MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
JUNE 24, 2016
9:00 AM

Kyle Denham, Chairman, called the June 24th Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Mark Eastman, Crystal Harrington, Don Landrith, David Pommert, and Ervin Wilson. Board member Rylee Hartwell was absent. City officials present: Bryan Wicklund, Chief Building Official; Jeff Oliver, Building Inspector: Jordan Paul, Assistant City Attorney; Stephen Grindle, Neighborhood Services Supervisor; and Susan Champlin, Notary Public.

Mr. Denham — Do we have a motion to excuse Mr. Hartwell?

Mr. Wilson — **Mr. Chairman, I make a motion that Mr. Hartwell be excused.**

Mr. Eastman — **Second.**

Mr. Denham — **All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.** If you could just come up to the podium, whoever wants to come first, and tell us what item you're here for and your name and address, please.

ITEM 2704 — **1826 S. BYERS**
OWNER: Olga Gutierrez
ADDRESS: 1729 Sophia Carthage MO. 64836
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 27, 2016 meeting for a "Demolition Hearing" and Progress Report (FOURTEENTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Malicio Gutierrez — Good morning. It's coming for 1826—the name for Olga Gutierrez.

Mr. Denham — 2704?

Mr. Oliver — Yes.

Mr. Denham — Item 2704. Can you tell us a little bit about the project, and how you're coming on it?

Mr. Gutierrez — Yes, it's finished, and the little room in the back—it's only checked for me for inspection. It's _____ for today for next week.

Mr. Oliver — Mr. Gutierrez came in this morning. I visited with him down there on the fourth floor. The picture you have—he's made progress since then. That picture is about two weeks old. He's finished the small area on the back of the house that he needed to frame in. He's got that done. He's got the house wrapped now, and we're scheduling it for a framing inspection for next Monday. In our conversation, he thinks by the next meeting he will have the siding and everything on it, so at that point, if the inspections go well, we might be able to release it.

Mr. Denham — Okay. It's been on our agenda for fourteen (14) times, so we'd really like to see you get this done before our next meeting so we can get this off the agenda, and that neighborhood will be back looking good. Do you think you can do that by the next meeting—next month?

Mr. Gutierrez — Yes.

Mr. Wicklund — Yeah, you were supposed to be done today.

Mr. Gutierrez — Yes. I started—it's only for _____ this week, only for siding—maybe come in for 15 days—10 days—I don't know.

Mr. Oliver — Okay.

Mr. Gutierrez — Sorry.

Mr. Wicklund — Are you there every day?

Mr. Gutierrez — Oh, yes, sir.

Mr. Wicklund — Yes?

Mr. Gutierrez — Every day.

Mrs. Harrington — So you think we're like halfway to where we wanted to be by today?

Mr. Oliver — Yeah. If he does what he says—you know, like he said, by the next meeting, I think it probably could be released if the inspections go well.

Mrs. Harrington — I was going to say, if the inspection—if it passes inspection.

Mr. Oliver — Correct. And then, obviously, he would be subject to the rest of the inspections throughout the rest of the project.

Mrs. Harrington — But the exterior would be buttoned up?

Mr. Oliver — That's correct.

Mr. Denham — We really don't want to see it drag on past next month.

Mr. Gutierrez — Thank you.

Mr. Denham — Our other option is to order it repaired, and then a contractor would just come in and repair it, or order it demolished. That's our three options. So we want to work with you and try to get this done, but it's gone on for over a year, so we need to see some action—really see it done next month.

Mr. Gutierrez — Okay.

Mr. Denham — Any other questions? Do we have a motion?

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2704, 1826 South Byers, be continued to our July meeting for a progress report and demolition hearing.**

Mr. Eastman — **Second.**

Mr. Oliver — It would be July 22nd.

Mr. Wilson — The 22nd.

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2704, 1826 South Byers, be continued to our July 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

Mr. Gutierrez — Thanks so much.

Mr. Denham — Good luck. Work hard.

Mr. Gutierrez — Thank you.

Mr. Denham — Thank you.

Mr. Oliver — I did get a photograph of that, by the way, yesterday. And when I came in, our printer was broke.

ITEM 2769 — **1905 MISSOURI**
OWNER: Gary Mitchell
ADDRESS: P.O. Box 546 Osceola MO. 64776
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 27, 2016 meeting for a "Demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Gary Powers — My name is Gary Powers. I have nothing to do with this property that I'm going to talk about. It's 1905 Missouri. I did talk to—

Mr. Denham — It's Item 2769.

Mr. Powers — Yes, it is. I did talk to Mr. Oliver, and he came out. I'm been trying to kind of mess around with this for about a year and a half, but since the privacy laws, nobody will tell me nothing until we get down to the nitty-gritty. The City tore the house down after the tornado. The bank has probably got a sizeable loan on it. And FEMA has got a loan on it. I don't know who else. The limited district—I can't see anybody building a house there around that property. The building actually kind of needs tore down in a way, but here's what my suggestion is if I had 30 to 45 days—I need to talk to the bank. I need to talk—I've got a friend of mine that's a senator. I'm going to have to have somebody with some authority go to FEMA, but the Joplin Little League needs that property for storage and parking. What I thought about doing is paying a little bit of money for paperwork, and I'll do all the leg work and give it to them.

Mr. Paul — Do you own the property?

Mr. Powers — No, I have nothing to do with it. The man that owns the property—I won't go into it real deep, but the man that owns the property now is a convicted drug dealer, and he's doing about 20 years in the pen. I've had nothing but problems. I've had a shop there since 1954—my dad did, and I've just had nothing but problems. To me, I'd rather get the property the best I can—if the people would donate it. If I bought it, they wouldn't donate it, but I think they'll do it for a non-profit charity for the kids. That's my suggestion. You know, I'll just—I'll do the best I can. I think the bank will go for it. Jeff will tell you that the grass is always four foot high. I'd like to eliminate the grass and get a parking lot on it. I think there will be some people donate some labor, which I won't—and I'm not qualified, but—and they will donate some materials. And I think—you know, it's a big enough building, and they could use the parking. That way, you guys can tear it down and solve the problems for me to help them. You know, that's where I'm at. And I think it's just going to take me 35 to 45 days to try to get the bank and get the problems with FEMA—you know, you know how the government works, but I'm do the—

Mrs. Harrington — Are you Gary—are you Gary Mitchell?

Mr. Denham — He doesn't own it. He's just—

Mr. Powers — I'm just across the street.

Mr. Denham — He's not the property owner.

Mrs. Harrington — So we're talking about just the buildings?

Mr. Oliver — Right.

Mr. Powers — Well, there's a lot full of it.

Mrs. Harrington — Right.

Mr. Oliver — There was a house on it that had a fire four or five years ago. It was tore down. At that point and time, they had asked Mr. Cope if they could hang onto that back building to move some of their stuff into, so we allowed them to leave that building at that time. I'm not sure if they were thinking they were going to rebuild—I don't know.

Mrs. Harrington — Is it salvageable?

Mr. Oliver — That building is very rough. It's got a hole in the roof. Things are falling in. If it's salvageable, I guess that depends on the person you talk to, if they want to throw the money at it.

Mr. Denham — It's wood?

Mr. Oliver — It's metal and wood.

Mr. Wicklund — The roof is totally gone. It would have to—the roof structure would have to be removed, so what you've got is an old metal building. It's salvageable—to make it look good, it would need new metal around it.

Mr. Oliver — So Gary's deal—he lives across the street in one direction. The Sunny Jim ball park is across the alley in the other direction. What I gather, you would like to get your hands on it and possibly donate it to the ball park.

Mrs. Harrington — It seems like a stretch to salvage this, and it almost seems like if we—

Mr. Oliver — There is actually—

Mrs. Harrington — If we demolished it, and they could acquire the property, then they could get their volunteers to do whatever they wanted on there, probably for less money than it's going to cost them to redo this.

Mr. Paul — Well, I mean, and we're getting a little down in a rabbit hole here because our title work is about six weeks old, and it still shows Mr. Patterson as the title owner of the property, so it's not on a tax sale. It's not been foreclosed on, so this idea that someone's going to be able to go in there and take it—

Mrs. Harrington — And what I'm saying, that's going to take a long time.

Mr. Paul — Yeah.

Mrs. Harrington It seems like it's more prudent for us to have this demolished—

Mr. Paul And I think—

Mrs. Harrington And then let whatever's going to happen, happen.

Mr. Paul I'd agree with that—Jeff and I had discussed—we were ready, based on the condition of the property, for it to go to demo today, but we just tracked down Mr. Patterson in DOC this last week, and so we need to send him a certified letter. But as soon as he gets that, I would anticipate this would be ready next time for certain.

Mr. Powers Well, I mean, to be honest with you, at my age I don't like a lot of stress. So, I mean, if you tear it down, there's just no way you guys are going to get your money back but, you know, you guys—

Mrs. Harrington It would make the neighborhood safer, and it's going to look a lot better. It's in a better position to—

Mr. Powers That is true, but who's going to buy a piece of property and spend that kind of money on it after the liens that the City's got, FEMA's got, and every—and the bank's got—you would have to give $60,000 to $70,000 for that lot.

Mr. Paul Well, again, Mr. Patterson is still the owner, and just because we might demolish it doesn't mean he loses title to his property. It just means there's a lien on it.

