MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
JUNE 28, 2019
9:00 AM

Crystal Harrington, Chairman, called the June 28, 2019 Building Board of Appeals meeting to order with the following Board members present: Mrs. Harrington, Mark Callihan, William Tylle, Ervin Wilson, and Garret Wagner. City Officials present: Jordan Paul, Assistant City Attorney, Bryan Wicklund, Building Specialist, Jeff Oliver, Building Inspector and Olivia Ball, Notary Public.

Mrs Harrington	I call the, um, June meeting of the Joplin Building Board of Appeals to order. First order of business is roll call. Mr Wagner?
Mr Wagner	Here.
Mrs Harrington	Mr Callihan?
Mr Callihan	Here.
Mrs Harrington	Mr Wilson?
Mr Wilson	Here.
Mrs Harrington	Mr Tylle?
Mr Tylle	Here.
Mrs Harrington	Mr Ledford? Mr Hartwell?
Mr Wilson	Madam Chair, I make a motion to excuse Mr Hartwell and Mr Ledford from this meeting.
Mr Callihan	Second.
Mrs Harrington	**Uh, motion by Wilson, um, second by Mr Callihan to excuse Mr Ledford and Mr Hartwell from the meeting. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (none). 'Kay, let's go ahead and approve the minutes from the last meeting. Everybody have a chance to look those over? Um's, and ah's, included. All right, if everybody found them to be satisfactory, I'll entertain a motion.**
Mr Wilson	Madam Chair, I make a motion that the before mentioned minutes of the last meeting be accepted as written.

Mr Wagner	Second.
Mr Paul	Make sure that we gotta'…
Mrs Harrington	**Oh, motion by Wilson, second by Wagner to, uh, approve the motion, uh, the minutes from the May 24th, 2019 meeting. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None). Uh, motion passes.**
Mrs Ball	Mrs Harrington…
Mrs Harrington	Yes?
Mrs Ball	So, we need to approve minutes from March, April, and May.
Mrs Harrington	I had just told Bryan that we had done that. I, I, was so sure that we had done it last month. Did we not?
Mr Callihan	I, I, thought we did?
Mr Wilson	I thought we did.
Mrs Ball	We did up till February.
Mrs Harrington	I'm pretty sure that we did it last month 'cause we, you're right, you passed 'em out to us. She would have heard it in her ear if we'd approved 'um. It would have been in this month's minutes, so.
Mr Paul	Whatever we do for the Council meeting. Just copy 'em over.
Mrs Harrington	Alright, what dates was it? March?
Mrs Ball	March, April, and May. So, you covered May, so I just need March and April.
Mrs Harrington	Bryan, I apologize, we, um, didn't approve them because we hadn't had a chance. She gave 'em to us on site. I knew we had them in our possession. So, um, all right, I would entertain a motion for those as well, if nobody found any acceptations to them.
Mr Callihan	Madam Chairman, I make a motion that the minutes from the, uh, um, March and April…
Mrs Harrington	And May, this month.

Mr Callihan	And, and, may minutes be approved.
Mr Tylle	Second.
Mrs Harrington	**I have a motion by Mr Callihan, second by Mr Tylle that the Board approved the minutes of the March, April, and May, uh, meetings in 2019. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None). Kay.'**
Mrs Ball	Perfect, thank you.
Mrs Harrington	Now we are caught up.
Mrs Ball	Yes, ma'am.
Mrs Harrington	Perfect, thank you, Olivia, thanks for this thick packet, I showed my husband this morning. We put it on the scale in the kitchen, you know.
Mrs Ball	And, that's a light month.
Mrs Harrington	Alright, um, thank you for coming this morning. If you are hear to dress, to address an item on the agenda please approach the podium, give us your name and address. Tell us which item you are here to speak about and, um, we'll get started.
ITEM #2857	**819 Murphy Ave.** **OWNER: Nathan Dagley** **ADDRESS: P.O. Box 4351 Joplin Mo. 64803** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 24, 2019 meeting for a "Demolition Hearing" And Progress Report (SIXTH TIME BEFORE THE BOARD)**
Mr Dagley	Nate, Nathan Dagley…
Mrs Harrington	Good Morning.
Mr Dagley	Morning, 819 S. Murphy, er' 819 Murphy.
Mrs Harrington	Kay.' Hold on.
Mr Paul	It's on the first page.
Mrs Harrington	That one?
Mr Callihan	The second one.

Mrs Harrington	819 Murphy is item number 2857. How is it? What can you tell us?
Mr Dagley	I have an estimate for, I have an estimate for plumbing. I got in this morning from Robin Plumbing LLC. Um, twenty-two hundred dollars…
Mrs Harrington	Mhmm.
Mr Dagley	And, then I have another estimate scheduled for the plumbing tomorrow. Um, I have an estimate for electrical, which was twelve thousand…
Mrs Harrington	Mhmm.
Mr Dagley	Which, I'm goin' to shop around. Um, we just kinda' kept up on the outside as far as mowing. Is this thing picking up?
Mrs Harrington	Yeah.
Mr Dagley	It is, okay.
Mrs Harrington	Kay,' it sounds like your coming along.
Mr Callihan	There, this is Mark, um, there really hadn't been any progress since last month.
Mr Dagley	Uh, have you been inside the property?
Mr Callihan	I don't go inside.
Mr Dagley	Kay,' well I'd invite ya' over if you would like to look at it.
Mr Callihan	There hasn't been any, any, progress to the exterior of the property.
Mr Dagley	Yes, there has. I have a photo from the inside of the back…
Mr Callihan	Nothing noticeable…
Mrs Harrington	As I recall last month you had a building permit that was pending our meeting last month, is that correct?
Mr Dagley	Yes.
Mrs Harrington	Okay, so that's been renewed, Mr Wicklund, is that intact 'en were moving forward? Sorry.

Mr Wicklund	The building permit, uh, it was just for windows. Yes, it's, it's, in place but it's just to cover the windows.
Mrs Harrington	Just the windows.
Mr Wicklund	Yes.
Mrs Harrington	Not plumbing, not the inspections.
Mr Dagley	And, that's why 'cause I'm legally not able to perform any plumbing or electrical on this house. I have to have a City license, which I've met with Mr Wicklund in regard to this. So, these are things that have to be brought up to code, which is at my expense for electrical and plumbing…
Mrs Harrington	Mhmm.
Mr Dagley	That has to be done by a City licensed, bonded, and insured…
Mrs Harrington	Right, Mhmm. A contractor.
Mr Dagley	Contractor.
Mrs Harrington	Sure, but…
Mr Dagley	So, I can't perform that.
Mrs Harrington	But, you still have to get the permit. You still have to have a permit…
Mr Dagley	Yeah, I have to hire that out to somebody.
Mrs Harrington	Right, right.
Mr Dagley	So, that's what I've just said, I've got plumbing for twenty-two fifty, twelve thousand for electrical on Bill's electric. Which, is way to high for a one bedroom, a one bath home…
Mrs Harrington	Okay, but you haven't gotten the, the, permit yet.
Mr Dagley	From my understanding the contractor pulls the permit. Is, is, that correct?
Mrs Harrington	No, what?
Mr Dagley	I'm, I'm, so backwards on this.
Mr Wicklund	It, the contractor, or the home owner. Either one can pull it.

Mr Dagley When he, when, when, I approve their work or to hire out, right?

Mr Wicklund We just need to know who it is, yes.

Mrs Harrington I'm learnin' a lot, Mr Wicklund met me here recently…

Mrs Harrington Sure.

Mr Dagley And, we've met one on one, so…

Mrs Harrington Uh, did you have a clear understanding about what needed to be done to bring it up to our standard?

Mr Dagley Yes, he provided me with a list. Which, I've got the list.

Mrs Harrington I think typically most of the contractors in this area are going to, uh, in a job like this have you pulled the permit with them named and then they'll come do the…

Mr Dagley Not the last one I did, I had a bad experience with. Um, that was All Current Electric here in town.

Mrs Harrington Yeah, am I outta,' uh, step here Wicklund, Mr Wicklund?

Mr Wicklund It's done both ways.

Mrs Harrington Sure, okay.

Mr Dagley I hired a…

Mrs Harrington I guess…

Mr Dagley Contractor here in town that did not pull the permit…

Mrs Harrington Sure.

Mr Dagley On work, and I actually called the City to confirm, back and forth. This was a different property.

Mrs Harrington Yeah, but in a case like that Bryan, would it be partially if the contractor didn't want to pull the permit that he wasn't licensed here, or you guys check that Thorley before you issue the permit.

Mr Wicklund In the, in the, case he's talkin' about its, it's, regarding a different property, the, the, electrician was actually licensed he just hadn't pulled a permit.

Mrs Harrington	I see. Mmkay', well, um, that might have been an indicator to me that things where moving along if you would have gone ahead and gotten' that permit, um, while it's not required. I understand that, uh, what where looking for here is, um, the responsibility for, for, taking care of the issues. Um, but that's fine do you have something that you can show us that, uh, confirms that where looking at a plumbing…
Mr Dagley	Uh, well…
Mrs Harrington	Contractor in place?
Mr Dagley	Well, I got a email right, just earlier this mornin.'
Mrs Harrington	Kay.'
Mr Dagley	Then I'm meeting again tomorrow.
Mrs Harrington	Does anybody else…
Mr Dagley	Robin's Plumbing LLC, nobody knows? See I'd have to go down stairs and verify that.
Mr Wicklund	They're, they're, licensed.
Mrs Harrington	Yeah, yeah.
Mr Dagley	They are? Okay. And, that's the one that would, Nathanial, it would approximately twenty-two hundred dollars if interested we would like 'ta do a site verification or whatever…
Mrs Harrington	Mr Callihan, did you have a question?
Mr Callihan	Yes, well as I recall, um, um, Mr Dagley, um, can you hear me all right? All right, just a second. Um, I believe you got a permit two days before our meeting last month? Was that for the windows?
Mr Dagley	For the windows, yes.
Mr Callihan	And, there still not in?
Mr Dagley	No, the inside has been taken out, but there is boards on the outside of the property to keep the property secured per the demolition, whatever you guys want to call this. But, the windows are secured as far as the outside boards.

Mr Callihan So, it's been a month and we still don't have windows…

Mr Dagley I've ordered windows…

Mr Callihan I thought they were ordered last month?

Mr Dagley I ordered them that day I pulled a permit.

