutes, uh, that were available, I believe it was up through August at that point were posted online and they are available not only to the public but all Council members if their interested in getting those. To my way of thinking as lengthy as our minutes are and you all know that sometimes they go up to fifteen or twenty pages, um, it's a little frugal to have them available online and have the Council members, uh, able to download whatever they want er', er, read them online, so they are, they have always been available to the Council members, they just haven't been included in there packet.

Mr Callihan — Madam Chairwoman, this is Mark, uh…

Mrs Harrington — Mr Callihan, yes.

Mr Callihan — I was under the impression that they were not getting the minutes that they had been getting, but for a long period of time they were not getting the minutes, that what was concerning to me. So, if they are available online, that's fine.

Mrs Harrington — Exactly. Yeah, well and like I said, I even kinda' confirmed it with, um, uh, Bryan today with Mr Wicklund that, uh, uh, that probably happened in the staff turnover, when Susan retired, uh, a couple years ago. I think maybe the, that, that, some of that just, it's easy to get, get, uh, dropped in the minutia, so, um, I, I'm, I, apologize for waiting until now to get back to you…

Mr Callihan — That's okay.

Mrs Harrington — But, I wanted to make that clear to any Council members, um, that you might have contact with, that if they get online there right there for the world to see.

Mr Callihan — Okay.

Mrs Harrington — So, um, where not killin' as many trees. So, okay, um, apologize to you all in the audience, uh, and were ready to get started so, if you have business with the Board, uh, please approach, um, the podium and, uh, state your name and, uh, I…

Mr Paul — And property…

Mrs Harrington — And, the, the, um, the item that you're here for, the address.

ITEM # 2857 — **819 Murphy Ave.**
OWNER: David Eshom
ADDRESS: 819 Murphy Ave. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item Continued from the December 7, 2018 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Hayes — Uh, my name is Aaron Hayes, I'm here for 819 Murphy Ave…

Mrs Willhite — Excuse me, Sir, can you please talk into the mic, thank you.

Mr Hayes — Uh, my name is Aaron Hayes, I'm here for 819 Murphy Ave., uh, the owner listed on it is Davis Eshom, um, it was recently purchased by a, a, company and, uh, I'm working with them on trying to get the property

cleaned up, um, basically get it cleaned up to where it can either, uh, be, uh, investment property.

Mr Oliver — Did you write your information on that sign in sheet for me?

Mr Hayes — Yes.

Mr Oliver — That way I can keep…

Mr Hayes — Yeah.

Mrs Harrington — Okay, so what is your relationship to Mr Eshom?

Mr Hayes — Uh, no, I work for the company that he signed, uh, he sold the property to.

Mrs Harrington — I see.

Mr Hayes — Yes.

Mrs Harrington — I see. Okay, so, you're in the process of cleaning?

Mr Hayes — Yeah, getting, uh, everything cleaned up and getting it kind of, uh, secured, uh, as far as, uh, like basically windows that were open, getting them covered, I mean its very basic right now, getting the, uh, uh, yard cleaned up. There is a ton of trash in it, getting the inside, because there was glass everywhere. There was trash everywhere, uh, you know, getting to where it can be. I started, the house overall is in good shape, it's just there is a lot of cosmetic stuff and the main thing on the outside, other than the trash and the trees and that stuff is cleaning up the, uh, uh, I'm sorry is, the windows and, uh, especially the backside of it, uh, taken care of. The backside doesn't have any siding on it and it's got, uh, uh, it's just open, it's got, um, you know, bare wood that you can see, so getting that covered up, getting a, just to prevent any further weather damage. And, they've, they've, uh, had possession of it for about, uh, two weeks now, a little bit less than two weeks, so, um, it's definitely an improvement from where it was, but still. I, I, believe by like, if, uh, by, uh, the meeting next month it'll all be completed.

Mr Paul — I think Jeff's got a comment.

Mrs Harrington — I was going to say, Jeff are you, um…

Mr Oliver — Well, that's, that's, what I was gunna' ask. Kinda' what the, what the, time line is.

Mr Hayes — Yeah, I, I, don't think there will be any issue at all with, uh, next, uh, I'm just using the next meeting as an example since it's generally a month away, you know, and, um, really there is no major issues that I know of with it structurally, I mean windows are the major, you know, thing. The other stuff is cosmetic, paint, carpet, uh, the siding on the outside, uh, cleaning up the yard, the only question I really had was, there's that, uh, and I'm assuming you've probably seen, uh, uh, the fence on the south side, which is, that property is vacant also, um, uh, that fence I believe is part, er' is owned by, uh, because of the way the fence goes around to those, those, neighbor's house, I have no problem cleaning up the fence if that was something the, uh, uh, you know, the City was wanting done, but the problem is with it not being owned by, you know, on the same property, I didn't know what the issue with that was or if, if, anybody had a problem with that fence.

Mr Wicklund — So, since the property, I'm sorry.

Mr Oliver — It's alright, go ahead.

Mrs Harrington — Go. Mr Wicklund.

Mr Wicklund — Violating my own rule. Since the property was recently purchased, they should have a survey, so they know. So, you should know exactly where the property line is, if the fence is not on your property then it's not of your concern.

Mr Hayes — Na', it wasn't done, it was sold through a quick claim.

Mr Wicklund — Kay', well…

Mr Hayes — And, honestly, like I said…

Mr Wicklund — We also do not know where the property line is, so…

Mr Hayes — Okay, that's no problem.

Mr Wicklund — If it looks like it goes with your property, we would assume it does and you would need to clean it up, but…

Mr Hayes — It, it, doesn't. It goes with the other one, because the fence, there's no wooden fence on the property that I'm working with. There is on the other one, it goes around their house, so, I mean, I can flip it over that way, but, like I said, that property is vacant also, so…

Mr Wicklund — Um, I have a question, when you say that you expect it to be completed by the meeting next month…

Mr Hayes	Mhmm.
Mr Wicklund	Are you replacing the broken windows, are you boarding em' up?
Mr Hayes	Uh, right now they're just plastic, there boarded on the inside, plastic on the outside to protect the inside from weather…
Mr Wicklund	Right.
Mr Hayes	More damage, the windows will have to be replaced.
Mr Wicklund	And, you expect the new windows to be installed by next meeting?
Mr Hayes	Uh, if not, next meeting, they'll at least have, uh, uh, scheduling date for that. Depending on which company I've worked with in the past, sometimes it happens in like two weeks, sometimes it six weeks, it's just it's impossible ta' have an exact date, until they tell me their in.
Mrs Harrington	Well, it's clear to me that you haven't actually communicated with Jeff, the, uh, Building Official.
Mr Hayes	Yeah, I've, I've, emailed, I emailed Jeff…
Mr Oliver	He's had one.
Mrs Harrington	So, you do have a list of what, uh, the determination by the City is that…
Mr Hayes	No, Jeff had asked me to come to the meeting and I said I'd be here.
Mrs Harrington	Kay', Jeff, I'm sorry, you had, uh, um…
Mr Oliver	What's, what's, the construction company? Or whoever your working with?
Mr Hayes	Oh, it's called real estate, uh, SWMO, they just by investment properties, tax properties for closures, iron properties, clean um' up, fix um' up and sell um', or rent um'.
Mr Oliver	Right.
Mr Hayes	And, they do it with multiple company names, they, uh, uh, just, uh, Arkansas, Kansas, Oklahoma.
Mr Oliver	They have a lead person in the area that maybe I could visit with?

Mr Hayes	Yeah, I was gunna' say there is a lady out of Carl Junction that I work with, Diana Gilbert, that she can, uh, speak with ya'. Is there something, I'm, I'm, the person who's representing um', just ta', uh, you know, just to get certain properties, is there somethin', I mean whatever they need ta'…
Mr Oliver	Well, I'm glad to move forward tryin' to save a property, um, there is a little more than windows there…
Mr Hayes	Oh, yeah. Definitely, and that's why I wanted to come here, is to find out what the issue was.
Mr Oliver	Some electrical, you're going to need an electrical contractor, this, I guess my point is, make sure you get your permit…
Mr Hayes	Oh, yeah.
Mr Oliver	And, be sure to listen to everything that needs to be done, which I can go over that with you.
Mr Hayes	Mhmm.
Mr Oliver	In detail. And, uh, go from there.
Mr Hayes	Okay. And, what I can do, is if you want me to, uh, later on today I can send you an email just to make sure that you've got it and then that way you can send me a list of everything that…
Mr Oliver	Sure.
Mr Hayes	That there interested in.
Mrs Harrington	I, I, think, I'm not, not, sure that, that, um, uh, you are absolutely clear that, at, at, this point this property is up for demolition, that, that's, what the sign is.
Mr Hayes	Yes.
Mrs Harrington	Um, and, so, uh, for you to communicate with Jeff, stay clear on what the needs are there as far as the City's concern to bring this property back up to, uh, where it needs to be, to be salvaged is very important…
Mr Hayes	Yeah, I've dealt with some…
Mrs Harrington	They will see that and let you know how you are doing, does anybody else have any, Mr Callihan, did you…

Mr Callihan	Um, I'm sorry, your name is Mr Hayes?
Mr Hayes	Yes.
Mr Callihan	Mr Hayes, first, thanks for comin' in, um, and thanks for tryin' ta', um, save, uh, uh, property in distress. Um, I've, I drove by Wednesday and saw somebody was painting the front door, which, it's a little more severe than painting…
Mr Hayes	Oh, yeah, Definitely…
Mr Callihan	I just wanna' let you know…
Mr Hayes	The main thing, one thing that there is an issue with is the fact, you know, security, like if, if, if, someone comes into that because it looks abandoned, if it looks like someone's like someone has done something to it, it prevents people from coming inside.
Mr Callihan	To Jeff's point, uh, Mr Oliver's point, um, I, properties don't get to this point, uh, because they need new windows and a new coat of paint. Uh, I kinda' think that there's some other little more severe issues going on the, then, windows and paint, um, what were concerned with is, is, that, uh, tryin' to save properties but tryin' to in a timely manner so scheduling is a big part of, of, what we look for. Uh, sounds like you got it, uh, organized approach to it, but we would just like ta' find out more about, you know, what your schedule is and what your scope of work is.
Mr Hayes	No problem, I've, I've, dealt with these properties and I've been up here before and in the past and everything and I've never had an issue with um'. Like one of the last ones that I dealt with was over in Royal Heights on Princeton street and, uh (audio unable to transcribe) …
Mr Callihan	It's just, you can understand my curiosity when I drive by and see somebody painting the front door.
Mr Hayes	Oh yeah.
Mr Callihan	There's a whole lot goin' on (unable to transcribe).
Mrs Harrington	Mr Ledford…
Mr Ledford	So, what's your over, overall expectations, when is someone goin' to be livin' in it?
Mr Hayes	Uh, honestly, I am seriously because all of the issues with it and based off of what I've dealt with in the past, unless there is a major, major, structural

issue, I mean, I, I, yeah there is electrical and there's other problems with it, I would be, like I said as long as, I mean, I don't see how there would be anybody that would, the cosmetic stuff, as long as windows are in, I mean it wouldn't be over a month, maybe max two. I mean that, and part of the issue with that of saying two months is just the fact that there's, you know, the windows, orderin' windows. I mean, sometimes…

Mr Ledford — So, two months from now you think that you'll have somebody rentin' the place?

Mr Hayes — Oh yeah, I, I, I'd be very surprised, I mean, I've, I've, dealt with quite a few of these types of homes and I mean it's just there's, I mean, I don't see any, uh, major, I mean if it's falling down, yeah but it's…

Mrs Harrington — Yeah, Jeff, do you see structural issues on the property?

Mr Oliver — Oh, nothin' major. There's, there's, uh, there's a few things in the photos that we got here and, uh, I'd meet somebody on site so…

Mr Hayes — No problem…

Mr Oliver — Better than doin' email.

Mr Hayes — Oh yeah, no problem.

Mrs Harrington — Anybody have any other comments or questions?

Mr Callihan — Nope.

Mr Hayes — What I'll do is, uh, just, like I said send you an email just to make sure, find out what days works for you…

Mr Oliver — Sure…

Mr Hayes — Uh, next week and we'll make sure we get a set time.

Mr Oliver — Yep.

Mr Hayes — Okay.

Mr Callihan — Um, Madam Chairwoman, I make a motion that item number 2857, 819 at, located at, 819 Murphy Ave be extended to our next meetings agenda on March 22nd for a Progress Report and Demolition Hearing.

Mr Ledford — I second that.

Mrs Harrington	**Mmkay, I have a motion by Mr Callihan, second by Mr Ledford that item number 2857 AT 819 Murphy Ave. be continued until March 22nd for a Progress Report or Demolition Hearing. All those in favor say "aye" (Mr Callihan, Mr Wagner, Mr Ledford and Mrs Harrington) Those opposed (none) Motion passes.**
Mr Hayes	Okay, thank you.
Mrs Harrington	Thank you for coming in.
Mr Hayes	Thank you.
Mrs Harrington	Anybody else?
ITEM # 2863	**619 High Ave.** **OWNER: Audrey Wright** **ADDRESS: 4401 SE Maryland Topeka KS. 66609** **"Finding of the fact Hearing" scheduled for this date"**
Mrs Harrington	Good Morning.
Mrs Thompson	Good Morning. I'm Vonture Thompson, I'm roommates with, uh, Tommy Dias.
Mrs Harrington	I'm really having a hard time hearing you, I apologize.
Mrs Thompson	I said my name is Vonture Thompson, I'm roommates with Tommy Dias…
Mrs Harrington	Kay'…
Mrs Thompson	At 619 S. High…
Mr Oliver	You can pull that mic down a little bit, be easier for ya'.
Mrs Thompson	At 619 S. High in Joplin.
Mrs Harrington	South High…
Mrs Thompson	Yes.
Mrs Harrington	Item number 2863. And, I didn't, I didn't, catch the name either.
Mrs Thompson	Vonture.
Mrs Harrington	Okay, so, um...

Mr Paul — It's the 28th…

Mr Oliver — If you don't mind I'll…

Mrs Harrington — Okay, yeah, Mr Oliver has kind of a summary of the property if we can hear from him.

Mr Oliver — Alright, so this property has been posted because it does not have water service. Um, it has not had water service to the property since October of 2017, um, so it was posted several months back and, um, I had a phone call from some people that was tryin to help these folks out, so I backed off of it and gave them some time to try and work this out and, uh, unfortunately that has not taken place, um, the gentleman that live there is kinda' on a limited income. And, I believe maybe is not able to keep up with all the bills that he has, from what I understand there's some folks tryin' to help him en' this lady, uh, possibly move into a little bit better situation. Um, so, bout' two months ago, six weeks ago, uh, I was kinda' led to believe I need ta' get back out there and post it and see if we can't get this, maybe just kinda' push it a little bit, um, and get this folks to come forward and either get there water turned back on or look at other facilities to, uh, possibly live in.

Mrs Harrington — Mhmm…

Mr Oliver — Uh, the gentleman, uh, that lives there is, uh, I believe is like fifty percent owner of the property. It was left to him and his sister, his sisters name you'll see is, uh, is what you got on your agenda, Audrey which lives out of town. I've also spoke to her on the phone, it's probably been four weeks ago or so, but that's a little bit of the history on it, um, the reason the water had been turned off was for lack of paying there sewer bills, um, that's somethin' the City kinda' does so, when there not collecting there funds, so that's kinda' where it's at, um, hopefully they can get that taken care of or find another place to go. I have not seen the inside of this property. The City does have the ordinances where you have to have, uh, the running water and electricity, which they've got right now.

Mrs Harrington — Um, ma'am, so are you living there as well?

Mrs Thompson — Yes Ma'am.

Mrs Harrington — Okay. Alright, um, so can you give us some information about what your plan is?

Mrs Thompson — Well, what my plan is, I ain't got like eight-hundred of them, money right now for the water, but we wouldn't have the water shut on right now cause' it probably bust up some pipes and stuff and, uh, see if I can get some help.

I've got a couple places I've called, I'm waitin' on them to get back with me, to come in, you know, it's the little things that do and do need some upgrading, you know.

Mrs Harrington — I think the main thing that, um, that the reason that it's on our agenda yet, agenda, is that, uh, uh, were just concerned with getting that water on...

Mrs Thompson — That water…

Mrs Harrington — So, it's a safe place to live.

