MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
May 24, 2019
9:03 AM

Crystal Harrington, Chairman, called the May 24, 2019 Building Board of Appeals meeting to order with the following Board members present: Mrs. Harrington, Mark Callihan, Ervin Wilson, Rylee Hartwell, Garret Wagner. City Officials present: Jordan Paul, Assistant City Attorney, Bryan Wicklund, Building Specialist, Jeff Oliver, Building Inspector and Olivia Ball, Notary Public.

Mrs Harrington	Kay', um, good morning, I'll call the, um, May meeting of the Joplin Building Board of Appeals to order, um, first order of business is the role call. Uh…
Mr Callihan	Here…
Mrs Harrington	Mr Wagner?
Mr Wagner	Here.
Mrs Harrington	Mr Callihan?
Mr Callihan	Here.
Mrs Harrington	Mr Wilson?
Mr Wilson	Here.
Mrs Harrington	Mr Hartwell?
Mr Hartwell	Here.
Mrs Harrington	Mr Tylle? Mr Ledford?
Mr Wilson	Madam Chair, I make a motion to excuse Mr Tylle and Mr Ledford from this meeting.
Mr Callihan	Second.
Mrs Harrington	**Motion to excuse Ledford and Tylle from the meeting, uh, second by Wilson, second by Mr Callihan. And all in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Motion Passes.**
Mrs Harrington	Um, we have on our agenda to review the minutes from the September through February minutes, uh, we've had those in our possession since last month and, uh, that would be September, October, November, December is combined and then January, um, so I guess it's through January isn't it? And, we did just receive February, so has everybody had a chance to

	review those minutes and look them over? Are there any changes that anybody noted in their review?
Mr Callihan	No.
Mrs Harrington	None? Okay, that being said then, I would entertain a motion.
Mr Wilson	Madam Chair, I make a motion that the previously mentioned minutes be approved by the committee.
Mr Wagner	Second.
Mrs Harrington	I have…
Mr Paul	And, what months are those?
Mrs Ball	So, March and April you are keeping to review, right?
Mrs Harrington	Right…
Mrs Ball	So, it would be September, December, January and February.
Mrs Harrington	No October?
Mr Callihan	We just got…
Mrs Harrington	Oh, yes, October would be included in that.
Mr Callihan	We just got February in our packets.
Mrs Harrington	Right, February came in the packet.
Mr Paul	So, December through January am I correct?
Mrs Harrington	Were not doing February, which we've had now for two weeks?
Mrs Ball	It's up to you guys.
Mrs Harrington	I'm good with that if that's okay? So, I have a motion to accept the minutes from the September 2018, October, then the November/December combined, of all of 2018, and the January and February of 2019.
Mr Callihan	Yes.
Mrs Harrington	**Uh, I have a motion by Mr Wilson, second by…**
Mr Wagner	Second.
Mrs Harrington	**Mr Wagner. Uh, all in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Opposed? (none). Kay' that Motion passes.**
Mrs Harrington	I just want to give a shout out to Olivia, I mean, she's done a great job with catching those up and when you get uh' packet that has thirty pages of transcript on it I know what you're, what you're, up against, the challenges that you face. So, thank you so much for your focus on those.

	We appreciate it and those, are those posted now online, or will they go up after there approved?
Mrs Ball	They will be today, I can not post them online or give them to the City Clerk until you guys approve…
Mrs Harrington	Until we've approved them. Okay, so, so, honestly as of, uh, next month in June we should be one hundred percent current, because we'll get the next, this, the minutes of this meeting, uh, with our next packet.
Mrs Ball	Right. Mhmm.
Mrs Harrington	So, we'll be approving three months minutes next time and then those will be available to council online as well as the general public.
Mrs Ball	Correct.
Mrs Harrington	Perfect. Thank you so much.
Mrs Ball	Thank you.
Mr Paul	I know Mr Dagley is in the audience and had requested those minutes…
Mr Dagley	Yes.
Mr Paul	And, so, I'm sure you follow they should be available at the City Clerk's sometime today.
Mr Dagley	Yeah.
Mrs Harrington	Okay, so, um, moving on. Um, thank you for coming this morning, if you're here to address an, an, item on the agenda, please approach the podium, give us your name and address and tell us which item you are here to speak about and tell us about that project.
Mr Dagley	Rock paper scissors?
ITEM #2857	**819 Murphy Ave.** **OWNER: Nathan Dagley** **ADDRESS: P.O. Box 4351 Joplin Mo. 64803** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the April 26, 2019 meeting for a "Demolition Hearing" And Progress Report (FIFTH TIME BEFORE THE BOARD)**
Mr Dagley	819 Murphy.
Mrs Harrington	Kay', that's item number 2857 on our agenda. Good Morning.
Mr Dagley	Good Morning, how are you?
Mrs Harrington	Uh, I think were lookin' all good this morning.

Mr Dagley	Alright, well, I met with Mr Wicklund at my property and he made me a list of items to be address specifically. I went ahead and pulled a building permit, which it expired yesterday, to replace windows. He said he could grant an extension on that…
Mrs Harrington	Right.
Mr Dagley	Um, I also have homeowner's insurance on it and I also have a, uh, active complaint with the state on real-estate fraud that has goin' on in this community on these houses. I have that complaint right here, it is, you know, this is somethin' serious. I went ahead and passed this onto, uh, Jasper County Prosecuting Attorney as well, um, that's Tammy Jones with Great American Title, Mr Edwards I don't know if that's who you've dealt with or communicated with any on this, but she spotted out the fraud on it. Um, so, it's somethin' that I've already lost five thousand dollars on. Now, I'm up in front of here with all the stress, um…
Mrs Harrington	The, the, I'm, it's not relevant to this, um…
Mr Dagley	It, it, it, I know where you're goin' with that, but I want you to know where I'm comin' from, from my end.
Mrs Harrington	The, the, fraud I, I'm not…
Mr Dagley	No…
Mrs Harrington	I don't have any…
Mr Dagley	And, and, and, I'm aware of that. That's why I bypassed you and went to the state, Secretary of State on this for Notary fraud.
Mrs Harrington	Oh.
Mr Dagley	Um, anyways, I got a building permit, it expires. I'd like to have that granted, so I can make repairs that Mr Wicklund, itemized …
Mrs Harrington	When did you pull that?
Mr Dagley	I pulled this on 5/22/19, expired 5/23/19…
Mrs Harrington	So…
Mr Dagley	Because of this hearing.
Mrs Harrington	Okay.
Mr Dagley	Because of this hearing.
Mrs Harrington	Okay, permitted on the twenty-second. Kay'.
Mr Callihan	Two days ago.
Mr Dagley	For…
Mrs Harrington	When did you meet with Mr Wicklund?

Mr Dagley	Uh, would have been on the twenty-second, that same day that I was up here.
Mrs Harrington	The Saturday after our…
Mr Dagley	Oh, no, no, no, no. On that day…
Mr Wicklund	It was the same day as our meeting from last month.
Mr Dagley	Yeah, from the twenty-fourth. And, then you submitted an email to me dated, somewhere in there. A few days…
Mr Wicklund	Saturday.
Mr Dagley	A few days after words.
Mr Hartwell	April twenty-seventh.
Mr Wicklund	Yeah, Saturday.
Mrs Harrington	Mmkay'. So, you met with Mr Wicklund on April twenty-fourth and then, uh, came in and got your permit basically a month later.
Mr Dagley	Yes, because I'm going through, like I said, have already stated, I'm going through a fraudulent transaction here on this, so I'm in a very high spot here on how to proceed with this. I've contacted a lawyer, so if you guys want to order it to be demolished, we'll file a petition with the state and go forward with it.
Mrs Harrington	But, you haven't done any work that Mr…
Mr Dagley	Yes, I have.
Mrs Harrington	Wicklund has outline.
Mr Dagley	We, we, have.
Mrs Harrington	Kay', that's what…
Mr Dagley	It is secured, we took off the middle stuff on the front window. There is a board on, on, there and there was a craw space that was exposed that he pointed to make the exterior of the structure secured. The back door is screwed shut, the front door is pad locked shut, the permit that I pulled was specifically ta' secure the new windows and front door on this structure…
Mrs Harrington	And…
Mr Dagley	And, he, I, he, he, he, put in his email, he, a line item of what he identified as being concerning. He mentioned about the furnace, one of the old furnaces, a simple fix on that. I'm just, I'm in a very gray area right now.
Mrs Harrington	Yeah, um, Mr Wicklund, that permit was a three-day permit, two-day permit?

Mr Wicklund — Normally, it's a thirty-day permit, um, but generally we do not issue permits on items that are before the board. Where they would conflict with any action the board would take. So, I explained to 'em, I, I, have the ability to extend it if that's what in line with what the Board decides today, that, that, won't be an issue.

Mrs Harrington — Mhmm, I understand, that, that, was my main question, is why pending, uh, whether it was…

Mr Wicklund — Yeah, it's just depending on what you guys decide, there's not an active permit hangin' over it right now.

Mrs Harrington — Yeah.

Mr Wicklund — But, I can extend that with no problem.

Mrs Harrington — Um, where you in agreement with Mr Wicklund on…

Mr Dagley — Yeah, for, for…

Mrs Harrington — The, uh, items that…

Mr Dagley — The most part, I mean, yes, I am, um…

Mrs Harrington — And, are those things you're willing to do?

Mr Dagley — Oh, yes. Yes, I am, en' like I, I, want to bring this up to, the only reason that we discovered this fraudulent aspect here was due to the real-estate contract I had on it with Mr Flanagan, who agreed to be here with me today in my defense on some of this. Um, just 'cause we had a ten-thousand dollar contact on it ta' some people that wanted ta' move forward. I didn't know this was on this Board up here. I had, I'm clueless on it and that's…

Mrs Harrington — That happens…

Mr Dagley — And, that's, that's also my argument, so I'm sorry Mr Pete, Mr Edwards that I filed that sunshine law request, but those minutes weren't made available, I, when I went to the Clerk, you, I went downstairs. What, second floor or somethin' like that, and they had no, no, records of anything, so.

Mrs Harrington — Well, you understand now, what, we had a change of staff a while back and that's why…

Mr Dagley — Yeah…

Mrs Harrington — We got a little behind on what we were doing, but you understand that I think now. After…

Mr Dagley — Yeah, I'm just tryin', I'm tryin' to get caught up here.

Mrs Harrington — Um, I may have other questions, does anybody else have some questions? Mr Callihan?

Mr Callihan	I do, uh, does this structure still qualify as a Dangerous Building?
Mr Wicklund	You might, you might, share the, I don't think the Board has seen the email that I put together identifying each, uh, item that initially this property, this is reason, these are the reasons it was posted by the Building Department. Some of those have been taken care of as far as securing the, the, exterior of the structure, um, he's, I believe he has done that, but…
Mr Dagley	I have uh' three-hundred-thousand-dollar personal liability if somebody where to get injured on the property, right now as well.
Mr Wicklund	To answer your question…
Mr Callihan	Please…
Mr Wicklund	If, if, a property qualifies even one of the standards of a dangerous building it qualifies as a dangerous building, but you can see there's, there's, different levels. Some of the things have to do with the interior of the structure where it would be dangerous if somebody was tryin' to live in, there's nobody currently tryin' to live in it, I don't believe.
Mr Dagley	No.
Mr Wicklund	So…
Mr Callihan	So, that's a yes.
Mr Wicklund	It, it, does qualify.
Mr Callihan	Okay. And, there's still not a, uh, uh, notice on the, on the, structure? That it is a…
Mr Dagley	There…
Mr Callihan	Dangerous building.
Mr Dagley	There is no trespassing signs posted. I was informed from our last meeting, here that there's, you guy's have photo evidence of a actual physical sign that was placed on the property?
Mr Callihan	There was…
Mr Dagley	I'm assuming the guy I purchased this property from, I'm making this assumption that he probably removed it. I don't know what kind of sign you guys actually, is it metal one of them orange or yellow colored…
Mr Paul	It's just a placard that usually they try and put on the door.
Mr Dagley	So, it's not, it's not…
Mr Paul	It's not like a metal sign.
Mr Dagley	No.
Mr Paul	Actually, uh…