Mr Callihan Hmm. But there's been no real work to the exterior of…

Mr Dagley Yes, by technical speaking if you want to look at the back porch if you go inside the what's secured that's keepin' it outside I pulled the lap siding off, the old, whatever they used to cover the siding and it's really good-looking oak wood siding that's underneath the ugly stuff on the exterior. So, I have a preliminary idea of what I'm getting' into.

Mr Callihan I see.

Mr Dagley Yeah, I mean, it's been an add on. That back section which is the biggest eye sore of the property.

Mr Callihan Sure.

Mr Dagley Which, I spoke to Mr Wicklund, he said get a remodel permit or somethin' if I wanted to remove that back, whatever you want to call that. The hutch or somethin' that converted over.

Mr Callihan Okay, I understand. You've done some work to the back.

Mr Dagley And, on the inside…

Mr Callihan You can understand my point…

Mr Dagley Yes.

Mr Callihan You, you, drive down the street…

Mr Dagley From the outside looking in.

Mr Callihan If you look from the street, which is the most noticeable…

Mr Dagley And, we've kept up with the lawn and as far as keeping the grass cut and all that. It's secured.

Mr Callihan Okay. It, this is Mark, it, it, just seems like it's just dragging out en' draggin' out and it's been months en.'

Mr Dagley	If you, get a little refresher here, uh, March is when I came in possession of this without any notice published on the building or the house and I fell into this mess. Um, this is why I would like to have a copy of the minutes that weigh about two- three pounds, whatever they weigh, I don't know, I would like to have a print out of that, if I could get that for my records because I would like to see who attended these meetings, um, this says it's the sixth time before the board, this is my third time in front of the board, um, I've talked, oh, I won't even go there. Um, but, anyways, do you have any further questions for me?
Mrs Harrington	I think it's the sixth time that's it's been on our agenda, um, are you still planning to sell this?
Mr Dagley	Yeah, if I…
Mrs Harrington	You have it listed still?
Mr Dagley	Ryan Flannagan, he's my realtor on some other properties and, um…
Mrs Harrington	Yeah, um, go ahead, I'm sorry.
Mr Callihan	Mr Dagley, when I drove by the realtor sign had fallen over.
Mr Dagley	Yeah, and I was there today, or yesterday actually and I re-stuck that. 'Cause I noticed that as well.
Mr Callihan	Okay.
Mr Dagley	So, I, I, go by there, I keep it, you know, 'cause it's my, I have insurance on it, the place, I mean, for liability. So, it's three-hundred thousand, so if anybody gets hurt or anything, protect my interest 'en…
Mr Callihan	Well, you say that's just liability insurance?
Mr Dagley	Yeah…
Mr Callihan	Yeah, I think it would be difficult to get insurance on that structure…
Mr Dagley	Craft insurance…
Mr Paul	Mhmm.
Mr Callihan	But, the liability is all you have?
Mr Dagley	Yes.

Mr Callihan	Kay.'
Mrs Harrington	Does anybody have a, any more questions? Comments?
Mr Dagley	Do you guys have any questions or comments? You're part of my party.
Mrs Dagley	I am Susan Dagley, I personally think he is in a double bind, he's what, he's wanting to invest in this property, yet he comes here, and you guys already have this on record as having a Demolition issue against it. Him not knowing, I think there should be safe guards put in place for people who buy properties such as this and get put a mess like this. And, then he's interrogated…
Mr Dagley	I'm actually working with the Joplin Police Detective too, in regards to all this nonsense.
Mrs Harrington	Could you give your name and address for the…
Mrs Dagley	I did. Susan Dagley.
Mrs Harrington	Okay, thanks. And, your address?
Mrs Dagley	So, he steps into this mess and then he's drilled by you all, uh, with I think only one person here with any sense of understanding what-so-ever. Put safe guards into place, prevent this from happening. He works for EMS, okay, they have been out of workers in Baxter, he's been covering that. Trying to take care this, where's your empathy?
Mr Paul	Uh, ma'am, just to be clear on a couple of things, I mean, it's, it's not consents to demolition. I don't believe we have ever done a Demolition Hearing on this property, so there is no…
Mrs Dagley	Excuse me? Say that again?
Mr Paul	There is not a Demolition Order on this property, it's, it's, on the agenda for a potential hearing because it's been designated a Dangerous Building, but there is not actually Demolition Order on the property and, is, is, as far as safe guards your talking about, this is something where they look up, they, before, when this proceeding starts they do title work on the property. They try and identify the holder of title, they send certified mail to whoever is on record at the assessor's office, they publish in the Globe, they post something on the structure, so, so, there is a lot of things that the City…
Mrs Dagley	There was nothing posted…

Mr Paul	I'm, okay....
Mrs Ball	Mrs Dagley, I'm sorry, can you speak in the mic?
Mrs Dagley	There was nothing posted.
Mr Paul	Okay, time out, let me finish. Maybe when you got there, there wasn't...
Mrs Dagley	There were no minutes.
Mr Paul	When, when, he goes out he puts something on the structure. They do that for every house that before this board. If you want to be mad at somebody, you should be mad at the people who sold you this house.
Mrs Dagley	He's working on that.
Mr Paul	Those are the people who are copiable here....
Mrs Dagley	But, then...
Mr Paul	Because they have a duty...
Mrs Dagley	I was here last week, it was mentioned that this happens all the time, if the City is aware of that, excuse me, it seems like you all have some responsibility to correct that issue.
Mr Paul	That's a civil matter between the buyer and the seller. And, it, in my opinion in most case they have got some kind of liability for some variant of fraud.
Mr Dagley	I've been working with the Jasper County Prosecutor, Brian Lewis, um, I've mentioned this. And, then detective Francis with Jasper, 'er, Joplin Police Department, um, he identifies a fraud. So, the fraud comes back, I mean, this is a vicious cycle I'm in a bind here. 'En, you know, if you guys want to bull doze it, go for it. But, I've...
Mrs Dagley	Trying to put money...
Mr Dagley	Spoke, spoke, with a lawyer as well, so...
Mrs Dagley	Into this property and then not knowing...
Mr Dagley	I'm done, I'm done.

Mrs Dagley — If it's going to be demo, demolished or not it's just, what are you supposed to do? You wanna' put twelve-thousand dollars into plumbing or electrical or whatever it is and then it, you all turn around and say it's going to be demolished?

Mr Paul — Well, the deal is Mr Wicklund usually gives a list of items and if those items are corrected the property is released. That, that's, how the process operates, so if you all have a list together and you are agreeable to that work and you perform that work this property is not going to be demolished. Does the Board all agree with that?

Mrs Harrington — Absolutely.

Mr Paul — Analysis.

Mrs Dagley — Okay, that makes sense.

Mrs Harrington — We are here to work with you.

Mr Paul — Okay.

Mrs Harrington — Were here to work with you and, and, the only way it goes to demolition is if we hold a formal Hearing, decide that we think that it is not going to be finished or, or, brought up to our specifications. We hoard, hold, a court proceeding in this chamber on that day when, when, all of the paperwork has been lined up and after that there is thirty-days for you to appeal it, and after that it goes to the City Council for approval and then it's done. So, from the day that we hold that hearing, it's going to at least be sixty days that you have the ability to appeal. We are here to work with the property owners, but we can only do that with what we see is happening and when we see a property that hasn't been attended to in the thirty-days from one meeting to the next then that's when we start to be concerned that there isn't any anything happening. Now, I understand that your working inside the property, inside the home. We don't go inside, every person by has probably driven by and looked at it and when we don't see anything happening and he doesn't report that, yes, I got my plumber, I got my permit and we are rockin' and rollin' on this thing. That's what it takes to keep us from the keep us from the point of view that if you're not going to do anything if, then let's just hold the hearing. So, there is no danger of that today, where not prepared to do a Demolition Hearing as far as I know.

Mrs Dagley — But, if he 's rockin' and rollin' on this property and you still determine, Mr Callihan that you don't like the progress then it's pointless.

Mr Callihan — Mrs Dagley.

Mrs Dagley — It's a double standard. I don't get it.

Mr Callihan — Well, I'm concerned about two things, for the neighborhood, for the City, time frame and budget. You ordered Windows a month ago, there still not in, you're working on the back porch. Mowing the lawn doesn't get it. I, I, look for progress, uh, you can order, you can get quotes all you want to. But, until I see some, some, actual progress…

Mrs Dagley — Well let's put some windows in it.

Mr Callihan — I thought we were going to do it last month.

Mrs Dagley — Well I believe he said that he ordered 'em, so…

Mr Callihan — Yes.

Mrs Dagley — Okay.

Mr Callihan — But, there's still no windows. So, we see this, we get presented all the time with situations where when I get the money, when I get the time. Well, the structure still sits there.

Mrs Dagley — Well, I don't doubt that. I don't doubt that, you're dealing with people, with a lot of people maybe not in this particular room right now, but a lot of people are in poverty. I mean, we can have these people on Rangeline, or we can work with them and try and get the houses taken care of. What, your call, but he said he's trying to do it he'll get the windows, okay?

Mr Callihan — I, I, I…

Mr Dagley — I don't think you can see plumbing from the road. (Unable to translate as speaker was not near a microphone)

Mr Callihan — Well, none of that has been done either.

Mrs Dagley — The windows have been ordered.

Mrs Ball — I'm sorry, Mr Dagley, if you want to speak, I need you in the mic.

Mr Dagley — I'm done speaking, I'm done.

Mrs Dagley — So, what is the end result?

Mr Dagley — (Unable to transcribe as speaker was not near a microphone)

Mrs Dagley	You know, you came out the other day and what I heard from this was everything that he has done has been looked into with any property that he's looked into or I mean, there was a lot of underlying little issues that I sensed. Uh, and I can't recall them off the top of my head, but I know that for some reason he has been looked into by the, I don't know if he said somethin' to offend Mr Ledford or if he said somethin' to offend someone here on this Council, whatever it is. But, I just feel like you're horning in on him for some reason and I don't understand it. Let him get the windows, let him do what he needs to do. I was under the impression because it said demolition it was going to be demo, that was the whole goal here.
Mr Paul	And, and, if there isn't progress then, you know, it's, it's, you know, the board, you know, it takes four votes ta' decide what whether that progress is adequate or not and they kind of review that on a month to month basis. Maybe this is a better way to do this. Bryan are there two or three things that you think are appropriate to be done in the next thirty-days that are reasonable expectations.
Mrs Harrington	That show good faith. If he accomplishes those things it would show good faith and we could move on.
Mr Paul	And, if you haven't been on the property maybe you're not in a position to answer the question.
Mr Wicklund	Um, the, the, list that, that, Jeff, and I put together I don't have, have, it on me, but I believe that was…
Mr Paul	It's, it's…
Mr Wicklund	I, I, would like to know the date…
Mr Paul	And, is this the list that you put together after the, uh, I think it was maybe the April meeting?
Mr Wicklund	Yes, I have not been back on the property since that day. I…
Mr Paul	Okay.
Mr Wicklund	Jeff may have an update, he goes by and inspects all the properties, so…
Mr Paul	Okay…
Mr Wicklund	He, he, should have an update on any progress or any on going concerns.
Mr Paul	Okay.