Mr. Powers Yeah, well—but I've listed real estate a lot of years. And if you've got a lien on a piece of property, you can't build nothing on it. I mean, it's impossible. Well, I've done too much real estate, and you just can't do it. You can't get a loan. You can't get nothing. But, you know, I'll leave it in your hands. You do what you want to do.

Mr. Denham Well, it looks like we can't do anything this month anyway if they have to contact the owner.

Mr. Powers Yeah.

Mr. Wicklund Right. You've got 30 days to still work your dealings to see if you can get something done. Actually, it would be another 30 days after that before the possibility of any contractor showing up in tearing it down, so you've got at least 60 days.

Mr. Powers Okay. What I'll do is—I think it will be fair—I'll work on the bank. I can't understand this, but the bank doesn't want to take the property back because they think there's a liability issue of some sort. But I'll tell you what I will do—I will talk to the bank. I'll see what I can do on the FEMA

side, and then if I got a straight answer on that, then I think maybe I can—I'll let you know what I found out. Yeah, that shouldn't take me but three or four hours. But I'll do that, and then I'll come back next month and let you know what I found out. We can go from there, I guess.

Mr. Denham — It sounds good. I appreciate your time.

Mr. Powers — Alright, thank you.

Mr. Denham — Thank you, Gary.

Mr. Oliver — Gary, that will be July 22nd.

Mr. Powers — Okay. I'll keep an eye on it. Thank you.

Mr. Denham — Thank you. Do we have a motion?

Mr. Wilson — Mr. Chairman, I make a motion—

Mrs. Harrington — I still have a question about this. It's not the first time it's on our agenda.

Mr. Denham — There was a title issue they're still trying to work out.

Mrs. Harrington — Right, but what I'm saying is—I mean, I don't know why we have to wait to do what needs to be done.

Mr. Paul — We don't have notice on the owner.

Mr. Denham — We've got to make sure we have the proper paperwork.

Mrs. Harrington — I see. It's the letter we didn't get to him. Okay, it only takes me 45 minutes to get—

Mr. Denham — If someone is in the Department of Justice, it's a little harder to track him down.

Mrs. Harrington — Run it up there to him.

Mr. Paul — But once you've got him, you don't have to do a whole lot more.

Mrs. Harrington — Well, let me just make a motion.

Mr. Denham — Okay.

Mrs. Harrington — Mr. Chairman, I make a motion that Item Number 2769, at 1905 Missouri, be continued until our July 22nd meeting for a demolition hearing and progress report.

Mr. Landrith **Second.**

Mr. Denham **I have a motion by Mrs. Harrington and a second by Mr. Landrith that Item 2769, 1905 South Missouri, be continued to our July 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

ITEM 2765

2008 S. SERGEANT
OWNER: Randal Kraft
ADDRESS: P.O. Box 2667, Joplin MO. 64803
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 27, 2016 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Randal Kraft — Good morning. Randal Kraft--Item Number 2765, 2008 South Sergeant.

Mr. Denham — What can you tell us about the property?

Mr. Kraft — Okay, we've got the equipment there, and Empire was supposed to have the lines covered today. With the rain, I don't know if that will actually happen. I called them again yesterday and questioned, and they told me it would be done today. So we're ready to go just when we get the crew. The equipment is there, the materials—just waiting for the line to get covered.

Mr. Denham — And that's to replace or cover up the broken wood windows?

Mr. Kraft — Right, yeah. They're covered from the inside, and so it's just the outside covering—putting the red board—the zip stuff on for waterproofing.

Mr. Denham — Yeah. We also had talked about that chute or chase that's on the northeast side. Is that going to come down soon?

Mr. Kraft — I do not know yet. We're looking at still getting some stuff out of the building—just debris and stuff like that. So we could probably start taking it down. I think the upper level is ready to pull off, so it will start shrinking.

Mr. Oliver — You're actually probably trying to save some of that plywood to use on the boards.

Mr. Kraft — Use on the boards—yeah.

Mr. Paul	Do we have any kind of timetable on this property? At least my office has started to get some complaints that are kind of flowing downhill from people on—the neighbor. I don't know if you were raising your hand as a neighbor.
Lady in Audience	I didn't know how all this proceeding works ____ (speaking away from microphone).
Ms. Champlin	I need to have you up by the—
Mr. Paul	And you can speak after Mr. Kraft—if you're speaking on this property, but it would be great if we had some kind of timeframe.
Mr. Kraft	I just know coordinating contractors—his priorities—doing windows versus building houses. They prefer to build houses instead of—
Mr. Paul	Sure.
Mr. Kraft	So it's kind of filling in the gaps between projects.
Mr. Paul	And I'm not a contractor. I know Jeff and Bryan have a lot more experience in that area, so I don't know what would be reasonable or not reasonable in terms of expectations.
Mr. Wicklund	My opinion—Mr. Kraft has owned the building long enough that a reasonable expectation would have been him to have it boarded up before now. He's done some. He's made some progress. It hasn't been a big enough priority, in my opinion.
Mr. Kraft	It hasn't been.
Mr. Wicklund	And we're—I know Jordan said, you know, his office is starting to get some pressure. I know the Mayor is starting to get complaints. It's past time for it to be a priority. And I—I mean, I know right now you're waiting on Empire, and I understand that, and they need to—they need to do it so that you can move forward for sure. But it's going to have to be done soon.
Mr. Paul	Given how the property is today—I mean, it's easy enough for us to all acknowledge it maybe should have been done a while ago, but given where it stands today, what would be reasonable?
Mr. Wicklund	Well, if he—30 days, in my opinion, is more than enough for a crew to complete what we've talked about once they get started on it.
Mr. Paul	Do you think you can do it in 30 days?

Mr. Kraft — Oh, I'll say yes, but, yeah—just as soon as I do, something else will come up, but I can put more pressure on them to make it a higher priority because, I mean, there's really where it comes down to is just getting people that that's a priority. And I'm not a high pressure type person. I'd work it in and get it done, and they tell that, no, I've got this house that I've got to get done here, and I've got to move people around here.

Mr. Wicklund — Speaking as a contractor, the priority is going to be whoever is paying them the most money. So it may need to be a bigger priority on your part, and they'll do it, if you're paying them—if you need to pay them more, they'll do it sooner. They will do it. They'll do it in the rain. They'll do it any time.

Mr. Denham — Well, we'd really like to see this done before our next meeting.

Mr. Kraft — I would, too.

Mr. Denham — Our other options are ordering it repaired, and then the City hires a contractor to get it done. It would be a lot easier, I think, on you and everyone else if it could be done.

Mr. Kraft — Very good.

Mr. Wicklund — Have you looked at that—what we discussed last time? I'm going to call it a lid. Have you looked at that lid to the basement?

Mr. Kraft — Oh, yeah. We've restacked more weight on it.

Mr. Wicklund — Well, that didn't work before.

Mr. Kraft — Uh—we can look at drilling holes. The conversation I had with somebody today was to put all the brick that we had there to where it would make a big mound, and then my fear was it would fall in.

Mr. Wicklund — My idea would be—because if I remember right, there was a metal—

Mr. Kraft — Like a lip.

Mr. Wicklund — Frame around it.

Mr. Kraft — Drill in through that.

Mr. Wicklund — Either that, or just weld it shut.

Mr. Kraft — Okay.

Mr. Wicklund — They're not going to—and it wouldn't have to be a—I mean, it wouldn't take very much welding to—

Mr. Kraft — Just some—

Mr. Wicklund — To keep them out—just some spot welding.

Mr. Kraft — Spot welds at points.

Mr. Wicklund — I think that would be a possibility on it.

Mr. Kraft — Okay.

Mr. Wicklund — It's better than just stacking debris on top.

Mr. Kraft — Well, at least they're working for it.

Mr. Denham — That was the access to the basement you were talking about?

Mr. Wicklund — Yeah. And I think it's just a portion of the basement, but it is an access to where they shouldn't be.

Mr. Denham — An old coal chute, or something.

Mr. Wicklund — Yeah.

Mr. Denham — Any other questions? Thank you. Do we have a motion—oh, I'm sorry—did you want to go ahead and speak? If you could give us your name and address, please.

Tara Johnston — My name is Tara Johnston. I live at 2021 South Jackson. I am directly behind that property in the back. I watch the property. Mr. Kraft—I've made numerous calls to him to let him know—I've had to call the police several times because of people breaking in and running off just as recently. I've been broken into four times now since my home was rebuilt. I lost it in the tornado. I've owned the property since 2010. Before that, there really wasn't no issues. As early as three weeks ago, I ran somebody off the hospital property who proceeded to, 30 minutes later, come into my yard, and about 30 minutes later—they were out kicking my front door. This property—I don't know what is being done with it. I don't know what the current plans are, but as the tenant that's right beside it, I'm tired of the drug needles. I clean up the property. I run people off. It needs to be more of a priority because it's a priority for me and my family and my grandkids, because it's putting our welfare in danger. We have had people try to break in while we are home. People sleep where I—where my bedroom looks is the ramp part. I have a little apartment in the back, and then my new house. So where the ramp is on the south side of the hospital—and that's where they break into the most besides going down—they used to go down into the stairwell that's actually in the alley. But homeless people are sleeping there. There's a bunch of drug deals going on, like I said. I'm concerned because I have now my third grandchild—they're five and

under—we spend a lot of time at my house. I can't afford to keep fixing my property because they see an abandoned building, or it's haunted, and we want to go check it out. And for me, it needs to be more of a priority, because like I said, I have vigilantly been watching this, as Mr. Kraft knows. I have been home since 2012. I call him a lot. I call the police a lot. I've had to get extra patrol in our neighborhood because of the building. So, for me, it needs to be more of a priority. Thank you.