Mrs Thompson — Okay, see just like a meetin' was held, I wasn't there and a lot of things Mr Theis doesn't hear, you know, I know he was supposed to make payments en' he went and made the payment, um, en' the next thing I know that's when I seen the Mr there at the door…

Mrs Harrington — Sure.

Mrs Thompson — Yeah. So, probably why there so nice about it, but it's like everything went left and that was just within the month, the second month.

Mrs Harrington — Um, anybody here have any questions for her? It looks like we've got somebody else that would like to address this item.

Mr Callihan — I, I'm sorry, Mr Oliver you said that it's got running water?

Mr Oliver — No, it doesn't.

Mrs Thompson — No, it doesn't.

Mr Callihan — Okay, alright.

Mr Oliver — It hasn't had since October of 2017…

Mr Callihan — Right, I just want to confirm…

Mr Ledford — Only because the meter been shut off?

Mrs Harrington — Mr Ledford is, uh, um, identifying...

Mr Ledford — Oh, sorry.

Mrs Harrington — Go ahead, that's fine, no, were all, were all…

Mr Ledford — It has service to the house, it's just shut off?

Mr Oliver	Right.
Mrs Thompson	Yeah.
Mr Ledford	Okay.
Mr Oliver	In that time though, I don't know the condition of the plumbing in the house.
Mrs Harrington	Are you getting help from any other resources to try to take care of these past due, uh, uh, bills so that it could be brought up to standard?
Mrs Thompson	What do you mean by that? You talkin' about the bill?
Mrs Harrington	Any, are there any other organizations that you're looking to for help?
Mrs Thompson	Yes, I called a couple of um'…
Mrs Harrington	Mmkay'.
Mrs Thompson	Just waitin on um' to get back with me to come in.
Mrs Harrington	Um, I, I've got another, uh, person in the audience that says he's here on this case. Can you, can we take a minute to hear what…
Mrs Thompson	That's fine.
Mrs Harrington	He has to say en' try to come to some kind of conclusions here.
Mr Glenn	My name is David Glenn and, um, I'm one of the gentlemen that's tryin' to help this, um, the residence and to give you just a little bit of history. I think you probably need to look into the history a little bit, not that it makes any difference with the condition of the house, but just to understand the situation, um, um, Audrey that's on your page owns half of the house…
Mrs Harrington	Mhmm.
Mr Glenn	Tom Thais, which is her brother owns twenty five percent and the other twenty-five percent is on owned by his son who also lives in Joplin and has no relationship really with his dad and, and, uh, no interest in the house itself unless it sells, so he's not really around to help. The water has been shut off for quite a while, um, our concern is for there health. We also are concerned, that they, that they, pay their bills and get the water back on if they wanna' stay it's just a difficult situation ta' try to solve because people aren't just gunna' come up and pay everybody's bills. There needs to be a better solution to that and were, were, not coming up with that solution, uh,

unless Missouri American Water would work out something, which we talked to on several occasions, uh, they, you know, you know, and we know that's it's attached to the sewer bill but it's really the water that is what's the problem, and I might, I might, actually request because I haven't been in the, in the, house either. Uh, and I, I, think probably an inspection would be a good idea, to be honest with ya'. Um, uh, there may be some other problems, some other issues because of the water that has been shut off for so long, there may be possibly, I'm not saying there is cause' I haven't been in the house but there may be some possibly be some mold problems or somethin' like that. If there's not then fine we might be able to work somethin' out for um', otherwise we are tryin' to find, you know, this lady is, is, not an owner of the property and so we deal with mostly with the majority owner which is the sister up in Minnesota, so it's not a real easy situation but I, I, do think your suggestion of getting into the house and doin' uh', uh', thorough inspection may help on a health and safety, uh, issue. And, I'd be glad to answer any question, tom, tom, used to work for me when, I, I, had a commercial construction company for twenty-five years and Tom was, uh, used to work for me as a laborer…

Mrs Harrington — Tom is…

Mr Glenn — Tom is the resident…

Mrs Harrington — Living there now…

Mr Glenn — He is the gentleman that lives there.

Mrs Harrington — That cleared up…

Mr Ledford — And, twenty-five percent owner?

Mr Glenn — Pardon me?

Mr Ledford — And, twenty-five percent owner of…

Mr Glenn — Yes, that's correct.

Mrs Harrington — Okay, so your, your, your, connection here is personal with a history of, uh, uh, with this gentleman…

Mr Glenn — That's correct. I, you know, he reached out to me several months ago being an ex-employer and I haven't had my construction company since nineteen ninety-seven, so, so, he, he, knew that and, and, he knew that I was a friend of his and so were just really here to help, but we don't know what the answers are.

Mrs Harrington — Mr Wicklund has ah' question or comment.

Mr Wicklund — What are you currently doing for heat? And, gas, okay, uh, I do think it would be a good idea to have an inspection of the home inside. However, the main reason it's here before the Board today is because of the City Ordinances that without water, with out sewer, without electric, is that correct?

Mr Oliver — They have electric.

Mr Wicklund — The electric's on? Okay, so without water, um, the Ordinances read to cause this structure to be uninhabitable, you've gotta' have running water, you've got to have hot water, you've got to have bathroom that function and without it, it's, it's really not helping, like we talked about, um, for you or anybody to be living in it. So, this one is a little bit different than many of the ones that the Board usually addresses, um, it's really not on the Board to consider a demolition at this point with what we know, but it's more before the Board, um, in cases like this in the past, the Board has really partnered with the Building Department and building staff is held by City Ordinances to just say it's not habitable. So, it takes the Board and the Building Department to force action if somebody is not able to make the repairs, um, to get that building or the house vacated. So, that's what it's here for, it's not that the Board would then order it demolished necessarily unless the Board, things were found out, it just needs to get the water on.

Mrs Harrington — Uh, I don't know if this is, Mr Wicklund or Jordan, uh, would economic security be a place for these folks to start? Uh, have you been in touch with economic security?

Mrs Thompson — That's one…

Mrs Harrington — Is it, speak in the mic.

Mrs Thompson — That is the one that I haven't called yet.

Mrs Harrington — You have not?

Mrs Thompson — Not…

Mrs Harrington — That should probably be your first call and if there not able to, uh, help you in some way there may be resources available that they would know about, um, uh…

Mrs Thompson — I actually need to know what that bill is.

Mr Wicklund — What the…

Mrs Harrington — How much the bill is?

Mrs Thompson — Yeah, actually what that bill is. That sewer bill.

Mr Oliver — And, you can go to the third floor when your done here and ask them, they should be able to tell ya'.

Mrs Thompson — Mmkay'.

Mr Glenn — Let me just add one other quick thing, um, Mr Wicklund I'm not real, I don't know, what is your position with the City?

Mr Wicklund — I'm the Chief Building Official.

Mr Glenn — Okay, um, and you, this gentleman?

Mr Oliver — I'm an inspector in the Building Department.

Mr Glenn — Okay, um, at this particular point there are, there are, people that are concerned, uh, about this situation, but, um, and one of the solutions or one of, you know, we could solve the problem by paying the bill. We don't think that is the long term solution, uh, because there will be other bills, uh, so were really tryin' before we put somebody out on the street, were tryin' to come up, we have met with, with, James Wilford at Water Gardens, uh, we do a lotta' work through them and that one of the main reasons I am here is relationship with Water Gardens, but this is a situation where, where, we can pay the bill, but we don't think that is the ultimate answer. So, were just right at the point right now where were tryin to figure this out, I think Economic Security is a great idea en', en', why we haven't pursued that avenue yet, we have looked into alternate, uh, uh, lodging, er', er', living quarters for um'. One of the problems with that is Tom was born in that house, he's seventy-seven, he was born in the house, it was his grandmothers house, he has uh', he has uh', tremendous personal tie to the structure itself. I mean, I think that the mentality of Tom is that he dud'nt care if, if, there's running water or not, that's his home where he was raised. So, were dealing with, and we don't want an unsafe condition for him either, so we, were in the middle of tryin to solve this problem for um' and just goin' in and payin' the bills we don't think is the solution to the problem.

Mrs Harrington — Well, it's the immediate solution, Mr Glenn I think that, that, the bottom line for us is if it's gotten' to this point where the City has had to intercede and, um, I mean, we've had other situations where there home owners living in, in, property's that didn't have running water for years and you have to start somewhere and I appreciate that you want to help them budget

or find resources that will make their living situation continuous but the immediate solution here is to bring this up to, um, a level that it needs to be so that it gets off this agenda for demolition…

Mr Glenn — Okay…

Mrs Harrington — Mr Oliver, did you have a comment?

Mr Oliver — We'll just kinda' tie in with that, um, and maybe a little bit different of opinion, um, I'm assuming the bill is quite high.

Mrs Harrington — I would think so, probably…

Mr Oliver — So, really were puttin' a band aid on a situation where probably in a few months, unless there is somebody continually coming forward to help them with that…

Mrs Harrington — Yeah…

Mr Oliver — It's going to be right back where it is right now…

Mr Glenn — Right.

Mrs Harrington — Right.

Mr Oliver — Because, not bein' able to pay the bill. So…

Mr Harrington — Mhmm.

Mr Glenn — Um, the other...

Mr Oliver — The other thought…

Mrs Harrington — Mmkay, so, what your saying is…

Mr Oliver — Well, I think, I can't really speak for you guys, uh, the Board, but at next months meeting, um, it's possible that they could order it vacated, they will continue it today for thirty-days cause' it's the first time in front of the Board. But, at next months meeting if there's not a resolution to the problem here, one way or the other, uh, it's highly likely that the Board would order it vacated.

Mr Glenn — Uh, which really brings up, uh, the value of one of your gentlemen, uh, uh, inspecting the house. Because, if we pay the water bill, um, on a temporary basis are there any other problems that would cause the house to be inhabitable? So, before we go in and, and, pay, I think it's about eighteen-

hundred, maybe up to a couple thousand now is what the water bill is. So, so, before we pay that out we faced with another problem that could, that could, be of a concern to you. So, within that thirty days, is it possible to set up an inspection?

Mr Oliver — Yeah, absolutely.

Mr Glenn — And, then, and, then, Russ Alcorn is the other gentleman that is, is, kind of partnered in with me en' he is a financial planner with Edward Jones and, uh, he is developed a budget for them which he does for his clients and he's developed a very detailed budget that, I don't know, has been presented to ya' and they literally cannot, and it's a, believe me, it's a bare minimum budget and they literally don't make enough money to, to, handle that budget. So, there's a problem, and we'd like to solve it, but if you could do an inspection and let me know, maybe? Um, if there's any other issues besides the water.

Mrs Harrington — You, as a contractor, you've been inside the house?

Mr Glenn — I have not.

Mrs Harrington — I see.

Mr Glenn — I have not been inside…

Mrs Harrington — Mr Ledford has a question.

Mr Ledford — Uh, that's what, I know of you David, I, I'd be okay, I'm pretty sure you want him in a decent condition too. Can I, can I, ask her a question? What…

Mr Glenn — Sure…

Mr Ledford — How do you feel about your living conditions? Inside the home right now?

Mrs Thompson — Not good, because I'm tired of dumpin'…

Mrs Harrington — In the microphone if you don't mind. Ma'am, I'm sorry.

Mrs Thompson — I said, I'm really not good with it 'cause I'm dumping, you know, I've got buckets and I have to flush the toilet with en' then a big bowl, you know, washing my dishes, uh, you know, back and forth with the water.

Mr Ledford — You're keeping up with all of that?

Mrs Thompson — Back and forth with the water en', you know, it's more expensive.

Mr Ledford	Are you keeping up with all of that, or is it just getting worse and worse?
Mrs Thompson	I'm keeping up with it the best I can. You know.
Mr Ledford	Yeah.
Mrs Thompson	You know.
Mr Ledford	Where are you getting water?
Mrs Thompson	The store.
Mr Ledford	Oh…
Mrs Thompson	I'd saved every receipt. Yes.
Mr Paul	This is Jordan Paul, um, who's, who's name is the water bill in?
Mrs Thompson	It's in Toms name.
Mr Paul	The other gentleman?
Mrs Thompson	Yeah, but it's not the water, the water bills paid up, it's the sewer.
Mrs Harrington	Sewer bill…
Mrs Thompson	Yeah.
Mrs Harrington	But…
Mrs Thompson	We paid for…
Mrs Harrington	What's from the same, what?
Mrs Thompson	It's Tommy Theas, the senior.
Mr Paul	That's the brother?
Mrs Thompson	No, the senior.
Mr Paul	With the quarter interest?
Mr Glenn	Yes. And, resident.
Mrs Thompson	Yes, yes.

Mr Paul — Kay'...

Mrs Harrington — Our, uh, our approach here is, um, that since this is a new item on the agenda that we automatically, um, extend this for thirty-days. This is kind of, this is called "finding of fact", and I think you've done a good job of laying out exactly what the facts are with regard to this property, um, I'm sure Jeff Oliver would be glad to come out en', en', do en' inspection, Mr Wicklund has a comment.

Mr Wicklund — I just want to make sure everybody is real clear. I think I've got a better picture of what's goin' on, but, so you fell behind on paying the sewer bill, and as a result of that because of the agreement the City has with the Water Company, the water was shut off.

Mrs Thompson — That's right, our water bill is paid up.

Mr Wicklund — Okay. I think that's, that's, important. Just to see how we got here today.

Mrs Harrington — Yes, yeah, looking at the property from the pictures that we have, there's no reason that this, uh, property would have been on our agenda, uh, as far as it being, uh, uh, an unsafe building or, um, something that, you know, in a neighborhood that would have drawn attention to it as being, uh, uh, a property that we needed to deal with, um, so, I would say that getting with Mr Oliver to, you know, do that inspection, if that's necessary, but really the bottom line here is that, uh, to get it off this agenda you're going to have to reinstate that, that water and that in our broad stroke, uh, description would make it habitable again.

Mr Glenn — Kay'.

Mrs Harrington — Appreciate the effort, uh, there are resources, we've dealt with several of these situations and I think, uh, talking to someone at Economic Security would be uh' excellent first step.

Mrs Thompson — Mmkay'.

Mr Callihan — Yes.

Mrs Harrington — Mr Callihan.

Mr Callihan — Um, thanks for your help ma'am, and, and, you, you, as well Mr Glenn, um, it sounds like we've got a financial situation that if, if, it's like Mr Oliver touched on it. It sounds like if, if, the bills were caught up to date today, that the, uh, tenet wouldn't have the ability, does not have the ability to make future payments. So, I feel like if that's the case that were, that

were, kinda', uh, postponing the inevitable. So, I understand, it, it, it, it's rare that you have a, uh, uh, tenant that's lived in the, the, house there entire life and I, I, can understand, I can hope to understand Toms, you know, desire to stay where he was born, but, um, it's just not a good situation to…

Mr Glenn — Well, listen, I really do appreciate your input today and because of this input, uh, um, Russ and I will do what we can in the next thirty-days to try to solve what you just identified.

Mr Callihan — Um, unless there is anything else, Madam Chairman, I'd like to make a motion that item number 2863 located at, uh, 619 High Ave. would be extended to our next meeting, uh, agenda on, um, March 22nd for a Progress Report and Demolition Hearing. I don't know if it's a Progress Report or just Progress Report really.

Mr Ledford — I second.

Mrs Harrington — **Uh, I have a motion by Mr Callihan, uh, that Item number 2863 at 619 High Ave. be continued till March 22nd for a Progress Report and Demolition Hearing. Seconded by Mr Ledford. All in favor say "aye" (Mr Callihan, Mr Wagner, Mr Ledford and Mrs Harrington) Opposed (none)Mmkay' the motion passes.**

Mr Glenn — Thank you.

Mrs Harrington — Uh, good luck in the next thirty-days folks…

Mrs Thompson — Thank you ma'am.

Mrs Harrington — We, I, I, can see some progress with maybe the outreach…

Mrs Thompson — Thank you.

Mrs Harrington — En', en', finding a way to haba- habitat, um, in a different situation.

Mrs Thompson — Okay, thanks.

Mrs Harrington — Good luck.

Mrs Thompson — Mhmm'.

ITEM # 2864 — **2206 S. SHIFFERDECKER AVE.**
OWNER: Joh Vaughn/ Cathy Stover
ADDRESS: 122 S. Park Ave. Joplin MO. 64801
"Finding of the fact Hearing" scheduled for this date"

Mrs Harrington Good Morning.