Mr Wicklund Yeah, this was, this was, April the 27th, um…

Mrs Harrington Ma'am.

Mr Wicklund It was the day before that…

Mrs Harrington Would you sign…

Mr Wicklund I was actually on the property.

Mrs Harrington That so that Olivia knows, I apologize Bryan.

Mr Wicklund So, there's, there's, eight items here that where mentioned, um, sure some of those are going to take longer than others, it's, it's, gonna be a matter of, uh, how much work Mr Dagley plans on doin' himself and how much he plans on hiring contactors to do. He in, he feels like he's in a predicament where he's not sure what direction the boards gonna' go, he doesn't want to invest anymore money into than what he already, I believe, then what he already has until he is confident the boards not going to tear it down. He's expressed that to me, all of these items, uh, if you went out and hired contractors you could knock out the entire list in sixty-days.

Mrs Harrington Mhmm.

Mr Wicklund So, I don't know, I'm unclear what the board's asking for. I mean, you could start with one and get it done in a couple of days, but…

Mrs Harrington Mhmm.

Mr Wicklund I'm sorry, I, I, can't answer your question any better than that.

Mrs Harrington Yeah.

Mr Paul But, but, that answered the question.

Mrs Harrington Yeah.

Mr Callihan Just, just, to clarify, I'm, I'm, just lookin' for progress. And, quite frankly I haven't seen any.

Mr Paul Has the board seen this list?

Mr Callihan No, I have not.

Mrs Harrington — No, we've, we've not had the list.

Mr Callihan — I don't think so.

Mr Paul — Yeah, let's pass that down the row here. And, then maybe you all can reach a consensus about kinda' what your expectations are over the next thirty-days en'…

Mrs Harrington — Yeah, that's a, appropriate move.

Mr Callihan — Has, has, there been anything on that list that has been completed?

Mr Paul — Do you know Jeff?

Mr Oliver — I don't believe so.

Mr Wicklund — You're not getting' picked up Jeff.

Mr Oliver — Not to my knowledge. But, I, to be honest with ya,' I've done drive by. I haven't got out 'en actually walked around the structure.

Mr Paul — And, and, if Mr Dagley disagrees and he thinks that somethin' on this list has been completed, you know, I'd like for him ta' address that.

Mr Harrington — It's a copy of the email.

Mr Wilson — Yeah.

Mrs Harrington — Between Mr Wicklund and Mr Dagley.

Mr Callihan — Here ya' go. He stepped out.

Mr Dagley — Here's this line item right here.

Mr Callihan — Bryan.

Mr Dagley — (Unable to transcribe as speaker was not near a microphone)

Mr Paul — Here, if your gonna' talk, why don't you grab my mic here, so she picks it up.

Mr Dagley — There was some line items, line item number five on Mr Wicklunds request there, um, about the lighting fixtures being exposed, um, you know, that's the electrician stuff, you know, basically that was stop, don't touch it, you know, type thing. Um, same with the plumbing 'cause, you

know, this, I'm learning a lot here. En' that's Plex Plumbing, which, you know I cut out the old stuff and then…

Mr Paul — You guys she can't here you.

Mr Dagley — Well, I cut out the old galvanized plumbing underneath the foundation 'en removed it, 'en put in the brand new Plex 'cause it's easier to work with. Um, but then I stopped after you and Jeff had came, 'er Bryan had came out. Basically, I didn't, you know, I didn't want any tickets or anything for not being licensed plumber, um, which I'm learning a lot on this permit process, it's just.

Mrs Harrington — Mhmm.

Mr Dagley — Sorry, but, uh, there is no heating unit in there, I actually removed that, the gas thing that's been tossed out, it's actually on realtor.com you can look at the inside of the house. So, if you would like to look on the inside of the house…

Mr Callihan — Okay.

Mr Dagley — Please look on, look it up on realtor.com, um, you can even call my realtor, Ryan Flanigan, speak with him. I mean, we've, I talked to him last night. I don't know the MLS number just, you know, google the address.

Mrs Harrington — The, the, list that is there is generally just what you would expect, uh, and what I'm thinking, I think that would make me…

Mr Dagley — Pass that down.

Mrs Harrington — The most comfortable, uh, at this point is to know that you had a contract with the plumber and a contract with an electrician.

Mr Dagley — The electrician, that's the pricy area right there for me.

Mrs Harrington — Well, I, I, understand that, I understand. But you'll be able to find somebody to do that work, because the alternative is not…

Mr Dagley — Well, I…

Mrs Harrington — Doing the work, so you will find someone to do it. When you've hired someone for both of those trades and when you have the windows installed, I'll be comfortable that we're making progress.

Mr Dagley — No.

Mrs Harrington That's not even having the work done, that is making a…

Mr Dagley It's…

Mrs Harrington Commitment…

Mr Dagley It's weird talking into this and hearing your…

Mrs Harrington Yeah, I know, but…

Mr Dagley But, uh, anyways, I have two cousins that are licensed electricians….

Mrs Harrington Mhmm…

Mr Dagley Are, am I allowed to have them help me...?

Mrs Harrington If they…

Mr Dagley Do the work or somethin'?

Mrs Harrington Are licensed, if they are licensed with the City of Joplin, yes.

Mr Dagley I don't…

Mrs Harrington You just have to hire a licensed contractor for Plumbing…

Mr Dagley Where they have their own…

Mrs Harrington Heating and Electrical…

Mr Dagley Insurance and all that with the City or can they pull from there employer 'en…

Mrs Harrington Those may be conversations you wanna' have…

Mr Dagley That's, that's, where I'm kinda' iffy' on that hole wiring situation.

Mrs Harrington Yeah, and that's, that's…

Mr Dagley The plumbing is not an issue for me…

Mrs Harrington Right. And, that's…

Mr Dagley It's wiring issue.

Mr Oliver — On, on the permit, if they are licensed, bonded and insured with the City then yes you can use them. Your question, are they working for another company, is that…

Mr Dagley — Well, they are both employed by a company.

Mr Oliver — Alright.

Mr Dagley — A big industrial company…

Mr Oliver — Our Clerk will call to verify that they know they are listed on the permit, so if your relatives' company is okay with them doing that, under their name, that would be fine.

Mr Dagley — That's, okay. Well, the electrical is the biggest expense on this 'en that's my iffy situation. The plumbing, that's, you know, walk in the park and back.

Mrs Harrington — Well, if you intend to do this project, those are the things that we need. We need to know that you have hired somebody to take care of those things. And, we need to have the windows.

Mr Dagley — The electric is going to be the biggest hang up for me right now.

Mrs Harrington — And, and, you see, I know you're not understanding the process necessarily, I think that I have witnessed in the last eight years that I have been on this board an increase in the number of situations like this that we have of property owners buying, um, properties that are, to flip.

Mr Dagley — And, that's, and…

Mrs Harrington — And, they maybe not qualified to do that work. And, that's, your, your, not knowing how these things work is an indicator to me that, um…

Mr Dagley — Here's your fraud company here that town…

Mrs Harrington — Well...

Mr Dagley — I mean, that's a different arena…

Mrs Harrington — Well, uh, yeah it is. And, what I'm saying to you is in order to, when you jump into that arena, you have to be prepared for the consequences of the communities, um, regulations. Our ordinances, when, when, you decide to flip a house or to take a property that has…

Mr Dagley — I would have never bought it if I, the sign was posted.

Mrs Harrington	And, and, that's my point.
Mr Dagley	Yeah.
Mrs Harrington	If you had known, and where seeing a lot of situations that…
Mr Dagley	That need to actually be…
Mrs Harrington	People are getting taken advantage of, buying a cheap property thinking that they can make some money on it, if they just flip it. And, it's not that easy.
Mr Dagley	I can build a house cheaper than…
Mrs Harrington	Absolutely.
Mr Dagley	I mean, you know what I'm sayin'…
Mr Callihan	I do.
Mrs Harrington	In most cases that is true…
Mr Dagley	I live next door…
Mrs Ball	Mr Dagley, I need you to…
Mrs Harrington	Okay…
Mr Dagley	We talked, I know…
Mr Paul	She, she, can't, she can't hear you.
Mrs Harrington	She can't hear you.
Mr Dagley	Um…
Mr Paul	You know your talkin' about the minutes a lot…
Mr Dagley	Yeah.
Mr Paul	And, her, her, minutes are going to be awful if she can't hear you in the mic.
Mrs Harrington	Yes, so at any rate, that's my comment to you. That I'm sorry that you're in this situation that you bought a property and wanted to flip it and make

some money on it and that's, I admire that, that, spirit of innovation, but in this situation, you have bought a property that anybody probably would have seen really is failing and…

Mr Dagley — It's actually lookin' pretty good on the inside.

Mrs Harrington — It's up to you...

Mr Dagley — It's actually lookin' pretty good on the inside.

Mrs Harrington — It's up to you, to make sure that this property is brought up to our local standards or we have to demolish it. That doesn't happen overnight, but what we need is to work with you to accomplish this. You have to show us that yes, I really am going to do this, for me that will take seeing that you've got plumbing and electrical taken care of. You say that you've ordered windows, get 'em and get 'em in by next month. You do that and I'm gonna' to be.

Mr Dagley — When we say windows, uh, the three is what I've ordered.

Mrs Harrington — Okay.

Mr Dagley — The three, I mean the bedroom window is a question…

Mrs Harrington — I, I'm not prepared to talk intimate details about it, that's what I'm saying, that's what I need to see. If you installed three windows I would say, you know what, you made some progress. And, is anybody else in agreement with me here?

Mr Callihan — I'm just lookin' for progress.

Mrs Harrington — All we want is to see that you've worked on it.

Mr Paul — So, I've heard three things from you. Uh, windows installed and not even havin' the work done but havin' and electrical…

Mrs Harrington — A commitment.