Mr. Denham — Thank you.

Mr. Paul — Thank you for coming.

Mr. Denham — Well, Mr. Kraft, you've heard the neighbor's comments, and I think you understand her position.

Mr. Kraft — I understand—I appreciate it. And I don't think the windows that we're looking at in the demolition order have anything to do with that. That's probably a bigger issue maybe. It will always be a draw to people. I get calls every two to three weeks with some para-normal society wanting to get in—kind of what she referenced. I can't stop drug abuse. I can't stop people walking freely throughout the town. And we've requested in the past—I've requested additional patrols in the area whenever we see more activity. It tends to run in spurts—for the activity, and then I think maybe they get arrested or something, and then a couple of months later, it will start again. I've had phone calls from the house across the street away from her property, "You know, Mr. Kraft, I'm sorry, but I broke into your place"—halfway house, or something over there—just looking out the window, and I keep seeing it, and it was calling me to go up on the top floor whenever, you know.

Mrs. Harrington — I think a couple of months ago, didn't you tell us you didn't really have a plan for this—

Mr. Kraft — No, I don't.

Mrs. Harrington — Building ultimately?

Mr. Kraft — Uh-huh.

Mrs. Harrington — So your plan kind of is to just do what's required to board it up and let it sit there—

Mr. Kraft — And maintain it until something—

Mrs. Harrington — As a fallen-down building.

Mr. Kraft — Yeah, I mean—structurally, it's still sound, but yeah, it's—

Mrs. Harrington — So honestly, the issue that your neighbors are having is never going to change?

Mr. Kraft — Probably not. It's—I mean, it's been there for a lot longer. And a matter of fact, it was worse, as I understand it, prior to my purchase because it was an ongoing thing with the—

Mrs. Harrington — Would you—are you looking to sell it to somebody that will renovate it?

Mr. Kraft — Sure.

Mrs. Harrington — You just like owning it.

Mr. Kraft — The conversations I had with the City, you know, years ago was that there's not much that they will let happen with that building due to the codes—fire codes. It's too large for, I think, some of the standard—it goes into a whole different category of codes. Bryan will probably be able to speak more.

Mr. Wicklund — It's going to be difficult to get somebody in to actually invest the money it would take to rehab it.

Mr. Kraft — Other people have tried to get certain things going—I know John Joines with Economic Security tried to do stuff years ago. Different people trying to get either grant money or investors and stuff—it's just, yeah, a different animal.

Mrs. Harrington — So the complaints to the Mayor and to the City aren't going to stop?

Mr. Kraft — They're of a different nature, actually.

Mr. Paul — The property is always going to—I mean, from what it sounds like, it would be something of an attractive nuisance—

Mrs. Harrington — Attraction.

Mr. Paul — At some level. But, I mean, it sounds like if it were secured up to code, like it doesn't sound like it is right now. Again, I'm not—I don't have the knowledge that Bryan and Jeff do with this property, that maybe that mitigates it as much as—

Mr. Kraft — There's no point of entrance that's like open or anything. It's—I mean, we've—I don't know how many yards of concrete—we've concreted stuff up. We've, you know, put attractive boards and so forth. If somebody wants to get into a place, they're going to get in to it. They've busted through metal doors, broken the frames. We've built walls behind some of the doors, you know, just because they would bust through them. And they're not little bitty doors. They're big doors. They're solid steel doors.

Mrs. Harrington — Would fencing help?

Mr. Kraft — It's in an alley—the most popular access point.

Mrs. Harrington — The picture I have—it looks a mess. The weeds are really high. All of those old retaining walls are crumbling.

Mr. Kraft — There is a tree growing on the roof.

Mrs. Harrington — I mean, I can't imagine living in a neighborhood with this. And I don't see that changing, and that's what's confusing and—you know, I guess if somebody wants to own a building like this that has history or whatever, then I think it's up to you to take the responsibility to do what you can on the exterior to make it the least public nuisance that you could. And that—I mean, I just—if there was a plan going forward for, "well, someday it's going to be this" or you know, "this is what my idea is for it in the future," that would be easier to accept. But it sounds like this is what we've got. This is what it's always going to be. So a swift movement towards buttoning it up and cleaning it up would be at the top of my list, I would think. I can't imagine living in this neighborhood with this there because I can—I sympathize with the needles and all of the stuff that probably is going on there. And I know you can't keep it so that, you know, somebody will get into it if they want to, Randy, and I know that. But this doesn't look like it's done—I don't know how old this picture is, but it doesn't look like everything's been done that could be done to at least acknowledge that the neighborhood has live there with it.

Mr. Kraft — I would—I would say we do keep it clean. If we went out there right now, the yard is not grown up.

Mrs. Harrington — How old is the picture, Jeff?

Mr. Oliver — Probably two weeks old.

Ms. Johnston — (Speaking from audience away from microphone)

Ms. Champlin — I probably need to have her come back up. I need to do these word for word.

Ms. Johnston — I said, as of a few days ago, I know the yard was about a foot tall with the weeds, but that was a few days ago. I didn't pay attention to it this morning when I left, but I'm headed for a trip.

Mr. Kraft — And I didn't go by this morning either. I'm headed for a trip, too.

Stephen Grindle — I have to agree. I'm the Neighborhood Services Supervisor. Yeah, I mean, I can just kind of add to this. I had contact with Randy back on 8/14 of 2015, so this has almost been going on for a year, just that I've been aware

of—in asking—having the same request for a year, which is to board up those windows. So I think—you know, and this was months before it ever got to the Building Board. So I think, as we've mentioned, it hasn't been a priority, and obviously it is a priority to neighbors. So I just—and like you said, Mrs. Harrington, I think there hasn't been enough effort, and there are multiple things that can be done to make the building more attractive than it is right now. So I just wanted to make sure I've agreed with some of what was being said.

Mr. Denham — Thank you.

Mr. Kraft — What would the top three things be that would make it more attractive in your opinion?

Mr. Grindle — I mean—I would say boarding up the windows. I'd say taking that—for the front end of that—I don't know if that's a chute or—

Mr. Wilson — It was a hallway connection.

Mr. Grindle — Okay, the hallway connection—yeah, I think that would be—those two things would be probably top priority.

Mr. Kraft — I mean, you say the chute or for the—

Mr. Grindle — Well, I'm looking at—there's two kinds of columns, right? And the chute looks like it's the most damaged—I'm sorry, the hallway connection looks it's the most damaged. I mean, obviously, the chute would probably be the third thing that would make it most—

Mr. Kraft — So we've kind of eliminated all the access points where people could not get in through there. And maybe I'm confusing the two issues, one being the windows in the alley versus the other being, you know, the reduction of vagrants—drug abusers, and so forth, for either congregating there or someplace.

Mr. Grindle — Yeah, I mean, I think it's two-fold, keeping people from congregating there but also—I mean, just from the perspective of looking at the building, those are the two things that you notice first in terms of what looks ugly, right? So I think that attracts people's eyes to it when, you know, a building just has an ugly look to it. So, yeah, it's both of those things—housing vagrants, but also just from an attractiveness perspective.

Mr. Paul — I don't know if Bryan has a comment on that. I don't know how—if it's just because it's ugly doesn't mean it's something that Mr. Kraft necessarily needs to remedy, is that—

Mr. Wicklund — Yeah, that's correct. I mean, there's—in order to—short of demolishing the entire structure—in order to take care of the most visibly needed

corrections and make it as safe and as secure and as cosmetically pleasing as possible, I agree with Stephen in that the connection—the portion of the building that was originally demolished, where it tied in to this main structure, it wasn't left in a way to where it can withstand weather. I mean, those brick walls are just crumbling slowly on that portion. And I can't see if anybody ever does—if the economy turns around, or anybody does take possession of it and wants to move forward with rehab, that portion is going to have to be torn down. So not just the trash chute—that the temporary chute there on the—I guess it would be the east side, for the east portion of the building—it would need to be removed. The connecting hallway portion that shows the damage—it would need to be removed. All of the short retaining walls, piles of dirt—those things would need to be removed. Any little areas where people can, you know, congregate without being seen—

Mr. Kraft — You never said the piles of dirt—the piles of dirt, like on the fronts?

Mr. Wicklund — On the north side.

Mr. Kraft — The north side.

Mr. Denham — That may be base rock.

Mr. Kraft — Those are actually being used for—

Mr. Wicklund — Piles of something, but that's where the weeds are that Crystal was referring to in the picture, is it's just that high—it's overgrown.

Mrs. Harrington — Randy, can you see what we're looking at?

Mr. Kraft — Yeah, I think—yeah, okay. There is a wider angle possibly someplace that may have—because Southard Construction was using our location as a transfer area for the street project on 20th Street.

Mr. Wicklund — So, I mean, all those things could be done. I don't know that all those things can be required to be done, like you said.

Mr. Paul — One thing I was going to add is, we have been discussing this case at some length this morning—and I want to make sure that Mr. Kraft and the Board are on the same page when he leaves here today about what our expectations are in 30 days.

Mrs. Harrington — I think I have a way to do that, like last month, we had a case where it had been on our agenda for quite a long time, and the property owner was certain that the next 30 days would prove to be very—

Mr. Paul — Productive?