Mrs Stover Hello, Cathy Stover. Uh, 2206 S Shifferdecker Ave.

Mrs Harrington That's item number 2864.

Mrs Stover Yes. Well, it's, it's, kind of a long story, but I got this property, it's my grandparents house, uh, my step-brother and half-brother inherited it from there mother which was my step-mother and my step-brother signed it over to me and got out two years ago, three years ago. And, I didn't know about it for two years that there paperwork was done wrong, so until I checked to see if the taxes were paid, and they weren't, um, so I came down here, got it all taken care of, but this was like August of this year, of this past year. Um, and just found out then that the house was condemned, so I've been trying to get my half-brother to sell the house, he lived in it probably, at least ten years for free and now he gives me I'm not paying rent, I've been living for free for ten-years, but I can't get it through his head that it's condemned, he can't live in it and the reason that it's that way is because he didn't take care of it and I have a buyer, right now, wants it. Just, and they have, they know that it has to be torn down, that's part of the deal of them buyin' it and I just can't get him to sign the papers. So, I don't know what to do. You guys have sent him a letter, Certified, he refused it. Uh, I got his letter and my letter and, uh, I've called um', he wont talk about it, I've texted him, told em' what was goin' on, that I was havin' to come here today and I just don't know what to do, I don't know how to get him ta' come around.

Mrs Harrington Mr Oliver.

Mr Oliver Right, okay, so this, uh, property was tagged, this is another one that was tagged quite some time back, um, and what led us to it was a call from the Fire Department who basically got called out for like a wellness check er', at that time, um, they contacted us, the gentleman livin' it was removed, actually stayed in a hotel room for a little while and now they've got him in housing…

Mrs Stover Yep.

Mr Oliver Yay housing over in Carterville, um, the house is bad.

Mrs Stover Yeah, it's bad.

Mrs Harrington It's not salvageable is it?

Mrs Stover No.

Mr Oliver — My opinion, no. So, when she had contacted me I had backed off of it to see if they could resolve it themselves, um, we, a month or so ago kinda' come to the conclusion…

Mrs Stover — Right.

Mr Oliver — Especially with her possibly having the opportunity to sell the property that I would put it on the agenda, um, it should have been some time ago.

Mrs Stover — And, I appreciate that.

Mr Oliver — If we can help John move along into realizing…

Mrs Harrington — The inevitability of it.

Mr Oliver — Not going to be able to go back.

Mr Stover — Right.

Mr Oliver — To this house.

Mrs Stover — And, he knows that, I mean it look em' a little bit to finally come around to realize that he wasn't going to go back into the house, but he thinks that he should be able to sell for enough to buy em' another house. And, it's not gonna' happen, there is no house to buy it's just land and I tried to get um', I mean, you had ten-years free rent and your going to make money off it sellin' it or you can pay money to have it torn down. And, I'm, I, don't, I'm just kinda' like if don't know what to do, I don't know how I can force em' or if I can get em' to think he is incompetent or whatever, but I need ta', you know, it's goin' to be money in your pocket or money out of your pocket. And, he's not gunna' be in any pare like I am because they can garnish my wages, he's on disability there not going to take his, he dud'nt' have anything to take, I do, and I want to be able to resolve this.

Mrs Harrington — Sure, well we can, we can, find a way to get there. Mr Ledford.

Mr Ledford — So, what, so, if you're given the ok by, this, this, is your half-brother?

Mrs Stover — Yes.

Mr Ledford — You both are fifty-fifty owners.

Mrs Stover — Yes.

Mr Ledford — So, if he does agree, how are you demolishing the house?

Mrs Stover — The people that's buyin' it, our, it will be in the paperwork that they have to have it demolished, they'll have to do permits and everything with them.

Mr Ledford — Your going to put it up for sale when he gives you the okay.

Mrs Stover — Yes. Yeah, I have a buyer right now. That knows it has to be torn down, it's connected to their property and they want the property to, you know, not have whoever move in there and they just want to extend their property and she's ready to buy it now knowing that the house has to come down. But, he won't sign the papers.

Mr Ledford — (unable to transcribe)

Mrs Stover — Yeah, that's the way I am too. I don't know.

Mr Paul — I, I, can't give her legal advice, you know, I would suggest in this situation you can partition, but that's going to take more time and money than the house is worth.

Mrs Harrington — Well, I, I, mean, we have to continue it for thirty-days, um, we, we, can't take any action today, but if we were to take action next month it would be, you know, if, if, we all agreed that the house needed to be demolished we could vote to do that.

Mrs Stover — Right.

Mrs Harrington — The City would go through the process of demolishing the home.

Mrs Stover — Yeah, see I didn't even know that it was condemned for eight-months.

Mr Paul — And, and, maybe the easiest way here is, next meeting it gets ordered demolished, you know, Jeff gives you a copy of the order, which you can show to your brother and we can kinda' sit back on it, um, and maybe…

Mrs Stover — Well, I've, I've, told him that you are going to…

Mr Paul — Maybe at that point when he's got a physical copy of the order, he'd realizes kinda' the gigs up and he'll sign the paperwork, I mean, that's kind of…

Mrs Stover — Well, that's my problem is he, like I said he, it's not going to affect him, he's not going to get his wages garnished, there not going to take anything from him, cause' he has nothing. But, I am.

Mr Paul — Were not going to garnish wages, okay.

Mrs Stover	Well, yeah, but it's going to be a lean against it and then when they try to sell it were just gonna' get less.
Mr Paul	Yes.
Mrs Stover	Because, we have to pay to have it torn down.
Mrs Harrington	Demolition.
Mrs Stover	Right.
Mr Paul	Mhmm.
Mrs Stover	Right.
Mrs Harrington	Mr Oliver, did you have uh', did you have a comment for her?
Mr Oliver	Well, I was just going to add to the time line, like if on March 22nd, if they order it demolished, kinda' like Jordan was sayin' you have a thirty-day grace period there.
Mrs Stover	Yeah, I mean, I, I can, were ready now. If they would, if he would just sign the papers. I mean I'm tryin' to tell em' your going to have money in your pocket, instead of out of. And, you're not going to go back into the house, it's done. Um, we've got it totally boarded up, um, I just don't know what else to do with it. I've had a lot of calls, but this lady wants it, she still keeps callin' me, and still keeps callin' me and wants the property now, she's already, she said she's got most of the money and she's got the loan for the rest and she's ready to just pay for it and I can't get him to sign the papers. I've, you guys have sent em' letters, I've texted em', called em'…
Mrs Harrington	Mr Ledford has a question.
Mr Ledford	So, if we do end up ordering it demolished and a lean goes on it, they can buy the piece of property, they'd have to pay the lean off. There payin' for the demo anyway, right?
Mrs Stover	I don't understand that.
Mr Ledford	Okay, there's going to be a piece of lean on the property…
Mrs Stover	Right.
Mr Ledford	After we demo it, they can still come in and buy that piece of property, from you, they would just have to pay the lean off.

Mrs Stover — Right, but I don't know if I'll get em' to pay more than what were askin' now. That's why, the property is worth more than I'm sellin' it for, so they can have the money to tear it down.

Mr Ledford — The other thing that you have to do is get John, er'…

Mrs Stover — Johnny…

Mr Ledford — John on board for it.

Mrs Stover — Yeah, I've been tryin' that. I'm goin' by his house today.

Mr Ledford — And, then you might demo it and sell it.

Mrs Stover — Again.

Mrs Harrington — Uh, Mr Wicklund.

Mr Wicklund — It is very likely that if, uh, the City hires a contractor to tear it down, the cost for that demolition will be less than if you or the new buyer contracts it out for a contractor to tear it down. Um, the contractor, the demolition contractors that bid for the City know who there bidding against, um, they kinda' have an idea what the others are gunna' bid, and often times it's less that what they would charge outright for anybody else…

Mrs Stover — So, what, yeah, what kinda' number is that?

Mr Wicklund — What kind of number is that?

Mrs Stover — Yeah, in a house like that.

Mr Wicklund — For that house, it's, it's, uh, there's no basement, correct?

Mrs Stover — No. Two story.

Mr Oliver — I'm sorry.

Mr Wicklund — Four-thousand.

Mr Oliver — If it's still full of…

Mrs Stover — It's, there's some gone, most of the upstairs is empty, there's a bunch of stuff in the kitchen and the front living room that's still there.

Mr Oliver — I honestly think it's probably it's six to seven…

Mr Wicklund — Really?

Mr Oliver — And, depending on what's inside of it.

Mr Wicklund — So, much of the demolition expense is on the disposal of, of, the, the, lumber as well as the house hold things in there, um, what has happened before in situations kinda' similar ta' this, we can stay in constant contact with you through out this process, not saying you shouldn't go ahead and continue trying to proceed on your own. But, if the Board proceeds with the demolition order and a contractor, we receive bids, a contractor's chosen, chosen, City Counsel awards that contract, if at any point during that whole process you or the, the, neighbor has a contractor show up on site with a permit to actually tear it down themselves, it would hold off the City contractor. So, it will be a time, very likely where we can notify you of what the bids where to tear it down…

Mrs Stover — Right.

Mr Wicklund — And, you'll know exactly what that would look like, you'll know what the possible lean in the future would be and you would know if you could find a contractor to do it for less.

Mrs Stover — Right.

Mr Wicklund — My concern in this is that, um, it's such a slow process, even with the, the, Boards action that if you sell the property that takes a while for the ownership to transfer and then the owner has to find a contractor to tear it down and if she, if they have the money to do it right away…

Mrs Stover — She does, that has to be done right away. That I've told her that we are at the point of I'm having to go up to the hearings that, and she knows that, uh, she probably already has checked into the contractors because she knows that she has to do that. I told her that the reason I dropped the price on the property was so somebody could buy it and still get the value of havin' the money to tear the house down. So...

Mr Wicklund — I…

Mrs Stover — I'm sure she has probably checked.

Mr Wicklund — I, I, have personally been in the house with Jeff, um, there was a contractor as well as another individual that were really tryin to step in and help, um, the occupant at that time get back into his house. And, it's, it's, just not salvageable, and they agreed one-hundred percent, once they were in it. So, please stay in contact with Jeff, and certainly you will be able to get any information you want when it comes to where we are at in the process, what the bids came in at…

Mrs Stover — Right.

Mr Wicklund — And, and, so forth.

Mrs Stover — Yeah, I, like I said, we wouldn't have to be here right now if he would just sign the papers. And, make money instead of having to pay money or just loosing it all together, that's what I've tried to let him know and I'm going to his house again today, while I'm down here ta' see if I can get it through his head, let em' know that I was here and what you guys are sayin' and it's time. You know, you can have money in your pocket or you can lose it totally. So…

Mr Paul — Well, if anything changes they are pretty flexible with workin' with ya.

Mrs Stover — Right, en' like I said, I, I, want it done deal, I mean, I live up by Springfield so, I don't know how many times I've been up down here now, back and forth tryin' to get the house boarded up en' haulin' stuff off en' all that and comin' here and I'm ready to be done.

Mrs Harrington — I think your expectation can be, um, uh, we'll have to continue it today for thirty-days, but I would be prepared on March 22nd to make a motion that this be demolished. I mean, I think you can, that's inevitable and I don't think that we will be inclined to extend that any longer 'cause there might be this or that. I think we'll just be moving towards a demolition on March 22nd, so that helps you in your conversations with your brother, no, but I would encourage you to hear what Mr Oliver and Mr Wicklund are saying and that is that if that if a private individual goes out to a demolition contractor it's a whole different deal than if these guys are putting it up for bid through the City…

Mrs Stover — Right.

Mrs Harrington — 'Cause, they will get bottom dollar and even though that is a lean against the property and will have to be paid at the time of the sale, uh, either you or this buyer will be paying a lot more for demolition on that property than what the City will.

Mrs Stover — So, what happens if it comes down, you guys come in, you tear it down? You stick and lean on the property.

Mrs Harrington — Right.

Mrs Stover — Okay, how long, does it just sit there forever, until the property sold?

Mrs Harrington — Until you sell the property.

Mrs Stover	I mean, it's not like your going to take the property or anything like that, it just, it's just…
Mr Paul	No, it's…
Mrs Stover	Going to sit there and we can't sell it until we pay…
Mr Paul	It's just a lean that attaches until the property is transferred at which time it clouds the title and you typically have to satisfy it to convey clean title to whoever it is.
Mrs Stover	Right. Okay, well I'm going to go over there and try again.
Mrs Harrington	Uh, I'd entertain a motion on this item.
Mr Ledford	I make a motion, item number 2864, 2206 S. Shifferdecker be continued until our next meeting on March 22nd for Progress Report or Demolition Hearing.
Mr Callihan	I second.
Mrs Harrington	**I have a motion by Mr Ledford, second by Mr Callihan that item number 2864 at 2206 S. Shifferdecker be continued till March 22nd for a Demolition Hearing or Progress Report. All in favor say "aye" (Mr Callihan, Mr Wagner, Mr Ledford and Mrs Harrington) Opposed (none) Motion carries.**
Mr Callihan	Thanks for comin' in.
Mr Oliver	Thank you.
Mrs Stover	Thank you.

ITEM # 2859

402 N. Joplin Ave.
OWNER: Albert M Tucker Jr.
ADDRESS: P.O. Box 873 Carl Junction Mo. 64834
"Demolition Hearing" has been posted in the Joplin Globe Section.
Item continued from the January 25, 2019 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mrs Harrington	Good Morning.
Mr	Good Morning, how are you today?
Mrs Harrington	We're great.
Mr Burnison	Great, item number 2859, 402 N. Joplin Ave. My name is Howard Burnison and I bought the property from Mr Tucker. Where were at the process is where doing the title work, getting that changed over from his name into my name, I have also, um, meet with Bryan before on the property, we've walked over that. Um, I've contacted, well actually two people have contacted me about purchasing the house. So, that's where we're at, at this particular point in time.
Mr Wicklund	Jeff, do you have the date that we, do you remember the date that we met, 'cause it's been quite a while ago.
Mr Burnison	I think it was in November perhaps. And, no, I do not know the date.
Mr Oliver	Um, I don't recall that. I'm not sayin' that it didn't happen, but I don't recall.
Mr Wicklund	No, I, I, know we did. I, I, remember walkin' through, you were, you were, questioning at that point the possibility of tearing down part of it…
Mr Burnison	Correct.
Mr Wicklund	And, salvaging the newer part of the structure.
Mr Burnison	Correct, yeah, the kitchen has, has…
Mr Wicklund	Right.
Mr Burnison	Caved in, yeah, we talked about that, uh, going back with the same footprint in the kitchen area, so that was all that we talked…
Mr Wicklund	Right.
Mr Burnison	About, right, well, besides HVAC, we talked about that as well.
Mr Wicklund	So, the, again it's been quite a while ago since I remember going through that, but the, the, original house that's in very poor condition, uh, you would agree needed to be torn down?
Mr Burnison	Yeah, the kitchen area, that is correct. Yeah, the kitchen and the back porch…

Mr Wicklund Right.

Mr Burnison Yeah.

Mr Wicklund And, at some point through its history, somebody had added on an addition that was probably the same square footage as the original house, it probably doubled the size of the house or somethin' close to it. But, it did not contain a kitchen and it was also never completed, so the, when I was in it, uh, believe there was a plywood floor over some of it but the rest of it was just bare studs, um, and had never been completed, right? Is that correct? In that addition part.

Mr Burnison Yeah, in the porch area?

Mr Wicklund Right.

Mr Burnison Yeah, yeah, yeah. That's correct.

Mr Wicklund Right.

Mr Burnison Yeah. There was a, um…

Mr Wicklund If you're correct in the date that we met out there which was in November, I guess my first question would be, it's now the end of February, what has happened between November and February?

Mr Burnison Well…

Mr Wicklund With the property.

Mr Burnison Kay', good question. I had that Helen sign the lease option, purchase to buy and the man that was in there is moved out of it.

Mr Wicklund But, I, it was vacant whenever I was in it before, in November.

Mr Burnison No, sir. There were two men living in that, at that time. If I recall correctly when you came out, I think the, um…

Mr Wicklund 'Cause I remember havin' a discussion with you about you had two people that you were interested in renting it to and allowing them to live in it while they made the repairs…

Mr Burnison That is correct, those were the same two people, yes sir.