Mr Paul — And, a plumbing contractor identified and under contract.

Mrs Harrington — A commitment that they're going to come and work on these.

Mr Paul — And, that gets you at least sixty-days here 'cause that will take you to the next meeting and then thirty-days after that.

Mr Dagley — Yes, Mhmm, yes.

Mr Paul	Right, does that give you some security here about the process here and what where doin'?
Mr Dagley	Yeah, let me look here. 'Cause I had a, a, guy here…
Mrs Harrington	Okay, do that, you see that…
Mr Dagley	One to two months out for, for, an electrician on his schedule.
Mr Paul	Mhmm, well, and again…
Mr Dagley	So…
Mr Paul	There just talkin' about havin' 'em under contract.
Mr Dagley	Anymore, anymore, questions?
Mrs Harrington	Not from me.
Mr Dagley	Who wants this?
Mr Paul	Yeah, that's fine.
Mr Dagley	Okay.
Mr Paul	Are we all on the same page?
Mrs Harrington	Okay, anybody…
Mr Callihan	Nope.
Mrs Harrington	Nope.
Mr Paul	Well, we need to vote still.
Mrs Harrington	Pardon me?
Mr Paul	We need to vote still.
Mrs Harrington	I know, nobody wants to make the motion. I'm looking for someone to make the motion 'en everybody's hesitant because it's tricky.
Mr Wilson	Madam Chair, I make a motion that item number 2857, 819 Murphy Ave be continued to our January, or July 26th meeting for Progress Report or Demolition Hearing. All…

Mr Tylle	Second.
Mrs Harrington	**I have a motion by Mr Wilson a second by Mr Tylle that item number 2857 at 18, 819 Murphy Ave be continued until July…**
Mr Wilson	26th…
Mrs Harrington	**26th for a Progress Report or Demolition Hearing. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None). Motion Carries.**
Mr Paul	And, and, sir, if you're not sure about how, how, many windows, um, you need to install or what that looks like, again, I would talk to Bryan and Jeff and see what their expectations are. There, they wont play hide the ball from ya,' they'll tell you exactly what they think needs to be done.
Mrs Harrington	Good Morning.
Mr Callihan	I'm sorry, just one quick question…
Mrs Harrington	Uh, hold on.
Mr Callihan	Mr, Mr, Dagley, you're wantin' to get the minutes from the meeting, would he just check with Olivia about that er'…
Mrs Ball	So, there is a records request through the City Clerk, um, I actually haven't gotten Mrs Harrington's signature on these three months, so everything else he should have. Uh, these three months though will be posted online today and then Barb and Rochelle will get these copies as well.
Mrs Harrington	So, by end of day the, uh, minutes will be posted online that we just approved and that takes us up until this meeting.
Mr Paul	And, they will also be available in the City Clerk's office, and I, and I, think that based on your records request, once they have 'em available they should email 'em to ya' or have 'em available to pick up automatically, right? Okay.
ITEM #2860	**1201 S. Byers** **OWNER: Joplin Flying Associates Inc.** **ADDRESS: P.O. Box 1744 Joplin MO. 64802** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 24, 2019 meeting for a**

"Demolition Hearing" And Progress Report (FIFTH TIME BEFORE THE BOARD)

Mrs Harrington — Alright, let's proceed. Good Morning,

Mr Wiggins — Good morning. Bob Wiggins, Joplin Flying Associates, 1201 Byers.

Mrs Harrington — Kay.'

Mr Wiggins — Uh, the last meeting, uh, I had a couple request from you all, one was to provide an engineering report on the building and secondly to remove the debris on the south side of the building. Uh, I have provided the, uh, uh, letter from Ron Jones P.E on the building status. As far as the removal of the material I tried to get my truck, yeah, I tried to even put my four wheel drive truck in there and it just sunk into the mud, so I, I, don't know what to tell ya' until we get a break in the weather and the rain to get that water outta' there, it's just a lake. And, uh, so we did do, move some but there just so very little that could even be moved 'en, 'en, until the weather breaks and we get the water outta' there there's not much I can do about gettin' that other removal out. It needs to be a small piece of equipment 'cause we gotta' get in close to the foundations to remove it and with a grapple and I've got about three days' worth of work, once the weather breaks. And, as far as the sale goes, were still on the same position we where with the sixty-day extension on the other folks that they requested. And, uh, that's about all I really have that really bring you up to date if you can tell me when the weather is goin' to break and the water will drain. Uh, we may put a sign out there call it lake Byers right now like, uh, if you go through the parks or anywhere, we just have had so much water. It, it, just doesn't go anywhere, it's, it's, gunna' have ta' get out of there before we can get down to it 'cause there's a lot of debris even under the waterworks there. They've got piles of it where they've dumped it. But, a lot of it, I could tell when I drove my truck to try to get it into there that I was running over rubble…

Mrs Harrington — Mhmm…

Mr Wiggins — That's actually under the water itself.

Mrs Harrington — No progress yet on the sale?

Mr Wiggins — No, I mean, it's, it's, it's, where it was, uh, I did contact the second group of, that it was possibly not, it was going out of what they'd requested 'en and to this day I've not heard from, I have not heard from, uh, Boyd Metals about that. With, uh, you know, on that part there if there is still interested in it or not.

Mrs Harrington Boyd, Boyd Metals is?

Mr Wiggins Yes, sir. Yes, ma'am. They had requested, uh, ask information about that.

Mrs Harrington Oh…

Mr Wiggins Earlier, uh, on it. It was, uh, uh, uh, it's still rather, I mean, I feel obligated to work with the other folks if possible 'cause they've got quite a bit of money into that project…

Mrs Harrington Right.

Mr Wiggins It's just, it's just, not right to do with a, if they can put it together, fine. If they can't, we'll have to try and do somethin' else or we will have to rebuild the building ourselves 'en, 'en, stay in it. I do know that they did get the feasibility study back on the phase one inspection and there is quite a bit of clean up that we'd have to do, and I think that this is sort of baring on there decisions on what they feel they get into the project, okay.

Mr Callihan They, excuse me, this is Mark. Uh, the clean up is the, the, soil? Excuse me. The soil is the part that needs to be cleaned? 'Er, 'er, taken out?

Mrs Harrington The soil? Is it the soil that needs to be cleaned?

Mr Oliver Bob, bob, you need talk into the Mic…

Mr Paul Or, you, you, can use mine up here if you can't hear.

Mr Wiggins We weren't told about the soil, I believe it is. They, um, they said there has, has, some asbestos, which I have no idea where it would have ever came from, okay? Um, well they, some time, they may have had some vinyl asbestos flooring in there, not that I could really tell. Um, they did not give me any real breakdown on where the problems where. They just said it was going to be fairly expense to clean it up, Mmkay? And, um, it's not that they don't have the pockets deep enough to do it. It's just whether the project…

Mrs Harrington Profitable…

Mr Wiggins Yeah, the feasibility for that part there. Thank ya, sir.

Mrs Harrington The statement from the structural engineer is, um, helpful. The fact it's seventy-five percent of it is actually structurally sound seems like good information for somebody to purchase.

Mr Wiggins Yeah, the…

Mrs Harrington — We have sitting on…

Mr Wiggins — The twenty-five percent, the heat went pretty well straight up once it broke though the roof. It's just that northeast low corner of the building that the, uh, really had any basic problems. Um…

Mr Paul — May we keep this for the file?

Mr Oliver — It is in the file.
Mr Paul — Oh, we have it, okay.

Mr Wilson — Well, it seems we have a knew problem though with the soil contamination.

Mrs Harrington — Well, I think that has been a pending item all along.

Mr Wilson — But, it's just not being brought up to, to, the for front with the rest of the…

Mrs Harrington — Oh, I thought that was probably what they where doing when they where testing.

Mr Callihan — Yeah, they, they, where, that's, we knew that they where testing, uh…

Mrs Harrington — Yeah.

Mr Callihan — Soil testing. I just wanted to confirm that it was the soil. Uh, just kind…

Mr Wiggins — I really don't, they didn't, honestly, they, I didn't pay for the study, they did. Uh, I was not given anything but a broad spectrum that, uh, uh, I think that we probably all knew that since the railroad had been in there it had been some soil contamination. Just for the years and years and years of…

Mr Callihan — Sure.

Mr Wiggins — Industrial usage there, you know. Um, I did, I don't really know what the total back history is for 100 years is on that ground, but I'm gunna' say that, that, it was even older than I am, but, uh, uh, uh, they did not tell me exactly what.

Mr Callihan — The testing is somethin that your, the, the, buyer has requested, so you don't know, you're not, you know, uh, completely about what the scope of test is.

Mr Wiggins — All is we ever done there as welding, okay?

Mr Callihan — Gotcha.'

Mr Wiggins

And, so, uh, and I, I, I'm sure that all Joplin got's lead contaminations 'cause half the, or more than half of the yards in town have been scraped off and put new dirt in, so, I don't believe that is an item that would that been any big revelations to them, you know. Uh, I was a little concerned, I mean, not concerned but surprised when they said they found some asbestos contamination because there has never been any steam lines or anything in the building, uh, 'cause it was old when we actually got it at forty, fifty years ago. Um, there was no asbestos 'cause we had been general contractors for years 'en we've done work on Eagle Picher and other places where they did have asbestos contamination, but there was no evidence of that, so only thing that I could think that they may have found would be possibly in one of the back offices or somethin' where they had some vinyl asbestos tile, you know, or somthin' like that. But, I could see nothing when we moved it, we actually cleaned it all and painted it, ceilings and all the walls and all that 'en there was, I just can't find, know where there could been any asbestos honestly, unless it might have been some vinyl asepsis tile, you know.

Mr Callihan

Well, where kinda' back to point of, uh, we got a structure that's in need of repair. Um, a buyer is, uh, uh, testing, running tests, either the buyer is going to acquire it and we don't know what will happen with the structure. Or you're forced to do something with it. Um, and I understand the rain, one hundred percent, that's, that's, I mean it's held everybody in. Um, I just flat don't know what to do.

Mr Wiggins

I, I, wish I knew when it was going to quite raining…

Mr Callihan

Yeah.

Mr Wiggins

Honestly, it's going to need to be dry enough that we can get in to get it. 'Cause I know driving up in to see if I could even get in there, uh, there is debris hidden underneath the water, you know. So, it's, um…

Mrs Harrington

Well, um, I guess it kind of comes down to how long we are willing to wait to hear from a company that could take two years to decide whether or not they want to purchase this property. I don't think that is an unrealistic statement at all.