Mrs. Harrington — Productive—and so in order to help them assure that, we ordered that property repaired, which we know today we'll give at least 30 days for him to—if we ordered it repaired today, it would give him 30 days to do what he says he can do in 30 days, and if not then, you know, the City could send a contractor and get it done at his expense. Is that a bad way to go on this? I mean, I'm open to other ideas from the Board, but it seemed like last time we used that mechanism. The homeowner was very agreeable to it because they felt confident that they would be where they needed to be in 30 days. Randy says he's waiting for Empire, and that his contractors are on board. They just need to get it so this would possibly raise the level of priority to the point where we could see some action. That way, at the end of 30 days, if it wasn't done, then we could get something done and take the pressure off the Mayor and City Hall, and even Randy—and all of the neighbors.

Mr. Paul — For me, what we did on that property, I was not very comfortable with just because like it made for a messy record, should the owner choose to appeal it. And it—and I'm not necessarily opposed to doing something like that in the future, if like I had notice ahead of time so that Bryan and Jeff and I can get something in writing that they could come in maybe and sign, and then we—I mean, I know what you're saying, and I agree with that principle. Because it was all oral and on the spot, though, I feel like our record is not as good as it could have been. And if the Board wants to do something like that, for instance, I think that between now and next time that we could put something like that together.

Mr. Wicklund — I think what Crystal is actually referring to is the possibility of having the dangerous building hearing today—

Mr. Paul — I know—that's what I'm talking about.

Mr. Wicklund — And ordering it repaired.

Mr. Paul — Yeah—no, I understand that. I'm talking about the same thing. We would—I mean, as a practical matter, we would just—if you wanted to do that, you might as well have kind of a contested hearing like you would normally and just have Mr. Kraft say, "I agree." Now, I don't know that he's necessarily on board with that. I mean, what are your thoughts?

Mr. Kraft — My thoughts are we've really got two issues that we're trying to address now instead of just one. Before, it was just about the windows. I don't think the windows contribute to the concern of Tara at all, really. You can kind of follow my implication there—so if we're looking at the windows and just addressing the windows, which is our main issue on that, I don't know necessarily if I'd have a problem with that. As long as I get it done, that would be fine. But if not, what—this is my fourth time. Our friend, a couple of persons ago, was 14 times, so what's the magic number that you have?

Mr. Paul — I think, you know—Mr. Kraft doesn't sound like he'd be interested to a judgment, which I understand, and that's fine. And given—the kind of this property being, especially since it's larger and it's commercial, and it's not residential, I think I would need to spend some time—and I know I had sent you some letters last fall. I know Stephen sent you some letters. I feel like all that stuff would need to be put together and offered on the record, and we don't have all that today. I mean, we could have one today, and you could get an order in place today. I don't think your record will be as strong as it would if we had to time to—

Mrs. Harrington — Would we be ready in 30 days?

Mr. Paul — Yeah. And I don't know what Mr. Kraft's intent would be. I know in a case like this with property like this, in my observation it has been commercial properties have a much higher chance of being appealed to Circuit Court. I mean, when you guys say that—

Mr. Denham — That's correct. And this may be the fourth time on this agenda under your ownership, but it's been on—this property has been on our agenda previously. And we've had a lot of trouble with windows and the same type of thing that the neighbor was discussing.

Mr. Kraft — We've worked very hard on those windows in the past. That was one of the biggest issues that we had. And when we purchased that property—and I don't even remember what year it was—you know, I just drove by it every day, and I got tired of looking at that building that I thought could be a lot better and cleaner. The tornado happened, and life changed for me. And so the considerations of things we were thinking about then, totally out of the board. I would throw this out also—and, Bryan, maybe you would be the person that could possibly take point on this—and I'm going to throw stuff on you, but what would be the process of a complete demolition of the building, because I really don't have a clear vision of what I can see that could be in there? And if anybody else has a clear vision of what they think could be in there, that would—you know, let me know, because all the things that first come to mind would never get through the City, or never get through fire codes, whether it be, you know, a paintball or a—you know, something to use in an old building.

Mr. Wicklund — Well, I mean, that's not completely true. We have had buildings in this condition—this—the building we're in now being one of them—the Frisco Building—there's the Zahn, the Ridgway—I mean, we've had buildings in this condition even bigger than this with just as many violations that have been rehabbed. It's just a lot of things have to come together at the right time for that to happen.

Mr. Kraft — So the only thing that hit those was what—what made those different? Was it historical significance? Was it—

Mr. Wicklund — It's a combination of a lot of things, that being one of them.

Mrs. Harrington — And the _____ behind you, you know, has all of those issues that yours deals with.

Mr. Wicklund — Your question is what the process would be to move forward with a complete demolition?

Mr. Kraft — Yeah. If you can let me know what maybe that all sort of would be?

Mr. Wicklund — Jeff or I, either one, could lay out that process for you—

Mr. Kraft — Okay.

Mr. Wicklund — Just as an option. One thing I want to talk about real quick is I know the Board has commented several times on that temporary trash chute that was constructed. And I thought, up until this morning, that part of what we were discussing along with the windows was to go ahead and remove that. I thought you had agreed to that. I really—my opinion is, that really needs to go as well unless you want to close it up the same as the rest of the building—close up the opening at the bottom and the missing plywood. I don't really understand—I know why it was constructed.

Mr. Kraft — Uh-huh.

Mr. Wicklund — It's not really necessary, though. I mean, you can remove all kinds of debris, and they've got temporary chutes that you just put into the dumpster up to however many floors you're going. So this is just an added concern—not just cosmetically, but it's been left open. It's a possibility of someone just piling stuff up in there and starting a fire. That would be one thing that actually would burn on site there. And so I think that needs to go, along with the windows. I thought we had already—I know we've already discussed that several times.

Mr. Paul — So to _____ my comment of a little while ago, what are the—you know, the "X","Y" and "Z's" that Mr. Kraft needs to complete between now and 30 days from now?

Mr. Wicklund — Well, the things that we have talked about previously and have been very specific on is that trash chute to be removed, the access to the basement that's been tampered with to be fixed to where it's no longer accessible, and any broken glass, missing windows—any opening in the building like that needs to be boarded up. And then there was some discussion on whether that meant from the outside or the inside, and I think we've got that straightened out. There can't be any broken glass visible from the outside. That's dangerous. If he finishes—and the windows that have been boarded up have been done right. They're good, so if he just continues that process with every window in the building—

Mr. Kraft — Uh-huh.

Mr. Wicklund — Tear down the trash chute—that's what we have discussed up to this point—and the opening to the basement.

Mr. Kraft — I don't have any recollection on the trash chute conversation on demoing on it. I do have them—the contractor that's supposed to do the patching, because there have been a couple of sheets that have blown off—so I would have that. I could go ahead and enclose it for now, because if we do continue the cleanup on the inside using that trash chute to get the stuff out is the most efficient way for that.

Mr. Denham — My concern with the chute, it's a four-story wood framed tower. How it's attached—how it's engineered—I mean, it's really just a billboard or a sail ready to take off in a good wind. And, you know, I doubt if it was inspected. I doubt if it had a framing inspection. I don't know that it's sitting on a footing. I think it's just sitting on—

Mr. Kraft — It's actually—it's got concrete for the slide-in of the dumpster to go in.

Mr. Denham — Yeah. I mean, it looks very under-engineered to me.

Mr. Paul — And I know—is the attitude that if these items are not complete on 30 days, we're going to have a hearing? I know we've got one already for today.

Mr. Denham — Yeah, I think that's our intention.

Mrs. Harrington — Yeah, I think were I'm at with it is give it—give Legal 30 days and have him go ahead and proceed with whatever you feel like would need to be in place to hold an order to repair hearing next month. I'm willing to wait 30 days on that. And it could be that Mr. Kraft will have everything done in 30 days that needs to be done. But should—you know, should that not happen, then I'm definitely in favor of moving to get whatever we need to reflect some progress, not just here but for the neighborhood—I mean, you know, this lady can't be the only one that feels that way. And it is—it's right there in a very high-profile area of town.

Mr. Paul — I don't want there to be any misunderstanding or surprises if, you know, we come back next time, and we say, "Well, this wasn't complete, and we're having a hearing today,"—

Mrs. Harrington — Yeah.

Mr. Paul — And we're all on the same page when we leave today, right?

Mrs. Harrington — Yes.

Mr. Paul — Okay.

Mrs. Harrington — Yeah, I think whatever—you know, I'm willing to look at whatever Bryan has outlined as necessary movement, and if we can't see that, then we need to move forward and do the best we can to satisfy the neighborhood's needs—the neighbors' needs and, you know, anybody here that is talking to folks in the community about it.

Mr. Denham — Does that make sense to you, Mr. Kraft?

Mr. Kraft — I believe so. If—Jordan, I don't want to throw extra work onto you, but if you could do a memorializing statement of some sort, and if you could—I have no recollection as far as on the chute coming down as being an issue. If you wouldn't care to check on prior—in the minutes or something.

Mrs. Harrington — I think he's got the minutes here. I think he found it in the minutes.

Mr. Wicklund — I know it was discussed while you were here more than once, about the need to do that.