Mr Wicklund — Kay', and I explained then, that because the condition of it, it was not safe for anybody to be living in it at the time to make the repairs. They'd have to make the repairs while not living there, right?

Mr Burnison — Well, we talked about, um, coming in with a temporary pole for the electric…

Mr Wicklund — Mhmm.

Mr Burnison — Yeah…

Mr Wicklund — Mhmm.

Mr Oliver — Do you, do you, have a clear title?

Mr Burnison — Excuse me?

Mr Oliver — Do you have clear title now?

Mr Burnison — Not at this time. Yeah, it's goin' through that process.

Mrs Harrington — When did that process start?

Mr Burnison — Uh, I did not have that date with me, I'm sorry ma'am.

Mrs Harrington — Approximately, a year ago, six months ago?

Mr Burnison — No, um, on the lease option he moved out this past fall, so again, I don't have that information.

Mrs Harrington — Kay', so, I guess my basic question is we've got a house in pretty bad disrepair, you've met with the, the, Building Department on it and at this point nothing has happened with it, nothing has changed, Mr Wicklund is there…

Mr Wicklund — And, it was posted when? What was the date it was first posted?

Mrs Harrington — This is the second time we've had it.

Mr Oliver — I've got it November 29th of last year.

Mr Wicklund — Kay', so, you're correct, it probably was right around that time that we met out there after he posted it in November.

Mr Paul — He's been tryin' ta'…

Mr Wicklund — In November, at the end of November.

Mr Paul — These two months. So, you, you, weren't actually the one who sold it on lease option to these two folks that your referring to, that would have been the previous owner?

Mr Burnison — That's correct, that was the previous owner, yeah.

Mrs Harrington — Mr Ledford.

Mr Ledford — So, how have you been involved in it then since November?

Mr Burnison — Uh…

Mr Ledford — You've been tryin' to purchase it from Albert?

Mr Burnison — I did, I did, purchase it from Albert Tucker, that's correct.

Mr Ledford — You did, or you're trying to?

Mr Burnison — No, I did purchase that from Albert Tucker.

Mr Ledford — But, you don't have a clean title on it?

Mr Burnison — Not at this time, no.

Mr Paul — So, you're under contract but you're not closed?

Mr Burnison — Um, I don't really know how to answer that.

Mr Paul — He's given you a deed or he hasn't given you a deed.

Mr Burnison — I do not have the deed yet, no.

Mr Paul — And, is that because there is some kinda' cloud that he's not been able, some kinda' title exception he's not been able to satisfy?

Mr Burnison — Sir, I did not, I do not know, that's, no, I don't know.

Mr Paul — I mean, you're, you're workin' towards getting' a clean title, what, what, about it, what's the issue? As best you understand it.

Mr Burnison — Uh, it was just the, um, set on my side of it. I was just been over to the Court House and they said that the print on the document was not the right font, so that was rejected.

Mr Paul — So, there's not really a, uh, there's not really a title issue, it just hasn't been accepted for recording, is that what you're tellin' us?

Mr Burnison I believe that would be correct.

Mr Paul Wouldn't be the first time that happened with the recorder's office.

Mr Ledford So, signed, everything's been signed over to you?

Mr Burnison Yes, sir. Yeah, I am the legal owner, I have been paying the taxes on it, etcetera.

Mr Paul So, he did, he did, try to give you a deed, it just hasn't been recorded, is what you're tellin' us.

Mr Burnison I would think so, yeah.

Mrs Harrington Okay, my understanding that, let me get this straight, you consider yourself the owner of this property.

Mr Burnison Yes ma'am.

Mrs Harrington What have you done to start improving it, to get it off this agenda. I mean it's obviously in pretty serious disrepair. Have you started working on it, and what is your plan?

Mr Burnison Kay', my plans are, right now it's, it's, habitable without the kitchen. The inside is good…

Mrs Harrington Uh, our inspector is saying no.

Mr Oliver No.

Mrs Harrington And, he, and, this is like, this is where you have to start.

Mr Wicklund Right, and, and, he knows that. If it had a kitchen it would be habitable.

Mr Burnison Correct, yeah, that's, I'm sorry, that's what I was getting at.

Mr Wicklund Right.

Mr Burnison Yeah.

Mr Wicklund It just does not have a functioning kitchen.

Mrs Harrington Have you started working on that?

Mr Burnison Uh, it's not…

Mrs Harrington — So from November, when, when, we first met with Bryan until the 22nd of February you haven't made any move to …

(Audio lost do to technical difficulties with audio system)

Mr Wicklund — On this, it would be to tear, most likely it would be to tear down the entire structure, in meeting with Harold, or Howard, I'm sorry…

Mr Burnison — That's okay.

Mr Wicklund — On, on, the property back in November, um, as the potential owner, he had expressed the desire to salvage a portion of it, which after the inspection, um, on site it's possible to do, it's not something the, the, City would do on our end, if it's ordered demolished it will be a whole thing, but I just, I left from that meeting in November under the impression things where going to happen faster than they have. I'm, maybe it was your plan ta' happen faster, but I'm, I'm, concerned with how long it's sat there with, with, no action.

Mr Burnison — Uh, I, I, agree with you and if I may, I beg you guys to give me another thirty days to see what happens, you know, you guys want action and I will give you that.

Mr Oliver — Are your potential buyers aware that it's on this agenda?

Mr Burnison — Yes sir, yeah, yeah, they both have gone done a walk through, they both seen it and it's being sold as is.

Mrs Harrington — Mr Ledford.

Mr Ledford — So, the house is not habitable…

Mrs Harrington — Uh…

Mr Oliver — No.

Mr Ledford — Quit moving renters in it.

Mrs Harrington — I can't see how somebody could live…

Mr Ledford — It's the second go around with renters in it, quit moving renters in the house till you get it back up to living conditions.

Mr Burnison — I think that has already been addressed.

Mr Oliver — Once they are posted for sure, there's not supposed to be anybody.

Mr Burnison — Yeah, there, there, not in there. We talked about that, um…

Mr Ledford — I just looked at the pictures and in all reality the house is ready to come down in my opinion…

Mrs Harrington — Yeah…

Mr Ledford — Needs to be down, it's danger. And, that includes with somebody living right next to it in the good living quarters, you got, you got, a kitchen or half of a house that's just in terrible condition. So, and, things haven't taken place, it's, you need to get out and half that house tore down, redone, get a kitchen in the house, where, I think we, put in front of us and we take the whole house down.

Mr Burnison — Mhmm.

Mr Ledford — That's where at with it.

Mrs Harrington — Yeah, if there were two people living in there anytime within the last six-months, I'm shocked, even if they were there specifically to work on the house, I don't, from my opinion, I don't see how someone could possibly live there. The, it's falling down, the ceiling, the roof is down in many places, I, yeah, and for there not to have been anything done since November, we've established November as the date when you met with Mr Wicklund and then when it was posted. So, if there where any progress at, I would have thought between November and now if you were serious about really wanting to keep this house and make it into a habitable rental that, that, you would have made some repairs to get us, you know, the confidence that, that, what was going to happen. That's just my opinion, but I, I, can't see that anything, um, has changed or moved it towards making it more habitable.

Mr Burnison — Again, let me express this, if you'll thirty-days I'll see what I can do. I will make progress.

Mr Callihan — Because you have an investment in the property, I am leaning towards given another thirty-days, but in the thirty-days, and we've asked for this before, we've asked ta', give somebody the benefit of the doubt that we, we've, we've, given another thirty-days and they come in thirty days and they have nothing.

Mr Burnison — I understand.

Mr Callihan — Um, that's not a good choice, um, because to Mr Ledford's point that house should come down now, um, it's been months and months and it gets to the point where quite frankly, not concerned about your interest, concerned about the interest of the neighborhood. What where doing, what were allowing to happen to the neighborhood…

Mr Burnison — Mhmm.

Mr Callihan — That being said, um, uh…

Mrs Harrington — Mr Ledford.

Mr Ledford — Do we have any verification that he owns the property, er'…

Mr Paul — We, we, have the title work which is dated, um, around the first of the year, I think the policies effective for nine of nineteen, and I, I, do have, it shows Mr Tucker as being the owner who's the gentleman he indicates he purchased it from, we have a letter in the file from about ten days prior to that, um, from Mr Burnison indicated that he was under contract and to send any correspondence to him, so and since that was in there I called the title company yesterday when I was workin' on this file and they said they don't have anything as of yesterday that had been recorded. Um, that doesn't mean that it's not in the mail or it hasn't been processed yet because this time frame is pretty squished here, but, um, as of yesterday the title company doesn't show ownership of havin' changed. And, and, certainly, um, I suppose you could get a copy of whatever Mr Tucker has given you, 'cause even if the deed, even if the recorder didn't want to record it, I, I, assume he has given you some sort of document, it sounds like…

Mr Burnison — Correct, yeah. Yeah, but like I said, I went to the County and, and, the font was the wrong size.

Mr Paul — They, they, reject things sometimes but they, they, would send it, I assume you closed at a title company, they would have, which, it would be unusual for them to reject something directed by the title company. Did the title company draft the deed?

Mr Burnison — No, no.

Mr Paul — Did you close at a title company?

Mr Burnison — Mr Albert did.

Mr Paul — Who drafted the deed?

Mr Burnison	It was on a, um, uh, basically just a signed contract, I don't think it was any legal…
Mr Paul	You just pulled it on the internet or somethin'?
Mr Burnison	Probably, yes. Yeah.
Mr Paul	Well, when, when, they return it, you, you've gotta' fix whatever come in, 'cause the recorder will tell you exactly what's wrong, but you have send a new deed. So, have y'all done that?
Mr Burnison	Uh, like, uh, the only thing that I can say is that they rejected it because the font was the wrong size, that's, I can't say anything more beyond that.
Mr Paul	Sure. I, I, I, would be more curious than that, if I were you, because you're the one who's paid for this property.
Mr Burnison	Right.
Mr Paul	Does that answer your question?
Mr Ledford	Yeah.
Mrs Harrington	Mr Oliver.
Mr Oliver	So, in, if they choose to give you thirty-days, you're either gunna' need to have ownership and pull a permit…
Mr Burnison	Correct.
Mr Oliver	And, rehab the property, or demolish it, or your potential owners, we'll need to know who they are, they need to be aware of the meeting, they need to come forward, um, so we can get a time line from them.
Mr Burnison	Yeah, fair enough.
Mr Oliver	And, that's kinda'…
Mr Burnison	Yeah.
Mr Oliver	The two options.
Mr Burnison	Yeah, fair enough.
Mr Oliver	I had this set to have a hearing today to tear it down.

Mr Ledford — Please don't move anybody in that house.

Mr Burnison — Nobody's in their, yeah.

Mrs Harrington — I would entertain a motion…

Mr Oliver — You won't be able to pull a permit until you… (Unable to Transcribe)

Mr Burnison — Correct, yeah.

Mrs Harrington — I would say that from my point of view, waiting until the 22nd of March is probably a good idea so that we feel right about making the move at that point. And, if there is a major effort towards making this property livable, I could see it, but I think Jeff having it ready for us to demo today is not outta' line on his point of view.

Mr Callihan — Not at all, um, this is Mark…

Mrs Harrington — Mr Callihan.

Mr Callihan — I, this is a real struggle to allow this to continue, uh, but I understand your investment, and, uh, but to Mr Oliver's point, If we give you another thirty-days you need to have a definitive plan in place whether, uh, construction, demolition, new buyers, the buyers have ta', if you go with new buyers, they've got to be here ta', ta', show what they got in, uh, uh, planned with, you know, budgeting and, and, a schedule in place because this can not continue, it's been months and months and Mr Oliver was right ta' be ready this property demoed, but, um, for some reason I'm compelled ta', um, make a, a, recommendation ta' give another thirty-days.

Mr Burnison — Thank you.

Mr Callihan — Um, madam Chairwoman, I make a motion that item number 2859, uh, located at 402 N. Joplin Ave. be extended to our next meetings agenda, agenda, on, um, March 22nd for Progress Report and Demolition Hearing.

Mr Ledford — Second.

Mrs Harrington — **I have a motion by Mr Callihan, second by Mr Ledford that item number 2859 at 402 N. Joplin Ave. be continued until March 22nd for a Demolition Hearing or Progress Report. All in favor say "aye" (Mr Callihan, Mr Wagner, Mr Ledford and Mrs Harrington) Opposed (none) Motion carries.**

Mrs Harrington — We'll see you next month.

Mr Burnison — Kay', alright. I'll have my ducks in arrow, thank you. Thank you, thank you.

ITEM # 2846 — **1419 W. 9th ST.**
OWNER: Donald & Connie Hunsaker
ADDRESS: 420 N. Sergeant Ave. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Section.
Item continued from the January 25, 2019 meeting for a "Demolition Hearing" and Progress Report (SIXTH TIME BEFORE THE BOARD)

Mrs Harrington — Good Morning.

Mr Hunsaker — Good morning, uh, don Hunsaker, 1419 W. 9th, we just want to tear the whole down. I just now got the water thing sayin' they got the meter pulled and, uh, the gas company cut it off below the ground, but, I need ta' let them know the whole structure is comin' down so that I'll make sure that they get it pulled all the way to the line out front before we pull any permit. But, we just now got the water thing in, so I didn't think I was ever gunna get that, that's a complicated thing getting the water to work with you, but they did send me a letter sayin' they got it loose.

Mrs Harrington — Mr Oliver.

Mr Oliver — Um, we've had a couple phone conversations the past month, um, and if you'll recall originally, um, he was goin' to tear a section off and try and rehab this property. In the last month, we've been contacted by the fire department, twice, that some homeless where in it and tried ta' start a fire. Uh, just a couple days ago got an email from the Police Department concerned about it, um, so I mean there has been activity out there. I understand you were tryin' to work on getting your, uh, utility sign offs to do the demo. This is another one I have sit here to have a hearing on today. It's up to you, uh, whether you want hearing just as a insurance policy that this is going to come down or allow the owner to, uh, move forward. I think with the activity that is happened and the contact that we've had from both Fire and Police it might be a good idea to go ahead and have a hearing that way it's in place in case somethin's delayed on his end.

Mrs Harrington — Mhmm, what's your pleasure gentleman?

Mr Callihan — I concur, uh, this is mark, I, I, concur with Mr Oliver, I think.
And, first of all, Mr Hunsaker, uh, thanks for the step ta' go head and, you know, decide to do what you're doin', I drove by again and it looks like you got people that are doing the installation for ya'.

Mr Hunsaker	Yeah, it's a bad area. It just is.
Mr Callihan	It's rough, yes.
Mr Hunsaker	I told him when we walked it that day, it's a bad area. It, it, just is.
Mr Paul	So, you're in agreement on the demolition?
Mr Hunsaker	Yeah, it needs to come down.
Mr Oliver	We could do a consent form. I could have you come in on Monday, just to have it in place.
Mrs Harrington	Is that, are you saying then that we would hold a demolition hearing today, or that we would continue it?
Mr Oliver	We can have the hearing today, which is the process, um, if he agrees to come in, let's say on Monday or back this afternoon and sign a consent form, we could do that.
Mrs Harrington	Mhmm.
Mr Oliver	Or, you could just let it roll forward and let him take care of it.
Mr Hunsaker	I don't know what you're sayin'.
Mr Ledford	Get the form from him and avoid the hearing is what…
Mr Oliver	Correct.
Mrs Harrington	Mr Callihan
Mr Callihan	Uh, Mr Hunsaker, what would be your schedule, I know it's taken some time, you've picked the perfect time of the year to be workin on the project…
Mr Hunsaker	Yeah…
Mr Callihan	What, what, kinda' schedule would you be lookin' at on the demolition? Are you gunna do the demolition yourself?
Mr Hunsaker	No, ill have somebody do it…
Mr Callihan	Have somebody do it, okay.

Mr Hunsaker — Yeah, I'd like to salvage some of the wood out of it. 'Cause like I said, there's a lot of good wood in that house, but the thing is, is that, you know, it doesn't matter to me at this point, I just need get on with it.

Mr Callihan — The schedule is the big issue, yeah. It's always, um…

Mr Hunsaker — And, those bums aren't goin' to stay outta' there.

Mr Callihan — If you've got three boards, but they'll come in.