Mr Wiggins

No, I don't think, I don't believe that is, you, you, really don't know. You know? Uh, the only thing I can tell you is we will get it policed up like what we said and then I'm just basically in the waiting program till I can either get it sold and if I can't find out at that point, uh, see about, if, repairing the building and moving back into it. And, if they will tell me exactly, find out what they are talkin' about 'en, 'en cost of cleanup, uh, where it's even a feasibility it may be the fact that person have to stay in

that darn building forever because you can't, you can't, put many times the value of the property…

Mrs Harrington — Sure.

Mr Wiggins — Into a cleanup situation. And, I'm sure that no one wants to be at that point there.

Mr Oliver — Yeah.
Mrs Harrington — Mr Oliver.

Mr Oliver — Bob, have you talked to any contractors, I know you said you're a contractor or have been in the past yourself. Have you done any estimates, any, anything? That…

Mr Wiggins — Oh, yeah, I did that for twenty years…

Mr Oliver — Let me, let me, finish please, okay?

Mr Wiggins — You know, it's going to cost, probably to, honestly to do that building there's two feasibility ways of doin' the building. One, is that we, we, and Rob talked about this.

Mr Oliver — Bob, bob, let me finish, okay? Do you have a number of what it would cost for you to rebuild a property? Have you done that yet?

Mr Wiggins — I'm sorry, do I have a price?

Mr Oliver — Have you done any figures on what it would cost you to rebuild that property?

Mr Wiggins — Yeah, I do. Like I said, I was tryin' to tell you, okay? There's two ways that Ron and I talked about doin' it.

Mr Oliver — Uh, bob, a yes or no is all I need.

Mr Wiggins — Yes.

Mr Oliver — Okay.

Mr Paul — What is the number?

Mr Oliver — What, what, number do you have?

Mr Wiggins — Two numbers, okay? If I want to wall it off, do away with the damaged part probably about fifty-thousand dollars on internal walls, okay. To wall

it off. If I want to put the roof back on and make a full thing probably goin' to cost closer to one hundred thousand dollars.

Mrs Harrington — Which one of those options would, would the first option be something that we would be able to see it become a less of a, of a, dangerous building, Jeff?

Mr Oliver — Sure. I mean, if he wants to through the money at it, that's, that's, fine. Have you, have you, looked at or contacted a dozer company 'er clean up company to come in a clean up the perimeter, I think we've asked you that for two months, and I know that you've talked about the rain, but have you talked to anybody? Have you had 'em come out and give you an estimate?

Mr Wiggins — No, I have not.

Mr Oliver — Okay, that's all I need.

Mrs Harrington — I feel like that would be the biggest show of trust that we could get, is if you would have somebody come in and brush hog, clear it out so that we could actually see the building that where talking about. That would be a great start in my opinion. Now that's not why where here, where here to talk about the actual structure, but it would give everybody in the community and on this board the impression that you actually where making a move to improve the property, is this right? Are we in agreement, board?

Mr Callihan — It's is, it's almost counter productive though, if you take away all the trees and everything it makes it that much more visible. Um…

Mrs Harrington — Um, but…

Mr Callihan — But, that's what we've asked for.

Mrs Harrington — It's a big mess.

Mr Wiggins — I, I, really don't plan to remove those, remove the tree's, okay?

Mr Callihan — Um…

Mr Wiggins — Uh, your talkin about dozers and a lot of stuff. I don't mind getting a brush hog in and, but there's not very, very, much of it that is not, that is actually brush hog-able on that. There are some tree's and I can take care of the south side lot like we talked about before once the weather permits. But, as far as the west side that is on, off of Byers St there, uh…

Mrs Harrington — I'm looking at dead trees, one, two, three, dead trees and all kinds of debris that is cluttered around the base of those trees and piled of debris that is shrouded with bushes. And, that's my point, yes…

Mr Wiggins — Do you, do you…

Mrs Harrington — Right now it's green around it.

Mr Wiggins — Do you have a picture of that?

Mr Callihan — Yeah.

Mrs Harrington — All of these, this, this…

Mr Wiggins — (Unable to transcribe as speaker was not near a microphone)

Mrs Harrington — I'm talkin' about all of it. These, this is what we have to go by here. And, it's, it looks like a big mess. And, it's hard, hard to imagine that it is actually a functioning property when we see, you know, when we see it like this. I mean, when you go there, yes, you can focus in on something but, when you see it like this it's really the truest…

Mr Wiggins — We can, we can, cut down, we can cut down these tree's here 'cause here is where a lot of that trash is, okay?

Mrs Harrington — Right.

Mr Wiggins — And, that's what we planned on doing there when we where in there cleaning this up. This part right here is a little corner which is debris and that tree there, I can take care of majority of this part right here.

Mrs Harrington — Mhmm.

Mr Wiggins — Okay, and that's what we…

Mrs Harrington — That would be progress, that would be progress.

Mr Wiggins — I realize, I, this is exactly where all the waters at. And, that's what where tryin' to clean up is that stuff on this south side.

Mr Oliver — Show 'em the over head so they can see the pile at the end of the building.

Mrs Harrington — Okay, yeah. Jeff?

Mr Oliver — You see the pile of debris, I guess it would be on the, uh, east side?

Mr Wiggins That is not on my property. I have cleaned all of my heavy stuff up. All the other stuff is actually…

Mr Oliver Well, I know these lines are probably not totally accurate but, according to the lines it looks like it's on your property.

Mr Wiggins They had the property staked. We lined the property stakes up, we took our, ours between our property off of that. Just some real light, just real light stuff. No big stuff, 'cause we hauled that, hauled that trash, everything on our property. Mmkay?

Mr Oliver Okay.

Mr Wiggins 'Cause there was stakes there to where our property line is.

Mrs Harrington Did you all see this?

Mr Callihan No.

Mrs Harrington Sorry. Okay, well, anybody have any other comments, questions for Bob?

Mr Callihan This, this is Mark, it's just it's a, uh…

Mr Wiggins When the water gets away, I can take of this are area. When the water gets down, I can take of those area's that we talked about. And, that was in the plan.

Mrs Harrington Right.

Mr Wiggins 'Cause I had to get that out of there before I can get the junk out, you know?

Mrs Harrington Yeah.

Mr Wiggins And, but, that's, that's, that south side area there is where we are looking at by the front of the across that other, uh, concrete, uh, part of the slab there and where that junk pile is on the other part there, okay?

Mrs Harrington Do you feel like you're, um, conversation with Mr Dennis is a serious conversation? Boyd Metals?

Mr Wiggins Oh, um, they, they, approached me.

Mrs Harrington Right.

Mr Wiggins — I didn't approach them, okay? Uh, I, I, don't know. I was just able to inform him that I had other obligations right now that I would get back with him when it was over, okay?

Mrs Harrington — I'd like to see you do that because I, like I said before, I think we could hold for two years for this other company to decide, no we really don't want to be there. And, then where stuck in the mud for all of this time and I feel like it's a situation where if you've got an option to put some pressure on the other company if they know that you've got another option. I, I, just would like to see something happen on this property, Mr Wiggins.

Mr Wiggins — Well…

Mrs Harrington — I understand it's difficult but, I just feel like we are trying to be patient but, it, it, becomes hard ta'…

Mr Wiggins — Well, I'll tell ya' now, a little lesson in history you understand it too, okay? I try to get insurance on this property when I moved into it. I could not get insurance, insurance company said well, it's not kept up by the City. I had another building which burnt down, I had three nice cars in it, and I was mad and the black and whites where doing the best they could and one of the young guys told me, I said why don't you come down and do this? 'Cause I had an alarm system, time the cops get there they where gone. And, they've had a stupid thing where every time after three alarms it charged you, and they doubled, and they doubled, and they doubled, and we took out the alarm system because we could not afford it and one of the black and whites after I had lost this, he looked at me and he said, look if these people aren't on your property they are beyond main street and I'll tell you what the City follows wrong. They don't want 'em on main street, and I don't…

Mrs Harrington — Well, that seems like a good reason to secure the building to me…

Mr Wiggins — Well, I…

Mrs Harrington — To make it, to get this stuff away so that they can't hide into, into fix the building.

Mr Wiggins — Yeah, well, I'll tell ya. Locks are only good for honest people.

Mrs Harrington — Well…

Mr Wiggins — These people came in on our property in through the skylights. Broke in through the sky lights, so…

Mr Callihan	We need to move on. We need to move on. Um…
Mrs Harrington	Yeah, we need to move on.
Mr Callihan	Um, on way or another we, Mr Wiggins, we just need to see some progress, we've, we've talked to Mr Dagley, we got, we, we, have to see some progress.
Mr Wiggins	Until we (Unable to transcribe as speaker was not near a microphone)
Mr Callihan	It hasn't been raining forever…
Mr Wiggins	Oh, yes it, ever since…
Mr Callihan	No, I, I, this has been an issue for a while.
Mrs Harrington	This is a nightmare. This is almost as bad as…
Mr Callihan	We, we, we need to see some progress period.
Mr Wiggins	I'll get you a picture every week, okay?
Mrs Harrington	Uh…
Mr Wiggins	When the water is gone.
Mrs Harrington	Put a microphone out there.
Mr Wiggins	Okay? (Unable to transcribe as speaker was not near a microphone)
Mr Callihan	Yeah.
Mrs Harrington	We got, we've got to be on the record Mr Wiggins.
Mr Wiggins	Okay, I will get you a picture every week of where that water is at and I guarantee I'll get in there just as soon as I can get a vehicle in there to get the stuff moved. And, I don't know what to tell ya' if you tell me when it's goin' to quit rainin', I'll tell ya when I can get in there.
Mr Paul	I think Mr Callihan's point is it's been an issue since before May when it started raining.
Mr Callihan	The, the, debris is, is, is, one thing but, you've got a roof that's sitting like this. That shouldn't be like that, we, we've got, we've got, to find a solution. Something definitive, something formal, uh, something with a time frame, um, that, we just can't keep going, waiting to clean up a little

bit of debris here and there. You've got a structure that needs some serious attention. Either fix it or sell it.

Mr Wiggins — I'm, I'm, sure you have, I'm sure that you are probably are at the stoke of one pen but, that industrial site, um, you can look down on Main Street, which you have for years with some of the buildings down here that where obligated for years, uh, they where actually got in and got around to 'em.

