Building Board of Appeals Meeting Minutes

June 26, 2020

Call to order

Mr Hartwell called to order the regular meeting of the Building Board of Appeals at 9:01 am on June 26, 2020.

Roll call

Mr Hartwell conducted a roll call. The following persons were present: Rylee Hartwell, Curtis Ledford, Gary Wilson, Mark Callihan, Garret Wagner, Ashley Micklethwaite and David Reeder.

Approval of Minutes

Mr Hartwell asked if any members had amendments for the May 22, 2020, minutes.

Mr Ledford motioned for approval of minutes as read. Mr Callihan seconded the motion for approval. (5 Aye, 0 Nay)

Open issues

Item 2876, 1911 S. Bird Ave.

Mr. Neal Robbins was present for the meeting as the owner of the property. Mr Robbins addresses the board and explains that all the doors and windows are put in and 3 out of 4 sides of the house siding is put up. Mr Robbins also states that he has a mess to clean up in the back but wanted to make sure to get as much done as possible with the meeting approaching. Mr Ledford thanks Mr Robbins for his progress and asks for the mess that's in the back of the house to be cleaned up and the progress continuing as it is. Mr Oliver adds that he is very happy with the progress that has been made. Mr Hartwell's asks for Mr Robbins to give an estimated end date for the remodel to be finished. Mr Robbins states that he is thinking it will be about 6 weeks for electrical work, 2 weeks for flooring, sheetrock etc., roughly 4 months total. Mr Ledford states that the time frame isn't unreasonable, but he wants the outside done quickly. Mr Hartwell asks if there are any other questions. Motion to continue till July 24th, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2888, 603 Monroe Ave.

Owners of the property were not present for the meeting. Mr Oliver explains that he was able to catch the gentleman that lives on site approximately 3 weeks ago and he stated that he is being financed through a gentleman in Texas. Mr Oliver informed the board that the then had a phone conversation with the gentleman that lives in Texas and that got their attention. Even though it's not completed, there has been a lot of progress done and are very close to finishing it. Mr Hartwell asks for Mr Oliver's opinion as to if they should release the item. Mr Oliver states that he no longer considers it a dangerous structure. Motion to release item 2888, 603 Monroe Ave. made by Mr Callihan, Second by Mr Ledford. (5 Aye, 1 Nay, 1 abstain)

Item 2898, 1820 S. Virginia Ave.

Owners of the property were not present for the meeting. Mr Oliver informs the board that the structure has been demolished and can be released from the agenda. Motion to release item 2898, 1820 S. Virginia Ave. made by Mr Ledford, Second by Mr Wagner. (7 Aye, 0 Nay)

Item 2900, 2107 Murphy Ave.

Owner of the property was not present for the meeting. Mr Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Ledford, Second by Mr Wagner. (5 Aye, 0 Nay) Mr Paul recalls Jeff Oliver and reminds him he is under oath still. Mr Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition. Mr Oliver explains that he had a title search done using Great American Title showing Delbert & Florence Harbaugh as the owners of the property. Mr Oliver states that he sent certified letters to Delbert & Florence Harbaugh at 2107 Murphy Ave. Mr Oliver tells the board that the item was advertised in the Joplin Goble. Mr Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section line 10,12,13, and 18. Mr Oliver explains that he has not had any contact with the owners and in his opinion, he would recommend demolishing the structure. Motion to demolish item number 2900, 2107 Murphy Ave. made by Mr Wagner, Second by Mr Ledford. (7 Aye, 0 Nay)

Item 2901, 1326 Grand Ave.

Owner of the property was not present for the meeting. Mr Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay) Mr Paul recalls Jeff Oliver and reminds him he is under oath still. Mr Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition. Mr Oliver explains that he had a title search done

using Great American Title showing Brandon Hommedieu as the owner of the property. Mr Oliver states that he sent certified letters to Brandon Hommedieu at a Bella Vista, Arkansas address with signed receipts. Mr Oliver states that he sent certified letters to Bank of America with signed receipts. Mr Oliver states that he sent certified letters to Millsap and Singer LLC with signed receipts. Mr Oliver states that he sent certified letters to PRLAP LLC with signed receipts. Mr Oliver tells the board that the item was advertised in the Joplin Goble. Mr Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section line 12,13, 15, and 19. Mr Oliver explains that he had a phone conversation with the owner 3 months ago and no progress has been made and in his opinion, he would recommend demolishing the structure. Motion to demolish item number 2901, 1326 Grand Ave. made by Mr Callihan, Second by Mr Ledford. (7 Aye, 0 Nay)

Item 2902, 524 S. Byers Ave.