Mrs Harrington — Well, if we, if we, order it demolished it's gonna' be sixty-days before, before, we get to it. When are you going to get to it?

Mr Hunsaker — As, I, I, just now got the paperwork on that water, so I wanna' make sure the gas company knows, 'cause I think they cut it off below the ground, 'cause I told originally we were gunna' keep that back structure…

Mr Oliver — Getting' right at it…

Mr Hunsaker — So, I don't think they took it all the way out to the main…

Mr Paul — Just a voice here…

Mr Hunsaker — And, I want to let them know that were going to strip the property…

Mr Paul — Consent right…

Mr Hunsaker — Before, before, I get them to sign off on that, so I tried to get the demolition permit before, but they wouldn't do it with out each thing being signed off on. And, now that I've got two of um' signed off on, the gas is willing to sign off on theirs, but I need to make sure they understand the whole structure is comin' down.

Mrs Harrington — Um, Mr Oliver, is gone to get a consent form.

Mr Callihan — Okay.

Mrs Harrington — So, I think what we can do, if you'll sign that now, uh, when he brings it back up, then we can just continue it, it sounds like you'll get it demolished before the wheels of City Hall get…

Mr Hunsaker — Okay, so if I get it demolished I don't have to pay for you guys to go out and do it?

Mrs Harrington — Right.

Mr Hunsaker Okay…

Mrs Harrington You, you….

Mr Hunsaker Okay.

Mrs Harrington You demolish it, um, but we'll have, we'll continue it and they'll have you sign a consent form that says…

Mr Hunsaker Okay…

Mrs Harrington That, that, you are doing it, or we have the ability ta' do it.

Mr Paul It's typically about a sixty-day window…

Mrs Harrington Yeah, uh, Mr Callihan?

Mr Callihan Uh, to Mr Wicklunds point, would you think it'd be in a better position to get a better deal on demolition going through the City, rather than contracting on your own?

Mr Wicklund Um, it's possible, I mean…

Mrs Harrington He's, he's…

Mr Wicklund There, the bids are usually less, yes, um, there are fee's that because of the process we have ta' attach with the title work and the publication in the paper and, and…

Mr Hunsaker Gotcha'…

Mr Wicklund Staff time, um, by signing the consent form though, those fee's are waived, so, he would, if he chooses to sign the consent form and the Board does not hold a Demolition Hearing, the City will actually publish it and get bids on it and there will not be any fees attached to it, other that just the straight cost of whatever the bid was.

Mr Hunsaker Uh-huh.

Mr Paul So, you might even check in with…

Mr Hunsaker Yeah…

Mr Paul Bryan here…

Mr Hunsaker Yeah…

Mr Paul	En', 'cause he can, he can, get his bids and then you can pick between the two, right?
Mr Wicklund	Exactly, I would encourage you to not wait for the City to get bids, go ahead and get the contractors to bid whatever, and it may be some of the same contractors....
Mr Hunsaker	Compare the prices...
Mr Wicklund	But, compare the prices and then you can choose at that point.
Mr Hunsaker	Okay.
Mr Paul	If you want to hang out for a couple minutes, Jeff will be up with the form.
Mr Hunsaker	Yeah, yeah, the sooner the better. I need to go back to work.
Mrs Harrington	Then, we can, um, uh, go ahead en' just continue it or should we...
Mr Paul	I, I...
Mrs Harrington	Remove it from our agenda.
Mr Callihan	Remove it.
Mr Paul	I'd hang on till Jeff gets back en' we get it all settled.
Mrs Harrington	Kay', lets table this...
Mr Callihan	Okay.
Mrs Harrington	Issue until Mr Oliver returns...

ITEM # 2860 **1201 S. Byers.**
OWNER: Joplin Flying Associates Inc.
ADDRESS: 420 N. Sergeant Ave. Joplin MO. 64801
"Finding of fact Hearing" scheduled for this date"

Mrs Harrington	Good morning, thank you for your patience. How can we help you this morning?

Mr Wiggins — Uh, Bob Wiggins, representing Joplin Flying Associates, 1201 Byers. I want to apologize in advance, please speak up. My, I have a little hearing loss and I should have worn a hearing Aid, so if I look like a deer in the head lights look, I didn't hear you.

Mrs Harrington — Okay, so, um, tell us about your property.

Mr Wiggins — Well, we had uh' fire and a uh' theft and I will say at this time we do have a pending sale on the property. It is currently being, uh, evaluated by Olsson and Associates, uh, for phase one inspection, uh, the corporation that's buying it is uh' large corporation out of Joplin building forever, almost. And, uh, they have another sixty-days, not quite sixty-days right under for phase one inspection and that goes through they'll close within thirty-days. Uh, I have had it, uh, inspected, uh, Ron James, uh, uh, mechanical engineering, uh, inspected the building. We lost about twenty-five percent of the roof in the fire, none of our big equipment was actually effected by the fire itself en' we had some a lot of big equipment in that building. We got a six-hundred ton hydraulic press en' several chairs en' place presses rolls, um, I've got a lot of equipment, one of the conditions where they would give me time if we'd sell it, got, went through, would be to get that big equipment moved, but, uh, right now, uh, uh, uh, uh, Ron's only found it really two beams that would be possible to require uh' an intermediate, maybe a steel beam into make it as far as having any problem with the remaining structure. Uh, all the walls are intact, I have, uh, pictures you're waitin' on though, there was a fire from the street, uh, we've allowed people for years and years and years to use our driveway for uh' road in behind where other buildings where. Uh, we do have, uh, it basically blocked off, not, not permanently blocked, but enough that we can, at least keeping the rift raft primarily out of there. They got in there early en' stole a lot of our electrical wiring out of the building, but all the walls are intact and about twenty to twenty-five percent of the roof is gone. The worst of the structure is sound, uh, two leaks through, steel beams across here that, uh, Ron thought we probably got to put in er', en', uh, uh, a post in-between it to structuralize it. Uh, if we eliminate the, uh, the twenty-five percent of the roof on the building and just wall in the rest of it we can't operate 'cause the area that burnt was not directly involved in our manufacturing part of it, but, uh, our intentions right now, with, go along with the sale that we have and we should know on, well that's basically going to go through within sixty-days even they've got another thirty-days to complete it. Um, these big companies that they have are rick real small they, approach me in the middle of December en' it was, it was, the middle of January before they got back with there, with there, agreements and there, uh, uh, uh, what do you call it, uh, uh, not a contact, but there intent to buy the product, property, with given me time to get my stuff out, uh, price was no problem for them for sure. I do not know what they habit, I'm not at liberty, because of their agreement to tell you who that is, 'cause they

don't want it out, okay? But, they definitely have a use for that property. Mmkay?

Mrs Harrington Mr Ledford.

Mr Ledford So, what is Olsson's sixty-day…

Mr Wiggins You, you, have to speak up in your mic a little, I can't hear ya'.

Mr Ledford What does Olsson's sixty-day phase one inspection entail?

Mr Wiggins Uh, uh, Sixty-days that is Olsson that is doing the Phase one inspection, they've got another sixty-days and then their agreement is that they will close after they will have their inspection in within thirty-days after Olsson finishes up their inspection.

Mr Ledford What are they inspecting?

Mr Wiggins Pardon?

Mr Ledford What are they inspecting?

Mr Wiggins I, sorry, I…

Mrs Harrington What are they inspecting?

Mr Wiggins Oh, they are inspecting a Phase one for the ground.

Mrs Harrington The property, the ground?

Mr Wiggins Yes.

Mr Paul It's an environmental?

Mr Harrington It's an environmental?

Mr Wiggins We've been there thirty-five years, okay, it's had railroad usage, it's had lots of others, so, they are primarily I think concerned with very deep pockets of getting involved in taking on an obligation on the ground. Mmkay?

Mrs Harrington So, the cord drilling and, and, soil testing, is that what you're saying?

Mr Wiggins Yeah, there, yeah, core drilling and stuffs like that, yes. We didn't do anything there accept welding en', uh, some welding and, and, very heavy machinery on cutting parts en' that's all we did there.

Mr Paul — Bryan…

Mrs Harrington — Ryan, sorry, I was thinking.

Mr Wicklund — What was the cause of the fire, the initial fire?

Mr Wiggins — Well, evidently, uh, the fire inspector, uh, they came in and, disarmed our cameras and used our equipment to load a lot of welding equipment en' so it was originally a theft. And, then they came back a little after six o'clock in the morning 'cause our neighbors got um' on camera, they came in and turned off the lights in behind fallen electric, pulled into our lot and here's where we got a little bit of a problem between us and the, and the, the Police Department. The camera showed a minute and seventeen seconds and then the lights came on coming out of our property and then within about twenty seconds you could see the glow of the fire.

Mr Ledford — Hmm.

Mr Wiggins — And, so, I did not realize, but the, uh, uh, Fire Marshall or whoever it was that inspected it was not uncommon to come back to burn, burn something after they had stolen. They used my fork trucks to load out our equipment and it would have taken quite a while to load that out during, during, the evening, you know, whenever they did that.

Mr Wicklund — I, I, don't have all of, uh, Jeff's information on this, but I know I've received uh' couple of emails from the Fire Department since the original fire about activity in the building, they've caught people in there that aren't supposed to be in there and I know you had said you had barricaded the drive off, I'm not sure to what the people that are involved in trespassing now may not have automobiles there just….

Mr Wiggins — I, I, I'm sorry I did not barricade the drive, uh, no, we, we, did the we barricaded the big door to get into our unit and then we have made…

Mr Oliver — Wait until she…

Mr Wiggins — Partially barricaded off some of the, windows, the walls are all intact. If in the event that they don't go through we will close off all permanently all those, all of those openings and just put an out door going to the building until we can get it refurbished, but is, lets hope that the sale goes through and we go ahead and dispose of our equipment, but, uh, uh, yeah, it was…

Mr Wicklund — While you're, you're, correct in that you couldn't tell from the street that…

Mr Oliver — Two…

Mr Hunsaker — Twenty-seven…

Mr Wicklund — That a fire had occurred because it sits so far off the road that's actually, um…

Mrs Ball — Okay…

Mr Wicklund — One reason why it's concerning…

Mrs Ball — Fill out…

Mr Wicklund — Is that people…

Mrs Ball — The address…

Mr Wicklund — Messin' with it feel like their hidden and actually have time to do whatever they want to on the property and I know that the Police and Fire are concerned, um, with this structure and the surrounding property, it's, it's, a continuing concern with them…

Mr Hunsaker — The address of the property?

Mr Wiggins — Well, I tell you the, uh, that's been a problem, that whole area for a long time, we know that. Um, they have, um…

Mr Hunsaker — Identification?

Mrs Ball — Put your drivers license number…

Mr Wiggins — Not meaning to throw water on the City or anybody else but several years ago we had another small building their that had a couple of my very nice cars in it, um, and they got in and burned it down and I was pretty hot on the collar en', and, I asked 'cause they've broken in their for years and years and years, we tried to put a dog in there and the Police said, no, you can't put a dog 'cause it will bite somebody. I had, uh, uh, Vietnam Vet that was sort of, feel obligated to them and he had a drinking problem, but I even had at night watchin' in there. We caught people in there en' the City came and arrests some 'cause he, he, caught 'um in there…

Mr Hunsaker — What do I do?

Mr Oliver — Thank you.

Mr Wiggins — They took 'um to Court, they got off because they thought they said they knew somebody that worked there. They were there at three o'clock on the

morning and they got the release from Court. Uh, it's, it's, a real, it is a problem, okay? Uh, uh, I don't know what to do but you can't tear down every building in town because it's just off the road, you know, I, uh, I tried to get in insurance on it years ago, couldn't get it on it because of the fact that of the location in the area and the problem that Joplin's got with the homeless and the other thing. I don't know what to do, I was down there right after the fire we were standing guard because of trying not get the looters out of there, I backed my truck up into there and had uh' pulled, ta' pull out some of the my trailers and stuff en' my wife came down and picked us up, we went not gone forty-five minutes to get a bite to eat and that time period somebody tired to break em', break the windows out of my truck, tried to steal my truck. I mean, it's really…

Mr Wicklund — Yeah.

Mr Wiggins — Difficult, you know, situation, you know, and all of that area, I have pictures, uh, I brought for you to have ta', so you could see what it was from the street, uh, if there is no, um, I will give these, leave these for you to see. Uh, I do not know what the, uh, new buyers will want to use with that property, but I'm sure for them wanting that they had eh' specific need for it and, uh, but I, I, have no idea what it is right now.

Mrs Harrington — Mr Oliver, what…

Mr Wiggins — I'm sorry?

Mrs Harrington — What's our goal? What, what, do we, what do we want to happen here?

Mr Oliver — On what property?

Mrs Harrington — I hate ta' like hit ya right when you sit down again.

Mr Paul — Was it an Airport Drive property?

Mrs Harrington — Maybe Mr Wicklund is a better one to ask.

Mr Paul — Yeah, I mean, uh, Airport Associates.

Mr Oliver — Um, well, obviously it had a fire, y'all have been over that, um…

Mr Paul — Mike…

Mr Oliver — Thanks, uh, had the fire and, I mean, we just need to have somethin' done, whether we get a permit ta'…

Mr Wiggins — I'm sorry, I'm having a hard time…

Mr Oliver Of the property, or tear down…

Mr Wiggins Is what about the property?

Mr Paul He can't hear well.

Mr Wiggins What did you say about the property?

Mr Paul Oh…

Mr Oliver Basically you're going to need to get a permit to rehab the property or need to get a permit to tear it down and clean it up.

Mr Wiggins Uh, uh, uh, I'm sorry. Uh….

Mr Ledford Hey Jeff, he's under contract with Olsson to sell it to 'um and they are under a sixty-day phase one environmental study on land…

Mr Oliver Okay.

Mr Ledford Just to get you caught back up.

Mrs Harrington Yeah.

Mr Oliver Thank you.

Mrs Harrington Yeah, sorry I didn't.

Mr Oliver That's alright.

Mrs Harrington I should have been the one…

Mr Oliver He did inform me in a phone conversation he thought he had it sold but I didn't know where it was at, so, uh, I mean you're goin' to continue it for thirty-days, um, since it's his first time, but…

Mr Paul Where are you at in the sixty-days?

Mr Wiggins Where is what at sir?

Mr Paul How long until that inspection report is due?

Mr Wiggins How long are they have on the properties, you say?

Mr Ledford When's phase one, when's phase one, due for completion for the inspection?

Mr Wiggins	Um…
Mr Paul	When is the sixty-days over? The sixty-days?
Mr Wiggins	Sixty-eight?
Mr Paul	Sixty-days…
Mr Wiggins	Oh, there short of sixty-days, just under sixty-days left to perform their phase one inspection, and they will close within thirty days after that inspection.
Mr Paul	When will that be over?
Mr Wiggins	That will be over, uh, basically about the tail end of, they've got about six weeks to go.
Mr Paul	Okay.
Mr Wiggins	On that inspection.
Mr Wicklund	Yeah, there, it sounds like for the time line that, uh, Mr Wiggins, Wiggins, has given at best case the sale would close at some time at around ninety days from now. Is that correct?
Mr Wiggins	That would be correct, sir.
Mr Wicklund	I, I, I, mean it's, it, would be very difficult for anybody to secure this building as it is right now, so that's not a very good option, um, and we really don't know if the intended buyer is wanting to salvage the building or parts of the building or if there going to tear everything down and start from the ground up, right?
Mr Wiggins	That is correct.
Mr Wicklund	They may not pass the environmental.
Mr Wiggins	It would be, I just don't know, okay?
Mr Wicklund	Right.
Mr Wiggins	They are a very big cooperation, um, the building is about a twelve thousand square foot building, um, it's got steel structure inside, uh, the, uh, I, I, I, really, I, really don't, if you wanted my opinion…

Mr Paul — He's hard of hearing.

Mr Wiggins — I would say they've got a particular need for that location. If they have a need for that location, I don't think it probably involved the building, okay. But, but, I, I, I, didn't even know who it was until they just, when we were negotiating for the building…

Mr Paul — If it passes.

Mr Wiggins — They wouldn't even tell me who the buyer was, okay? I'm not even sure who approached me was not from the corporation, it, the very, very, secretive, okay? Very, very secretive.

Mrs Harrington — My concern with this is that are vagrants in there daily and without the building being secured, no matter how long it takes or what the final outcome is we've gotta', we've gotta, situation that continues to be dangerous according to the Fire Department and the….