Mr. Denham — In the minutes from last time I said, "I'd really like to see that makeshift shaft removed. It looks like it could blow over very easily to me." And you responded, "The shaft part that was part of the replacement on the roof above, and so it is," and I guess they couldn't hear the minutes. And so I said, "Is it not needed at this point?" And you said, "Yeah, we're looking at taking it down from the top down and getting rid of the junk that way."

Mr. Paul — I kind of recall that now. And we can give—there are a couple of different ways people approach—I mean, we can get you a copy of the minutes from today and whatever other minutes you'd like. It's not a problem. A lot of people just, you know, call in to Bryan or Jeff and say, "Hey, will you come out and check it out, or remind me what's left to do?" And I think they're more than happy to talk with you on those things. And if you want something in writing up front just to make sure that your understanding is the same as ours, I'm sure that's something that they could get you probably today.

Mr. Kraft — I just don't want to do something and think that I've fulfilled that expectation and then—

Mr. Paul — Yeah, absolutely.

Mr. Kraft — Then it would be different whenever—

Mr. Paul — Is that something we can get today?

Mr. Wicklund — I can, but I can make it real simple—the trash chute removed, every window boarded up the way you've done it, and the opening to the basement closed up.

Mr. Kraft — And for clarification on the windows—you're talking about the busted windows?

Mr. Wicklund — Any missing or broken windows. I know like the front, it's all glass—at this point I'm not talking about it; however—

Mr. Kraft — Eventually they'll—

Mr. Wicklund — It would be an issue eventually.

Mr. Kraft — Because that's how we have repaired every other window is they have broken, and then we repair it. They get broken, and then we repair it.

Mr. Oliver — While you've got the equipment to do any of them that are up high, I'd just—speaking from experience from the past, I'd just get it done. That way we're not back here.

Mr. Kraft — Okay. The only other thing I could think of is—because I really don't have any clear direction on what we want to do with that building now. I don't—previously I was using it for personal storage. I still have some in there, but it's been for the most part ransacked. What used to be on nice shelves has all been pulled out, rummaged through—stuff like that. And so it only takes somebody in there for a day—and many times you don't even know they're there if they're looking up to cover their tracks, then they're in-and-out, in-and-out all the time—and more draw for the neighborhood there, okay? I guess that's all I've got at this point. I don't have anything else.

Mr. Denham — Any other questions? Thank you.

Mr. Paul — Thank you for your time.

Mr. Denham — Thank you for coming in. Do we have a motion?

Mr. Wilson — **Mr. Chairman, I'll make a motion that Item 2765, 2008 South Sergeant, be continued for 30 days to our July 22nd meeting for a progress report and demolition hearing.**

Mr. Landrith — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Landrith that Item 2765, 2008 South Sergeant, be continued to our July 22nd meeting for a progress report and demolition hearing at that time. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.** Thank you.

Mr. Denham — Would anyone else like to come and speak about a particular project?

ITEM 2070 **212 S. JOPLIN**
OWNER: Neal Group
ADDRESS: 307 Metalwood, Carl Junction MO. 64834
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the April 22, 2016 meeting for a "Demolition Hearing" and Progress Report (SEVENTEENTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Jeff Neal — Sorry about arriving late. I haven't signed in yet. Jeff Neal, and I'm here with regards to 212 South Joplin.

Mr. Denham — Item 2070. Can you give us an update on the project there?

Ms. Champlin — I may need to have you back over—that's good, so I can pick you up.

Mr. Neal — Okay. Do you need an address?

Ms. Champlin — What is it?

Mr. Neal — It's 307 Metalwood Circle, Carl Junction.

Ms. Champlin — Okay.

Mr. Neal — It's what's there.

Ms. Champlin — Oh, it's on my list here.

Mr. Neal — Good morning. My apologies—I wasn't here last time, and I appreciate the Board going ahead and continuing this project yet one more month. To let you know, we have applied for building permits with the City, both for a new roof structure—a new roof and solar installations on 215 South Wall and 212 South Joplin. We currently have a new standing seam roof on the building. The metal structure is complete. We have 44.5 kilowatts of solar power installed on the roof, which I'm very excited about on 212. And we're moving ahead with interior demolition as well. The building was officially entered into the Brownfield Voluntary Cleanup Program by registered mail on September 15th of last year, and on May 5th we received our notice to proceed. So that has been our holdup until this point, but since then we have moved as fast as possible. And at this point, because of the solar rebates expiring on June 30th, we've kind of moved things out of order. We don't have our overall building permit on the property yet. I intend to apply for that this month. And I had a meeting on Monday with my architect and my MEP contractors, and plans are moving forward. So at this point, we've already made a very significant investment in the building. We've got a new roof on it. Our new plans will specify new windows, and we'll make that happen as well, as well as a complete

renovation of the property. What I'd like to request is that provided I submit for a full-fledged building permit during the month of July, that the building be taken off the demolition list. If not, I can also come back next July and tell you about what's happened. But we are making progress. Any questions?

Mr. Denham — Can you tell the Board how many dumpster loads you've removed from 212?

Mr. Neal — We're upwards of 20 and still going. It's—the entire second floor is empty. It's a clean slate now with the exception of our new steel columns and new steel roofing members. And we've also installed new electrical services to all—we've installed three new electrical services on the site. And those, of course, are vital for the solar arrays. But it's been a massive cleanup effort, and it continues on the first floor.

Mr. Denham — As far as windows, is that one of the first things you'll do on the outside?

Mr. Neal — Yes, sir. We've already got all those quoted through—we're going to put Pella windows in that are Endura-Clad wood windows that meet the National Parks Service requirements, and those are already quoted. And we're very close to pulling the trigger on that.

Mr. Denham — Any other questions? Do you think you would have the windows replaced maybe by our July meeting?

Mr. Neal — I don't think July. I'd say by August, I will. But if we get—we're going to need Building approval, as far as we'll go ahead and submit everything to Kathy. And I don't think that will be—I'll hopefully get my permit back during the month of July. During the month of August, I would expect to have windows installed.

Mr. Denham — Does the permit have to be in place to replace the windows?

Mr. Wicklund — Yes, it's supposed to be.

Mr. Neal — On a commercial building, there's a commercial building window replacement that we just did for Hackett's.

Mrs. Harrington — Give it until August?

Mr. Neal — That would be fine.

Mr. Denham — Is everybody good with that?

Mrs. Harrington — That would be August 26th. **Mr. Chairman, I make a motion that Item Number 2070, at 212 South Joplin, be continued until August 26th for a progress report and demolition hearing.**

Mr. Landrith **Second.**

Mr. Denham **I have a motion by Mrs. Harrington and a second by Mr. Landrith that Item 2070, 212 South Joplin, be continued to our August 26th meeting for a progress report and all those in favor, say "aye". (Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye", with Mr. Denham abstaining) Those opposed? (None) And I'm going to abstain, Susan. Motion carries (5 in favor, 1 abstention).**

Mr. Neal Thank you very much.

Mr. Denham Thank you. Does anyone else want to speak on a specific item?

ITEM 2652 **2409 LOCKEWOOD DR.**
OWNER: Vicki Clugston
ADDRESS: 3135 S. Tyler, Joplin MO. 64801

Stephen Hughart Steve Hughart. My wife is Vicki. Last month you asked her to come back and report on the house, and we received no notice in the mail or anything on our property.

Mr. Denham Which address is it?

Mr. Hughart 2409 Lockewood in The Highlands.

Mr. Oliver It's not on the agenda.

Mr. Denham Oh, it's not on the agenda. It was Item 2652.

Mr. Hughart Yeah, we never received any notice or anything that you said she was supposed to be back, and it's not on the agenda for today.

Mr. Wicklund Because of the way we handled that meeting last month, I was directed that it's actually not to be placed on the agenda again—that all the steps have been taken to where if the agreement that we got to was not followed, then the City was ready to proceed with hiring the contractors. And so we can—if the Board chooses to, they can take the update. But that's why there wasn't a letter sent out—it's just not officially on the agenda.

Mr. Hughart Okay—okay. Updates—the west end of the house is completely bricked—finished. The entire back of the house is completely sided and trimmed. The east end of the house is completely bricked. The rock layer has his mesh on the front of the house, and the rock is sitting on the site. He would have been rocking today, but the rain kept him from doing that. The garage doors will be installed Tuesday of next week. Our HVAC guy will be there starting on Tuesday. We have already got his bid, and he's agreed to start

on Tuesday. The electrical is about 90 percent complete. The plumbing rough-in is done. The gas rough-in is done. And there's no debris left on except for what the—the only thing that looks bad in the yard is where the rock crew has their mortar mixer—their sand and stuff like that.

Mr. Denham — So the order to repair won't proceed if the work is done?

Mr. Wicklund — Correct. And that order to repair was 30 days from the last meeting, which actually ends the middle of next week. We're close, but not there yet.

Mrs. Harrington — That included the garage door?

Mr. Wicklund — That included the garage doors that are supposed to be installed Tuesday.

Mr. Hughart — They will be installed—Overhead Door—it took them four weeks to get them in. They will install them. I talked to their guy that installs them earlier last week, and he will install them Tuesday—Tuesday morning. So the outside will be wrapped up. And I personally picked up everything off the yard. There's nothing there. Everything is in a dumpster on the property.

Mrs. Harrington — Did that mesh with what you saw on the drive-by?

Mr. Oliver — I don't think the dumpster—like I said, it has been two weeks.

Mr. Hughart — The dumpster is there.

Mr. Oliver — The dumpster was not there at that time.