Mr Callihan — Where, where, focusing on yours, sir.

Mr Wiggins — Yeah, yeah.

Mr Callihan — I understand there is a point to be made but, right now this is the one.

Mr Wiggins — Uh, my 20th street property I've had after eight (8) years finally gettin' open I maybe have that part sold but, there is only a limited amount of money that I can throw into this project until I get it en', en', I don't mean the same thing…

Mrs Harrington — Yeah, yeah.

Mr Wiggins — There may be insurance and you have a catastrophe and you lose a lot of stuff, uh…

Mr Dagley — Are there any resources for something like that, like community resources?

Mr Wiggins — Um, I'm just…

Mrs Harrington — Um, we know that you are, we know that you are a good citizen, that you have taken care of business in this town for a long time. If we could see just some kind of progress it would go a long way towards us wanting to hold your hand through, though, the whole frustrating part.

Mr Wiggins — Yeah. (Unable to transcribe as speaker was not near a microphone)

Mrs Harrington — Right, right.

Mr Wiggins — And, and, I'm really trying I guarantee ya'.

Mr Dagley — My name is Nathan, are there any resources like that? You know I've been through the tornado myself, which I know this is a fire it's a different situation but, sounds like he's kinda in uh', any kind of community, you know, I lost my entire house in the tornado…

Mrs Harrington — Yeah, Mr Wiggins owns many commercial properties in Joplin and this is, this industrial site…

Mr Dagley — Yeah, I visited, I visit the site once.

Mrs Harrington — Yeah, I don't know that, that, there is anything that's appropriate, charitable.

Mr Paul — That is what insurance is for.

Mrs Harrington — That's, that's, why you have insurance.

Mr Callihan — That's, Mr Dagley, that's a good point though. We had a lady come in oh, two or three months ago and speak, more for residential properties that are in distress. Like our, our, options are limited here.

Mr Dagley — Yeah.

Mr Callihan — Um, but there are groups of people out there, churches other business people and things like that, that, that, uh, are, I, I, personally would like to see a pool of those people get together in case maybe not so much commercial industrial but, the, the, residential houses…

Mr Dagley — Yeah, yeah.

Mr Callihan — That, that, homes are in distress that people just can't afford to fix 'em.

Mr Dagley — Yeah.

Mr Callihan — Doesn't mean that they should…

Mr Dagley — Yeah, I go in to some, a lot of these houses are…

Mr Callihan — Yeah, yeah, yeah.

Mr Dagley — You know but, I was just seeing, you know, seeing from the tornado stand point and then a fire…

Mrs Harrington — Yeah.

Mr Dagley — I didn't know if there maybe was a resource or something...

Mr Callihan — I can tell you there's, there's, some people trying to get together for that, that, function which I think is a big plus.

Mrs Harrington — Why don't we move along…

Mr Callihan	Yes.
Mrs Harrington	I would entertain a motion.
Mr Wilson	Madam Chair, I make a motion that item 2860, 1201 S Byers be continued till our July 26th meeting for a Progress Report and Demolition Hearing.
Mr Wagner	Second.
Mrs Harrington	**I have a motion by Mr Wilson, second by Mr Wagner that item number 2860 at 1201 S Byers be continued until July 26th for a Progress Report and, or Demolition Hearing. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None). Motion Carries.**
Mrs Harrington	Thank you Mr Wiggins.
Mr Wiggins	Thank you.
ITEM #2866	**524 N. Jackson Ave.** **OWNER: Jim & Pamela Ames** **ADDRESS: 8072 Estates Dr. Sarasota Dr.** **Item ordered demolished at the April 26, 2019 meeting.**
ITEM #2867	**526 N. Jackson Ave.** **OWNER: Jim & Pamela Ames** **ADDRESS: 8072 Estates Dr. Sarasota Dr.** **Item ordered demolished at the April 26, 2019 meeting.**
Mrs York	Hi, I'm Megan York I reside at 231 Morgan Dr in Joplin. Um…
Mr Grindle	Hey, I'm Stephan Grindle I'm at 602 N Wall, uh, Joplin. Yeah, so, um, there are two properties that have been on the Building Boards, uh, actually it's on the, it was ordered for demo last month, they are owned Jim Ames and I've working with Jim Ames to actually get those properties, uh, donated and so he called me right after the demolition was ordered and, um, obviously we know Jim is, uh, always trying to get out of certain situations, so, um…
Mr Oliver	Items 2866 and 2867.
Mr Grindle	So, where asking the board if, um, you would release 524 to be donated to Fuller Center for Housing and continue for demolition for 526?

Mrs Harrington — Once, we make a decision about, uh, demolition property we don't take it lightly and, um, we obviously felt like both of those properties where due to be demolished and proceeded. I don't see any reason for, I don't personally see a reason that we should, uh, decide not to do that.

Mr Grindle — Mhmm. Mhmm.

Mrs Harrington — Can you tell me why you think it should be reversed?

Mr Grindle — Yeah, so I am actually the president of the North Heights Neighborhood Association and we've been working for the last five years to, uh, on issues related to our housing problem. We have 56 abandoned homes in, uh, North Heights. Which goes from Main to Jackson and from F St to 1st St and so we've done a lot of work identifying these properties contacting, um, uh, property owners and Jim Ames has been someone we've consistently run into. He owns a lot of property in the north end of town and so we've got one of his homes at 607 N. Pearl donated just, um, at the beginning part of this year and, uh, we've been trying to buy those properties from him, uh, he refused to do that for a reasonable price so we actually asked, uh, we actually talked with Jeff and asked him to go out and tag those buildings and, um, and which he did and you guys did a great job of put, putting the hammer on Jim, uh, which actually appreciative of. So, um, the only reason to see to save this home is ta' to, um, keep that block from having three missing teeth, um, there is already one that was demoed, um, presently earlier this year and then if these two right across the street we'll have three empty lots and a part of town that I think deserves to have some consistency in, uh, what blocks look like. So, um, I agree, 526 is probably beyond repair but, 524 is, is, repairable, so…

Mrs Harrington — Are you a formal, uh, nonprofit?

Mr Grindle — Were in the process, we just applied for, uh, we just sent our, our, articles of incorporation off, so.

Mr Paul — And, Steve, Steven, when you spoke with Jeff and I don't know if you talked with Steven at some point, right? Or no?

Mr Oliver — He has mostly been communicating with, uh, Bryan and you.

Mr Paul — Okay, um, I, I, know you had talked about this model and, and, basically, I don't know if you explained this already but, it basically you, you, pull your neighborhood resources and you all don't actually do the work yourselves but, you do in fact hire contractors to do the work.

Mr Grindle — Right.

Mr Paul — They fix up the house which then, your idea is to kinda enhance the value of your neighborhood, is that right? I just want to be clear that…

Mr Grindle — Yeah.

Mr Paul — You're not kind of a neighborhood showing up and peace meal fixing it up together, right?

Mr Grindle — No, we actually, so what actually happens is Fuller Center for Housing is our fiscal agent, right? So, we don't have our own non-profit status, so we got a memorandum of understanding with Fuller Center. The house gets donated officially to Fuller Center and then it gets transferred to an investor, so Megan and I are actually, uh, working together to and we've got a plan. We've got a contractor for this home, so we would be the investors, um, that would actually be, that would be, providing the finances, so…

Mr Paul — Have, have, you met with Bryan about these properties and exactly what needs to be done to 'um?

Mr Grindle — We have, we have, not, um, I was hoping to get answers today in terms of what exactly needs to be done for them to be secured and then, uh, we have a contractor ready, ready, to go in five weeks that would be, this would be his sole project. Um, starting August 1st or 7th, somewhere in there.

Mrs Harrington — Who is the contractor?

Mr Grindle — His name is Drew Lang and he's actually just a, he's, he's, actually just, he's, he's, finishing a project for me at 526 N Sergeant and he's submitting all his paperwork for his bond and insurance today ta' the City. He's probably actually at the fourth floor right now as we speak, so…

Mr Paul — And, do you already have that money gathered from the neighborhood to pay him?

Mr Grindle — It's, it's, not neighborhood money, it's actually, uh, I, I, own LLC, uh, and Megan owns a LLC and so where partnering together to, ta' provide that, those finances. So, yeah, we have several individuals in the neighborhood who have there own LLC's and then we'll partner together to do certain projects or some of us just do it on our own, so.

Mr Callihan — This, this, is Mark, uh, Mr Grindle do you, uh, so you don't know what it will cost to get, well one you don't know what the scope of work is…

Mr Grindle — We do actually.

Mr Callihan — You do, okay.

Mr Grindle — Yeah.

Mr Callihan — Do you…

Mr Grindle — So we sent that over, I'm, I'm, sorry I don't have a hard paper copy of that, we, I, just sent that over via email ta', Jordan Paul, Jeff Oliver and Bryan Wicklund the, and actually to Mark. Those are the only emails that I had, so, um, I can get you a hard copy paper of that.

Mr Callihan — No, if you've, so you know what it's going to cost to…

Mr Grindle — Yeah, Megan can speak more to that…

Mr Callihan — That's, that's, okay I was just curious. You and I talked before, my two concerns are, are, budget and time frame.

Mr Grindle — Right.

Mr Callihan — Um, so, if, if, you've, are aware of what the cost are, and you have the funding to do it, then that's a big plus.

Mrs York — Yeah.

Mr Callihan — But…

Mr Grindle — Let me, I'm gunna', I'm gunna' give you a number here. Do you want to…

Mrs York — Yeah, that's fine. Um, yeah you wanna'…

Mr Grindle — She is better at holding babies.

Mrs York — It's not even my baby, lets, lets, be on record saying that. No, the, okay, so the two bed, one bath reno budget whenever it was walked through, um, the budget for that project needs to be approximately sixty-seven thousand with the post reno value of eighty-three thousand dollars. That goes over, uh, rood, exterior maintenance windows, plumbing, miscellaneous, electrical updating, drywall repair and repainting, flooring, kitchen cabinets, bathroom renovation, appliances, doors, and miscellaneous mill work and forty-five hundred dollars in miscellaneous construction expenses.

Mr Oliver — Have you talked to a realtor?

Mrs York — Yes.

Mr Oliver — Kay', and they think that house will pull eighty some thousand dollars?

Mrs York — Yes.

Mr Oliver — Okay.

Mrs York — Yeah, we've, I've done three in that neighborhood in the last year and there pulling anywhere from seventy-eight to eighty-five.