Owner of the property was not present for the meeting. Mr Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Callihan, Second by Mr Ledford. (5 Aye, 0 Nay) Mr Paul calls Jeff Oliver under oath and is sworn in by Olivia Stockdale. Mr Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition. Mr Oliver explains that he had a title search done using Great American Title showing ECO Evolutions as the owner of the property. Mr Oliver states that he sent certified letters to ECO Evolutions with no signed receipts. Mr Oliver adds that he also sent certified letters to MRCBR LLC with signed receipts. Mr Oliver adds that he also sent certified letters to Mr. Daniel Butler with signed receipts. Mr Oliver tells the board that the item was advertised in the Joplin Goble. Mr Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section line 12,13, and 19. Mr Oliver explains that he has not had any contact with the owners and in his opinion, he would recommend demolishing the structure. Motion to demolish item number 2902, 524 S. Byers. made by Mr Ledford Second by Mr Callihan. (6 Aye, 0 Nay, 1 abstain)

Item 2903, 1012 Central Ave.

Owner of the property was not present for the meeting. Mr Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay) Mr Paul recalls Jeff Oliver and reminds him he is under oath still. Mr Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition. Mr Oliver explains that he had a title search done using Great American Title showing MFH LLC as the owner of the property. Mr Oliver states that he sent certified letters to MFH LLC with signed receipts. Mr Oliver states that he sent certified

letters to an address on Crane Dr. with signed receipts. Mr Oliver tells the board that the item was advertised in the Joplin Goble. Mr Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section line 4 and 12. Mr Oliver explains that Michael Forrest the owner of the property was present for the last meeting stating he will demolish the property himself but no progress has been made and in his opinion, he would recommend demolishing the structure. Motion to demolish item number 2903, 1012 Central Ave. made by Mr Ledford Second by Mr Wagner. (7 Aye, 0 Nay)

Item 2904, 128 S. Walnut Ave.

Owner of the property was not present for the meeting. Mr Oliver explains to the board that a permit to demolish has been purchased by the owner. Mr Hartwell asks for a motion to continue. Motion to continue till July 24th, 2020 made by Mr Callihan, Second by Mr Ledford. (7 Aye, 0 Nay)

Item 2905, 2024 S. Connor Ave.

Owner of the property was not present for the meeting. Mr Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay) Mr Paul recalls Jeff Oliver and reminds him he is under oath still. Mr Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition. Mr Oliver explains that he had a title search done using Great American Title showing Maria and Citalan as the owner of the property. Mr Oliver states that he sent certified letters to Maria and Citalan with signed receipts. Mr Oliver tells the board that the item was advertised in the Joplin Goble. Mr Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section line 4,12, and 18. Mr Oliver explains that the owner came to the counter at City Hall in February to obtain information but there has not been any progress to the structure and in his opinion, he would recommend demolishing the structure. Motion to demolish item number 2905, 2024 S. Connor Ave. made by Mr Wagner, Second by Mr Callihan. (7 Aye, 0 Nay)

Item 2906, 206 N. Wall Ave.

Owner of the property was not present for the meeting. Mr Hartwell calls for a motion for a dangerous building hearing. Motion to hold a demolition hearing made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay) Mr Paul recalls Jeff Oliver and reminds him he is under oath still. Mr Paul questions Mr Oliver if he has had the opportunity to inspect the property at issue and show reasonable lackness for the matter at issue? Mr Oliver states yes, he has inspected the property and it does qualify for demolition. Mr Oliver explains that he had a title search done using Great American Title showing Steven D. & Katrina L. Owen as the owner of the property.