Mr Wiggins — Well…

Mrs Harrington — Department…

Mr Wiggins — I have some people, a nice couple, okay, that they live on, oh, three hundred block on byers and they were some nice people, they were watching it and they were during the day time quite a bit. I told, that there will not be a possibility of fire in the future, I told them that, I appreciate your help tryin' to keep people from taking stuff outta' there, they have, um, I still have three classic cars in there plus there where some cars that still have considerable value because of the rarity just in the frames that where there, uh, uh, I, I, told, um, not to go ahead and help out, okay?

Mrs Harrington — Mr Ledford.

Mr Ledford — So, have you guys been in the building? Right now, all I've heard is twenty-five percent of the roof is damaged en' unsalvageable….

Mr Oliver — Um, I'm not going to say I've been through all of it, I've just mostly been the outskirts and kinda poked my head in, um, I would say more than that, but it's just kinda' odd, it's fire in the middle and there's two kinda' like different sections en' both of um are kinda open en'…

Mr Wicklund — I don't know what the board is going to choose to do but, um, my advice would be regardless of whether the sale goes through, the Building Board orders the building demolished, no matter where were goin' with this, I would encourage you to aggressively go after trying to get the building empty of all the stuff, like you where sayin' sell the equipment, get your

property out of it, that's gunna' have to happen whether repairs were made, it sells, or gets demolished, so that should be a big priority on your part.

Mr Wiggins — If in the event that the sale does not go through, we will go ahead and secure the building, and use, this equipment is big equipment, some of the stuff weighs twenty thousand plus pounds, okay? Uh, I would, I can live without it and todays ability to make parts, I don't need a lot of that big equipment, I use it because I already have it, but with the laser cutting equipment and stuff a lot of that is not, would not be necessary if I had to leave the building, uh, I think probably, uh, I will secure the, since all I've really got to fill in would be some door ways, I will probably go ahead and secure the building and just put a lock door in it, is all I, I, really need because where not currently fabricating it, we've got probably a million and a half dollars in ural and EPA coating for the building, so, I get a chance I, at my age I may even sell, I may let somebody else fabricate the product because of the large amount of investment in the product itself. But, uh, I, I'm just really, I, I, really, it's just a little early for me to really be able to know exactly what I really am going to do with the company, okay? But, I do plan on, no matter what we do securing those openings to where we just have a lock door in it and, uh, it, it's, uh, um, I, um, I'm working on that, probably not the big door yet, uh, that's going into it 'cause it's pretty well secured off, but there is a couple walk doors that weights in on the building that we've got barricades in it, but we'll probably be progressing in that and trying to work through that, you know, to do a juggler job securing it.

Mr Wicklund — Well, and you had mentioned that you were working with Ron Jones…

Mr Wiggins — He is somebody that could also help you, if you need assistance in trying to figure out the best way to secure it, um, he even has contacts on guys that could do that too. But, do you think you could get the building secured within the next thirty-days?

Mr Wiggins — Well, I can make progress on it I, uh, I'm just not sure exactly, uh, uh, uh, uh, I don't know, I will try to do my best on the bigger holes that I think somebody could get in, okay? Uh, uh, said the walls are all intact, so it's just closing up, there's only one door I think that anybody would get into it. I have not had anybody in that building in two months, okay? Nothings been gone, um, the problem I think at the, uh, Police site was for these, uh, two people I had, and like I said, they meant good about it, kay', didn't mean anything bad, but somebody came in and threatened these people, okay? Uh, since then I told a lot, you know, appreciated there help just keepin' people out, but it was just to big of a problem, so they've, they've, really not been back, okay? And, that's been a month and a half ago, okay? I don't believe there has been any problem, and again the problem that came about was, was, not a, uh…

Mr Wiggins	Probably…
Mrs Harrington	Mr Ledford has a question…
Mr Ledford	So, if we continue this till next month on March 22nd, were still sittin' right where were at right now with the situation. Unless…
Mr Wiggins	Did, did, did, you hear, uh, sorry.
Mr Callihan	Bryan…
Mr Wiggins	I, I, I…
Mr Ledford	I'd like to see you secure the building by next meeting, March 22nd.
Mr Wiggins	I'm, I'm, hard of hearing, I'm sorry. You what?
Mr Ledford	I personally would like to see the building secured by our next meeting March 22nd, um…
Mr Wiggins	When?
Mr Callihan	March 22nd…
Mr Ledford	March 22nd, next meeting.
Mr Wiggins	Mmkay', um…
Mr Wicklund	I'll, hey, I'll, I'll, go ahead, I'll go ahead and repeat everything if I need to, but can you go back to the mic because we've got to take the minutes for this meeting and she's goin' to have a real hard time tryin' to get everything down on paper…
Mr Wiggins	Yeah, alright.
Mr Wicklund	So, did you, did you, hear Mr Ledford?
Mr Wiggins	Yeah, yeah, I can hear you fine…
Mr Wicklund	Okay.
Mr Wiggins	It's just, uh, yeah.
Mr Wicklund	So, what, what, what's your answer to him?

Mr Wiggins — Uh, I could, there is a north wall there that has got a, uh, doorway in it, I can get it secured for sure, okay? Uh, there's a lot of rubble in some of the others, it extremely would be difficult for somebody to even get into that part there, okay? The north wall has got a big door, walk door, that is off, uh, I can get it secured, um, the main door coming in where it's across there has not been bothered in several months, it's pretty secured in itself. "Cause there's a lotta' boards and stuff across that, that, main door there. There is one more door that's on the east side there and that's where I normally come in and out and I will get that secured, okay? And, then, uh, again, there's not really anything in that building right now that people can steal, they've already, in the first thirty-days, uh, they've taken everything out of that except the big equipment, okay?

Mrs Harrington — Mr Wiggins, our concern is not so much, can they get in and steal something, it's can they get in and do it, start and fire or make this property more dangerous…

Mr Wiggins — No, no, no…

Mrs Harrington — Than it already is, and that's why…

Mr Wiggins — Yeah…

Mrs Harrington — We need to have it…

Mr Wiggins — The, uh, I understand. Uh, there's nothing really venerable in that building except for the roof, okay? Uh, the area that they started the fire in to start with was an adjoining structure which was a wooden structure which was totally destroyed by fire, there's nothing there to burn, all the walls are concreate, all the beams are steel, uh, there really isn't anything I think they could, they could, start a fire in.

Mrs Harrington — It remains a dangerous building, our concern is that it is dangerous building, am I, am I, correct here, is that, am I out of line?

Mr Oliver — No, you're, you're, correct. I think, I think, the board here is nicely trying to tell you, you, need to secure any openings at all, not just whatever selective openings there may be that you think. I think they are nicely trying to tell you, Mr Wiggins, you need to secure the structures. Especially if there going to give you the opportunity to move forward and sell this and were lookin' at another two or three months before somebody possibly takes over this property. You need to get it secured, it is a safety concern, that means all openings.

Mr Wiggins — Kay', It, uh, the, uh, the main door that we have going in there, like I say, it's boarded a crossed and screwed in, I would like ta', the other ones I

have no problem with the smaller opening, but that we need to be able to get in for what we moving any equipment in and out of that particular area. Uh, uh, I can get you pictures of that door there 'cause they didn't, well barricade it off. It's…

Mr Oliver — Yeah…

Mr Wiggins — Uh, I…

Mr Oliver — Mr Wiggins…

Mr Wiggins — Yes, sir?

Mr Oliver — If there is opening in the structure there are safety concerns, we can talk back and forth about, you know, what needs to be secured. I'm tellin' you, uh, it's a safety concern and everything needs to be secured so one can get in.

Mr Wiggins — Okay.

Mr Wicklund — And, and, if we, if we, need to meet with you out on the property and you can show us the big opening you're talkin' about and that's, we'd be more than happy to do that.

Mr Wiggins — On the big opening?

Mr Wicklund — Yes.

Mr Wiggins — Yeah, it's all secured, all the (unable to transcribe)

Mr Wicklund — Mmkay', and then if, once you get that completed, uh, if you will get ahold of Jeff, we will meet you out their and you can show us the condition of the big opening and if we feel like somethin' else needs to be done we can address it with you.

Mr Wiggins — Sounds fair.

Mr Wicklund — Okay.

Mrs Harrington — Okay. Mr Callihan.

Mr Callihan — Unless anybody else has comments, um, madam Chairwoman, I'd like to make a motion that item number 2860 located at 1201 S. Byers be extended to our meeting, or, extended to our next meeting, uh, on March 22nd for a Progress Report and Demolition Hearing.

Mr Ledford — I second.

Mrs Harrington — **Okay, I have a motion by Mr Callihan, second by Mr Ledford that item number 2860 at 1201 S. Byers be continued until March 22nd for a Progress Report or Demolition Hearing. All in favor say "aye" (Mr Callihan, Mr Wagner, Mr Ledford and Mrs Harrington) Opposed (none)The motion carries.**

Mr Wicklund — Okay, so…

Mrs Harrington — Um…

Mr Wicklund — I'm sorry.

Mr Callihan — Did, did, you understand that Mr Wiggins? Did, did…

Mrs Harrington — Thirty, thirty-days you'll come back and tell us where you're at with securing the building. I do have one request for you, and that is either that you wear your hearing aid or bring someone with you that can help us with this communication gap.

Mr Wiggins — I will wear my hearing aid.

Mrs Harrington — Pardon me?

Mr Wiggins — I will wear my hearing aid.

Mrs Harrington — I, I, think that would be a good idea. Because, it's, I think, you know, I think a lot that's being missed in translation.

Mr Wiggins — Yeah, I agree.

Mrs Harrington — And, we want to help you, Mr Wicklund, do you have a comment?

Mr Wicklund — So, did you understand what the Board decided?

Mr Wiggins — That I come back the 22nd, we secure those other areas expect for that main door.

Mr Wicklund — Well, and before March 22nd, besides securing those other areas, you need to meet with Jeff out on the property ta' make sure that the big opening is satisfactory.

Mr Wiggins — Okay.

Mr Wicklund — And, so those things need to be completed before March 22nd.

Mr Wiggins	Alright.
Mr Wicklund	Alright…
Mr Wiggins	I will take…
Mr Wicklund	Thank you.
Mr Wiggins	Every effort that I can to get that done.
Mr Wicklund	That'd be great, thank you.
Mrs Harrington	Thank you, very much. Thank you.
Mr Paul	I'll blast through, uh, demo real quick if you guys are ready…
Mrs Harrington	Okay…
Mr Paul	To power through.
Mrs Harrington	Yeah.
Mr Tylle	Let's go.
Mrs Harrington	I didn't bring my stuff, my…
Mr Paul	We'll get through it. Um…
Mrs Harrington	You'll help me?
Mr Paul	We'll help you.
Mrs Harrington	You'll, sorry.
Mr Paul	Uh, it's right here…
Mrs Harrington	Do we…
Mr Paul	It's, you what?
Mrs Harrington	This, this noise, I'm afraid you're not going to have any quality.
Mrs Ball	I know, I just called Jeff Tennis and he said that he thinks that it's a wire on that's faulty on one of your mics.

Mr Paul — Oh.

Mrs Ball — So, there's nothin that we can do about it for this meeting.

Mr Paul — Stay very still.

Mrs Ball — Yeah.

Mrs Harrington — Everybody freeze, okay.

ITEM # 2858 — **1114 E. Hill St.**
OWNER: Isidro Ruiz
ADDRESS: P.O. Box 939 Neosho MO 64850
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 25, 2019 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Paul — Uh, item 2858 which is 1114 E. Hill St.

Mrs Harrington — Kay'. Uh, I'd entertain a motion.

Mr Callihan — Uh, madam Chairman, I make a motion that item number 2858 located at 1114 E. Hill St, um, be the subject of a Dangerous Building Hearing.

Mr Ledford — I second.

Mrs Harrington — **Motion by Callihan, second by Ledford that item 2858 at 1114 E. Hill St be the subject of a Dangerous Building Hearing. All in favor say "aye" (Mr Callihan, Mr Wagner, Mr Ledford and Mrs Harrington) Opposed (none).**

Mr Paul — Thank you, this is the Joplin Building Board of Appeals meeting, the job municipal Building this 25th day of January 2019 for the purpose of conducting a dangerous building hearing the City will present its evidence first, after which the public has the right to cross examine witnesses and be heard as well as present witnesses or exhibits. Um, the case for today is item number 2858, on the agenda also known as 1114 E. Hill St, the City calls Jeff Oliver.

Mrs Ball — Jeff, do you solemnly affirm, under the penalty of perjury, that the testimony you shall give in the matter at issue shall be the truth, the whole truth and nothing but the truth.

Mr Oliver — Yes.

Mr Paul	Can you please state your name and occupation.
Mr Oliver	Jeff Oliver, Building Inspector for the City of Joplin.
Mr Paul	And, how long have been employed in your current position with the City of Joplin?
Mr Oliver	A little over ten years.
Mr Paul	Have you in the official performance of your duties had occasion to inspect the property known as 1114 E Hill St.?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what has been marked as exhibit one, do you recognize it?
Mr Oliver	These are photos, uh, that I've taken of the property the day that I posted it.
Mr Paul	And, do the photographs show reasonable lackness of the premises in their present condition?
Mr Oliver	Yes.
Mr Paul	And, while you've got exhibit one there, can you please describe to the Board what's depicted on the first page?
Mr Oliver	The, the, first photograph here is, uh, is a photograph of the, uh, placard that the City puts on all properties that they post basically letting the public know that it's been posted as a dangerous structure.
Mr Paul	And, I see you've also got your, your, business card stapled to that as well, is that correct?
Mr Oliver	Yes.
Mr Paul	And, as a general purpose of, uh, attaching the placard and your card to the property to give any interested party who might be on the premises or watching the premises, uh, notice that they need to contact the City regarding this matter?
Mr Oliver	Yes.
Mr Paul	If there is no objection, I'd offer exhibit one.
Mrs Harrington	Court accepts.

Mr Paul	What if anything did you do to as retain ownership of the property?
Mr Oliver	Had a title search done.
Mr Paul	I'm going to show you what has been marked as exhibit two, do you recognize exhibit two?
Mr Oliver	This is uh' title search received on, uh, January 10th of this year from Great American Title, and it shows a Isidro Ruiz as the owner.
Mr Paul	If there is no objection, I'd offer exhibit two.
Mrs Harrington	Court accepts.
Mr Paul	What if anything did you do to notify the owners of the property of this action.
Mr Oliver	Sent Certified Letters out.
Mr Paul	I'm going to show you what has been marked as exhibit three, do you recognize exhibit three?
Mr Oliver	These are Certified Letters that have been sent to, uh, Isidro Ruiz, uh, I have one signed receipt, uh, for three letters that have been sent, actually one of the letters, uh, is a courtesy letter we send before the finding of the fact meeting, but, uh, I do have a signed receipt for one of the letters.
Mr Paul	And, just to be clear, even though there are multiple letters here, they were all sent to the same address, correct?
Mr Oliver	Correct.
Mr Paul	And, so if we, it's, it's, kinda' safe for us to assume that if he signed for one of these letters we had good contact information for him, correct?
Mr Oliver	Correct.
Mr Paul	And, as far as you know, is this address listed here the address that's on file with the Jasper County Assessor for tax purposes?
Mr Oliver	Yes.
Mr Paul	If there is no objection, I'd offer exhibit three.
Mrs Harrington	Court accepts.

Mr Paul — What if anything else did you do to notify any other interested parties of this action?

Mr Oliver — It was published in the Joplin Globe.

Mr Paul — I'm going to show you what has been marked as exhibit four, do you recognize exhibit four?

Mr Oliver — This is the confirmation from the Joplin Globe for the advertisement of the property with the, uh, publication dates of January 31st, February 7th, February 14th and February 21st of this year.

Mr Paul — Thank you, if there is no objection, I'd offer exhibit four.

Mrs Harrington — Court accepts.

Mr Paul — What school and education have you had in the building industry which would qualify you as an expert in the construction of buildings?

Mr Oliver — I've been a general contractor on several residential projects in the Joplin area over a twenty-year period.

Mr Paul — And, from an inspection of the property at issue here do you have an expert opinion as to whether or not these premises constitute a Dangerous Building as defined in chapter twenty-six, article ten, section twenty six – six, one, two of the code of ordinances of the City of Joplin, and if so, on which of the definitions of dangerous building do you base your opinion if any.