Mrs Harrington	They post it on the, on the, front of the house to declare it a dangerous building just…
Mr Dagley	See, and that, that's where I'm kinda' at with that sunshine law, there's no records for like me, the general public to have access to any of this on this property.
Mr Wicklund	Well, you can…
Mr Callihan	Just a general answer is public information.
Mr Wicklund	You can maybe, maybe, the City Clerk wasn't able to help you, but you, you, could have access to anything in our file. We can make copies, I mean, it's pretty thick.
Mr Dagley	Kay'. Well, I'm just feeling…
Mr Wicklund	There's photos
Mr Dagley	Like a headache…
Mr Wicklund	There's photos in there, um…
Mr Paul	And, if you wanna' come up, I mean, I, this…
Mrs Harrington	Come on up.
Mr Paul	This is what was posted itself.
Mr Dagley	Yeah, that was not there when I…
Mrs Harrington	Well, that's not unusual, let me, let me, just say that's not unusual.
Mr Paul	I mean, you can see that it's dated October, so I…
Mr Dagley	Can I get a copy of that?
Mr Paul	Sure.
Mr Dagley	Let me take a snap picture.
Mr Paul	Sure.
Mr Dagley	Yeah this, yeah, never seen that. So, is there anyway this could (Unable to transcribe, away from mic)
Mr Callihan	And this, Mr Dagley, this, this, property is for sale right now?
Mr Dagley	It's listed with Ryan Flannagan.
Mr Callihan	And, there's no, no…
Mr Dagley	No, when I bought…
Mr Callihan	Not one of these signs posted on there?
Mr Dagley	The property that sign was not there…

Mr Callihan	Kay'.
Mr Dagley	So, that's why I, I, handed, like I said, I have this notary fraud in the state of Missouri happening right here, I know, but, I'm just goin' back into the steps of this is where…
Mr Callihan	I'm interested in what we've got right now.
Mr Dagley	Yeah.
Mr Callihan	It's a Dangerous Building, there's not placard, no sign, that designates it as a Dangerous Building…
Mr Dagley	If we could get a copy of that I'd, Mr Wicklunds more than happy to go out there and post it and log his, uh, time stamp that you've done it, or whatever you do. I'm perfectly fine with that.
Mr Callihan	No.
Mrs Harrington	Mr, uh, Dagley, the last time I called you Mr Hartwell.
Mr Hartwell	That's okay. Um, I can take that, at any rate, Mr Dagley, I have a question. You have it listed currently, correct?
Mr Dagley	Yes.
Mr Hartwell	We just said.
Mr Dagley	Yeah, it's a contract with Keller Williams.
Mr Hartwell	Okay, say that again?
Mr Dagley	It's a contract with Keller Williams.
Mr Hartwell	So, it's under contract?
Mr Dagley	It was.
Mr Hartwell	It was, but it's…
Mr Dagley	Until…
Mr Hartwell	Still listed right now, correct?
Mr Dagley	Yes, until I learned of this.
Mr Hartwell	So, your plan is to what? Complete these items before you sell it, or you plan to sell it in the condition that it's in?
Mr Dagley	I had planned on sellin' it. But, I terminated on my end, a mutual release and I informed these buyers that it's in front of this Board.
Mr Hartwell	Mmkay'.
Mr Dagley	As a moral and ethical obligation.

Mr Hartwell	Absolutely, so as part of that moral and ethical obligation do you plan to complete the eight-line items that Mr Wicklund gave you before you sell it to another person?
Mr Dagley	Yeah, I don't see any problems with that, my concern is, needs starting all the, all this work or hiring this work out and then tomorrow or next month, you know, it's gone. 'Cause I'm already out, I'm, I've, already been through the ringer with this guy, I mean, and Great American Title, Tammy Jones, she can speak up for me. She's been very, very, very, helpful on this matter. So, and it's pretty legit you're more than welcome to look at this document.
Mr Hartwell	Oh, I, I, believe you that there's, there's, fraud out there I well, we see it, we see these houses shuffled constantly, um, you are just another person who is a victim of that unfortunately and it's, it's, a bad deal that you didn't have better advice before hand or that this was not made known to you. I'm sorry that, that's the case, but I just wanted to know primarily if it's your intention to fix the eight-line items provided to you…
Mr Dagley	Yes.
Mr Hartwell	By Mr Wicklund before it's sold.
Mr Dagley	Yes.
Mr Hartwell	Because, if it's not then that is, at least for me, then that's an issue.
Mr Dagley	Yes.
Mr Hartwell	As we move forward.
Mr Dagley	Yes. I will complete them.
Mr Hartwell	Thank you. And, also I will say that if you are actively working on this structure, I know you have had a lot going on this past month and that you came in on May 22nd ta' pull a permit for this and that, that, permit is predicated on that fact of we can decide to continue this today or if we decide to go ahead with the demolition hearing, uh, but if you're working on a property and your making measurable progress that we can see each month and you keep in contact with us were not gunna', were not gunna', rip your house down, but if you are rude, if you are, if you aren't working on it, if you don't show up, if you don't keep in contact with these guys then we would be much more inclined to take the house down.
Mr Paul	I was going to say for the record, we don't tear down houses for people being rude.
Mr Hartwell	No.
Mr Harrington	No.

Mr Hartwell	No, no, no, no, that's not, and I'd like ta', I'd like ta' say, I'd like ta' say, that, that's not what I meant. That, the, the point, the point of the matter is I was offended by you at the last meeting. I was extremely offended, I think he, I think it was offensive, the commentary and, um, it was not becoming a view as a citizen, it was not helping, helpful to us at all and I had one member of this Board who actually went so far to say that they thought that you had made an obscene gestures to us as you walked out of the room, so that's, that's, a problem to me.
Mr Dagley	No, that wasn't done, I heard laughing in the background so, but I'm not here to dispute in the past.
Mrs Harrington	Our normal process on this Board is that when there's a complaint made to the City or, um, or the staff notices, sees a property that appears to be a dangerous building, one of our inspectors goes out, looks at it, makes a determination, uh, posts the property if that's the, the, likely scenario and then brings it to us. And, it's our job to work with you, to get your property up to the standard that both the community and the neighborhood and the City expects it to be. And, that's our only option, that's our only option for being here, were all volunteers, we all live in this community and we volunteer here to, uh, do our part to see that our community stays, um, in a, in a, um, um, a good, in good condition. And, that the neighborhoods are safe and, um, friendly. So, when we receive this on our agenda it's our, it's our, obligation to make contact with you, the property owner and then we go forward and try and find ways to help you rectify the issues. So, that's all that we were doing…
Mr Dagley	Can…
Mrs Harrington	Last month and this month.
Mr Dagley	Can I make a suggestion?
Mrs Harrington	You can't hear me?
Mrs Ball	Not very well, I can here you from, but I don't here you the speakers.
Mrs Harrington	Okay, so, any rate, I just wanted to be clear that, that's what happened last month, that we came in not knowing your situation…
Mr Dagley	Yep.
Mrs Harrington	But, we know that this property, I think you would agree, is not, uh, up to…
Mr Dagley	I wouldn't personally live in it, no.
Mrs Harrington	Yeah, up to, you wouldn't live there…
Mr Dagley	No.

Mrs Harrington — Up to snuff. So, that, that's all that where here to do. We don't want to tear down your property…

Mr Dagley — I, I'm a paramedic in Tulsa, Pittsburg, I've been here as well. I've been in houses that, I guarantee you every, none of you have been in.

Mrs Harrington — Yeah.

Mr Dagley — With terrible sights and scenes and smells that, but this little place I see potential with some work put into it. I really do, and we have done some work on the interior. You can pull it up on realter.com, um, so, somethin' I would like ta' address before you guys let me go or vote or do your thing. Could make some kinda' info form for people that come up here that have no idea, no, that there clueless. 'Cause when you kinda' walk up in here you feel like you're in a court room.

Mrs Harrington — I have no batteries. Um, there isn't actually an info form…

Mr Dagley — And, that's…

Mrs Harrington — Because, let me tell you, every situation that appears on this agenda is a thousand percent different. I don't know how we would ever develop any kind of informational sheet that would cover everybody's situation. But, the best, well I think what our expectation is that when somebody receives a certified letter from the City maybe the first, well, maybe the first, uh, impulse would be not to attack or would be to come to the staff and say tell me what the issue is and then at that point when you understand where there coming from because again, our goal is not to just set up a situation where we can demolish houses, that is not productive for anybody and our, and it's an actual failure for us if we have to demolish a house. So, the approach is really important, um, and these guys everyday of their lives deal with the public and questions about what needs to be done.

Mr Dagley — I was in his office, I watched two elderly men come in…

Mrs Harrington — Right...

Mr Dagley — Complainin'…

Mrs Harrington — So, anyway, um, uh, the, the, the, short answer, the long answer, whatever is that we are here to help you get this house up to the, uh, level of habitability…

Mr Dagley — Yes.

Mrs Harrington — And, um, something that is, is, a profit for you possibly if that's your goal, whatever your goal is, we just wanna' make sure that, that's happening.

Mr Dagley — Yes.

Mrs Harrington — We don't want you to start it en' not finish it, those kinds of things, but I understand you don't want to start it until you know where you're at.

Mr Dagley	I'm very scared on my end right…
Mrs Harrington	Right.
Mr Dagley	Because of my current situation with the state and this notary fraud that I'm going through right now, so…
Mrs Harrington	Well, and again...
Mr Dagley	It's sketchy.
Mrs Harrington	I, I, understand that you're in a situation, but our situation is this home, this property needs to be brought up to, uh, standard. So, um, anybody else have any other questions or comments? Jeff, is there, Jordan?
Mr Paul	I'm going to jump in real quick and say that, um, you know, part of the problem in your case is that, um, unfortunately you where sold the property after it has been posted and, and, didn't receive those initial letters 'cause…
Mr Dagley	That's, that's, where my blood pressure went up the wall.
Mr Paul	Yeah, and I do think some of those initial letters…
Mr Wicklund	Just, just, a minute…
Mrs Ball	Jordan, can you just check for me and make sure that your batteries are working.
Mr Paul	It, it, shows me full.
Mrs Harrington	It's green.
Mr Wicklund	Your, your, really quiet. It's not picking your voice up.
Mr Paul	I, test, test, test…
Mr Callihan	Here.
Mrs Harrington	How about Ledford's?
Mr Paul	It shows me full.
Mrs Harrington	When's the budget going to be done? Can we get, I'll come to Council and…
Mr Paul	Okay, any better?
Mr Wicklund	No…
Mr Callihan	Wow.
Mr Paul	Oh, it's not on yet.
Mrs Ball	We might just have to pass mic's around.
Mrs Harrington	Yeah and off switch would, it's in the off position.

Mr Paul	Better?
Mr Wicklund	Yes.
Mrs Ball	Yes.
Mr Paul	Yeah, okay. Okay, So I was sayin' here is, um, I think one of the issues with the situation was you where one of the buyers who kinda' came in unfortunately after it had been posted and, you know, the person that owned it just didn't, didn't, notify you. Which, I would agree, if I sittin' there with my private practice hat on I would certainly be upset by that. Uh, and I would look at what my remedies where and…
Mr Dagley	And, I…
Mr Paul	I, I, certainly think your smart to consult with a lawyer about that, um, but I do think those initial letters that go out, they, they, don't give a blow by blow but they try and paint a big picture of the process. They try and point you to the ordinances that, that, we think are a concern and kind of generally encourage the owner to contact the City, so it may not be kind of an FAQ but, I do think especially that fist letter try's ta' paint a big picture of, of, what's goin' on and unfortunately it just doesn't look like you got that in this case.
Mr Dagley	No.
Mr Paul	That, that, was the only thing I wanted to add.
Mrs Harrington	Right.
Mr Dagley	That's, and that was, you know, I found it after comin' back in town after bein' out of town…
Mr Paul	Mhmm…
Mr Dagley	Posted on the front of the house. So, um…
Mr Wicklund	I, I, have a quick question. Uh, so, if there's a possibility of a fraud case…
Mr Dagley	That's, that worries me.
Mr Wicklund	Is this something that, and maybe this is a question for the City Attorney, but is this something where at the end of that, depending on how it turns out, Mr Dagley may not even be the owner? And, it would revert back to the original owner and he'd be compensated for his…
Mr Dagley	He is deceased…
Mr Wicklund	Okay.
Mr Dagley	And, I have, the notary fraud, which, I have, I have, I filed a claim with the state of Missouri Department of, whatever, commission notary, to many names, um, a claim on that and they are actively digging' into this. Its…

Mr Wicklund	So…
Mr Dagley	I mean, I've got it right here…
Mr Wicklund	I guess what I'm…
Mr Dagley	It's very obvious…
Mr Wicklund	I'm willing, as, as, the building official, I'm willing to issue you a permit to make all the repairs. Are you willing to move forward with makin' those repairs not knowing how that...
Mr Dagley	I am…
Mr Wicklund	May turn out…
Mr Dagley	'Cause I'm, I'm, confident with…
Mr Wicklund	Okay…
Mr Dagley	Uh, Great American Title…
Mr Wicklund	Okay…
Mr Dagley	Tammy Jones, and then the state with the claim I've got filed on this guy.
Mr Paul	'Cause, I, I, have talked with her a couple times and she said that the title was messy in this case, but…
Mr Dagley	Yes…
Mr Paul	Ultimately, she thought you where the owner…
Mr Dagley	Yes…
Mr Paul	So, I, I, feel…
Mr Dagley	Yes…
Mr Paul	Like if…
Mr Dagley	And, I spoke with her assistant yesterday, Brittany at…
Mr Paul	Mhmm.
Mr Dagley	Their office and she's still workin' on it, so, and that goes back from this guy that's, you know…
Mr Paul	Mhmm…
Mr Dagley	It's been a nightmare…
Mr Paul	If they feel like you've got good title, um…
Mr Dagley	Yeah…
Mr Paul	That's generally a good sign…