Mr Callihan — Um, this is Mark again, um, one thing that I would like to see addressed is the City's out of pocket expense for title search, things like that, that, where done, there's some expense there and I, I, I, I, feel like that should be addressed as well.

Mrs York — Right.

Mr Grindle — So, can you explain what the, the, out of pocket expense for the city is?

Mr Callihan — Uh, Jeff could probably help with that. The title search, all of those fee's that are incurred in getting to this point, plus whatever opportunity cost there are? I, I, I, just don't think it's fair to since your getting property donated to you and Mr Ames is maybe getting some kind of financial benefit from it. I feel like the cost incurred by the City should be addressed as well.

Mr Grindle — Kay'.

Mr Oliver — To answer that question, Jim will take care of the demo's himself. He already had a contract on them.

Mr Callihan — Oh.

Mr Oliver — I went ahead and bid them out in case something fell through, but he had a contract with B & D Yard builders to demo both of these properties, so he was going to pay for it. That's kind of been the history with Jim, he has to be pushed to this point and then he ends up taken care of 'em. Um…

Mrs Harrington — I have to be real honest, I'm not inclined to reverse this. I, I, feel like we've been down this road so many times and we had a contactor here the day that we, uh, held the hearing on this and he felt like both of these properties where irreparable and I just, I, I, I'm glad that you, um, understand Jim's…

Mr Grindle — Oh, yeah.

Mrs Harrington — Method, but I, I, mean I drove by 'em again this week, I, I, drove through that neighborhood a lot and it just, it just, looks to me like the neighborhood would be better off without those properties. You could build a house down there for not much more than what it's going to cost to renovate those. I just, I just, don't see the value in it. I and I'm sorry, I think that you're doing, you know, a good thing, um, I'd feel, I might be more inclined if you already had your 501C3 in place or C, whatever it will be.

Mr Grindle — I think, I think, your misunderstanding, so we do have a 501C3 Fuller Center for Housing who is taking the donation in and is ready…

Mrs Harrington — Who, who, what is that?

Mr Grindle — Well…

Mrs Harrington — Fuller Center for Housing?

Mr Grindle — Fuller Center for Housing is a offshoot of Habitat for Humanity, it was the, uh, Robert Fuller was the, uh, originator for Habitat for Humanity…

Mrs Harrington — Okay.

Mr Grindle — And, then he left and started Fuller Center with a different model, um, so there's a chapter here in Joplin and I wish I would have had the director here, I, I, didn't ask him to be here, but we have a memorandum of understanding between our North Heights Neighborhood Group, which is registered with the State of Missouri, but not yet incorporated with, you know, the IRS and, uh, and, uh, Fuller Center. That they would take the official donation 'cause they are 501C3 and then they would transfer it in the same, in the same, transaction into the investors hands.

Mrs Harrington — So, you have an investor that's going to bare the cost of renovating the home?

Mr Grindle — Yeah, my LLC.

Mrs Harrington — Then what's done with it, then what do you do?

Mr Grindle — Okay, so first we would secure the property, so I have a contractor who would go over immediately and secure it. And, I think that means all openings would…

Mrs Harrington — Right…

Mr Grindle Boarded up, right? And, then, like I said, in five weeks when he's finished with 526 N Sergeant, then he would, we would have him go over and start on 524 N. Jackson, so in five weeks.

Mrs Harrington And, after it's done?

Mr Grindle Then, Britt, who is Megan's partner, uh, is a realtor who gave us all the comps and he would list it for sale to a single family, as a single-family home.

Mrs Harrington So, it's actually a case of an investor funding the project and then making a profit at the end.

Mr Grindle Correct. But you have to understand this property is not profitable unless it gets donated. That's why, I agree with you.

Mrs Harrington Well, sure, yeah.

Mr Grindle I agree with you, it needs to be domo'ed unless it gets, I mean, the cost of this property is going to be fifteen-hundred dollars to me my LLC, right. But there is no way to make a profit if it's any more than that and I've, I've, asked I've offered Jim Ames five-thousand. He won't even take that, he wants twenty-thousand dollars for these properties.

Mr Callihan Wow.

Mr Grindle Which is crazy, right? So, so, we, I mean, I'm glad that you've put…

Mrs Harrington And, suddenly, he's decided to donate them rather than…

Mr Grindle Well, of course. Because we know his shenanigans, he doesn't want to have to pay the demo fee's, right? So, he, he, for him this is more cost effective than paying the demo fees. Um, and, and, for us it's more I think beneficial to the neighborhood to not have three missing teeth. Now, now, I agree that 524 'er 526, should be demoed, um, but I don't think that 524 is in that bad of shape, uh, we've done worse properties. Megan has done worse properties than that, so…

Mr Oliver I believe if an investor came in and bought the two empty lots and put up two smaller newer homes, he would have two sittin' there next to each other goin' up the same time. Possibly, uh, might be more beneficial, now if or when that would happen, who knows. But, that's just my opinion.

Mr Grindle Right, and, and, we've thought about that and, and, my concern is that Jim would hang onto these and try to sell those lots for eight grand or something outrageous, right? Um, or ten grand. So, and then they are going to sit there and he's not going to mow 'em and then they are going

to be a abide on Code Enforcement, right? Um, so, that's my concern, living in the neighborhood that these properties, and, and, just so you know, I don't know if you've driven by there, but the property right across the street does grow to about two feet before the owner mows it, um, so, um, that's my concern with leaving empty lots and hoping that someone will pick them up and rebuild, uh, is that in the north end of town that happens very rarely, so…

Mrs Harrington — Does anybody else have any questions or comments?

Mr Wilson — Uh, madam chair I was looking through the minutes and it seems that 524 had about six or seven different items where as 526 while being in the worse condition was only like five, four or five items that, uh, negates our ordinances. This is, uh, one of them, bothered me the most is both of 'em are listed as fire hazards…

Mrs Harrington — Mhmm.

Mr Wilson — And, uh, personally I cannot see reversing out decision that we have made already because of the, looks like quite a bit. And, if I remember the pictures and stuff that we saw before we decided on, or to demolish they where in very, very, poor condition, extremely poor condition for both of the properties. So, I would not be inclined to reverse our decision.

Mr Paul — This is 520…

Mrs Harrington — Thank you Mr Wilson…

Mr Paul — Did any of y'all want to see the photos from the hearing?

Mrs Harrington — Yeah, uh, I, absolutely…

Mr McCartney — Just for the record, I am a friend of Steven Grindles, my name is David McCartney, I live at 724 Glenn View Place.

Mrs Harrington — Make sure and write that, uh, after you are done please. On the paper, make sure to write it on the paper.

Mr McCartney — Okay, absolutely. Um, one thing that hasn't been, uh, addressed here that I feel is important is the architectural value of the exterior of the houses that my wife and I have looked inside both of those houses and we agree, they 're, they're, and a mess, but there stucco houses of what I would call the art deco era and I don't think that in, you know, with all due respect to Jeff that somebody could put up some mini houses that would have this same cute value you might say of something that is that old, um, it, there, there, uh, kinda little gems in ruff as far as I'm concerned from an architectural

standpoint and, uh, for them to be torn down and just having an empty lot there would be not a tragedy, but, um, in, in, my humble opinion I, I, think that, um, that needs to be factored into any decisions that this body might make. That's all I have.

Mrs Harrington — I'm reviewing the pictures, I'll pass these down to the other members. Give us a minute here.

Mr Tylle — Madam Chairwoman, I have a question for Jeff.

Mrs Harrington — Mr Tylle.

Mr Tylle — This is Mr Tylle, sorry. Who owns 528? Does Mr Ames own either of the properties on either side of that?

Mr Oliver — I don't…

Mr Tylle — 530, I'm sorry.

Mr Oliver — I don't believe so, Bryan can you pull that up?

Mr Wicklund — James Crudwig.

Mr Callihan — Hmm, Webb City.

Mr Wicklund — It looks like a, a, rental.

Mr Grindle — That, that's, on of the other things that we've been working hard on in our neighborhood is we got, uh, large percentage of rentals and our goal is ta' turn rentals into a single-family home, um, and so, and, and, empty lots into buildable lots, right. So, um, you know, I, I, agree with you that these houses have been abide on the neighborhood and actually we appreciate that you guys have been much, uh, harder on property owners like Jim Ames, um, yeah. But, I and I, I, wish that Jim would have listened to us earlier in the, before he got the demolition notice, right. Um, but, yeah I think what we are asking for is to save this one house, um, so that it can continue to contribute to our neighborhood.

Mrs Harrington — Let us finish looking at these pictures if you don't mind.

Mr Grindle — Okay, got it.

Mrs Harrington — Callihan?

Mr Callihan — Sorry.

Mrs Harrington — Do you (Unable to transcribe)

Mr Paul — Um, I mean, not probably not the best idea.

Mr Callihan — What's that?

Mrs Harrington — Well, I was just looking for, um, I know you live in a historical home and I was looking for your opinion on a historical value on this property.

Mr Callihan — It's like David said, once there gone, there gone. You know, uh, um, uh, I have devout appreciation for historical properties and architecture 'en, 'en, your right, if they tear 'em down, uh, there not going to go back with a period stucco, hip roof, I mean, it's, it's going to be something with an inset front porch 'en god awful. Um, I mean, it may be okay with some folks, but we have, you know, historical preservation effort here to, you know, to try to maintain and I, I, look at it from kinda' the financial side, from the historical side, um, if, if, the only way that you can pull this off is to have the property donated then I guess that's the only financial way ta', ta', make it happen. I'm not honestly not in favor of, of, demo'en' a house and havin' new construction go in there that's not compatible with the rest of the neighborhood. But, uh, that may be the quicker and cleaner way to go like Mr Dagley said, you could probably build a house for what its goin' to cost to refurbish one. Um, I've got obviously mixed emotions, yeah. We went through the effort, we've already pulled the trigger on this thing, voted to demolish it. Now, the, the, owner is saying, hey, what, you know, how can I come out of this.

Mrs Harrington — Get out from under this.

Mr Grindle — Right, right.

Mr Callihan — Yeah, so you've got to be a little skeptical…

Mr Grindle — Yes.

Mr Callihan — But, also you have to kinda' take that wrap it up and stick it in your back pocket and say what's the best thing to do here.

Mrs York — Right, and I, let me just go on record and say that demoing both properties is more advantageous for the neighborhood that leaving them in their current situation. We absolutely agree with that, so no matter what the decision is today…

Mr Callihan — Right.