Mr Oliver states that he sent certified letters to Steven & Katrina Owen with signed receipts. Mr Oliver states that he sent certified letters to Southwest Missouri Bank with signed receipts. Mr Oliver tells the board that the item was advertised in the Joplin Goble. Mr Oliver expresses that he has based his opinions off the Code of Ordinances with sub-section line 4,12, and 13. Mr Oliver explains that he has not had any contact with the owners and in his opinion, he would recommend demolishing the structure. Mr Hartwell reads the email from Steve Owen to Jeff Oliver dated Friday June 26th explaining why he was unable to attend the meeting and it was his intention to sell the house for years but have had no interested buyers. Mr Owen states that he does not want the house to be demolished but he understands the situation as he does not have the financial means to fix the property up currently. Mr Paul states that the decision is now turned back to the City. Mr Hartwell asks if there are any other questions and a motion. Motion to demolish item number 2906, 206 N. Wall Ave. made by Mr Callihan Second by Mr Wagner. (7 Aye, 0 Nay)

Item 2908, 2409 S. Willard Ave.

Yatziri Allison was present for the meeting as the owner of the property. Mrs Allison explains to the board that the outside of the property has been cleaned and currently they are three weeks behind on their schedule because of the plumbing and having issues not only with the work the plumber has done but issues with him being licensed through the City. Mr Hartwell asks Mrs Allison who provided her this list of licensed contractors. Mrs Allison stated that she has an email from a Victoria Maturino with the list of licensed pluming contractors. Mr Wicklund explains that Buck Plumbing was a licensed contractor at the time of providing Mrs Allison that information but every year business licenses expire in April and Buck Plumbing did not renew theirs. Mr Wicklund also addresses the inspection that the plumber called for yesterday and states that he is very confused as to why he thought it would pass as there was not any pressure being held and some of the drains were even running backwards. Mrs Allison stated that she understood but she also is trying to do everything correctly and not skip any steps. Mr Wicklund states that if she is wanting to move forward with the plumbing contractor that he is okay with him being unlicensed since he was at the time of issuing the permit. Mr Hartwell states that he wants to see progress done over the next month so that things can go smoothly with this process and we can continue to move forward. Motion to continue till July 24th, 2020 made by Mr Callihan, Second by Mr Wagner. (7 Aye, 0 Nay)

Old Business

Item 2884, 720 S. Picher Ave.

Mr Hartwell asks for a motion for the item to be reopened to receive additional evidence. Mr Callihan makes a motion to reopen item number 2884, second made by Mrs Micklethwaite. (5 Aye, 0 Nay) Mr Paul recalls Jeff Oliver and reminds him that he is under oath. Mr Paul shows Mr Oliver the amended exhibit number 5 and asks Mr Oliver to explain the exhibit. Mr Oliver explains that exhibit number 5 is the affidavit of publication with the publication dates of 6/4, 6/11, 6/18, and 6/25. Mr Paul asks for if Mr Oliver had anyone inquire on the property from the publication. Mr Oliver confirms that he has not.

Item 2885, 1011 S. Jackson Ave.

Mr Hartwell asks for a motion for the item to be reopened to receive additional evidence. Mr Callihan makes a motion to reopen item number 2885, second made by Mr Ledford. (5 Aye, 0 Nay) Mr Paul recalls Jeff Oliver and reminds him that he is under oath. Mr Paul shows Mr Oliver the amended exhibit number 4 and asks Mr Oliver to explain the exhibit. Mr Oliver explains that exhibit number 4 is the affidavit of publication with the publication dates of 6/4, 6/11, 6/18, and 6/25. Mr Paul asks for if Mr Oliver had anyone inquire on the property from the publication. Mr Oliver confirms that he has not.

Item 2886, 1218 Kentucky Ave.

Mr Hartwell asks for a motion for the item to be reopened to receive additional evidence. Mr Ledford makes a motion to reopen item number 2886, second made by Mr Callihan. (5 Aye, 0 Nay) Mr Paul recalls Jeff Oliver and reminds him that he is under oath. Mr Paul shows Mr Oliver the amended exhibit number 6 and asks Mr Oliver to explain the exhibit. Mr Oliver explains that exhibit number 6 is the affidavit of publication with the publication dates of 6/4, 6/11, 6/18, and 6/25. Mr Paul asks for if Mr Oliver had anyone inquire on the property from the publication. Mr Oliver confirms that he has not.

Item 2889, 3207 N. St. Louis Ave.