Mr. Hughart — It is there now, and it's about half full. But everything is gone off the ground except for the materials that they're using.

Mr. Oliver — There was not—there wasn't a bunch of debris.

Mr. Denham — Okay.

Mr. Hughart — CDR is the dumpster company that is out there.

Mr. Denham — I appreciate you coming in and giving us an update.

Mr. Hughart — Okay.

Mr. Denham — It's not on the agenda, so I guess we don't need to take any action.

Mr. Wicklund — No.

Mr. Hughart — Okay, do we—

Mrs. Harrington	Can you check on it in the middle of the week and make sure everything is done? If not, automatically, they'll hire a contractor.
Mr. Hughart	Okay. The garage doors will be up, and the rock guys will be laying—they will be—they're in the middle of laying rock.
Mrs. Harrington	You might give Jeff or Bryan a call when those things are completed so they can come and inspect them, and then they'll report back to us, I guess.
Mr. Hughart	Travis Neely is the mason hanging the rock.
Mr. Denham	Thank you.
Mr. Hughart	Okay, thank you.
Mr. Denham	Were you here to speak on a specific item? If you could give us your name and address and the item, please?
Mr. Oliver	Item 2758.
ITEM 2758	**1116 E. HILL ST.** **OWNER: Jon & Sarah Abernathy** **ADDRESS: 2013 Elm St. Seneca MO. 64865** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 27, 2016 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)**
Isidro Ruiz	My name is Isidro Ruiz. And the last time I asked you about the property on 1116 Hill Street. And all I've got to say today is—
Ms. Champlin	Did you sign our sign-in sheet?
Mr. Ruiz	Did I sign—
Ms. Champlin	Yes, next—
Mr. Oliver	You might write your mailing address down there, Mr. Ruiz, for me. I mean, I know I wrote it down yesterday, but--
Mr. Denham	Does he have a permit in place?
Mr. Oliver	Not yet.
Mr. Denham	Are you going to serve as your own contractor?
Mr. Ruiz	Yes. I've been doing the cleaning myself, you know, but on the electrical and the plumbing, I'm going to hire a contractor to do it. But they're

waiting for me to clean the inside, you know, real good so they can come and start working on the electric.

Mr. Denham — When will they start?

Mr. Ruiz — As soon as I finish the cleanup inside.

Mr. Denham — When will you finish?

Mr. Ruiz — Probably the next couple of weeks.

Mr. Denham — So if we have a meeting next month in four weeks, would you have an electrician and a plumber hired by then?

Mr. Ruiz — I will—yes, I will.

Mr. Denham — It looks like there's a window replaced or boarded up.

Mr. Oliver — There is a lot to be done.

Mr. Denham — Have you met with Jeff out on the site to know what's actually expected on this?

Mr. Oliver — Yes, I met with him two months ago. He had just taken ownership of the property. I met with him on the site and kind of went through everything with him. I explained to him that he would have to have licensed electricians and plumbers, etcetera, but that he could do any of the siding, windows, and things of that nature. He has done a significant amount of cleanup. He has torn down a small detached garage in the back, but there is no permit in place yet. I didn't have his address to send him a letter, but I found his phone number and contacted him yesterday and asked him to be here today to give you guys an update. That's kind of where it's at—no permit, but he has made progress as far as getting the property cleaned up, but he's not there yet. When do you think you'll come in and get your permit?

Mr. Ruiz — Okay, my question is, do I need a permit to replace those windows?

Mr. Oliver — Yes.

Mr. Ruiz — Okay. So I will probably stop by sometime next week.

Mr. Oliver — Okay.

Mr. Wicklund — Well, let me add—we want to sell a permit for everything.

Mr. Ruiz — Oh.

Mr. Wicklund — So please don't come in and just get a permit for the windows. You need to get your plumber, your electrician—who you're going to use—you need to know that. And then when we sell you a permit for them, we'll include the windows and anything else that needs to be done.

Mr. Ruiz — Okay.

Mr. Oliver — If you want to stop on the fourth floor on your way out today—

Mr. Ruiz — Uh-huh.

Mr. Oliver — And ask to speak to Kim—

Mr. Ruiz — Okay.

Mr. Oliver — Tell him what you're going to be doing, and he'll get you an application for your permit. You can take that with you, fill it out, bring in back in next week—

Mr. Ruiz — Okay.

Mr. Oliver — And we'll see if we can get you going.

Mr. Ruiz — Okay, I will.

Mr. Denham — Does that make sense?

Mr. Ruiz — Yeah.

Mr. Denham — Okay. We'd really like to see some progress between now and our next meeting.

Mr. Ruiz — Okay.

Mr. Denham — Okay, thank you.

Mr. Oliver — I've got one more thing. Do you have a copy of any title work that's been done where you—you bought it from the Abernathy's, correct?

Mr. Ruiz — Yes.

Mr. Oliver — Right. Do you have any kind of paperwork?

Mr. Ruiz — Yes, with the—for when I bought it. I got the—

Mr. Oliver — Can you bring that forward, please? We'll probably want a copy of that when you bring your application for the permit back in. And we can run a copy of it when you come in. Just bring it with you, okay.

Mr. Denham — Any other questions? Do we have a motion?

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2758, 1116 East Hill Street, be continued for 30 days to our July 22nd meeting for a progress report and demolition hearing.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2758, 1116 East Hill Street, be continued to our July 22nd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.** Do we have any ready for hearings?

Mr. Oliver — I've got one to release.

Mr. Denham — That's good news.

ITEM 2641 — **1604-1620 E. 20TH ST.**
OWNER: Robert & Carolyn Wiggans
ADDRESS: 1324 Sheridan Dr, Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the January 22, 2016 meeting for a "Demolition Hearing" and Progress Report (SEVENTH TIME BEFORE THE BOARD)

Mr. Oliver — Item 2641, 1604-1620 East 20th—we need to have that released by the Board, please.

Mr. Denham — Has he done the demolition?

Mr. Oliver — I'm sorry.

Mr. Denham — Has he done the demolition?

Mr. Oliver — Yes, he signed the consent form a few months ago, and we just need to officially have it released.

Mr. Landrith — **Mr. Chairman, I make a motion that 2641, 1604-1620 East 20th Street, be released from our agenda.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Landrith and a second by Mr. Eastman that Item 2641, 1604-1620 East 20th Street, be released from our agenda so demolition can occur. All those in favor, say "aye". (Mr. Denham,**

Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.

ITEM 2635 **502 VIRGINIA**
OWNER: AMAS
ADDRESS: 1736 Southern Dr. Neosho MO.
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the March 25, 2016 meeting for a "Demolition Hearing" and Progress Report (TWENTIETH TIME BEFORE THE BOARD)

Mr. Oliver — I guess maybe first, Item 2635, 502 Virginia. I don't know that we want to go month to month on this at this point, but if there are any questions from you guys, maybe Bryan can help a little bit.

Mr. Wicklund — At this point, Jasper County is the proud owner of the building. The City Council has not been willing to move forward with the Building Board's idea of having an engineering firm help us oversee the project and put a new roof on it and abate everything inside. It's on hold. They haven't said "no" but they haven't said "yes". It's just sitting here. I don't have a timeframe on when I might have an answer and a direction from Council. Troy Bolander is trying to send out feelers in trying to find some potential investors and ideas—uses for the building. We've had at least one meeting that was encouraging, but don't know if anything is going to come of it. I wish I had more to report, but that's it.

Mr. Denham — Is there much reason to do it on a month to month basis at this point? We've ordered it repaired, right?

Mr. Wicklund — No.

Mr. Denham — We have not?

Mr. Wicklund — There has not been an order given by the Board at this point.

Mr. Paul — If the county owns it, I don't—

Mrs. Harrington — Could you see if the City Council would block it?

Mr. Wicklund — I don't know that it would speed anything up.

Mr. Paul — I mean, if the county owns it, I don't know if the Board has authority to do that. Now, I think an order to repair—I don't know that it would be binding on them. We'd probably have to do some research like that. I don't know that we've ever tried to order something owned by another governmental body repaired or demolished.

Mr. Wilson — In other words, we're just in a big gray area with the building. We don't know which way to go.

Mr. Paul — It is kind of gray. I mean, we can research that—I mean. I just frankly don't know the answer off the top of my head.

Mr. Denham — I don't see keeping it on every month if there's nothing we can do about it. We might as well continue it for 60 or 90 days. Do we have a motion?

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2635, 502 Virginia, be continued for 90 days for a progress report and demolition hearing.**

Mr. Landrith — **I'll second.**

Mr. Oliver — It will be September 23rd.

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Landrith that Item 2635, 502 Virginia, be continued to our September 23rd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

ITEM 2761 — **2311 W. 3RD**
OWNER: William Clemons & Etal Birch
ADDRESS: 134108 Cherry Dr. N. Pinellas FL. 33781
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 27, 2016 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr. Oliver — I passed around an e-mail that I printed off. I received a call from Mr. Birch this morning on Item 2761, 2311 West Third. I think maybe everybody has read that.

Mr. Denham — Yes.

Mr. Oliver — Hopefully in 30 days he will have started the demolition process. He basically told me on the phone that that was their intention, but he couldn't make it this morning. He had a conflict.

Mr. Denham — I appreciate his effort. I mean, he didn't even own the building, and he's done a lot of work over there trying to take care of it. Do we want to do these case by case, or just have a—

Mr. Oliver — Yeah, all the rest of them can go until July 22nd, unless you have any questions on any of them.