Mr Dagley	Yeah…
Mr Paul	A title company is, are picky to say the least sometimes.
Mr Dagley	Well, that's a good thing.
Mr Paul	Yeah, yeah.
Mr Dagley	It is, so, um…
Mrs Harrington	Um, I will say I would be, I, I'm delighted that there, it's possibly, uh, uh, somebody that's going to look at, um, this not happening again. We see it very often, I hate to say, we have folks come in that have purchased a property…
Mr Dagley	I was tied up after the tornado, after I lost my house because of some scammers out of Texas.
Mr Harrington	Yeah, but what I wanted to say was, uh, we do have property owners, people that buy these properties for a little bit of nothing and then resell them, uh, without, um, notifying the buyer that they on our list. And, that, that, happens to us frequently, um, where familiar with some of the, the, folks that have, have, bad acts in the past…
Mr Dagley	And, that's why I mailed this off to the…
Mrs Harrington	Your situation, your situation, is familiar to us, um, but the bottom line is that where here to get this property either demolished or fixed and, I, what where looking for is reassurance from you that, that…
Mr Dagley	It will be fixed.
Mrs Harrington	You are going to create a schedule and complete the work that Mr Wicklund has, uh, outlined.
Mr Dagley	That's…
Mrs Harrington	And, that's all I need.
Mr Dagley	That is why I went ahead and got, ordered the windows, so I could have the windows secured, take the boards off, that's gunna' change, you know, that's pretty, that's a big push there. And, then the front door and then we had talked about the back which appears to be an add on kinda', a closed in porch type thing. So, I'd be somethin', that'd be my biggest…
Mrs Harrington	Yeah…
Mr Dagley	Thing there…
Mrs Harrington	Okay, well I'm, I think I'm satisfied. Anybody else have any other questions? Mr Callihan, do you have anything else?
Mr Callihan	I'd prefer not to.

Mrs Harrington	Kay', Mr Hartwell.
Mr Hartwell	Madam Chair, I make a motion that item number 2857 at 819 Murphy Ave. be continued until our June 28th meeting for a Progress Report and Demolition Hearing.
Mr Wilson	Second.
Mrs Harrington	**I have a motion by Mr Hartwell, second by Mr Wilson that item number 2857 at 819 Murphy Ave. be continued until June 28th for a Progress Report or Demolition Hearing. All in favor "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Opposed (none)Um, Motion carries.**
Mrs Harrington	So, we'll see you back on the 28th of June. Give us a little Progress Report on what you've done…
Mr Dagley	9 a.m.?
Mrs Harrington	Pardon me?
Mr Dagley	9 a.m.?
Mrs Harrington	Yes, yeah. And, you should receive a notice of that meeting again.
Mr Dagley	Will you post your sign out front on the…
Mr Wicklund	Yes...
Mr Dagley	Front…
Mr Wicklund	And, I will extend that permit, the window permit today for another thirty days…
Mr Dagley	For thirty-days…
Mr Harrington	Thirty-days.
Mr Wicklund	Um, once you get to making the rest of the repairs…
Mr Paul	Tack it on…
Mr Dagley	A lot of the mechanical type stuff…
Mr Wicklund	Some of those things done require permits, but there, there, very important thing and then other ones you would need to pull additional permits.
Mr Dagley	Kay', well I got your info and…
Mr Wicklund	Right, kay'.
Mr Dagley	Thank you.
Mrs Harrington	Thank you.
Mr Oliver	Nathan, um, you're at P.O. Box 4351, correct?

Mr Dagley	Correct.
Mr Oliver	Alright, just to let you know it was not signed for, it was returned to me, so…
Mr Dagley	You keep it?
Mr Oliver	I keep it, I just, so if he…
Mr Dagley	P.O. Box…
Mr Oliver	Just wanted to make sure I had it right.
ITEM #2860	**1201 S. Byers.** **OWNER: Joplin Flying Associates Inc.** **ADDRESS: P.O. Box 1744 Joplin Mo. 64802** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the April 26, 2019 meeting for a "Demolition Hearing" And Progress Report (FOURTH TIME BEFORE THE BOARD)**
Mrs Harrington	Okay, good morning Mr Wiggins.
Mr Wiggins	How are you all today?
Mrs Harrington	Were great, how are you?
Mr Wiggins	Well, wet, but…
Mrs Harrington	Good day for this…
Mr Wiggins	Yeah, uh, representing 1201 Byers, Joplin Flying Associates, uh, uh, our prospective buyers have asked for another sixty-days exchanging. I did have the building department see who the other area was they where trying to buy grounds from, uh, it may take more than sixty, these are very difficult people to work with that own that ground up there, um, uh, I know they want to sell it, but they are not real easy to get along with, uh, I think the last time which we where not really involved with at that time took a couple years to get it straightened out between the railroad and them. But, on that part there.
Mrs Harrington	Mhmm.
Mr Wiggins	But, never the less they are moving forward on it, uh, weather this last month wasn't great, we did get quite a bit of stuff done, we probably got the, I would say, even though it looks like where father along than what we are on that building that we took down in-between there and removed it, where probably six percent done with that part of the clean up job. All of the outstanding stuff that had been around our building, like I told you last month had been removed and, um, we have not had one day that we been able to burn anything up there. It's either been to wet or to windy to

so any of that part of the burning process, but we are continuing to move parts off. Where down to, I probably removed, I think I removed five of the cars, I've got four left on there, two of which will actually eventually go to the scrap yard, there's not much on those that we can really use. The other two are, uh, uh, classic cars that we will probably move and, uh, or sell with some of the other pieces that in the other building. We got, uh, multiple, multiple, cars inside the building that are secured that, uh, will go along with that sale when we sell those others there. But, we are continuing to move with the other parts off, uh, again, it, it, looks, if you drive by it, it looks fairly clean, but there's a lot of big pipe and other stuff were needing to cut up before we can actually finish up the getting that slab cleaned up for, uh, either rebuilding our parking or storage. But, that's where were at right now.

Mrs Harrington — Kay', um, this, these pictures that we have Jeff, I assume that they were where taken recently as there is standing water, indicative of our…

Mr Oliver — There close to two weeks old.

Mrs Harrington — Okay, yeah, yeah. Anybody have any questions for Mr Wiggins? Uh, this sixty-day extension from these folks that your dealing with…

Mr Wiggins — Actually, it's, they asked for a sixty-day, this other one will run out here in about four-days and they are lookin' for sixty-days on top of that, yes ma'am. Um, if not push the other people that approached this because I figured if he'll let, they spent quite a bit of money doing survey work and all this and I just don't think that's the way to go about it until these people have decided whether to put their project together, it's just a matter of common courtesy, I believe, you know.

Mrs Harrington — Uh, would you say that their decision is based on the acquisition of this additional property?

Mr Wiggins — They don't tell me jack squat, okay? They are very, very, very, close mouth, uh, I know the project is, uh, an important project for them, okay? Um, they had, looking at the materials there, they are looking at their overall cleanup cost, which are significant, okay? Um, I, I, don't know, but I know that it is, uh, the location pretty critical for them. I can almost read that through, not that they've told me that. I think I basically know what they, what they want to use the property for, but, um, they've not told me that, okay?

Mrs Harrington — I don't suppose your working with any other, um, representatives of the City or the Chamber or anybody to, uh, help to, uh, approach them with the positive nature of our community, our area, to establish their business here, are you…

Mr Wiggins — Um, this company is huge, okay? Um, I don't know that we could do, I think when they make up their mind, they're just gunna' make up their mind.

Mrs Harrington	Uh-huh.
Mr Wiggins	Um, um…
Mrs Harrington	Well, I know they do a lot of economic development, uh, to, I know the economic development effort here…
Mr Wiggins	Yeah, I, I…
Mrs Harrington	Usually involves educating those possibly purchasers with…
Mr Wiggins	Yeah, I, uh, um, it's not the cost of our property, okay. I mean, I've priced it very reasonably…
Mrs Harrington	Exactly, that's what I'm saying…
Mr Wiggins	Yeah, yeah…
Mrs Harrington	Cost, it's what they will find when they get here, and the professionals are setup to make those, uh, uh, qualities more evident…
Mr Wiggins	Yeah.
Mrs Harrington	I was just curious if you've done anything about getting some help to sell them on our area.
Mr Wiggins	Yeah.
Mrs Harrington	Not necessarily your property, but the Joplin area.
Mr Wiggins	Right, yeah. Uh, the cleanup cost are many, many, many, times more than what the property where selling them…
Mrs Harrington	Yeah…
Mr Wiggins	You know, so, uh, uh, uh, like I said their…
Mrs Harrington	Anybody have any questions? Mr Callihan.
Mr Callihan	I just, I, again, thanks Mr Wiggins for coming in. Um, I drove by and I don't doubt that you've done some work, but quite honestly, it's hard to see anything past what you see. That is, there's debris, there's, there's tires, there's walls that are collapsing and we just…
Mr Wiggins	I, I'm, sorry, I'm having an extremely difficult time hearing you, I…
Mr Callihan	Do you have your hearing-aid in?
Mr Wiggins	The rest of it, I'm having a hard time on you…
Mrs Ball	Bryan, can you hear him?
Mr Wicklund	No, I don't, I don't, think the mic is picking you up either…
Mr Callihan	Wow.
Mrs Harrington	Wow.

Mr Callihan	How's that?
Mr Wicklund	Yes.
Mrs Ball	Much better.
Mr Callihan	Okay, um, thanks for coming in, but I've driven by, we probably several people driven by, it's just this ongoing effort to sell the property, where overlooking the fact of, of, of, this eye sore continuing, um…
Mrs Harrington	Mr Callihan, I don't think he's hearing you, you, you, maybe speak a little louder…
Mr Callihan	Can everybody else hear me?
Mr Paul	We can hear you, but…
Mrs Harrington	But, we don't have hearing-aids.
Mr Callihan	Kay'.
Mrs Harrington	Shout.
Mr Callihan	Um, well, I, I, I'm sorry that you can't hear me, um…
Mr Wiggins	I can hear you better now…
Mr Callihan	Okay, it's just that we keep revolving this, this, effort to, uh, revolving around this effort to sell the property and where not fixing the property. It, it, continues to be an eye sore…
Mr Wiggins	Well, number one, I've secured the building, number two, I've cleaned up all the stuff around it, number three, it's an industrial site. We'll start cleaning brick and sellin' those as we do it because that's part of what we did down at the industrial site that we had down there on cleaning and selling brick, um, uh, were cleaning up everything that we have and if we have to go back in the building we can't get it sold then we'll just have to do the repair on the building and do it. But, were not goin' to, don't have the funds to go ahead a build a building and then they probably want to tear it down and they just secured, um, about our equipment in there we'll sell it if we sell the property.
Mr Callihan	I, I, drove by, there's, there's tires, there's debris everywhere, walls have collapsed, um, I just have a hard time continuing this, uh, with, with, no clear plan in site, it's extend, extend, extend, and the neighborhood suffers. I don't, I don't, have a good fix for it, it's just, I don't think that passing it on down to the, you know, the next thirty-days, next sixty-days is doin' the, the, neighborhood, the community any good. I'd like to see somethin' more definitive.
Mr Wiggins	Uh, I'm sorry, I'm still, can somebody repeat it that's got a better mic?

Mr Callihan — Uh, yeah, I, I've seen other commercial properties that, uh, for some reason has exemptions on it that, uh, they don't even mow their property, uh, I, I, I, will agree that, you know, by it being a commercial that, um, it puts it in a little bit of a different category, uh, rather than a residential property, but, uh…

Mr Paul — Is that correct?

Mr Callihan — Uh…

Mr Paul — Kay'.

Mr Callihan — Okay, this, I'm just not sure what to do. I don't have a plan other than what I see is, it just keeps continuing and continuing and continuing and I'm not sayin' work has not been completed, it's just…

Mr Wiggins — Well, there's alotta' work down there to be down…

Mr Callihan — Oh, there is, there is, it's just…

Mr Wiggins — We, we've, uh, we've hauled off, uh, uh, lots of cars and lots of stuff off of that if you, whether you where able to see the current stuff we got done there or not.

Mr Oliver — Right up here…

Mr Wiggins — Oh, okay, yeah, better, okay.

Mr Callihan — I, I, went by yesterday, day before, and…

Mr Wiggins — Let me, let me see your picture.

Mr Callihan — I took photos and believe me, I've done work before where I've worked, worked very hard in projects like this where at the end of the day you can't tell you've done anything…

Mr Wiggins — Well...