Mr Hartwell asks for a motion for the item to be reopened to receive additional evidence. Mr Ledford makes a motion to reopen item number 2889, second made by Mr Callihan. (5 Aye, 0 Nay) Mr Paul recalls Jeff Oliver and reminds him that he is under oath. Mr Paul shows Mr Oliver the amended exhibit number 4 and asks Mr Oliver to explain the exhibit. Mr Oliver explains that exhibit number 4 is the affidavit of publication with the publication dates of 6/4, 6/11, 6/18, and 6/25. Mr Paul asks for if Mr Oliver had anyone inquire on the property from the

publication. Mr Oliver confirms that he has not from the publication, but he did receive a call from the old owner as he has sold the property and he had a few questions for the new owners.

Item 2890, 617 E. 13th St.

Mr Hartwell asks for a motion for the item to be reopened to receive additional evidence. Mr Ledford makes a motion to reopen item number 2890, second made by Mr Callihan. (5 Aye, 0 Nay) Mr Paul recalls Jeff Oliver and reminds him that he is under oath. Mr Paul shows Mr Oliver the amended exhibit number 4 and asks Mr Oliver to explain the exhibit. Mr Oliver explains that exhibit number 4 is the affidavit of publication with the publication dates of 6/4, 6/11, 6/18, and 6/25. Mr Paul asks for if Mr Oliver had anyone inquire on the property from the publication. Mr Oliver confirms that he has not.

Item 2891, 619 E. 13th St.

Mr Hartwell asks for a motion for the item to be reopened to receive additional evidence. Mr Ledford makes a motion to reopen item number 2891, second made by Mr Callihan. (5 Aye, 0 Nay) Mr Paul recalls Jeff Oliver and reminds him that he is under oath. Mr Paul shows Mr Oliver the amended exhibit number 4 and asks Mr Oliver to explain the exhibit. Mr Oliver explains that exhibit number 4 is the affidavit of publication with the publication dates of 6/4, 6/11, 6/18, and 6/25. Mr Paul asks for if Mr Oliver had anyone inquire on the property from the publication. Mr Oliver confirms that he has not.

Item 2892, 621 E. 13th St.

Mr Hartwell asks for a motion for the item to be reopened to receive additional evidence. Mr Ledford makes a motion to reopen item number 2892, second made by Mr Callihan. (5 Aye, 0 Nay) Mr Paul recalls Jeff Oliver and reminds him that he is under oath. Mr Paul shows Mr Oliver the amended exhibit number 4 and asks Mr Oliver to explain the exhibit. Mr Oliver explains that exhibit number 4 is the affidavit of publication with the publication dates of 6/4, 6/11, 6/18, and 6/25. Mr Paul asks for if Mr Oliver had anyone inquire on the property from the publication. Mr Oliver confirms that he has not.

Item 2893, 123 S. Ozark Ave.

Mr Hartwell asks for a motion for the item to be reopened to receive additional evidence. Mr Callihan makes a motion to reopen item number 2893, second made by Mr Ledford. (5 Aye, 0 Nay) Mr Paul recalls Jeff Oliver and reminds him that he is under oath. Mr Paul shows Mr Oliver the amended exhibit number 4 and asks Mr Oliver to explain the exhibit. Mr Oliver explains that exhibit number 4 is the affidavit of publication with the publication dates of 6/4, 6/11, 6/18, and 6/25. Mr Paul asks for if Mr Oliver had anyone inquire on the property from the

publication. Mr Oliver confirms that he has not but confirms with Mr Wicklund as he thought he might have. Mr Wicklund confirmed that he did speak to the owner and told him that he needed to get ahold of our legal department and stated he wished to rehab the property. Mr Hartwell asks for a motion to demolish the property. Mr Paul agreed that his office has received a certified letter from the owner.

Item 2894, 301 N. Jackson Ave.

Mr Hartwell asks for a motion for the item to be reopened to receive additional evidence. Mr Ledford makes a motion to reopen item number 2894, second made by Mr Callihan. (4 Aye, 0 Nay, 1 Abstain) Mr Paul recalls Jeff Oliver and reminds him that he is under oath. Mr Paul shows Mr Oliver the amended exhibit number 7 and asks Mr Oliver to explain the exhibit. Mr Oliver explains that exhibit number 7 is the affidavit of publication with the publication dates of 6/4, 6/11, 6/18, and 6/25. Mr Paul asks for if Mr Oliver had anyone inquire on the property from the publication. Mr Oliver confirms that he has not.