ITEM 2699 **1402 S. JOPLIN**
OWNER: Heartland Floral & Gifts Inc.
ADDRESS: 2515 W. 30TH ST. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 27, 2016 meeting for a "Demolition Hearing" and Progress Report (FIFTEENTH TIME BEFORE THE BOARD)

Mrs. Harrington — You don't know where 2699 is on South Joplin? I don't know if he got his—it was the roof that needed to be fixed.

Mr. Denham — Heartland Floral?

Mr. Oliver — Yeah, that's—I haven't received a call from him saying, "Hey, you and Bryan come and look at this roof," or, "I've got a bid I'm going to go with to get it fixed." I haven't received any information.

Mr. Denham — I think maybe we'll give you this month to talk to him. If he doesn't show up, if we're ready to order it demolished or order it repaired, one. This is what—the fourteenth or fifteenth time? I know he's trying to do it as he can, but it's not getting anywhere. I think Bryan said the last time that he was in there, he could see daylight through the roof, and that was what—months ago?

Mr. Wicklund — Yes.

Mr. Denham — If not a year ago, so it's not gotten any better.

Mr. Wilson — Well, if I remember right, didn't he—wasn't he talking about trying to get somebody in there, and then having them repair the roof, or something like that?

Mr. Denham — Yeah, he's talked to roofers, but the price was more than he was willing to spend which, you know, I understand, but something's got to be done.

Mr. Wilson — He was wanting to see if he could sell it "as is".

Mr. Denham — Or possibly, or get another bid on the roof.

Mr. Wilson — Yeah, that's is kind of confusing there about what he's actually intended to do with it.

Mr. Denham — Yeah. Jeff, if you happen to talk to Mr. Hess, you might just tell him our patience is pretty thin on this one, and we want to see either a roof on and it finished, or demo. I'm just speaking for myself, but I think all pretty much are behind it.

Mr. Landrith — That building has been an eyesore for years.

Mr. Denham — Okay.

Mr. Oliver — The remainder of them on the agenda—July 22nd.

ITEM 2689 — **1310 MISSOURI**
OWNER: Greg Carpenter
ADDRESS: 1545 Rip Rd. Webb City MO. 64870
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 27, 2016 meeting for a "Demolition Hearing" and Progress Report (THIRTEENTH TIME BEFORE THE BOARD)

ITEM 2767 — **607 N. PEARL**
OWNER: Jim and Pamela Ames
ADDRESS: 1444 Crestwood Dr. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 27, 2016 meeting for a "Demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD)

ITEM 2768 — **609 N. PEARL**
OWNER: Jim and Pamela Ames
ADDRESS: 1444 Crestwood Dr. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 27, 2016 meeting for a "Demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD)

ITEM 2770 — **1031 SERGEANT AVE.**
OWNER: Ann Oaks & Mary Shanafelt
ADDRESS: 1031 Sergeant Ave. Joplin MO. 64801
"Finding of fact Hearing" scheduled for this date"

ITEM 2771 — **911 W. 6TH ST.**
OWNER: Jimmy B Tallon TR.
ADDRESS: 10989 Crooked Creek Dr. Dallas TX. 75229
"Finding of fact Hearing" scheduled for this date"

Mr. Denham — Do we have a motion to continue all the remaining items to our July 22nd meeting?

Mr. Wilson — **So moved.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that all remaining items on our agenda be continued to our July 22nd meeting for progress reports and demolition hearings. All those in favor, say**

"aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0. Any other business?

Mrs. Harrington — Well, I just—I'd like to revisit for one brief moment the Freeman Hospital building, because I don't understand—I guess I don't understand somebody buying a building like that and then just holding it as is when it's so obviously in need of rehab or demo. And, I mean, I'm very serious about next time having—hoping that Legal will have us in a position to be able to take some action on that.

Mr. Paul — I just need a day or two to put everything together.

Mrs. Harrington — Well, it feels like some of these cases that we're dealing with now that have lingered so long—that's—you know, the homeowner—well, the Heartland Floral building is a perfect example. You know, he's reassuring us every time that, "Oh, yeah, you know, I'm there and there," just the way the Clugston property was. And I feel like having that—the ability to order them repaired—you know, when they're saying, "Well, I think in 30 days—yeah, I think I can have it there," I think the tool of being able to order it repaired that day and saying logically to them, okay, we're holding them to that. I mean, that's essentially what we did—and I think that the same is true of Mr. Kraft. If we order it repaired, he will get it done because he knows what the consequence is. And I think that that's something that maybe we should take a more pro-active position with and take those steps a little more often. So what I'm wondering about is if there is something that you all can do to enable us to do that, that you're comfortable with.

Mr. Paul — Yeah, the only thing is that I don't—I was not comfortable really with the consent judgment on the Clugston property, and it's going to work out okay because we're going to get it resolved without conflict. Our records we build here are granted deference by the Circuit Court, so the better they are here, the less likely they are to be overturned, and the better our bargaining process would be with the owner. It doesn't make any difference to me when you guys want to take things. Jeff brings me down the files on the things he thinks might go a couple of days in advance, and we kind of look them over and make sure that everything is in there that we need _____ to track them down if we need to send them notice. So as long as I'm able to look at the file a couple of days beforehand, you can bring them as soon as you want. You all just want to take the approach that we're going to bring in any time sooner than we would to kind of say, "Okay, you've got 30 days now." That's completely fine.

Mrs. Harrington — I think it's the only way we're going to get them off this agenda, don't you, Jeff—for a fair number of them?

Mr. Denham — What's the expense to the City if we start taking bids and go through that process, because I've always felt like if we can get the owners to take responsibility to take care of their own property, we're better off than the City going through the legal ads, the bidding, and all that.

Mrs. Harrington — Does that bidding process happen immediately?

Mr. Denham — No, there's a 30-day wait.

Mr. Paul — We're going to have to run publication once already. I guess we can't get around that. You're talking about publishing for bids?

Mr. Denham — Yeah.

Mr. Paul — That would probably be a question for Bryan.

Mr. Denham — Well, and then once we actually go through, and the repairs are made, and they don't—and the owners don't pay, it becomes a tax lien, but basically the City would pay for that. They may or may not—the City may or may not ever see that money recouped.

Mrs. Harrington — But in many cases—in the case of the old Freeman building, I really don't see that happening. I mean, that's kind of a—it's kind of forcing a hand—you know, it's a gamble—

Mr. Denham — Yeah. That needs to be our standard operating procedure every time we order it repaired. I think we need to—the Freeman building has been on our agenda four times now.

Mrs. Harrington — Right.

Mr. Oliver — I don't think the City wants to get in the business of repairing.

Mrs. Harrington — No, and I agree, but I didn't—I really felt like last month Ms. Clugston was never going to let that happen—I mean, when they've got the brick sitting there. She just needs to get it done, and it's easy to pass it by when your arm is in a sling.

Mr. Paul — To kind of finish your train of thought there, I don't think the collection rate is very high.

Mr. Denham — Yeah.

Mrs. Harrington — Well, I just—

Mr. Denham — I don't see a good future for this Freeman building.

Mrs. Harrington — No.

Mr. Denham — And truthfully, it should have been torn down when Freeman vacated it.

Mr. Landrith — We should have got it when McWilliams had it.

Mr. Denham — Well, yeah, you remember it on the—we fought him, what—six or eight years ago on it.

Mrs. Harrington — I think it's irresponsible for—it doesn't matter what I think, obviously—but if somebody is going to purchase a piece of property, then I think it's up to us to hold their feet to the fire to either make it right, or we take care of it. And that's exactly what I was trying to say without saying it is that, "I'm sorry that it's going to cost you a lot, but you bought the property, and you knew what it looked like when you bought it." So I don't see any reason, especially with a property like that, to let it continue to evolve every month with the same thing. I mean, nothing has been done with that property in 30 days, and it's time for us to push somebody to get it done or do it ourselves with that situation. And I just can't—especially when somebody from the neighborhood shows up—

Mr. Landrith — Yeah.

Mrs. Harrington — Which was the case with Clugston as well, that when they show up here, we need to do something about it. Is that—

Mr. Wicklund — Right—and I've got a little bit to add here. It's true that used to, the items didn't stay on the agenda near as long as they stay now. So there are a couple of reasons for that. Troy and I have talked about this and some other issues, and I know it's come up during the Building Board meetings—I'd like to see what the Board—how the Board feels about having a training session along with City Council and City staff on the duties, the procedures, the desire of the Council as far as Building Board—what the powers of the Building Board are. We are getting more and more cases where either the Council is receiving complaints, and they want the Board to do something, and it's not even something the Board can legally do. Or the Board is frustrated because they don't feel like they have clear direction from the Council as well. They would like done—some things we could do, and just don't know for sure what the Council would prefer how things to be handled. And City staff also has some responsibility in educating both Council and the Board on how things can be handled, but also, we would like some direction as well. And it may be that some ordinances need to be changed to give the Board more tools. I know that's been discussed. So I think Kyle mentioned it at one of the meetings not too long ago that—is that something the Board would feel like it would be valuable to have a session with the Council and with staff just to talk through some of the frustrations in trying to get some clear direction on everything?

Mr. Denham — Yeah, I think it would be great.

Mrs. Harrington — I think it would be a good idea.

Mr. Denham — And maybe the Council could better understand what we're able to do and not do.