Mr Callihan — And, that's what's…

Mr Wiggins — What your looking at right there, we have not, we have tried to keep that closed off, so they can't get in ta' lout at that point there. Um, where we primarily worked is on the main part of that building that comes from there on out and makin' sure all the other stuff is secure, okay? Um, can we get that base slab there cleaned up, then were going to build a stutter wall across that and remove that stone work there, that brick. Uh, there's one, there's two cars there that have got to be moved before we can bring or do much to that part of that building there. And, I've just put that off 'cause there's limited time and limited weather, limited money.

Mr Callihan — I understand.

Mr Wiggins — Everything in that part there, but um, we left purposely in, uh, in fact, uh, uh, we'll stack a little more steel work out there to make sure people can't

get in there, but those cars in there won't be able to be moved until we open that up and close that end in. And, uh, eventually we'll, if we don't get in it sold, we'll be building a stud wall in there and then that one corner of that building, the pearling's are good on that we'll just have to, we'll just put a stud wall with all the pull back in it and tie that in to close that building off eventually, okay? That's where we got our lift and our (unable to transcribe) and all of that stuff is all in that building there.

Mr Callihan — I, I, understand. It's just every time I go out there I keep hopin' for somethin' better and once again disappointed.

Mr Wiggins — Well, we've hauled a lot of that, honestly we did, this last month we probably didn't get ten days workin', honest, it just wasn't available, you know, and, um, it's either raining wet or windy and I'm burn today, you know, on that part there and, uh, uh, hopefully we can get out of this spring raining weather and get to where we can do more.

Mr Callihan — Please let me know when that happens.

Mr Wiggins — But, but, anyway, that's approval, where were at, you know that part there, um, we um, uh, uh, uh, we need to find another day that they are going to haul more tires off 'cause we just keep getting' dumped with people's tires.

Mr Callihan — Yeah.

Mr Wiggins — And, I don't know whether there is another City dump day to get rid of tires or not comin' up.

Mr Callihan — Uh, not for, not for, a while. Um, they had one this…

Mr Wiggins — This fall you think or do you not?

Mr Callihan — I don't know, um, I can check, you can check with Maryann Phillips, um, um, she kind of over see's that with City of Joplin, um, she's my next-door neighbor.

Mr Wiggins — Is she down on the next floor down?

Mr Callihan — Uh, actually, she, you can just call ext. 501 and, and, check with her. She offices out by the recycling center.

Mr Wiggins — Okay.

Mr Callihan — Um, but, um, I appreciate what you're tryin' to do, it's just, it seems like it goes on and on and on 'en that's says it's just perplexing for you as it is for us.

Mr Wiggins — Yeah, I realize that.

Mr Callihan — Kay'.

Mr Wiggins — And, the, um, we put little trespassing signs on it to keep them down.

Mr Callihan	Yeah, that worked well.
Mr Wiggins	Yeah, well…
Mr Callihan	I understand that I've, I've, put up signs too.
Mr Wiggins	I, the other day, we came in and moved a corvette out of their…
Mrs Harrington	Oh, no.
Mr Wiggins	And, left a, left a, van down there while we went to the corvette and the, really professionals tried to steal it about a six thousand pound, six-thousand dollar, uh, break out of the building while we were gone. We were going out…
Mr Callihan	That's kind of the good thing is you have to drive back in there to see, if it where at 7th and Main we probably wouldn't be havin' this talk.
Mr Wiggins	Yeah.
Mr Callihan	Kay'.
Mr Wiggins	Kay'.
Mr Callihan	Thank you.
Mr Wiggins	Appreciate it.
Mrs Harrington	Do we have any other questions er' comments before we go to far with it?
Mr Paul	Um, just what I mentioned to ya', um, I don't have this one worked up today. I can have it prepared for you next time. I, I, think another piece going forward, we probably want to do, is probably have the Building Department kind of some options on what repair and demolition look like because it's going to be expensive how you cut it.
Mr Callihan	Yes.
Mr Paul	In fact, the board probably wants to see what those options look like and what the cost associated with them are. We can try and get that stuff together by the next meeting, do you think that's reasonable?
Mr Wicklund	Yes.
Mr Harrington	I…
Mr Paul	Wearing me out…
Mr Oliver	Ten days…
Mr Harrington	Yeah, yeah, well and as I'm understanding it, when I look at this areal view that we have on our screens, it's the, the, white and gray center section where the fire was that is the biggest issue with this. As, along with the condition of the property, but honestly that's not our purview, that's the other Code Enforcement Officer. But, that is the building that is

dangerous, that's the part, portion of this property that is, uh, actually the reason it's on our agenda, and, um, you know, the demo on that part is certain one way or the other because its irreparable from what I'm understanding.

Mr Paul — That's....

Mrs Harrington — Uh, from, probably irreparable, that's not written in stone, but, um, but I, I, think that maybe it is a good idea for us to look at what those options are and lay that out a little bit on paper so that Mr Wiggins can, um, uh, see what our concerns are in a more solid way.

Mr Paul — And, if it's hard to sell now, it will be much harder to sell with a six figure lean against it.

Mr Wiggins — I'm sorry, I couldn't hear that.

Mr Paul — You where talkin' about how hard it is to sell right now and, I'm yelling, I'm yelling, and it's not working. Sorry sir, I, I, was just adding that...

Mr Wiggins — Okay, alright...

Mr Paul — As the Board looks at these repair and demo options, seriously it sounds like at the next meeting, I know you've had difficulty selling it and it, it, will be much harder to sell if, if, the Board has to fix it because then there will be a, probably at least a six figure lean against it.

Mrs Harrington — Yeah.

Mr Wiggins — Well, uh, yes, um, the, um, you do know that we had an engineer come out 'en structurally the main part of that we'll probably go ahead use 'cause we've, we've, looked at both of it on the structural engineering side of it and if we don't sell well probably just have to eventually have to repair it, okay? Um...

Mr Paul — Are you talkin' about the whole thing or are you talkin' about where the fire was?

Mr Wiggins — The whole thing, okay, um...

Mr Paul — So, your engineer says that the fire portion is still structurally sound?

Mr Wiggins — Oh, yes. Yeah, yeah, yeah.

Mr Paul — Is that something we can get a copy of or anybody here seen?

Mr Wicklund — I do not believe we have that...

Mr Paul — Is that something that you could get for us?

Mr Wiggins — Uh, I'll have, Ron Jones is, well I've debt with them for years. If that would be helpful I could get him to write a letter.

Mr Paul — I, I, think that's probably something y'all would want to see.

Mrs Harrington	Yes.
Mr Paul	Yes, please.
Mrs Harrington	Yes.
Mr Paul	Okay.
Mr Wiggins	I'll, I'll, get, I'll, I'll, get Ron ta', ta', write a letter. Yeah, we went out and looked at it and looked at the different options we have, one would be to build a, take the part that has the roof on it now that, where the fire was which is about twenty percent of that building…
Mr Paul	Mhmm.
Mr Wiggins	One way we may just wall off that and just have that for open storage, closed storage are, um, the other one was to go ahead and replace some of those about three or four main beams that are in that little section and go ahead and close it in and put the whole thing on it.
Mr Paul	Where there any cost estimates with those they provided?
Mr Wiggins	What sir?
Mr Paul	Did they provide any cost estimates with those?
Mr Wiggins	No, no, we've been builders for forty-years, you know…
Mr Paul	Okay.
Mr Wiggins	That part I pretty well know about, you know…
Mr Paul	Okay.
Mr Wiggins	But, um, I'll get him ta' get a letter.
Mr Paul	That, and if you could do that before, as soon as you can before our next meeting that, that, would be great. I think Mr Hartwell's got a question.
Mr Hartwell	Mr Wiggins, I have a quick question for you, there are, I think the concern of Mr Callihan and other members of the Board is the fact that is debris scattered throughout the front of the building, right? There is a lot of trash and tires and there's a pad, there's a variety of things and I know you've been a builder for a long time and you know a lot about this, probably a lot more than I do, but is there anyway you could bring a dumpster or something in to the front of the building to clean it up? I think that would go a long way with a lot of members of the Board and we'd be happy to give you an extension. It's not a good, in my, in my, opinion as one member of the Board, it's not a good idea to start, it would be very costly and a conflict to you for us to tear the structure down, or even portions of the structure down. But, I think in the best interest of you working with us and us working with you as we have on difficult projects like this, we've worked on the old Freeman Building for a long time and we've worked on

the houseman building and we've worked on a variety that's different buildings for quite some time and I trust in you, I know that you're an honest person and I thank you for always coming and talking to us. But, we need go on with work and continuing this and giving you the time, you need to be successful and your business ventures if you could as a contractor and who's built in the past clean this front area up, to either bring a dumpster in or something to that effect. Because, I know people dump over there a lot, but I do think that, that would be a good middle point for all of us to meet together and that would be something that would satisfy me, and I think that would be a step in the right direction for these other members.

Mr Wiggins — Now what, what, are you calling the front area?

Mr Hartwell — Well, I would call that, how, I'm trying to think of how to describe it. I have a photo here, sir.

Mr Wiggins — Right in here?

Mr Hartwell — Yeah, the pad and this area through here. I would say has the most trash and debris…

Mr Wiggins — I agree. In fact, that's where were gonna' try and do our burning and cleaning up. There is some other area right as adjacent ta' off this pad…

Mr Hartwell — Yes.

Mr Wiggins — That's got some wood and stuff there, we wantin' to tear that down and burn that wood up there that we've got right where that makes that a clean, a clean cut and we've cut down, I don't know how it was, we've cut down some intruding beams that rotted here as close as we, we, could, but we still gotta' cut about six foot out from the building with a cuttin' board chain while where there.

Mr Oliver — I think, I think, point…

Mr Hartwell — The…

Mr Oliver — The point is, the point is, they would to see you hire a dozer, have them come in for a day or two and clean it up. That's what needs to happen.

Mr Wiggins — Well, we were, we were, probably get a, um, actually a lot of it's got to be pulled out, we really gonna' get that close, were just really get a skid load with a grapple on it and pull that stuff out of there.

Mr Hartwell — That's what, that's what, I'm asking for. And, I think that would go a long way and we could work together in partnership to make sure that this property is can be usable for a future business owner and a business that we want to come to Joplin, but also we wanna', we want these folks here who are in this neighborhood, general vicinity to also be safe and we also don't want this to be a place for the homeless. Which this is a high traffic are for those people….

Mr Wiggins	Yeah…
Mr Hartwell	To be hanging out.
Mr Wiggins	Yeah, um, we cleaned that. The main thing is that I have to have a drawing up that I can pull it out, clean it up and burn it and I'm caught between a hill and high water.
Mr Hartwell	Right. And, I emphasize on high water…
Mr Wiggins	But, but, no, that, that's what, well actually it was a skid load of gravel because we could reach in there and grab that, it's so close to that foundation wall that stuff and we need to get on that slab to get a lot of that stuff off. Once we get the rest of it, I agree, that's where we will concentrate on it, uh, in that area there to where it looks better. I appreciate that.
Mr Hartwell	Thank you, yes. We've, and I know it's been with us for four months now but, um, it's middle of May, I, I, hope that this rain will subside and by June I think that you with you expertise, I think you could certainly handle that.
Mr Wiggins	Yeah…
Mr Hartwell	Thank you sir, sir, when you come back if we could be working towards that, if that could be complete.
Mr Wiggins	But, that is what we actually, this area here and that slab gettin' it cleaned up, I would say we got most of that stuff, great deal off of that slab. We got two more cars to haul off eventually and the other two…
Mrs Harrington	Okay…
Mr Wiggins	Are, are, classics, you know.
Mrs Harrington	Well…
Mr Hartwell	Okay.
Mrs Harrington	Alright, well, I'm gonna call a motion at this point.
Mr Hartwell	Thank you. Madam Chair, I make a motion that item number 2860 at 1201 S. Byers be continued for a Progress Report and Demolition Hearing until the June 28th meeting.
Mr Callihan	Second.
Mrs Harrington	**I have a motion by Mr Hartwell, uh, second by Mr Callihan that item number 2860 at 1201 S. Byers be continued until June 28th for a Progress Report and Demolition Hearing. All in favor "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Opposed (none)Motion carries. Thank you Mr Wiggins.**
Mr Wiggins	That was extension 501?