Item 2896, 811 W. 2nd St.

Mr Hartwell asks for a motion for the item to be reopened to receive additional evidence. Mr Callihan makes a motion to reopen item number 2896, second made by Mr Ledford. (5 Aye, 0 Nay) Mr Paul recalls Jeff Oliver and reminds him that he is under oath. Mr Paul shows Mr Oliver the amended exhibit number 5 and asks Mr Oliver to explain the exhibit. Mr Oliver explains that exhibit number 5 is the affidavit of publication with the publication dates of 6/4, 6/11, 6/18, and 6/25. Mr Paul asks for if Mr Oliver had anyone inquire on the property from the publication. Mr Oliver confirms that he has not.

Item 2897, 211 S. Galena Ave.

Mr Hartwell asks for a motion for the item to be reopened to receive additional evidence. Mr Ledford makes a motion to reopen item number 2897, second made by Mr Callihan. (5 Aye, 0 Nay) Mr Paul recalls Jeff Oliver and reminds him that he is under oath. Mr Paul shows Mr Oliver the amended exhibit number 4 and asks Mr Oliver to explain the exhibit. Mr Oliver explains that exhibit number 4 is the affidavit of publication with the publication dates of 6/4, 6/11, 6/18, and 6/25. Mr Paul asks for if Mr Oliver had anyone inquire on the property from the publication. Mr Oliver confirms that he has not.

New Business

Item 2909, 1716 Empire Ave.

Owner of the property was not present for the meeting. Mr Oliver explains that the property was subject to a fire and has had contact with the owner. The owner is still working with the insurance company but the intent that the owner has is to demolish the remaining structure. Mr Oliver states that he hopes it will be demolished by the next meeting and if it is not then we will be ready to have a demolition hearing next month. Motion to continue till July 24th, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2910, 1815 S. Moffet Ave.

Owner of the property was not present for the meeting. Mr Oliver explains that the property was subject of a fire and has been on the City's radar for some time. Mr Oliver states that he has not had any contact with the owners and should be ready for a demolition hearing by the next meeting. Motion to continue till July 24th, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2911, 910 Kentucky Ave.

Owner of the property was not present for the meeting. Mr Oliver explains that one of the local demolition contractors has contract to demolish but there has not been a permit pulled yet. Motion to continue till July 24th, 2020 made by Mr Ledford, Second by Mr Callihan. (5 Aye, 0 Nay)

Item 2912, 1915 S. Moffet Ave.

Owner of the property was not present for the meeting. Mr Oliver explains that this structure has had a fire and has spoke to the owner several times and a local demolition contractor is going to purchase the property and demolish it but there is currently not a permit. Motion to continue till July 24th, 2020 made by Mr Ledford, Second by Mr Callihan (5 Aye, 0 Nay)

Item 2913, 3615 S. Rangeline Rd.

Mr Mike Patel was present for the meeting as the owner of the property via phone conference. Mr Drew Snider was present for the meeting as he is local and working with Mr Patel on the project. Mr Hartwell starts the item by explaining to the board that we do have Mr Patel on a conference call and asks Mr Patel to explain a little bit about the property. Mr Patel explains that he obtained the property back in 2015 and at that time it was a Holiday Inn. It was his intention to covert the building into a Double Tree by Hilton. We have gone through the design phase with Hilton and the walk through of the building and Hiltons standards increased the