Mr. Wicklund — Yeah, I think it can go—I think all three parties—the staff, the Council, and the Board need to discuss some things and try to get everybody on—because it doesn't feel like there's a clear direction on some of these.

Mrs. Harrington — No. I know that when I see something come on the agenda—for instance, the last case that we dealt with—Mr. Ruiz—and all I can think when I look at it is we're a year down the road on that. He's going to be in here eight to ten times at least more.

Mr. Denham — Well, and he just bought it. We've been dealing with the former owners—

Mrs. Harrington — Right.

Mr. Denham — It happens so often _____ (Mr. Denham and Mrs. Harrington speaking at the same time)

Mr. Oliver — That's something I think a lot of people don't see. Some of these are bought at tax sales. Somebody purchases it. Then they sell it, and so it just kind of drags on. You have to give the new owner the opportunity to get his permit, and that lengthens the process.

Mrs. Harrington — And then you look at the condition of the property, and this guy is going to do it by himself. And whether—we don't have any—we don't have the ability to say, "No, no, no, this is going to take you too long, so we're going to demolish it or do something different," so that's frustrating when then it comes back to us in conversation from the Council members that—

Mr. Oliver — Correct. I'm seeing more of that now. Before we had the tornado, it didn't seem like there was as much of that.

Mrs. Harrington — Right.

Mr. Oliver — Since the tornado, I've noticed we've had more cases like this one.

Mrs. Harrington — Well, I think that there will be Council members that will be—when faced with that scenario, will be ready to jump on making more rules attached to building permits—more laws—you know, more deadlines, more—you have to have it done by this time, or this time. And then they're making rules or laws that affect professionals, as well as people that want to do their own.

Mr. Wicklund — Well, I think this—and I think this is a good—the discussion that needs to take place—is that will be a part of getting everybody on the same page. If

they do pass new ordinances, it will affect everybody, and they'll hopefully be able to discuss what the ramifications of that would be, and how it would affect everybody. But it—on the flip end of that, it may mean there's—you know, more rules—new—nobody is desirable of just making rules just for the sake of making more rules and, you know, maybe some clarification will be given to where some of these won't even end up on the agenda anymore because the Board will have been given the direction that is not—

Mrs. Harrington — Important.

Mr. Wicklund — That is not important to the City Council or to the citizens.

Mrs. Harrington — Yeah, well, I think that's—I think the training is a perfectly good idea. There is one other suggestion I'm going to have, and it's—I don't know how to accomplish it, but I know for at least the last four meetings—if we had had an interpreter—I'm serious. I'm very concerned about how much information some of the people standing at that podium really understand when they leave here. I'm not confident at all that two of the people today that were there—since they talked to Jeff and Bryan one on one, they probably have an understanding—but I'm not confident that what we did was communicated in a way that they understood it.

Ms. Champlin — And some of them are hard for me to do in the—understand in the minutes.

Mrs. Harrington — I can imagine how you can do the transcription. I mean, I'm serious about—sorry, but it's one of those things that I have no confidence that some of the people that walk back out of here know what our expectation really is.

Mr. Oliver — We have one staff member that could probably interpret, if Finance would let us borrow her for a few minutes here and there.

Mrs. Harrington — Well, I think that's—I think it's necessary. You guys will know when that, you know, is going to happen. And it wouldn't be for more than a few minutes, but—

Mr. Denham — I had a guy in the audience help interpret that one meeting a few months ago.

Mrs. Harrington — Yes.

Mr. Denham — _____ in that case.

Mrs. Harrington — Gutierrez, I think is the way you pronounce—I've never been comfortable that he understands—

Mr. Oliver — It's very hard.

Mrs. Harrington — What we're saying, or what our expectation is. And like you said, that's happening more and more.

Mr. Oliver — Yes. And we've met him—Bryan and I have met him on site before.

Mrs. Harrington — When you talk to him, are you confident he understands what you—

Mr. Wicklund — He understands up here—yes, he understands.

Mr. Denham — Yeah, I think he—yeah, I think he knew.

Mr. Grindle — Can I make a comment, just as an outsider, too? Yeah, I mean, I'm kind of in agreement with Mrs. Harrington in terms of the repair part. It seems like, from my perspective, that the only hammer that you have is to order something to be demoed, right—or repaired?

Mr. Wicklund — Or repaired.

Mr. Grindle — Or repaired, but then even at the end of that, if they don't repair it, there's no real hammer, because we're not going to—

Mr. Denham — No, if we order it repaired, the City is going out and taking bids, and it will be repaired by a contractor, and that cost is a tax lien to their property. That was what I was saying, but the collection on that is not real good.

Mr. Grindle — Yeah. And I understand that. I think the issue to be waived is, we have taxpayers who are actually requesting the City to take care of these properties. So in the taxpayers' perspective, they're wanting us to use their tax dollars to repair these properties. I wouldn't say that everyone would be excited about that, but I think, if you look at it from the other end of the spectrum, we're worried about spending taxpayer dollars on that. But they're also wanting the City to take some action, right?

Mrs. Harrington — I think it's one of the places that, especially if you live in that general vicinity of that crumbling piece of property, that most of them probably would say, "I don't care what it takes, but let's fix it."

Mr. Oliver — And a lot of these that would come before this Board that would have orders to repair—in my opinion, we would do the minimum to get it up to code. And you're going to be putting a band-aid on something that's going to come back on the agenda.

Mrs. Harrington — To come back—

Mr. Grindle — Why do you say that—in what way—I mean, in what way do you think it's going to come back?

Mr. Oliver — Multiple reasons. People don't take care of their properties. If we've got issues with the codes or ordinances to the outside of the structure, which typically is what we want to deal with a lot of the time, there are probably issues on the inside that need to be addressed. And I don't think the City wants to get in the business of fixing people's houses for them. You're talking a lot of money.

Mr. Wicklund — There was a case years ago with a house in College View Addition—a nice neighborhood—nice houses. It was a foreclosed-on house. The roof was leaking and was starting to cause damage on the interior of the house. And the doors were open to the house. That was it. And you guys all know College View Addition, so you can think of the houses in there. It just needed a new roof and needed the doors locked up, and the Board ordered it demolished. We could have—the Board could have ordered that repaired. I don't know how that all would have worked out. I will say now, about 10 years down the road, there is a brand new house on that lot. I don't know if the City got refunded the money for the demolition, but I agree with Jeff in that while an order to repair is a tool—an option—it needs to be used very—

Mrs. Harrington — Judiciously.

Mr. Wicklund — Yes. It's not a good option. And you can actually order—and the Board has in the past, ordered structures demolished that there's no question they can be repaired, but nobody is willing to do it, and so the Board orders them demolished.

Mrs. Harrington — I can't think of any other properties that were on our agenda today than the two that we discussed doing that with that I would feel comfortable. I was extremely comfortable with the Clugston house because I knew that she was not going to let us finish her house. And it was—like he said, putting the hammer down and saying, "You have a deadline—now, you really have a deadline." And I know that Jeff can set either a fast paced schedule for taking bids, or he can take a slow-paced schedule for taking those bids once that 30 days is up. He could not get around to it for another 45 days if that's what he wanted to do. So that's where I'm thinking it's a tool, because with Randy Kraft, if he says he has the equipment on the property, and all he's waiting for is Empire, then that 30-day deadline is not a huge deadline to him. But he's going to make sure he gets it done in 30 days, because he doesn't want the City out there. And should that 30-day deadline pass, and he's not quiet where he needs to be, Jeff has the ability to slow-pace that bid process and give him the time to get it done. But I think—to me, unless there's something else that Legal can devise, or there's another process where when we say we're done, that we're really done. That's—to me, that's what we're doing when we—I wouldn't have done it on any other piece of property that I saw in that packet because I don't want to get involved in any of those, but those two where the owners are financially able to take care of their own business and don't want the

City putting a lien on their property, because they know what it means down the line.

Mr. Paul — If you want to do something like that, it's kind of like at _____. Well, look at them like, for instance, at the end of the meeting today and say, "Well, next time, I think we'd like to do that." That would be an ideal way to do that. That way, we know—we're not guessing which ones you might want to take.

Mrs. Harrington — Yeah.

Mr. Wicklund — I'm very confident in that the Council is concerned about the length of time these items are on the agenda. The Board is frustrated in the amount of time these items are on the agenda, and it just creates more work for staff the longer these things are on the agenda. So everybody is in agreement. We need to take steps to narrow this timeframe down, and I think that's one of the main reasons I would like to see a session where all three groups are together, and some clear paths laid out.

Mrs. Harrington — Okay.

Mr. Denham — It sounds good, if you can set it up for us.

Mr. Wicklund — Troy said he was going to work on it.

Mr. Denham — Okay. Anything else to bring up? Do we have a motion to adjourn?

Mr. Wilson — **So moved.**

Mr. Eastman — **Second.**

Mr. Denham — **All those in favor of adjournment, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Landrith, Mr. Pommert, and Mr. Wilson voted "aye") We stand adjourned. Motion carries, 6-0.**

There being no further business to come before the Building Board of Appeals, the meeting stood adjourned at 10:47 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Susan E. Champlin, Notary Public

My Commission expires: November 18, 2016

STATE OF MISSOURI NOTARY SEAL
SUSAN E. CHAMPLIN
Notary Public
Jasper County
My Commission Expires
November 18, 2016
Commission # 12528995