Mr Callihan	Yes sir, yes sir.
ITEM #2870	**812 S. Connor Ave.** **OWNER: Amy Hatcher** **ADDRESS: 812 S. Connor Ave. Joplin MO. 64801** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the April 26, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)**
Mrs Harrington	Al-rightly, good morning.
Mrs Hatcher	Morning.
Mrs Harrington	Thank you for coming.
Mrs Hatcher	Amy Hatcher.
Mrs Harrington	Amy Hatcher.
Mrs Hatcher	Yes, ma'am. I, I, apologize for missing the first meeting on the 26th about the 812 Connor property.
Mrs Harrington	812, Okay, hold on a second…
Mrs Hatcher	It's, uh, file number 2870, ma'am. I'm sorry.
Mrs Harrington	Right.
Mrs Hatcher	I'm a little nervous I never had a home before, my father passed away and I inherited the properties, two of them. And, um, there was a fire at the 812 property and it has been a nightmare, I want to tell you. That's why I am so glad to know that you are here to help me because I certainly can use the help. I promise you.
Mrs Harrington	Okay, um, alright, this was on here last, alright so what, what, are you planning to do with this property?
Mrs Hatcher	Well, ma'am I have a few questions 'cause I'm not clear on some information I was given. I believe, uh, this gentleman came out to the property and actually walked around with one of the kids that has been cleaning up. They will not listen to me, they will not stay out of the house, it is a dangerous property and I would mind for y'all to level it, to be quite honest. But, my father had stored many things in the building in the back and inside the house, so if I could get an extension of thirty-days to continue to move that stuff over and I'm trying to contact like, uh, the Red Cross or whoever might help me get a roll away dumpster. I just don't know what to do with the garbage, so much garbage and thee is so many, I had people come out that broke into the shed and claimed that they had been hired by the City to demo the house. Which is obviously not true 'cause you hadn't made that decision.

Mrs Harrington	Right.
Mrs Hatcher	They were pilfering, this has been ongoing ma'am, I cannot tell you the nightmare, I am at my wits end. So, I'm sorry, I wouldn't mind for you to demo it, I may have been mis-informed there might, somebody told me that there is a fee of twenty-five dollars, that seems like so not right in my mind, but I'm willing to work with the City to make it safe so people can stop putting themselves in jeopardy where I would be liable, 'cause I simply can't afford it.
Mrs Harrington	Okay, it sounds like, um, your recognizing that…
Mrs Hatcher	Oh, yes.
Mrs Harrington	You don't want to rehab it, you don't wanna fix it…
Mrs Hatcher	Well, I, it's not that, I just couldn't afford it and I'm afraid that somebody is gonna' get hurt before I had the opportunity. I would sell it, I had someone offer me money just for the property itself, he says that he is a master carpenter. But, to be honest with you some of the people that I have dealt with on that block, unfortunately they don't tell the truth…
Mrs Harrington	Yeah.
Mrs Hatcher	And, it, it's, been very hard for me because I help people, I try. Uh, when I moved here a year ago I noticed that a lot of people are homeless, and the winters are very cold, so, there where people in that property. That's why it caught fire, but they where doing things they shouldn't have been doing, it, it's just, I'm sorry it's a mess and, uh, I have a good heart, but to soft and it's just out of control. I, I, don't know what to do. I can't keep them out, they won't listen, they are like unruly children honestly.
Mrs Harrington	Okay, you're actively moving all of the possessions out of it.
Mrs Hatcher	Yeah, to the other property on the corner. Which, they keep breaking into, they've stolen my car last week, I mean it's…
Mrs Harrington	I think, um, Mr Oliver, I think, I believe we have a waiver that if, if, you want it demolished that we can let, let, me have Mr Oliver explain to you what we can do.
Mrs Hatcher	Okay.
Mr Paul	Well, and kinda the way that would work is if your okay with the City demolishing the house you're right, it's not twenty-five dollars…
Mrs Hatcher	Okay.
Mr Paul	But, basically it goes out for bid and I don't know if you guys can eyeball this property, um, less than ten grand.
Mrs Hatcher	Oh…

Mrs Harrington — It's okay.

Mr Paul — And, so, basically that's, that's, not something that you are, you are personally reasonable for, but it attaches as a lean against the property.

Mrs Hatcher — Right, I understand.

Mr Paul — And, so, whenever it is sold that has to come out of the proceeds.

Mrs Hatcher — Right.

Mr Paul — And, and, that's kind of the way a lot of folks who inherit property or somehow come into property that are problematic they say okay fine tear it down, get rid of it my personal liability. 'Cause you are right, if you are the owner here and someone gets hurt it's possible someone could come after you.

Mrs Hatcher — Right, I have to go file a Police reports on my car and the theft of my bank account since this has been more than one occasion in the last four months with, it's awful. Anyway, I've had a few ideas for the property, if we had leveled the house I'm, I'm, feel inclined to maybe start a community garden place where people can come and relax, like a playground for the children, I don't know if that would plan out. I'm awfully busy with the other place, uh, because this needs a lot of work as well, so, uh, in selling that 812 property I would want to invest the proceeds into my 802 property.

Mr Paul — Mhmm…

Mrs Hatcher — Where we currently live. I don't think it's going to bring enough to cover the demo and allow for repairs on the other house, you see what I'm saying?

Mr Paul — Mhmm.

Mrs Hatcher — Um, in fact there is a lot of useful lumber on the 812 still despite the, uh, fire that I can bring over and I can utilize for repairs on the 802 property, so it will reduce maybe the amount of demolition that would have to be done at the end of thirty-days, you understand what I'm saying? Because, a lot of it is going to be down already, uh, so that I can use it at the other house, I just, I just, wanted to do it right. I care very much about the block, um, I came every green season as I call it to mow the lawns for my daddy before he passed away. So, I'm familiar with the neighbors, um, I just wasn't involved as I became, once I started living here and, um, I just I'm so overwhelmed.

Mr Paul — Do, do, you think you can get everything you want from the property off within the next thirty-days or so?

Mrs Hatcher — I think we will make a very big dent in it. Also, I would like to address the house between my two properties has not had residence since 2010, my father did try to purchase the property from that owner, they wanted an

	awful lot of money for it, um, over the last year I made an agreement they've come out once, uh, last season to mow and I told them we would take care of that so that they didn't have to come and do that, but I really don't know what their intention is, um, I've got some kids actually that stay back in the garage to monitor that house. I try to keep people out of there as well. Um, I would love to talk to the owners of that property again and see if there is something that we can work out, maybe work together so that we can consolidate this whole, what I'm calling a mess at this point on these three properties…
Mrs Harrington	Sure.
Mrs Hatcher	I just kinda' came into it blind, you know, inheriting it like I did. My sister wanted no part of it.
Mrs Harrington	Okay, well here, um, uh, does anybody have any questions for Amy? Mr Oliver…
Mr Oliver	Amy, would you be willing to sign a consent form to allow the City to demolish the property?
Mrs Hatcher	Yes sir, if, um, you will work with me to allow me to get, you know, what I need off that property moved over to the other place and, and, maybe let's figure out something useful….
Mr Oliver	Sure.
Mrs Hatcher	Because, there is a lot of homeless people. I have helped a lot of people, but it just seems like in vein sometimes. You know…
Mrs Oliver	Back, back, back, to the consent form ma'am…
Mrs Hatcher	Well, yes…
Mr Oliver	Um, if you are willing to…
Mrs Hatcher	Yes, yes.
Mr Oliver	Sign that…
Mrs Hatcher	Yes sir, absolutely…
Mr Oliver	Um, it will take me a few weeks to get it advertised to, so that's a, you know, getting', the bids for it…
Mrs Hatcher	Right.
Mr Oliver	And, it will take another couple weeks probably to go to council for approval for the funds to demolish it…
Mrs Hatcher	Okay.

Mr Oliver	And, then it will take another couple weeks for a demo contractor to get to it. So, you, you know, you probably have four to six weeks to get anything out of it you want.
Mrs Hatcher	Okay.
Mr Oliver	I can have that form ready for you this afternoon.
Mrs Hatcher	Okay. Yes, that's no problem, I'm willing to work with the City…
Mrs Harrington	Perfect.
Mrs Hatcher	Yes sir, because I am concerned overall for the safety…
Mr Oliver	Okay.
Mrs Hatcher	Of the people that just refuse to be safe.
Mr Oliver	Alright, would you be willing to return to City Hall here in about an hour, hour en' a half and come down to the fourth floor?
Mrs Hatcher	I, I, think I would be able to do that. Um, I can't guarantee exactly an hour, I'm sorta' riding a bike.
Mr Oliver	Okay.
Mrs Hatcher	'Cause of the car, but I've got to go to the Police Department, so I should be pretty close by actually.
Mr Oliver	Alright, do you want to set a time this afternoon then…
Mrs Hatcher	Um…
Mr Oliver	That might work out better for ya…
Mrs Hatcher	Yeah, we'll just, we'll just, whatever you think will work for you. I'm leaving here to go file a Police Report, I can probably be back in what did you say? An hour?
Mr Oliver	Yeah.
Mrs Hatcher	Yeah, and then I'd be glad to discuss it further, but I did have someone, like I said, offer to pay for the lot. He said, he's a master carpenter…
Mrs Harrington	Mmkay'.
Mrs Hatcher	I didn't see him today, so I don't know about buyers or anything like that.
Mrs Harrington	Well, once, once, it's demolished you may have more luck selling the property. So…
Mrs Hatcher	Right.
Mrs Harrington	Let us help you with that. Come back and visit with Mr Oliver and we'll go ahead and finish our business on it right now.

Mrs Hatcher	I'm also concerned about sanitation, that basement is flooded, and they have thrown, I mean, it's, it's, a mosquito nest for sure…
Mrs Harrington	Yeah.
Mrs Hatcher	And, there's all kinds of grossness, I, I'm just concerned very much for like the air quality…
Mrs Harrington	Yeah.
Mrs Hatcher	Or something.
Mrs Harrington	The folks we hire are pretty used to working in those situations.
Mrs Hatcher	Okay, okay, okay. Thank you, I'm sorry.
Mrs Harrington	Um, do we need a, Mr Oliver are you finished? Do you need a?
Mr Oliver	Yeah, lets shoot for noon, twelve o'clock on the fourth floor, okay?
Mrs Hatcher	Fourth floor, okay.
Mr Oliver	Yep.
Mrs Hatcher	Thank you very much.
Mr Oliver	Thank you.
Mrs Harrington	So, shall we continue it for thirty days to make sure the business is wound up? Uh, I'd entertain a motion.
Mr Callihan	Well, I'm sorry, do we, should, should, we continue this or just take it off the agenda? If it's goin' to be…
Mrs Harrington	I'd, I would wait and make sure…
Mr Paul	Yeah, we probably wanna' keep it.
Mrs Harrington	Until we have a signature, I think that…
Mr Callihan	Okay, okay.
Mr Wilson	Madam Chair, I propose item number 2870, 812 S. Connor Ave. be continued till our July, June 28th meeting for Progress Report and Demolition Hearing.
Mr Callihan	Second.
Mrs Harrington	**I have a motion by Mr Wilson, second by Mr Callihan that item number 2870 at 812 S. Connor be continued until June 28th for a Progress Report or Demolition Hearing. All in favor "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Opposed (none) That motion carries. Thank you Mrs Hatcher for coming in and get with Jeff at, at, uh, this afternoon and we'll be finished up here.**

Mrs Hatcher	Thank you so very much. Have a nice day.
Mr Oliver	Thank you.
Mrs Harrington	Kay'
Mr Paul	Are all these still on?
Mr Oliver	Uh, yeah.
Mrs Harrington	Wow, you're puttin' us through our paces today, aren't you? How many are there?
Mr Paul	Uh, three.
Mrs Harrington	Only three, oh.
Mr Callihan	He's been on a roll, I mean.
Mrs Harrington	Well, well…
Mr Paul	With all the weight we carried last time, I mean, right?
Mrs Harrington	I was gonna' say. And, then when I opened this and saw five new cases…
ITEM #2861	**215 N. Oak.** **OWNER: Martin Michele & Dora Bealmear** **ADDRESS: 15420 Burr Oak Rd. Carthage MO. 64836** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the April 26, 2019 meeting for a "Demolition Hearing" And Progress Report (FOURTH TIME BEFORE THE BOARD)**
Mr Paul	Uh, item 2861, which is 215 N Oak. Olivia, can you hear me okay? Faint? I'll move it up. Any better?
Mrs Ball	Yes.
Mr Paul	Okay.
Mrs Ball	Thank you.
Mr Paul	Might want your thing, don't ya?
Mr Oliver	My little paper, yep.
Mrs Harrington	Kay', do I hear a motion, uh, what property is it?

Mr Paul	215 N. Oak.
Mrs Harrington	215…
Mr Paul	Which is item 2861
Mrs Harrington	N. Oak.
Mr Wilson	Madam Chair, I move that item 2861, 215 N. Oak be the subject of a Dangerous Building Hearing.
Mr Hartwell	Second.
Mrs Harrington	**I have a motion by Mr Wilson, Second by Mr Hartwell that item number 2861, uh, be the subject of a Demolition Hearing. All in favor "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Opposed (none) That motion carries.**
Mr Paul	Uh, thank you, this is the Joplin Building Board of Appeals meeting of the Joplin Municipal building this 2, I think 4th day of May 2019. For the purpose of conducting of a dangerous building hearing, the City will present it evidence first, after which the public has the right to cross examine the witnesses and be heard as well as present witnesses or exhibits. Uh, the case for today is item number 2861 on the agenda, also known as 215 N. Oak. City recalls Jeff Oliver.
Mrs Ball	Jeff, do you solemnly affirm, under the penalty if 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	And, 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 215 N. Oak.?
Mr Oliver	Yes, I have.