project cost by 115 percent. At that point Mr Patel explains that they turned back to their lenders to get additional funds for the project. The original project cost was around 14 million dollars and now has escalated to 22 Million. We have struggled for the lender to increase the funding and what we did was go back to market and looked for another partner. At this point, we have successfully negotiated with Marriot and we are currently about three weeks out from a full franchise agreement. After that it is roughly another 4-month process of tweaking the architectural plans before we can start the construction of this product. Estimated cost of the project is currently at 22 million dollars. Mr Hartwell thanks Mr Patel for the explanation and asks for more information from the City staff as he knows that the property was subject to a fire in the months past and wants the perspective of the City. Mr Oliver explains that yes there was a fire to the property and Dale Brooks, our Fire Marshal, is present so I'm sure he can elaborate about the fire more. One of the main things that I need is to get the property secured while the details are getting worked out on renovating the structure. Mr Hartwell asks Mr Oliver if he has spoken with anyone regarding securing the property. Mr Oliver replies that he has but just this morning. Mr Oliver explains that he spoke on the phone with Mr Patel, probably, two weeks ago and mentioned the fact that the building needs to be secured. Mr Patel replies that he does understand that the building does need to be secured, he just needs to know the requirements on how to secure it properly. Mr Hartwell encourages Mr Patel to talk with Mr Oliver regarding those requirements to get that completed by the next meeting. Mr Callihan asks Mr Patel to confirm that he is going to be a Marriot Franchisee and they do have funding in place. Mr Patel confirms that is correct. Mrs Micklethwaite states that the City has had issues in the past with keeping a property secured and wants to know how this property is going to maintain remaining secured. Mr Oliver states that Mr Patel could hire a security company to make sure that the property remains secured after meeting those standards and requirements. Mrs Micklethwaite states that she wants that plan in place and wants to know detailed information regarding it. Mr Ledford asks Mr Patel if it is a possibility if they can hire a private security company. Mr Patel states that he is willing to hire security. Mr Hartwell asks if anyone from the audience wants to speak regarding this item. Drew Snider was present for the meeting and explains that he is working on a larger 70-acre project right by the item on the agenda and wanted to come to the meeting and state that they are working in conjunction with Mr Patel. Mr Snider states that he understands the City's concerns and wants to honor those and work in good faith. Mr Snider states that short term goals would be to have the property secured to the proper requirements and long-term goal would be to have the property revitalized and transformed. Mr Callihan asks that Mr Patel to confirm that he said that the construction of the property would be 3-4 months out before it could even begin? Mr Patel states yes, it would be roughly 6 months for us to get with Marriot and have the architecture approved and then submit everything through the building department at the City for their approval. Mr Dale Brooks, Fire Marshal, for the City of Joplin, approached the stand to

speak on the property. Mr Brooks explains that there was a structural fire to the property, and they had a mayday situation as 2 of their firefighters fell in the pool full of water because there was so much smoke that visibility was almost none. Mr Brooks explains that the City has been watching this building for two years. At one point, there was a security guard on site, but that didn't seem to do much with keeping the vagrants out of the premises. Mr Brooks wants to make sure that Mr Patel is aware that the vagrants that are in the structure have basically stripped the building on the inside and are using it currently as apartment housing. Mr Ledford states that he agrees that 24-hour security is needed. Mr Brooks states that in the very short-term goal that it does need security on site. Neal Robbins states that he was part of the construction crew back in 2016 and even with that crew being present for 40-50 hours throughout the week, vagrants were still a huge issue. Mr Reeder asks Mr Patel when the last time it was that he has seen or walked through the property and when the next time he will be in town? Mr Patel replies that the last time he was on site was roughly 6 months ago and the next time he would be roughly in 60 days or less. Mr Troy Bolander confirms that through the Planning and Zoning department he has been in communication with Mr Drew Snider for months, but he agrees that the number one priority should be to secure the property and keep it secured. Mr Wicklund explains that in a nutshell as far as what the expectations are from this meeting is hiring security, securing all the building, and have a written schedule that has been submitted to the City. Mr Patel agrees that those expectations are reasonable to do in the coming month. Mr Hartwell thanks Mr Patel for being present via the phone conference. Mr Hartwell asks for a motion. Motion to continue till July 24th, 2020 made by Mr Callihan, Second by Mr Ledford. (5 Aye, 0 Nay)

Mr Hartwell asked for a motion to adjourn the meeting. Motion by Mr Ledford, second by Mr Callihan to adjourn the meeting at 10:58am.

Approved Mark Callihan for Rylee

Rylee Hartwell, Chairman

Approved Olivia Stockdale

Olivia R Stockdale, Notary Public

My commission Expires: December 11, 2022

OLIVIA STOCKDALE
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 18604967
My Commission Expires Dec. 11, 2022