Mr Oliver — Yes, I do. Subsection line twelve, whenever the building or structure, or land is occupies, exists or is maintained in any violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition, use, location or maintenance of the building, structure or land. Line thirteen, whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. I gonna' add fifteen, uh, whenever the electrical system is totally or partially damaged, destroyed, removed or otherwise made inoperable, unsafe or hazardous. Line sixteen, whenever the plumbing system is totally or partially damaged, destroyed, removed or otherwise made inoperable or unsanitary. And, then also, line eighteen, whenever any portion of a building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence. As you can see by the photos that have been passed around this is a vacant structure, uh, that somebody had stated in on at one point to try and rehab,

um, I mean, it's, it's minus wiring, plumbing and just in general poor condition.

Mr Paul — And, Jeff, just to follow up on one or two of these, for instance on line number thirteen about it being an attractive nuisance an open or unlawful entry, I think you mentioned on the photographs, um, those do in fact depict open windows, open doors, correct?

Mr Oliver — Yes.

Mr Paul — And, then I also believe line fifteen when you talk about the electrical system being damaged, I believe you have a photograph of, um, is it the breaker box or the circuit box that's basically been destroyed, is that correct?

Mr Oliver — Well, yeah, they had, uh, actually put a new service on but the interior of the property, uh, basically needs rewired.

Mr Paul — Very good. Thank you, Jeff. Now would be any interested parties' opportunity to ask Jeff questions, uh, nobody here in the gallery here today, not aware of anybody who intended to be here today. Um, does the board have any questions of the witness?

Mr Callihan — No.

Mr Paul — I see none. Uh, Jeff you're excused. If there is no objection, I'd also offer chapter twenty-six, articles nine and ten of Joplin's code of ordinances into evidence before the board and I'd ask that the record be held open to include a copy of the dates of publication. You say…

Mrs Harrington — Board accepts.

Mr Paul — Thank you, um, City rests, that would be any interested parties' opportunity to, um, address the Board, present evidence or, um, again otherwise address the body, again, nobody here in the gallery. Not aware of anybody who intended to be here today but otherwise would not, therefor the matter will be returned to the board for deliberation and a decision.

Mr Ledford — Madam Chairman, I'd like to make a motion. I'd like to make a motion that item 2858 located at 1114 E. Hill St. be declared a dangerous building in accordance with Joplin Joplin's Code of Ordinances, chapter twenty-six, articles nine and ten, sections twenty-six through six – twelve, subsections twelve, thirteen, fifteen and sixteen as noted by Jeff and so ordered demolished including…

Mr Tylle — And seventeen?

Mr Oliver	Eighteen.
Mr Tylle	Eighteen…
Mr Ledford	Would you also include eighteen in that.
Mrs Harrington	I got none of that. Thirteen and what else? Twelve?
Mr Callihan	Twelve, thirteen, fifteen, sixteen, eighteen?
Mrs Harrington	I need the verbiage. You know, and Callihan said…
Mr Callihan	Second.
Mrs Harrington	Kay'. I have a motion by Mr Ledford, I have a motion by Mr Ledford, second by Mr Callihan that item number 28, no…
Mr Ledford	Yeah.
Mrs Harrington	2858, at 1114 E. Hill St be, lets see….
Mr Paul	Be a dangerous building…
Mrs Harrington	Be declared a dangerous building…
Mr Paul	And, ordered demolished…
Mrs Harrington	**And, ordered demolished according to, um, dangerous building accordance with Joplin Code of Ordinance chapter twenty-six, articles nine and ten, section twenty-six – six twelve, subsections, twelve, subsection line twelve, thirteen, fifteen, sixteen and eighteen and so ordered demolished to include any out buildings.**
Mr Paul	**All in favor…**
Mrs Harrington	**All in favor say "aye" (Mr Callihan, Mr Wagner, Mr Ledford and Mrs Harrington) Opposed (none). Motion carries.**
Mr Paul	Very good.
Mrs Harrington	That was rough, thanks. I won't, went without anything today, I was so…
Mr Callihan	I made that up last month and I…
Mrs Harrington	I, I, have one similar on the dash of our…

Mr Callihan — Well, I've gotten some motions where....

Mrs Harrington — Yes.

Mr Callihan — And liberty and justice for all.

Mrs Harrington — Yeah, really. Is that the only one you've got for today?

Mr Paul — Um, that's the only demo, yes.

Mrs Harrington — Thank goodness, I am so sorry.

Mr Paul — We had two others, but they got...

Mrs Harrington — Talk about ill prepared, so next time we'll move on to a better way of living, I guess. Mr Oliver, do you have additional, uh, information for us today?

ITEM # 2836 — **1308 S. Sergeant Ave.**
OWNER: Ethan Turner
ADDRESS: 1308 S. Sergeant Ave. Joplin MO. 64801
Ordered demolished at the May 25,2018 meeting. Continued from the January 25, 2019 meeting.

Mr Oliver — Yes ma'am. We'll start back at the top, item 2836, 1308 S. Sergeant Ave. still a permit in place, um, I talked with Rick he'd had probably, he had done one of the most recent inspections, um, he did fail, so I think he's tryin' ta', it was on some electrical, uh, rewiring and what have you. So, um, I guess he's making those corrections, has yet to call back for a reinspect.

Mrs Harrington — Did he show up at last months meeting?

Mr Callihan — No.

Mr Oliver — Nope.

Mrs Harrington — So, we haven't seen him since probably November...

Mr Oliver — Probably...

Mrs Harrington — Early December...

Mr Oliver — Probably...

Mrs Harrington	Is he moving along? I mean, I thought we were done in November, I really did.
Mr Oliver	It's slow.
Mr Callihan	Yeah. It's…
Mrs Harrington	Every time we reverse one of those we paint ourselves into a corner…
Mr Ledford	So, our conversations with him were about an electrical inspect, or electrical contractor having all of that permit in order, so has, is that what he's got?
Mr Oliver	He's got the permit.
Mr Ledford	So, he does have an electrician doin' it?
Mr Oliver	Yes, who it is I'm not sure.
Mr Ledford	Last time he was just talkin' about kinda' wingin' it and doin' it himself, or somethin'.
Mrs Harrington	Yeah, wasn't really, I, yeah…
Mr Ledford	I think we had discussed it in the meeting to get those permits in order and where to get them.
Mr Oliver	Yeah.
Mr Ledford	He's following through with that.
Mr Oliver	So, like I say, yeah, it's slow, I mean, I, I've had no conversations with um', uh, probably in six weeks er' maybe even eight weeks, I…
Mr Ledford	Where are you at…
Mr Harrington	I wonder if…
Mr Ledford	With um' on it?
Mr Oliver	Um, well if you wanna' ask me about the structure, again, it goes back to that deal. Do you wanna follow it all the way through or not, you know? Is it dangerous at this point, no.
Mrs Harrington	But, it's not done. Well, what about a telephone conversation with him. I mean, I know I hate to add more items to your list of things to do, but

maybe call him and tell um' were pretty unhappy about not either seeing him or having any progress and that the order is still in place, if he wants to, you know, if he wants us to back up we'd be more than happy to do that, but lets get it done. I'm sorry.

Mr Oliver — Alright.

Mrs Harrington — I, I, think this is, does anybody else have any suggestions?

Mr Ledford — I, I'd like to keep pushin' him along on it, but I'm happy that he's gone out en' got a contractor…

Mrs Harrington — I am too…

Mr Ledford — And a permit and the house is secure so, I, but…

Mrs Harrington — In the beginning…

Mr Ledford — How do we force him at this point…

Mrs Harrington — Well, in the beginning he seemed very serious about it and, you know, I think he, if were going to be a year out from when we ordered it demolished by the time it's done.

Mr Ledford — Uh-huh.

Mrs Harrington — It makes me regret it every time. So, okay, um, so we should continue that for another thirty-days. Motion?

Mr Callihan — Um, sorry, well, it just, this is Mark. Um, I'm torn between why are we still lookin' at this and why do, you know, do something to, uh, indicate a little activity on the project.

Mrs Harrington — Motivate it.

Mr Callihan — Yeah, like…

Mrs Harrington — Like what…

Mr Callihan — I'm not sure…

Mrs Harrington — Tele-fraud?

Mr Callihan — You know, the irony is while I'm going to look at these properties, the one that we just, um, um, the one that had the sewer issues over on High St. I was driving down High St. and I look over and there is that little brown

house that was on our list months ago and I couldn't remember why it, it, the basements open, uh, anyway it's like not only that project, but how do we focus on that one, that was on our list for a while and now it's off our list but the property is still sitting there and it's in kinda' the same condition.

Mrs Harrington Yeah.

Mr Callihan I'm going over to one house and I'm on, I, I, I, I'm coming up to it and I'm sayin' oh' that's it, well, no, the, the, property catches your attention and it, but it, it's not the right house. It's the one next to it. You drive by this house and it's one of the better houses, better lookin' houses on the, on the, block....

Mrs Harrington Now, now...

Mr Callihan Yeah. It's just...

Mrs Harrington We've gotten' it that far.

Mr Callihan We don't even show how many times it's been on our agenda because it was ordered demolished and here we are...

Mrs Harrington A year later...

Mr Callihan A year later and were still takin' about it, I'd rather be talkin about projects that deserve our attention. Although it's not done, um, we don't have, and to confirm we don't have a mechanism in place, there's no inspection available right now to say that, that's ready for occupancy. Is, is that correct?

Mrs Harrington No, it's not.

Mr Wicklund It's not.

Mrs Harrington There's not.

Mr Ledford There's no way of forcing it...

Mrs Harrington Get a C of O.

Mr Ledford I don't know how we hold; how do we get um' to that point?

Mr Callihan I don't...

Mr Ledford — And, if we can't then why, I agree, why are we still going through this every month with it?

Mr Wicklund — The definitions that are currently in our City Ordinances would qualify this structure as a Dangerous Building as it sits right now. Because it's not habitable. Yes, he's made a lot of progress and cosmetically and from the road it looks way better, he's keepin it secured. The Board has the option of releasing these items at any point in the process that they want. This is one though that it, it, would still meet the definition of, of, bein' dangerous. There is a, there is a, growing number of properties in town that are vacant that, um, are not kept secured and those, the answer is not tearing them all down, were limited on the tools that we have to it's very difficult like James was sayin' to force the owner to do anything, especially if they do a little bit. How do you get it, the, the, only good answer is to actually have somebody livin' in the house and you, you, can't force that. Um, I think our agendas are going to be full and there's going to be a lot put into trying to stay on top of all of these properties and we, we, probably need to have some further discussions again. I know we've done this between the building board members but there's, there's, still a little bit of unclarity as to what level do we bring these properties back to being habitable before we release um', and what do we do with those properties when they don't quite complete them. I do not feel right on this property in particular that I don't think the board would order it demolished and we don't want to get in the business of hiring contractors to go in and do the work.

Mrs Harrington — But, but, strictly by the virtue of the fact that we did order it demolished and rescinded that makes my, my, feeling that we need to follow it until it clears, at least clears the building department.

Mr Wicklund — Well, I don't think we, I don't think the Board ever rescinded that demo order. I think they may have put a stay on it, but…

Mrs Harrington — Oh, stay, yes.

Mr Wicklund — It's still out there.

Mr Paul — Yeah.

Mrs Harrington — Yes, it is. And, in the beginning when we started this, um, probably last July, when he came in here and asked us to put a stay on it, it was, he was quite anxious about it and it was very urgent and, um, something that he was passionate about and as time goes on he's less passionate because it looks good and, you know, uh, it's almost there. The electrical, is the electrical the last thing on the list for this, Jeff?

Mr Oliver — Oh, no, it wouldn't, I mean, there would need to be a final at this point.

Mr Wicklund — One thing that we will start doing from staff side is we will start having, if there's any permits that are current we will have the permits in the file as well as histories of the inspections, that, that, will be helpful for the Board, helpful information for the Board to have as well as Jeff to have.

Mrs Harrington — Well, at this point we're in a position where we can't demo uh' perfectly good home and he's put this much effort into that, but I don't know how to get it off our…

Mr Callihan — Yeah, that's the…

Mrs Harrington — Our agenda any quicker. I mean, I'm not comfortable releasing it, are you?

Mr Callihan — No, but it's just a perplexing part is that, you know, here we are talkin' about it again, were probably going to talk about its next week or, or, next month. Unless, unless, something happens, unless we reach out to this, this, um, um, Ethan and say look you need to show up and tell us, if he dud'nt have the desire to even come in and re(mis-spoke), you know, give his status of that particular property when it's still gotta' a demolition order on it, then it's just frustrating. That's frustrating.

Mrs Harrington — That's frustrating.

Mr Paul — I don't, I don't, know if it qualifies as a nuisance, but you could start ticketing him.

Mrs Harrington — Yeah, but then…

Mr Paul — I mean, if you are looking for a little pod, that's generally not an effective way to deal with a lot of these properties, but…

Mrs Harrington — Do we ticket them before?

Mr Paul — Again, I don't know if it qualifies, it doesn't qualify as a nuisance, kay', so that ones out.

Mr Wicklund — It's a nuisance to the Building Board.

Mr Paul — Let's go.

Mrs Harrington — Well, you know when you look at it, it's improved the neighborhood already and I, it's night and day from where it was.

Mr Paul — Mhmm.

Mrs Harrington — But, again…

Mr Oliver — Not any different than what already has been discussed so, like Bryan said, you can make it qualify, but if it hadn't been posted and I went by or it had a complaint on it today and I went and looked at it, I would not post that house.

Mrs Harrington — No.

Mr Paul — And, if you're done messin' with it, I mean you, you, can release it.

Mr Callihan — If…

Mrs Harrington — And, and, if we set that as the standard then sooner or later it's going to come back to bite us. You know, another property, if we set that as the standard that, okay, well we'll let it go because it looks good and it's not dangerous even though it's not done then, you know, six months down the road another property that we have the same situation is gunna'…

Mr Oliver — Well, and I've, I've, done it before I've had um' where they've been released, I'm lookin' at couple more that's been on this agenda previously it's probably goin' to end up back on here again. That's where it's at, I mean, if you released it, it may sit just fine for a while, while he finishes it. If not, it could very well end up back on this agenda at some point.

Mrs Harrington — Mr Callihan, did you have uh' comment? Or a motion?

Mr Callihan — I might share it with the group. I, uh, Madam Chairwoman, I make a motion that item number 2836 located at 1308 S Sergeant Ave still be extended to our next meetings agenda for, uh, March 22nd for a Progress Report and Demolition Hearing.

Mr Ledford — I'll second that.

'Mrs Harrington — **I have a motion by Mr Callihan, second by Mr Ledford that item number 2836 at 1308 S. Sergeant Ave. be continued until March 22nd for a Progress Report or Demolition Hearing. All in favor say "aye" (Mr Callihan, Mr Wagner, Mr Ledford and Mrs Harrington) Opposed (none). Motion passes.**

Mr Paul — Two or three more.

Mr Ledford — So, I just wanna ask a question real quick.

Mrs Harrington	Mr Ledford.
Mr Ledford	We, so, the lady that was in front of us over the water meter and all that, that house is being occupied is why we really find it danger, a house like this can sit with no water meter connected or no running water to it for years.
Mr Oliver	'Cause it's not…
Mr Ledford	And, it's never brought to our attention.
Mrs Harrington	'Cause it's not occupied.
Mr Ledford	So, where about to demo her house…
Mr Paul	No…
Mr Ledford	I mean the minute…
Mr Paul	No…
Mr Ledford	Uh, I know, but I'm just sayin', it's bein' in front of us for the same reasons that this other house is still sittin' in front of us.
Mr Wicklund	The diff (mis-spoke), you're right the only difference is one is occupied and one's not.
Mr Ledford	Right.
Mr Wicklund	Correct.
Mr Paul	But, you, you, would never demo that house, I guess is another distinction.
Mrs Harrington	We, we could order that vacated…
Mr Paul	Yeah…
Mrs Harrington	But, we wouldn't demo it.
Mr Ledford	So, you order it vacated.
Mr Paul	Yeah, at worst you're lookin' at vacating it.
Mrs Harrington	Yeah, I mean, the lines aren't that clearly defined on, where, where, never going to have every case fall into a certain pathway, we've gotta, we've got several different situations we look at.