Mr Paul	I'm going to show you what has been marked as exhibit one, do you recognize exhibit one?
Mr Oliver	These are, uh, photos that I took of the property the day I posted it as a dangerous structure.
Mr Paul	And, do the photographs show reasonable lackness of the premises in their present condition?
Mr Oliver	Yes it does.
Mr Paul	If there is no objection, I'd offer exhibit one. And, before we move on here, uh, could you describe the first page of exhibit one?
Mr Oliver	Uh, the first picture is always a picture I take of the warning placard that is posted on, uh, the structure.
Mr Paul	And, the purpose of that placard, it looks like your business card is also attached that, is that correct?
Mr Oliver	Correct.
Mr Paul	And, that is in general to alert the property owner or any other interested person that the building has been tagged as a dangerous building and they encourage those people to contact you in order to proceed, right?
Mr Oliver	Yes.
Mr Paul	And, it's also generally ta' give notice of this proceeding, correct?
Mr Oliver	Yes.
Mr Paul	If there is no objection, I'd offer exhibit one.
Mrs Harrington	Board accepts.
Mr Paul	What if anything did you do to as retain ownership of the property?
Mr Oliver	Uh, we 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 from Great American Title, uh, shows a Michele Rene Martin and a Dora Bealmear as the owners. It also has an interest to 18 Cert D LLC.
Mr Paul	And, specifically, does it look like that 18 Cert D LLC purchased a, uh, has a certificate of purchase from a tax sale, is that what that interest is?
Mr Oliver	Yes.

Mr Paul	If there is no objection, I'd offer exhibit two.
Mrs Harrington	Board accepts.
Mr Paul	Uh, what if anything did you do to notify any interested party of this action?
Mr Oliver	Sent out certified letters.
Mr Paul	I am going to show you what has been marked as Exhibit three, do you recognize exhibit three?
Mr. Oliver	These are certified letters there are several here that had been sent. To the address of 215 N. Oak to Michele and Dora, I do not have a signed receipt for any of those letters.
Mr Paul	In addition to sending them to the property here, did you also send them to the, uh, 15420 Burr Oak Rd in Carthage?
Mr Oliver	Yes, I did.
Mr Paul	And, the reason you sent those to that address is because that was the address on file with the County Assessor?
Mr Oliver	Correct.
Mr Paul	So, that's where the property taxes go, correct?
Mr Oliver	If there is no objection I'd offer exhibit three.
Mrs Harrington	Board accepts.
Mr Paul	And, then did you notify any other interested parties?
Mr Oliver	Letters where also sent to, uh, the, uh, 18 Cert LLC.
Mr Paul	And, I've handed you exhibit four, what is exhibit four?
Mr Oliver	No, that is the letters that where sent to them. I do have a couple of signed receipts for those letters.
Mr Paul	If there is no objection, I'd offer exhibit four.
Mrs Harrington	Board accepts.

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

Mr Oliver — It was advertised in the Joplin Goble.

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

Mr Oliver — Yes, this is the affidavit of publication in the Joplin Globe, um, showing 215 N. Oak in that advertisement with the publication dates of February 28th, March 7th, March 14th, and March 21st.

Mr Paul — Thank you, Jeff. If there is no objection, I'd offer exhibit five.

Mr Wilson — Board 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 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 seven, whenever a door, aisle, passageway, stairway, fire escape or other means of egress is not of sufficient width or size, or is damaged, dilapidated, obstructed or otherwise unusable, or is so arranged so that not to provide safe and adequate means of egress in case of panic or fire. While the house is not occupied, um, reports of squatters and what have ya', you can see by the photos this house is just slammed with, uh, trash, filth, left over, uh, items in the house, uh, it's really full, so, uh, that would be a concern if it did catch fire and there was possibly a homeless person in, and being able to get out quickly. Also, line ten, whenever the building or structure, becomes inadequate, maintenance, dilapidation, decay, damage, faulty construction or arrangement, trash, filth, inadequate light, air ventilation or sanitation facilities, or otherwise is determined to be unsafe, unsanitary, unfit for habitation, or in such a condition that it is likely to cause sickness or disease. Again, it's not occupied, uh, but this house is, uh, pretty trashy. Um, and certainly not, uh, an occupiable, occupiable, residence in its current condition. Line twelve, whenever the building or structure or land that occupies exists is maintained in violation of any specific requirement or prohibition

applicable to said building or structure or land provided by this article or other applicable laws, ordinances of this state, or city relating to the conditions use, locate, location or maintenance of the building, structure, or land. Um, again, because of, uh, no ones been livin' there for I'm a going to say for several years, it's just continuing to, uh, dilapidate. And, then also line thirteen, whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. Uh, again, the property is open, uh, for unlawful entry. That's all I have.

Mr Paul — Thank you, Jeff, this would now be any interested parties' opportunity to ask the witness questions, nobody here in the gallery, not aware of anybody who intended to be here today but couldn't for some reason. Does the Board have any questions of the witness? I see none, thank you Jeff. If there is no objection, we'd also offer chapters twenty-six, articles nine and ten, of the of the Joplin Code of Ordinances into evidence before the Board and we'd ask that the record be held open to include a copy of the Globe on the dates of publication. Uh, City rests now would be any interested parties' opportunity to present evidence or otherwise address the Board, again nobody in the gallery here today, not aware of anybody who, uh, intended to be here but couldn't for some reason. Uh, therefor the case is returned to the Board for deliberation and a decision.

Mrs Harrington — I'd entertain a motion.

Mr Wilson — What was the first item?

Mrs Harrington — I don't, what was the first, uh, line item, uh, Jeff, I didn't get it either.

Mr Oliver — Seven.

Mr Wilson — Oh, okay. Madam Chair, I make a motion to move that item 2861, 215 N. Oak be declared a Dangerous Building according to Joplin Code of Ordinances chapter twenty-seven, articles nine, ten, sections twenty, six, twelve, subsections, seven, ten, twelve and thirteen and so ordered demolished to include any outbuildings.

Mr Wagner — Second.

Mrs Harrington — **I have a motion by Mr Wilson, Second by Mr Wagner that item number 2861 at 215 N. Oak be declared a Dangerous Building and ordered demolished in accordance with Joplin City Code of Ordinances under chapter twenty-seven, articles nine, ten, sections twenty, six, twelve, subsections, seven, ten, twelve and thirteen and so ordered demolished to include any outbuildings. All of those in favor of the motion "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Those opposed (none) Motion carries.**

ITEM #2868	**109 N. Byers Ave.** **OWNER: Shay Laurence** **ADDRESS: 4725 N. Blackcat Rd Joplin MO 64801** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the April 26, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)**
Mr Paul	Uh, thank you, the next item for your consideration is 2868, Which is 109 N. Byers Ave.
Mrs Harrington	Yeah…
Mr Callihan	Uh, madam chairman, I make a motion that item number 2868 located at, uh, 109 N. Byers Ave. be the subject of a Dangerous Building hearing.
Mr Wilson	Second.
Mrs Harrington	**I have a motion by Mr Callihan, second by Mr Wilson that item 2868 at 109 N. Byers be the subject of a Dangerous Building, uh, hearing. All those in favor of the motion "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Those opposed (none) Motion carries.**
Mr Paul	Thank you. Again, this is the Joplin Building Board of Appeals meeting of the Joplin Municipal building this 24th day of May 2019. For the purpose of conducting of a dangerous building hearing, the City will present it evidence first, after which the public has the right to cross examine the witnesses and be heard as well as present witnesses or exhibits. The second case is Item #2868 on the agenda, also knows as 109 N. Byers Ave., uh, Jeff you are recalled and remined you're under oath. Uh, would 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?
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 109 N. Byers Ave.?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what has been marked as exhibit one, do you recognize exhibit one?

Mr Oliver	Yes, these are photos that, uh, I have taken of the property, uh, this grouping was taken on five- fifteen, May 15th of this year.
Mr Paul	And, do the photographs show reasonable likeness of the premises in their present condition?
Mr Oliver	Yes.
Mr Paul	And, I'm going to hand you an additional photograph here that were going to attach to exhibit one. Um, can you generally describe that to the board?
Mr Oliver	Yes, this is the warning placard, uh, that we post on the structures the day and I take a picture of it as well as the rest of the house, uh, the day it was posted. Which was November 28th of 2018.
Mr Paul	And, that's the placard that you place on the buildings to generally give notice to any interested person that it's subject to proceedings before this Board, correct?
Mr Oliver	That's correct.
Mr Paul	And, actually I think if we look at, uh, the photographs you were previously describing on the first page you can kind of see it stapled to the door, correct.
Mr Oliver	Um, that would be one that I put back up, yes.
Mr Paul	Okay, um, if there is no objection, I'd offer exhibit one.
Mrs Harrington	Board accepts. He's wingin' it.
Mr Paul	What if anything did you do to as retain ownership of the property?
Mr Oliver	Um, 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 from Great American Title shows a Shay Laurence as the owner.
Mr Paul	If there is no objection, I'd offer exhibit two.
Mrs Harrington	Board accepts.

Mr Paul	What if anything did you do to notify, uh, any interested party of this action?
Mr Oliver	Sent certified letters.
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 where sent out to Shay Laurence at, uh, 4725 N. Blackcat Rd., I do have some signed receipts for these letters. I would also like ta' let the board know that I had, had a conversation with Mr Laurence shortly after the property was posted back in November and, uh, in our conversation, um, he kind of led me to believe that he was going to do somethin' with it one way or the other, so I sit on the property for a couple of months before bringing it to you. I have also had a phone conversation with him since the recent fire, he acted like he might do the demo himself. I informed him that the board would probably go ahead and have a hearing on the property, just so it's in place incase he did not do the demo.
Mr Paul	So, he had actual notice of this proceeding en', um, choose not to appear today anyway.
Mr Oliver	Correct.
Mr Paul	If there is no objection, I'd offer exhibit three.
Mrs Harrington	Board accepts.
Mr Paul	What if anything else did you do, did you do, to notify any interested party of this action.
Mr Oliver	It was, uh, advertised 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, um, legal notice sent over to the Joplin Globe for publication, uh, 109 N. Byers Ave. with the, uh, publication dates of May 2nd, May 9th, May 16th and May 23rd of this year.
Mr Paul	Thank you, Jeff. If there is no objection, I'd offer exhibit four.
Mrs Harrington	Board 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 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 six, whenever any portion thereof has been damaged by fire, earthquake, tornado, wind, flood, vandals or any other cause to such extent that the structural strength or stability thereof is materially less than it was before such a catastrophe or damage and is less than the minimum requirements of this code for similar new construction. So, you can see by the photos that are being passed around, uh, this property was a subject of a fire, uh, it was, caused quite a bit of damage. Even prior to the fire, um, there was structural damage in, in, multiple areas of the structure, the floor was failing at the front entrance, um, things of that nature. And, then ill just add in line thirteen, whenever the building or structure has become an attractive nuisance to children or is open to not, open to unauthorized or unlawful entry. Um, and obviously it's open because some squatters also lit it on fire.

Mrs Harrington — So, just one line? One line?

Mr Paul — Two, Six and thirteen. Uh, thank you Jeff, does the, now be the opportunity for any interested party to ask Jeff questions, uh, nobody here in the gallery, not aware of anybody who intended to be here today but could not. Does the Board have any questions of the witness?

Mrs Harrington — Nope.

Mr Paul — I see none, thank you. If there is no objection, I'd also offer chapters twenty-six, articles nine and ten, of the of the Code of Ordinances into evidence before the Board and we'd ask that the record be held open to include a copy of the Globe on the dates of publication. City rests now would be the opportunity for any interested party to, uh, address the board, present evidence, um, or otherwise be heard, again nobody in the gallery here today, not aware of anybody who, uh, intended to be here but couldn't for some reason. Uh, therefor the matter will be returned to the Board for deliberation and a decision.

Mrs Harrington — Um, I'd entertain a motion.

Mr Callihan — Madam Chairman, I make a motion that item number 2868 located at 109 N. Byers Ave., um, be declared a dangerous building in accordance to Joplin's Code Ordinance chapter twenty-six, sorry, let me back up. Of course, whether, better with a microphone. Madam chairman, I make a motion that item number 2868, located at 109 N. Byers Ave. be declared a dangerous building in accordance with Joplin Code of ordinance chapter twenty-six, articles nine, ten, sections twenty-six, twelve, subsections, six and thirteen and so ordered demolished to include any outbuildings.

Mr Wagner — Second.

Mrs Harrington — **I have a motion by Mr Callihan, second by Mr Wagner that item number 2868 at 109 N. Byers be declared a Dangerous Building and ordered demolished in accordance with Joplin City Code of Ordinances under chapter twenty-six, articles nine, ten, sections twenty, six, twelve, subsections, six and thirteen and so ordered demolished to include any outbuildings. All of those in favor of demolition say "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Those opposed (none) That motion carries.**

ITEM #2869 — **306 S. Florida**
OWNER: Lathen & Jeri Farley
ADDRESS: P.O. Box 526 Batesville AR. 72501
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the April 26, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Paul — Got one more, power through, item 2869, which is 306 S. Florida.

Mr Wagner — Madam Chairman, I make a motion that item 2869, located at 306 S. Florida be the subject of a dangerous building hearing.

Mr Wilson — Second.

Mrs Harrington — **I have a motion by Mr Wagner, uh, second by Mr Wilson that item number 2869 at 306 S. Florida be the subject of a demolition hearing. Um, all of those in favor of "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Those opposed (none) Motion carries.**

Mr Paul — Thank you, this is the Joplin Building Board of Appeals meeting of the Joplin Municipal building this 24th day of May, 2019. For the purpose of conducting of a dangerous building hearing, the City will present it evidence first, after which the public has the right to cross examine the

witnesses and be heard as well as present witnesses or exhibits. The final case is item #2869 on the agenda, also knows as 306 S. Florida Ave. City recalls Jeff Oliver and reminds you are under oath. Would 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?

Mr Oliver — A little over ten years.

Mr Paul — And, have you in the official performance of your duties had occasion to inspect the property known as 306 S. Florida Ave.?

Mr Oliver — Yes, I have.

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

Mr Oliver — These are photos, uh, that I've taken of the property the day that it was posted, um, on February fourth of this year.

Mr Paul — And, do the photographs show reasonable likeness of the premises in their present condition?

Mr Oliver — Yes.

Mr Paul — And, is the first page of exhibit one depicts a placard, the purpose of which is to generally give any interested party notice of the proceedings before this board.

Mr Oliver — Yes,

Mr Paul — If no objection, I'd offer exhibit one.

Mrs Harrington — Board 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'll show you marked as exhibit two, do you recognize exhibit two?

Mr Oliver — This is title search received from Great American Title that shows a Lathan & Jeri Farley as the owners.

Mr Paul	If there is no objection, I'd offer exhibit two.
Mrs Harrington	Board accepts.
Mr Paul	What if anything did you do to notify any interested party 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 were sent out to Lathan and Jeri, um, I have an address with a P.O. Box in Batesville, Arkansas that they were sent to.
Mr Paul	And, the reason you sent it to that P.O. Box in Batesville is because that is the address listed with the Jasper County Assessor, is that correct?
Mr Oliver	Correct.
Mr Paul	And, that's where they receive their property tax statements, correct?
Mr Oliver	Correct.
Mr Paul	If there is no objection, I'd offer exhibit three.
Mrs Harrington	Board accepts.
Mr Paul	What if anything else did you do to notify any interested party of this action.
Mr Oliver	We had it 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 legal notice that we send over for, uh, publication 306 S. Florida, uh, with the publication dates of Thursday May 2nd, Thursday May 9th, Thursday May 16th and Thursday May 23rd of this year.
Mr Paul	Thank you, Jeff. If there is no objection, I'd offer exhibit four.
Mrs Harrington	Board accepts.
Mr Paul	Uh, 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 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 four, whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or nonsupporting members, or enclosing or outside walls, or wall coverings. As you can see by the photo's that are bein' passed around, this property is severely dilapidated, um, and there's some pretty good size holes in the roof allowing the elements to penetrate the property and causing further damage, um, to the property. Line twelve, whenever the building or structure or land that occupies exists is maintained in violation of any specific requirement or prohibition applicable to said building or structure or land provided by this article or other applicable laws, ordinances of this state, or city relating to the conditions use, locate, location or maintenance of the building, structure, or land. Uh, again, this property in its current condition does not meet the City of Joplin's codes or ordinances. And, uh, line eighteen, whenever the building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence. Again, due to the condition of the property, it would qualify. That's all I got.

Mr Paul — Uh, thank you Jeff, now be the opportunity for any interested parties' opportunity to ask Jeff questions again, nobody here in the gallery, not aware of anybody who intended to be here today. Does the Board have any questions of the witness regarding this property? I see none, thank you. If there is no objection, I'd also offer chapters twenty-six, articles nine and ten, of the of the Code of Ordinances into evidence before the Board and I'd ask that the record be held open to include a copy of the Globe on the dates of publication. City rests now would be the opportunity for any interested party to address the board, present evidence or otherwise be heard, again nobody in the gallery here today, not aware of anybody who intended to be here but couldn't for some reason. Uh, therefor the matter will be returned to the Board for deliberation and a decision.

Mrs Harrington — I would entertain a motion.

Mr Wilson — Madam Chairman, I make a motion that item 2869, 306 S. Florida., be, be, be, declared a dangerous building in accordance with the Joplin's Code Ordinance chapter twenty-six, articles nine, ten, sections twenty-six, six,

twelve, subsections, four, twelve and so ordered demolished to include any outbuildings.

Mrs Harrington — We have an addition line item, eighteen with that.

Mr Wilson — Oh, correction, and line item eighteen.

Mr Callihan — Second.

Mrs Harrington — **I have a motion by Mr Wilson, second by Mr Callihan that item number 2869 at 306 S. Florida be declared a Dangerous Building and ordered demolished in accordance with Joplin City Code of Ordinances under chapter twenty-six, articles nine and ten, sections twenty-six, twelve, subsections, four, twelve and eighteen and so ordered demolished to include any outbuildings. All of those in favor of demolition say "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Those opposed (none) That motion carries.**

ITEM #2856 — **1603 Murphy Ave**
OWNER: Jim Ames
ADDRESS: 8072 Estates Dr. Sarasota FL. 34243
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the April 26, 2019 meeting for a "Demolition Hearing" And Progress Report (FIFTH TIME BEFORE THE BOARD)

Mr Oliver — Okay, back to the first item 2856, 1603 Murphy Ave. Um, I've talked with a gentleman names Greg Carpenter who does some work for Jim, uh, I actually met him onsite and there is still no progress.

Mrs Harrington — And, there is still no progress?

Mr Oliver — Nope. Um, there was a failed inspection back in Feb, February, on the electrical. I strongly encouraged, uh, Mr Carpenter to get with Jim and to get that corrected, uh, that still has not been done. I did set this file out for Jordan to look at, but I do believe he found somethin' in the title work, uh, where I need ta' make another attempt to contact somebody, so, uh…

Mrs Harrington — Jeff, was this meeting with Mr Carpenter, um, approximately, not to the day, when did that take place?

Mr Oliver — Uh, gosh, probably a week or so after our last meeting.

Mrs Harrington — Kay', that was my frame of reference.

Mr Oliver — Yep.

Mrs Harrington — Um, I would have expected him to be here today.

Mr Oliver — Uh, yeah.

Mrs Harrington — As he indicated last time that he would be appearing on Mr Ames behalf in these meetings.

Mr Oliver — Yeah.

Mr Callihan — Um, I drove by, um, this is Mark, I've drove by, there did not appear to be any work completed since our last meeting.

Mr Oliver — Right.

Mr Callihan — So…

Mrs Harrington — Yeah…

Mrs Harrington — Well, I would, uh, pending clarification on that title work, I would look at this for next month. Is that…

Mr Paul — Yeah, there was just a lean holder who we needed to notify.

Mrs Harrington — I see.

Mr Paul — We had notice on the owner, but the title work still showed a deed of trust on the property 'en I, we've had a couple of times where we've gotten some push back from banks if they weren't sent a letter. So, I just wanna' make sure we at least send them a letter.

Mrs Harrington — Okay, that's, uh, I think that's positive move, I see that we continue to replenish our supply of agenda items courtesy of Mr Ames, but, uh, we'll, we'll, loose one and add one I guess each month. Um, so, I, with that information I would entertain a motion.

Mr Hartwell — Madam Chair, I make a motion that item number 2856 at 1603 Murphy Ave., be continued for a Progress Report and Demolition Hearing until our June 28th meeting.

Mr Wilson — Second.

Mrs Harrington — **Motion by Mr Hartwell, second by Mr Wilson that item number 2856 at 1603 Murphy Ave. be continued until June 28th for a Progress Report or Demolition Hearing. All in favor "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Those opposed (none) Motion carries**

ITEM #2865	**1501 E Valley Ave.** **OWNER: 1501 Valley Tr.** **ADDRESS: P.O. Box 3133 Joplin MO. 64803** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the April 26, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)**
Mr Oliver	Alright, uh, item 2865, 1501 E Valley Ave. Um, Monitored the property as far as drive by a couple times, um, this past month. I did not have a on site visit with the owner, uh, since our last meeting. I've instructed him twice that, uh, he will need to pull a permit with licensed electricians and plumbers, um, that permit has not been pulled. He is doing work, some demo, um, if you've been by you've probably seen some plows outside, so, there is some effort goin' into it. I'm not sure he's kinda followin' my instructions on, uh, you know, maybe the steps he needs to take, so, uh, I'm not sure when this will go, next month. But, hopefully he will have a permit in place.
Mrs Harrington	Do we, do we, have a name of an owner?
Mr Oliver	Oh, my goodness, uh…
Mrs Harrington	That's…
Mr Oliver	I do…
Mrs Harrington	Dale Campbell, right?
Mr Oliver	Yep, yep.
Mrs Harrington	I got it. Okay, anybody have any questions for Jeff?
Mr Callihan	This is Mark, I just pointin' out, I drove by and saw a big pile of debris outside the, the, west wall 'en obviously they have done somethings. I'm not sure what, uh, they got a long way to go.
Mr Oliver	Yes.
Mr Callihan	Um…
Mrs Harrington	I was looking for, through the minutes, thank you, Olivia, it's really helpful I have to say. It helps to be able to clarify in your mind which one it was. Um, but I'm looking for when and if he said he would come by and get a building permit. Did he assure us about that?

Mr Oliver	I don't, I don't, recall. I just know I've had a couple conversations with 'em about pullin' the permits.
Mrs Harrington	Well, at that, last month he was still tryin' to decide whether to hire somebody or hire somebody or do the work himself. Which could account for not obtaining the building permit right away, but…
Mr Oliver	Yeah…
Mrs Harrington	I'd like to see that permit in place.
Mr Oliver	Right.
Mr Callihan	He had also indicated that the neighbor was gonna' give him windows? You recall that?
Mr Oliver	I don't…
Mr Callihan	Yeah.
Mr Oliver	To, to, many…
Mr Wilson	I remember something about windows and somebody getting' some for him.
Mr Callihan	Yeah.
Mrs Harrington	One of the guys has a bunch of rental properties in Joplin, he said he was totally okay buying it, and he also does construction, so….
Mrs Ball	If you guys want to look, the packets that I gave you it's the first…
Mrs Harrington	Right, I got it, yeah.
Mrs Ball	Yeah, okay.
Mrs Harrington	Yeah, that's why I'm saying thank you, it's very helpful to have these minutes to refer to.
Mrs Ball	You're welcome.
Mrs Harrington	Okay, well…
Mr Callihan	So, there is no building permit…
Mr Oliver	Correct.

Mr Callihan — He's not here…

Mr Oliver — Correct.

Mr Hartwell — Are we comfortable bringing this to a hearing next time?

Mr Paul — You got the file?

Mrs Harrington — Well, I know you don't bring them here unless you're ready to demo them.

Mr Hartwell — But, are we ready to hold a Demolition Hearing is my question.

Mr Paul — I think it looks like it's in pretty decent shape, we otta' be able to have it for ya'.

Mr Callihan — Good.

Mrs Harrington — Yeah, he agreed to pull a permit, um, Mr Ledford asked him, you plan on pulling a permit tomorrow if the sale doesn't go through and he said, well, tomorrow is Saturday. Yeah, I should have an answer this afternoon. So, at that point he had a possible buyer, but he did agree to pull the permit immediately on the determination about that sale, so I'm not inclined to mess around with it for very long. We can go ahead for thirty days if someone wants to offer a motion. Mr Wagner, would you like to make a motion?

Mr Wagner — Madam chairman, I make a motion that item 2865 located at 1501 E Valley Ave. be extended, continued to our next month's agenda on June 28th for a Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mrs Harrington — **I have a motion by Mr Wagner, second by Mr Callihan that item number 2865 at 1501 E Valley Dr. be continued until June 28th for a Progress Report or Demolition Hearing. All in favor "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Opposed (none) Motion carries.**

ITEM #2871 — **1919 S. Jackson Ave.**
OWNER: Michael McCain
ADDRESS: 1919 S. Jackson Ave. Joplin MO. 64804
"Finding of the fact Hearing" scheduled for this date"

Mr Oliver — Okay, uh, movin' on to new business. Item 2871, 1919 S Jackson, in that, uh, property was a subject of a fire a few months back, um, I had visited with the owner at the counter, probably a couple weeks after the fire. Uh,

kinda' going, going, over the options with him as far as rebuilding or demo etc., um, may have sit on this one just a tad too long 'cause, uh, he's decided he's not gonna' to rebuild and, uh, doesn't, doesn't, have the funds to take care of the demo, so next week.