Mr Ledford	So, so, is this a house at this point that we would just order vacated?
Mrs Harrington	Well, it's not occupied, so we don't need to.
Mr Ledford	Right.
Mrs Harrington	It doesn't have a C of O, there's no electrical er' whatever else…
Mr Ledford	Okay.
Mrs Harrington	But, but, here's the, the, bottom line, is that you could have a home sitting in this exact situation, you know, that you're building currently, um, and I've had it, we've had people in the past come and want, want, something done about that. They want that house completed, after the tornado we had this situation rise a few times. That, you know, how can they leave that house with unfinished, they felt like it was unfinished, when it truly was just a spec house waiting for the finish when the thing had been sold. So, it, every situation seems to be a little bit different, I don't, if we try to always say this is what we do, uh, were going to have to vary from that, you know, two cases from now it's going to be a different outcome, I believe. If were trying, okay this is what we always do I think that were never gunna' get there. I apologize for, Jeff…
Mr Ledford	Me to, I'm ready to move on.
Mrs Harrington	It's frustrating, it's very frustrating.
ITEM # 2846	**1419 W. 9th ST.** **OWNER: Donald & Connie Hunsaker** **ADDRESS: 420 N. Sergeant Ave. Joplin MO. 64801** **"Demolition Hearing" has been posted in the Joplin Globe Section.** **Item continued from the January 25, 2019 meeting for a "Demolition Hearing" and Progress Report (SIXTH TIME BEFORE THE BOARD)**
Mr Oliver	Okay, item 2846, 1419 W. 9th St. Uh, Donald did sign the consent from, um…
Mr Callihan	Um…
Mrs Harrington	Kay', good.
Mr Oliver	But, I guess we want to go ahead and continue it.
Mrs Harrington	Mmkay'.

Mr Oliver — Ta' make sure that…

Mrs Harrington — I...

Mr Callihan — Oh…

Mrs Harrington — I need a motion.

Mr Callihan — Madam Chairwoman, I make a motion that item 2846 located at 1419 W. 9th St., um, be extended to our next meeting's agenda on March 22nd for a Progress Report and Demolition Hearing.

Mr Ledford — I'll second it.

Mrs Harrington — **I have, uh, motion by Mr Callihan, second by Mr Ledford that item number 2846 at 1419 W. 9th St. be continued to March 22nd for a Progress Report or Demolition Hearing. All in favor say "aye" (Mr Callihan, Mr Wagner, Mr Ledford and Mrs Harrington) Opposed (none). Motion carries.**

ITEM # 2856 — **1603 Murphy Ave**
OWNER: Jim L Ames
ADDRESS: 8072 Estates Dr. Sarasota FL. 34243
"Demolition Hearing" has been posted in the Joplin Globe Section.
Item continued from the January 25, 2019 meeting for a "Demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Oliver — Uh, Item 2856, 1603 Murphy Ave., um, permit in place, um slow progress. I honestly don't believe there has been any inspections, yet. Uh, but, he's had that permit probably for, I don't know, thirty, forty-five days.

Mr Callihan — Crystal…

Mrs Harrington — Mr Callihan.

Mr Callihan — I don't think there has been any progress in the last thirty-days. Do you know of any progress?

Mr Oliver — Well, um, I was by there, I did not stop and get out of the vehicle. There was a vehicle there and it appeared that they were working on it.

Mr Callihan — I don't drive by their daily, but, uh, it's on a, a, route that I travel frequently, and I can't tell that there en', I probably went by there at least a dozen times in the last month and I haven't seen any activity. I think this is a case where they get the building permit to buy some time.

Mrs Harrington	Are we dealing with somebody locally?
Mr Oliver	Jim, um, has recently moved to Florida, he was a life long resident, has many properties.
Mrs Harrington	Yeah, the name is familiar, but…
Mr Oliver	You're gunna' end up seein' a few more. In fact, there will probably be one or two more of his on next months meeting…
Mrs Harrington	Great.
Mr Paul	We've had his before.
Mrs Harrington	I've, yeah. So, um…
Mr Oliver	He did get a new roof put on, but that does not at this point make it safe…
Mrs Harrington	Done. Mhmm.
Mr Oliver	He has a tendency to sell um' on contracts for deed en' he'll, he's let people move into um' when there's plywood on the floor, so tryin' to stop that.
Mrs Harrington	Yeah. So, his, when he receives that certified letter from the City it doesn't really mean a lot to him?
Mr Oliver	Honestly, um, we've had quite a few of his properties over the years and typically if it gets to the point where y'all are about to order it demolished he ends up takin' care of it himself.
Mrs Harrington	Yeah, yeah.
Mr Oliver	So, it does save tax payers, but you just gotta' push um' there I guess…
Mrs Harrington	Well, en' looking at this one I'm trying to see where the issues mainly are.
Mr Oliver	I can show you the file.
Mr Callihan	This is Mark, but, Mr Oliver, you said that there where issues I believe inside the house that where…
Mr Oliver	Right.
Mr Callihan	Ta'….

Mr Oliver — The day it was posted it was, uh, obviously it's vacant, but it was open, um…

Mrs Harrington — I see, the windows have been replaced, is that right?

Mr Oliver — Well, that's one of the things they're wanting to do. Um, I'll just pass these photos around, you can see it just trashy and…

Mrs Harrington — Yeah…

Mr Oliver — Some old Lathan plaster fallen down en' it had leaks and what have ya'.

Mrs Harrington — So, this is in no condition to be…

Mr Oliver — Occupied…

Mrs Harrington — Habited…

Mr Oliver — Right…

Mrs Harrington — Right. Is it ready for demolition?

Mr Oliver — I didn't prep it for that today.

Mrs Harrington — Oh, I wouldn't want to do it today, but in a month, would we be inclined to demolish this house, or is it salvageable?

Mr Oliver — He does have the permit in place, so you'd have to revoke that as well as have the order, but, uh, certainly give the file ta' Jordan here in a couple weeks and have him look it over. I'm not sure, I believe we got everything in order.

Mrs Harrington — It doesn't look that bad.

Mr Callihan — That's the ironic part.

Mr Oliver — Look on the outside.

Mr Wicklund — So, where back to the same conversation that I think the Board really needs ta' consider. I don't know if Council wants to give some direction on it as well, but to what extent do we go after houses because of the condition inside? If nobody is livin' in um' you could build a brand-new house and complete it on the outside and not finish the inside…

Mr Callihan — Mhmm.

Mr Wicklund — And, it's happened before, is that somethin' that should be addressed by this Board?

Mrs Harrington — But, where very familiar with this property owner and we know somebody is going to be living in it, no matter what condition it's in.

Mr Wicklund — And, so are you comfortable treating this property owner different than another property owner?

Mrs Harrington — Of course not.

Mr Wicklund — There's questions, questions....

Mrs Harrington — Of course not.

Mr Wicklund — Ta' consider...

Mr Callihan — You're on the record.

Mrs Harrington — I'm on the record. We want to treat everybody the same.

Mr Wicklund — 'Cause currently this house is from what I can tell, is in very similar condition to the one that we just discussed on Sergeant. Now maybe the inside is worse, but it's, it's, secured.

Mr Ledford — So, have we met Mr Ames, yet?

Mr Oliver — I don't know if he's ever been to a meeting.

Mr Wicklund — Oh yeah, he's been to lots of meetings.

Mr Ledford — Not on this house.

Mr Wicklund — On this house? I know that Jeff's had conversations with em'.

Mr Oliver — I, yeah, I talk to um' all the time.

Mr Wicklund — He's, he's, really not a hard guy to get ahold of, even though he's in Florida. He'll, he'll, answer the phone.

Mr Callihan — Um, this is Mark, I, you know the house has some good qualities to it, when you consider, I just gave recommendation to give thirty-days to a house that the kitchen collapsed, um, this has got a whole lot more to it than that, it's just the schedule. I keep going back to the schedule, you know, it's like, you get a, a, building permit, you get this like automatic, you know, get out of jail free card. Uh, that's kinda' the perplexing part,

again, I drive by there and I, I, don't see any work being done and the same point that I made to the guy on North Joplin. Um, or wall, um, where more concerned about the, the, neighborhood. You know, it gets to the point where I get less concerned about the, the, structure and more concerned about everybody around it and it's just, bear with me, that frustration of not seeing any, any, activity in a, what I think is a timely manner and I'm preachin' to the choir here.

Mr Oliver — This house that you're lookin' at, he owns the one next to it, the stone house…

Mr Callihan — The rock house…

Mr Oliver — The one on the corner. The reason that it's not posted is because it was secured. You look at the inside, it's very similar.

Mr Callihan — Yeah.

Mrs Harrington — Again, would a phone call with the, sorry….

Mr Oliver — Uh…

Mrs Harrington — Hire more staff also.

Mr Oliver — I've, I've tried different approaches with Jim, um, I mean, he's got a lot of properties and a lot of um' are in these shape right here. And, I've tried several times to ask him, why don't you get with a reputable contractor to help you with these?

Mrs Harrington — Mhmm.

Mr Oliver — And, uh, it just hasn't sunk in.

Mrs Harrington — He doesn't want to spend the money.

Mr Paul — Yeah.

Mrs Harrington — To, um…

Mr Ledford — So…

Mrs Harrington — Expect when he has to.

Mr Ledford — So, my concerns are we, so he pulls a permit on this, we talked about this, they, if they don't ever call in for the final inspection and it never gets done. So, are they moving renters into these homes?

Mrs Harrington — Mhmm.

Mr Ledford — Whenever, I mean…

Mr Oliver — I've seen em' move people in um'…

Mrs Harrington — Oh, sure.

Mr Ledford — Just like that?

Mrs Harrington — Yeah.

Mr Ledford — So, in that reason alone it has to stay in front of us.

Mrs Harrington — Mhmm.

Mr Ledford — Some of these, why is it doin' that? Uh…

Mr Paul — Well, that's a decent point because then if it's not necessarily, um, falling down but it's not habitable, you, you'd want it in front of you, so you could potentially order it vacated. I guess you do continue to have a stick in that since. It's one thing if they never fill it, but to the extent they want to flip these houses, which most of um' do, that does give you a little bit of leverage.

Mrs Harrington — Do I hear a motion gentleman?

Mr Callihan — Of course…

Mr Harrington — Of course we do.

Mr Callihan — Madam Chairman, I'd like ta' make a motion that item 2856 located at 1603 Murphy Ave. be extended to our next meetings agenda on March 22nd for a Progress Report and Demolition Hearing.

Mr Wagner — Ill second.

Mrs Harrington — **I have, uh, uh, motion by Mr Callihan, second by Mr Wagner that item number 2856 at 1603 Murphy Ave. be continued till March 22nd for a Demolition Hearing or Progress Report. All in favor say "aye" (Mr Callihan, Mr Wagner, Mr Ledford and Mrs Harrington) Opposed (none). Motion carries.**

ITEM # 2861 — **215 N. Oak**
OWNER: Martin Michele & Dora Bealmear
ADDRESS: 15420 Burr Oak Rd. Carthage MO. 64836

"finding of the fact hearing" scheduled for this date"

Mr Oliver — Movin' on to item 2861, 215 N. Oak, new item so I'd ask the Board to continue it for thirty-days.

Mrs Harrington — Kay', how bad is this actually, Jeff?

Mr Oliver — Pretty bad.

Mrs Harrington — Is it ready to be demoed?

Mr Oliver — Yeah, I think, uh, I think we'll have it ready next meeting.

Mrs Harrington — Do we have any contact with the people?

Mr Oliver — Uh, that's just this person.

Mrs Harrington — Mmkay'. I was gunna' say this one is just ready straight to demo. Motion?

Mr Ledford — I make a motion, Item number 2861, 215 N. Oak be continued to our March 22nd meeting for a Demo or Progress Hearing.

Mr Harrington — I have a motion, oh, sorry, second?

Mr Callihan — Second.

Mrs Harrington — **I have a motion by Mr Ledford, second by Mr Callihan that item number 2861 at 215 N. Oak be continued till March 22nd for a Progress Report or Demolition Hearing. All in favor say "aye" (Mr Callihan, Mr Wagner, Mr Ledford and Mrs Harrington) Opposed (none). Motion carries.**

ITEM # 2862 — **114 N. Cox.**
OWNER: Miller Shirley T TR
ADDRESS: 408 S Hall Way Webb City MO 64870
"finding of the fact hearing" scheduled for this date"

Mr Oliver — Item 2862, 114 N. Cox, again it's a new item, I'd ask the Board to, uh, continue it for thirty-days. Probably two to three weeks prior to me postin' this property, um, there where some squatters in this house, um, the owner or somebody who works for them, the Miller Trust, I think everybody

knows who that is, correct? Been on the market for years, I believe that is the same person. Anyway, when I went back to post the structure, giving the squatters to kinda' get out, I had a conversation with, uh, somebody had been there, and pad locked the front door, so I will let you know that I don't have any photos of the inside, but the house is pretty rough.

Mrs Harrington — Kay'.

Mr Oliver — Um…

Mrs Harrington — But we haven't had any conversation or contact with the actual owner?

Mr Oliver — Nope, they know somehow…

Mrs Harrington — Somebody knows because they locked it up.

Mr Oliver — Locked.

Mrs Harrington — Mr Callihan, I'm sorry, did you have a…

Mr Callihan — Um, so…

Mrs Harrington — Question…

Mr Callihan — Unless this is kinda' unchecked you, you, would anticipate, uh, forwarding, uh, uh, uh, uh, going through with, uh, demolition request?

Mr Oliver — I believe so.

Mr Callihan — Okay, okay. Madam Chairman, unless there anybody, any other comments, uh, I make a request that item 2862 located at 114 N. Cox be extended to our next meetings agenda on March 22nd for Progress Report and Demolition Hearing.

Mr Wagner — I second.

Mrs Harrington — **I have a motion by Mr Callihan, second by Mr Wagner that item number 2862 at 114 N. Cox be continued till March 22nd for a Progress Report or Demolition Hearing. All in favor say "aye" (Mr Callihan, Mr Wagner, Mr Ledford and Mrs Harrington) Opposed (none). Motion carries.**

Mr Paul — We totally scared off Mr Wagner, he's never coming back.

Mrs Harrington — That's it, he's never comin' back. It's usually, this is, it hasn't been this long since the tornado days…

Mr Paul	No, we just…
Mrs Harrington	Bryan is over there dying…
Mr Oliver	You got both doin real good.
Mr Harrington	It is. Anything else that we need to know?
Mr Callihan	Um, this is Mark, I've got one thing, you all saw the article in the paper probably about the, uh, decision for kinda' no activity on the Olivia…
Mrs Harrington	Yeah…
Mr Paul	Yeah, the developer?
Mr Callihan	I know that the balconies where an issue, it looks like the property is secured, but the, the, balconies are still an issue, uh, is there anything that we need to be addressing in, in, that? And, uh, the roof on the house, the little carriage house on the north side of it looks like it's kinda' cavin' in, but, uh, um, the developers to decision to not have any, you know, anything on schedule any kind of a, a, Progress Report, it's just, you know, it, I whadn't completely surprised, but it is concerning that, that, structure is there with the parts of it in, in, the condition that it's in. That being the Balconies.
Mr Wicklund	We'll go by and look at it, if the balconies are to the extent that they're in danger of collapsing onto the ground and hurting somebody then for sure we would bring it to the Board. If they are dilapidated and just look bad, I don't know that it would qualify to bring it to the Board.
Mr Callihan	Take a look.
Mr Wicklund	We will.

Mrs Harrington I'd entertain a motion for adjournment.

Mr Ledford I make a motion that we adjourn.

Mr Callihan Violently through that…

Mrs Harrington Mr Wagner, would you like to second that?

Mr Wagner I'll second that, yes.

Mrs Harrington **A motion by Mr Ledford a second by Mr Wagner to adjourn this meeting. All in favor say "aye" (Mr Callihan, Mr Wagner, Mr Ledford and Mrs Harrington) Opposed (none). Thanks guys, Motion carries.**

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 11:58 a.m.

Approved _____
Crystal Harrington, Chairwoman

Approved _____
Olivia R Ball, Notary Public

My commission Expires: December 11, 2022

OLIVIA RAE BALL
My Commission Expires
December 11, 2022
Jasper County
Commission # 18604967