Mrs Harrington — Look at it next month?

Mr Oliver — Yeah.

Mr Wilson — Madam Chair, I make a motion that item 2871, 1919 S. Jackson Ave. be continued till our June 28th meeting for Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mrs Harrington — **I have a motion by Mr Wilson, second by Mr Callihan that item number 2871 at 1919 S. Jackson Ave be continued, be continued, until June 28th for a Progress Report or Demolition Hearing. All in favor "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Opposed (none) Motion carries.**

ITEM #2872 — **1007 Roosevelt Ave.**
OWNER: William T Bryson
ADDRESS: 1007 Roosevelt Ave. Joplin MO. 64804
"Finding of the fact Hearing" scheduled for this date"

Mr Oliver — Item 2872, 1007 Roosevelt, uh, this house is in really bad shape. Um, kinda' had an eye on it for the last couple years, um, there was actually somebody stayin' in it, um, but have recently moved out and, uh, it's bad so hopefully eh', uh, hopefully we will have all of the contacts contacted by next month and, uh, maybe we can have a demo hearing on this one.

Mrs Harrington — We have haven't actually contact, had been in contact with anybody that owns it?

Mr Oliver — Well, the first letters were sent out, uh…

Mrs Harrington — Yeah, but they haven't responded in anyway….

Mr Oliver — No, and, um, got the title work, so I'll make sure everybody's gets notified off that.

Mrs Harrington — Are they renting it, do you think?

Mr Oliver — I'm not sure…

Mrs Harrington — It's squatting then.

Mr Oliver — Yeah.

Mr Hartwell — Mhmm. Madam Chair, I make a motion that item number 2872, 1007 Roosevelt Ave be continued until our June 28th for a Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mrs Harrington — **I have a motion by Mr Hartwell, second by Mr Callihan that item number 2872 at 1007 Roosevelt Ave. be continued until June 28th for a Progress Report and Demolition Hearing. All in favor "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Opposed (none) Motion carries.**

ITEM #2873 — **510 S. Gray Ave.**
OWNER: Jim & Pamela Ames
ADDRESS: 8072 Estates Dr. Sarasota FL. 34243
"Finding of the fact Hearing" scheduled for this date"

Mr Oliver — Item 2873, 510 S. Gray Ave., um, it's another Jim Ames property that I received a complaint on. Um, went out and visited the property, it did qualify, so it was posted, and it was brought to you. He is aware of it, um…

Mrs Harrington — Is there somebody living in it?

Mr Oliver — No, there was.

Mrs Harrington — There was?

Mr Oliver — Yeah.

Mrs Harrington — But, not now. Kay', how bad is it?

Mr Oliver — It's…

Mrs Harrington — It qualifies…

Mr Oliver — Yep.

Mrs Harrington — Obviously.

Mr Oliver — Yep, and looks about like all of his, um, you know.

Mr Callihan — You think we can be ready?

Mr Oliver — Uh, I believe so.

Mrs Harrington — Almost like he's just…

Mr Oliver — I actually…

Mrs Harrington — Given up.

Mr Oliver — Yeah, I've had a conversation with 'em about this one too. Since, since, it was posted.

Mrs Harrington — You, you, have.

Mr Oliver — So, he's very aware of it. He was a little upset that this one was posted, but, uh, you know what…

Mrs Harrington — Kay'.

Mr Callihan — Yeah.

Mr Oliver — So, yeah.

Mr Callihan — Madam Chairman, I make a motion that item number, uh, 2873 located at 510 S. Gray Ave, uh, be extended to our next meetings agenda on June 28th for a Progress Report and Demolition hearing.

Mr Wilson — Second.

Mrs Harrington — **I have a motion by Mr Callihan, second by Mr Wilson that item number 2873 at 510 S. Gray Ave. be continued until June 28th for a Progress Report or Demolition Hearing. All in favor "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Opposed (none) Motion carries.**

ITEM #2874 — **502 S. Cox Ave.**
OWNER: Paul Allen
ADDRESS: 9360 HWY 43 Seneca MO. 64865
"Finding of the fact Hearing" scheduled for this date"

Mr Oliver — Alright, item 2874, 502 S. Cox, started getting' complaints on this property I want to say close to a year ago. And, at that time, um, the property was secure, uh, exterior wise there wasn't really a whole lot wrong with it, but, uh, recently it's had a squatter in it. It's open, um, I sent, um, the pre-letter that we normally send, I want to say probably

about four or five months ago to this address listed with no response. That was sent out again with no response, um, probably two months ago. And, um, so here we are today.

Mrs Harrington — Yeah, we didn't get a picture, but Bryan's got it up on the screen.

Mr Callihan — I'm not, how, how, does that got 502 address?

Mr Oliver — That block is, we've tore one down in that block a couple years ago, and yeah, it's really weird.

Mr Callihan — That's, yeah, yeah, I mean, fourth street is kind of a main drag.

Mrs Harrington — Mhmm.

Mr Harrington — Weird. That's some areal view of that thing. Huh.

Mr Oliver — That's not it.

Mr Paul — That's not it?

Mr Oliver — It's this one.

Mr Paul — Oh, okay.

Mrs Harrington — Al-rightly then, what do ya' think about this? Are we…

Mr Oliver — I don't know if you want to pass this around, just to see a photo, 'cause…

Mrs Harrington — Is it better than what's up here?

Mr Oliver — Yeah, that's not the same…

Mr Hartwell — I don't think this is the property.

Mrs Harrington — You don't think it's the same one? How bad is it, Jeff? What's it…

Mr Oliver — There's worse out there, but it qualifies.

Mrs Harrington — Honestly it wouldn't be on our agenda…

Mr Oliver — Right. Um…

Mrs Harrington — Very meticulous about it.

Mr Oliver	You know, it's open, and nobody is makin' any attempts ta' secure it or anything of that nature, so…
Mrs Harrington	Mhmm, 'kay.
Mr Oliver	Did you guys make a motion on it?
Mrs Harrington	Pardon me? No, we didn't, not yet.
Mr Oliver	Oh, okay.
Mr Hartwell	Madam Chair, I make a motion that item number 2874 at 502 S. Cox be continued to our June 28th for a Progress Report and Demolition Hearing.
Mr Wagner	Second.
Mrs Harrington	**Motion by Mr Hartwell, second by Mr Wagner that item number 2874 at 502 S. Cox Ave. be continued until June 28th for a Progress Report or Demolition Hearing. All in favor "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Opposed (none) Motion carries.**
ITEM #2875	**220 S. St. Louis Ave.** **OWNER: Melissa Diane Steppe** **ADDRESS: 131 S. McKee Joplin MO. 64801** **"Finding of the fact Hearing" scheduled for this date"**
Mr Oliver	Alright, one more, 2875, uh, address 225 S. St. Louis Ave., um, if you would continue it to next month.
Mrs Harrington	'Kay. I'd entertain a motion.
Mr Wilson	Madam Chair, I make a motion that item 2875, 220 S. St. louis Ave. be continued till our June 28th meeting for Progress Report and Demolition Hearing.
Mr Callihan	Second.
Mrs Harrington	**I have a motion by Mr Wilson, second by Mr Callihan that item number 2875 at 220 S. St. louis Ave. be continued until June 28th for a Progress Report or Demolition Hearing. All in favor "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Opposed (none) Motion carries.**
Mrs Harrington	Looks like that brings us to an end of our agenda. Mr Hartwell.

Mr Hartwell — A quick question for the City Attorney, uh, in the past, I know we always have to continue our new business. For the sake of, I don't know, efficiency, is there anyway we could have Jeff read all these items and then continue all the remaining items. Or, do we have to do them line by line.

Mr Wilson — We used to do it that way.

Mr Paul — Yeah, we, it just depends on if you guys wanna' heads up and want to discuss the properties kinda' like you did today. 'Cause it sounded like for a couple of those you where interested, but if you just want to say, hey, it's new business we could probably work that into some kind of a consent agenda. That you…

Mr Hartwell — Well, if we could just, we have to do it regardless. But, if he could just go and say, okay, 1919 here's the deal, we talk about it and then we go down the list and then after that we say, madam chair, I move ta' continue all remaining items in new business or whatever. Something to that effect, does that makes since?

Mr Paul — Sure.

Mr Hartwell — I just feel like that's a…

Mrs Harrington — Redundant…

Mr Hartwell — A little easier to do rather than continuing every single item, maybe we can move a little quicker 'cause sometimes we do have these longer meetings…

Mrs Harrington — Well ordinarily we don't have five, sometimes we only have one or two.

Mr Hartwell — And, that, absolutely, but in terms, I have no issue having five new houses, that doesn't bother me…

Mrs Harrington — Nope.

Mr Hartwell — At all, it's just the fact that if we can maybe move a little bit quicker, not be making, you know, multiple motions, uh, just a thought as we move forward and try ta'…

Mr Paul — Sure.

Mr Hartwell — Become more, uh, consistent and efficient.

Mr Paul — So, is that the consistence is that what the…

Mr Wicklund — I think it's important though to identify each property separately it's, it's, a, they've been published, and letters have been sent out stating that there's a finding of fact hearing on those properties. The intent of that first day or there first meeting, even if the owners aren't here, is that the building department would discuss why it was brought to the building board and then yes, you could continue…

Mr Hartwell — And, I'm not, I'm not…

Mr Wicklund — All new business…

Mr Hartwell — And, I'm not advocating that he doesn't do that. I would like for, I still want these updates. I wanna' know why they're here, who they…

Mrs Harrington — The message…

Mr Hartwell — I just wanna' say that after he tells us everything that he tells us right now that we just okay, let's just continue all these remaining items.

Mr Wicklund — I, I, think, I think that's good….

Mr Hartwell — I like that…

Mr Wicklund — We need to not get into the habit of where we were at one point where…

Mrs Harrington — Bundling…

Mr Wicklund — We didn't even discuss 'em, just because it's the first time just continue 'em all.

Mr Hartwell — Oh, I want to continue to discuss them. Please…

Mrs Harrington — Yeah.

Mr Hartwell — I, I, just think for the sake of efficiently, maybe if we could discuss them all and then afterwards, then continue them all.

Mrs Harrington — I think why we had such a high volume after the tornado we got to the point where we kind of bundling and that did not prove to be a positive move.

Mr Hartwell — Yeah, I, I'm not in favor of that.

Mrs Harrington — Thank you, um, Mr Hartwell. Mr Callihan.

Mr Callihan — I was just goin' to ask, does anybody know what the status is of the Robertson? I know it went through our hands and went to City Council.

Mr Wicklund — Uh…

Mr Callihan — Yes.

Mr Wicklund — There is a new owner…

Mr Callihan — Oh…

Mr Hartwell — Tamko…

Mrs Harrington — Oh, okay.

Mr Wicklund — Only, uh, probably that was finalized as of maybe four to six weeks ago. He has very high hopes, um, and his intentions where to submit the building department with plans to completely redo that, keeping it as an apartment building or possibly even a boutique hotel, um, within the next six months. He was hopin' to get plans drawn up for that.

Mr Callihan — That's good!

Mr Wicklund — He, he, has visited the property several times and attempted to secure it. But, that's almost a daily job…

Mr Callihan — Right.

Mr Wicklund — But, he, I do have his phone number, he does try to go over and try to secure it.

Mr Callihan — Was it Tamko, I mean, was it…

Mr Wicklund — No.

Mr Callihan — Okay. But, that is public information to who the buyer is? It's always public information.

Mr Wicklund — I, I, believe so, I don't have it with me, but…

Mr Callihan — That's okay, I was just curious…

Mr Wicklund — I believe it's final…

Mr Callihan — I'm just encouraged that something is happening, you know, we talked about it, City Council talked about it, you drive by there and it's like really,

it's still goin' on? So, it's very encouraging that and, you know, somebody's going to bring some life into it. That's great, very good.

Mrs Harrington — I agree, anybody else have any questions, comments? If not, I would entertain a motion to adjourn.

Mr Wilson — Madam Chair, I make a motion…

Mr Callihan — Second.

Mrs Harrington — **I have a motion by Mr Wilson, second by Mr Callihan to adjourn. All in favor "aye" (Mr Callihan, Mrs. Harrington, Mr Hartwell, Mr. Wagner, Mr. Wilson) Opposed (none) 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 11:26 a.m.

Approved _____
Crystal Harrington, Chairwoman

Approved _____
Olivia R Ball, Notary Public

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

My commission Expires: December 11, 2022