Mrs York — It's in the best interest of the neighborhood, no matter what it may be. Now whether you all are willing to avoid demolition on the one property, you know, it's kind of a fingers crossed situation. Like I said, we've done three in the neighborhood so far, you know, getting ready to start number five, number six, this one would be, you know, kind of ideal. Because, I do have an appreciation for the architecture for the things that you don't find any longer, even if it is capping off the old, you know, gas piping for the old gas lights, you know, little things like that, that you don't get to see any longer in houses that are being constructed. I think that it's in the best interest of our community to try and save these little tiny time capsules that are sill in use, so…

Mr Grindle — And, and, I just want to say, I don't envy you in, where putting you in a tough position, I, we, totally understand that, right. And, what I'm asking is that you don't trust Jim Ames character, but you trust our character. And, some of you don't know, know, me, um, but I hope that you know that my, my, whole goal in this is ta' bring up our neighborhood, right. It's, it's, the fact that, I mean, where only going to make about ten thousand dollars on this project, so really what we really normally try to do is a twenty-five-thousand-dollar flip, this is not a profit making, um, flip for us by any means, it's by it's minus fifteen thousand, right for what we would normally do. Um, so, so, really the part, the passion behind this is, hey we really want to save these older homes from demolition. Um, and where sad that so many of them are being lost to people who really don't care, right.

Mrs Harrington — Anybody else have any other questions or comments?

Mr Wagner — I guess what is the process in reversing that decision? How easy is that?

Mr Paul — You'd basically put a, uh, a motion to stay the demolition have them, uh, sign a waiver that basically says there going to fix it, if they don't fix it at any time you can lift the stay on your demo order and you don't have to do another hearing. They agree to waive whatever improvements they make between now and then if they, they, do it. They don't get it done and it goes ahead, uh, like there was no break in time, so you're not going to really truly undoing the process, you're just putting a stay on the process, um, and again at any time you don't think there making progress or you don't think they're going to fulfill their end or something just falls through. Let's say you put the stay on it and Jim Ames says ah-ha, you know.

Mrs Harrington — Exactly.

Mr Paul — Then, uh, you just come back, and you lift your stay and it, it, goes forward. You don't have 'ta reserve 'um so to speak and have another hearing.

Mr Callihan — I just want one note, um, your expecting to maybe make ten-thousand dollars on this with a big question mark, if, if, you're, you're, estimates are accurate. That's a big if, I believe. Remodels, um, upgrades it's almost like traveling, double your money, take half your clothes. You've, you've, you, you, should be fully prepared to just, if, if, your successful maintain a historic piece of property.

Mrs York — Right.

Mr Callihan — If you put a dollar in your pocket, even better.

Mrs York — Right.

Mr Callihan — Right, but that may not happen.

Mrs York — Right, we've done eleven in the last thirteen months and we walk it typically with a contractor a licensed, bonded, fully insured GC…

Mr Callihan — I…

Mrs York — And, so far, you know, we've been right at around four thousand variance, so.

Mr Callihan — With your experience I know you've already gone through this, I just feel better about pointing it out.

Mrs York — Right, yeah, yeah, yeah.

Mr Tylle — This is Mr Tylle, uh, what's your contractors ETA of completing this project?

Mrs York — Uh, typically about twelve to sixteen weeks given this scope of work. So, they would start from the exterior, uh, I.R. roof, windows, lawn maintenance, um, any sort of mill work that needs to be preserved. Um, you know, of course updating stucco work, repainting all of that, um, that way it's fully secured, and it's no longer set to abide from, um, you know, the neighborhood from the exterior. Then they have the dried in space to begin working over the winter months and that way they are not having to worry about any exterior maintenance during that time.

Mrs Harrington — Well, gentleman, I would entertain a motion.

Mr Callihan — I'm sorry, you said that was twelve to fourteen weeks?

Mrs York — Twelve to sixteen.

Mr Callihan — Twelve to sixteen of construction?

Mrs York — Yes, yes.

Mr Callihan — Seems like a long time.

Mrs Harrington — Yeah, well…

Mrs York — Yeah.

Mrs Harrington — It's a super big job.

Mr Callihan — Yeah.

Mrs York — Yeah, as far as square footage goes, not a large amount of square footage, but in order to do the job appropriately we always bring in, you know, our GC does the finish work, we have specific licensed and bonded roofers that we bring in, we have licensed and bonded specific plumbers, electrician, HVAC, um, individuals that can, you know, put in the windows. The windows are custom fit so that you're not having to order windows that are only true to todays size, um, they get wrapped for EPA standards and so on and so forth. So, we hire specific contractors and so we try and allow for their time frames as best as possible.

Mr Oliver — The problem you that you acquired on pearl, 600 block North Pearl, that was, uh, first part of the year…

Mr Grindle — Mhmm.

Mr Oliver — So, six months later, you're at what point in rehabbing that property?

Mr Grindle — Yeah, so w, uh, we actually sold that to another investor, not one of us. And, I think it's, I know there is a dumpster outside of it right now. Um, I'm not sure exactly what point it is. But, we asked that whoever it was sold to that it would be done within a year.

Mr Oliver — Kay', so, um, those two, there's two side by side that he had owned…

Mr Grindle — Mhmm.

Mr Oliver — Obviously still owns one of 'em. Both of those properties had been on this list in previous years, so, um, anyway, I was just kinda, if it's been six

months 'en no progress while it's not currently on this agenda I'm just kinda' wondering…

Mrs Harrington — So, so, am I to understand you took the donation of the property on Pearl…

Mr Grindle — Mhmm…

Mrs Harrington — To the Fuller Homes…

Mr Grindle — Yeah, so originally what Fuller was going to do with the 607 was rehab it themselves and then, uh, sell it to a low-income family. Unfortunately, they didn't have the funds to do that, so they used it as a fund raiser, uh, sold it for thirteen-thousand dollars, which was impressive for that home. Um, an investor picked it up, not one of us, um, and is in the, in the, process of rehabbing it. So, it became a fund raiser.

Mrs Harrington — And, it's been in process since when?

Mr Grindle — Well, I'm trying to remember when we actually got that donation. I don't think it was, Mhmm, let's see, yeah it was, it was, in January. And, then it looks a while for the home to sell, so, I think it took about two or three months for the home to sell.

Mrs Harrington — Well, I, I, admire what you all are doing, um, I, I, think, you know, you are invested in the community and in your neighborhoods, but I honestly, I feel like you should continue that with properties that haven't been ordered demolished already. I just, I just, think that for us to continue to take these on and deal with 'em for so long and try ta' effect the best outcome from the property owner, um, I just, I just, am not inclined to reverse this order. I just, it doesn't feel like the right situation for, for, these two properties. Again, I understand, I think your doing a good job for your neighborhood, but this is one of those situations that I don't feel like it's, uh, it's in the best interest of the community or of this board. Uh, and that, but I am only one person, I mean, you know, these guys are…

Mr Grindle — Mhmm…

Mrs Harrington — All in as well.

Mr Grindle — Yeah.

Mr Callihan — Based on your schedule, I mean, this thing is going to take five or six months and that just seems like a very long time. You're, you're, you would be living with it and so would we.

Mr Grindle	Say that last part again?
Mr Callihan	We, we, based on your schedule five weeks to start, twelve to sixteen weeks ta', ta', finish that's five or six months. Um, and, uh, it just seems like a, a, a, long, long time to, uh, try ta' save something that quite frankly maybe it just shouldn't be saved.
Mr Grindle	Yeah.
Mr Callihan	It's like Crystal said, um, I admire your effort, I truly do, um, sometimes it's better to be lookin' at houses maybe not in quite the distress that this is.
Mr Paul	And, you would need…
Mrs Harrington	Well, you all know where I stand 'en, 'en, I, I, believe Mr Callihan I am saying basically the same thing I am. If there is anybody that wants to put a motion to, uh, reverse the stay they are welcome to do that. I know what my vote would be. Uh, just look at you all as, as, uh, making a decision. I…
Mr Paul	What about the other property?
Mr Callihan	It stays, it stays on the list.
Mr Paul	Yeah.
Mr Callihan	Yeah, 526 stays on the demo list, that was your question?
Mrs Harrington	Yeah.
Mr Callihan	Yeah.
Mr Paul	Yes, it…
Mrs Harrington	Both properties, right?
Mr Paul	So, to be clear for the rest of the board, you don't need to take any action on 2867 and you would only need to take action on 2866 if you wanted to grant the waiver.
Mr Callihan	Right.
Mrs Harrington	Um, I'm getting, I think I better just call the, the, call everybody out and ask them, just because where not…

Mr Paul	You can kinda' do a head count here.
Mr Harrington	Yeah.
Mr Paul	It's not a vote.
Mrs Harrington	Mr Wagner are you inclined to make a motion.
Mr Wagner	Oh, I'm thinkin' about just sayin' with the initial…
Mrs Harrington	Kay', Mr Callihan…
Mr Callihan	Guys, with regrets, I feel like it's the best step to stay where we are…
Mrs Harrington	Yeah…
Mr Grindle	Yeah.
Mr Callihan	Again, it's painful.
Mrs Harrington	Mr Wilson.
Mr Wilson	No.
Mrs Harrington	And, Mr Tylle, do you want to make a motion?
Mr Tylle	No.
Mrs Harrington	Yeah, I, I, apologize to you for coming making your case it, it, it, again you're doing a good thing, but these properties I'm just very, very, suspicious about what the outcome might possibly be.
Mr Grindle	Yeah, yeah, well again, we appreciate your consideration and again, like Megan said, a demolition is much better than two empty properties, so we trust that you're making the best decision and, uh, we just, uh, wanted ta', ta', give you another option, so…
Mrs Harrington	Well, thank you for coming, we appreciate it.
Mr Grindle	Yeah.
Mrs York	Thank you.
Mrs Harrington	Keep up the good work.
Mr Callihan	Keep up the good work.

Mr Grindle — Alright, thank you.

Mrs York — Thank you.

Mr Grindle — Thanks.

ITEM #2877 — **1907 Perkins St.**
OWNER: U S National Association
ADDRESS: 205 W. 4th St. Cincinnati OH. 45202
"Finding of fact Hearing" scheduled for this date"

Mrs Harrington — Good Morning.

Mr Bogart — Good Morning Council, uh, my name is Stewart Bogart and I'm an attorney with Noles, Sap and Singer and I'm here regarding 1907 Perkins Ave.

Mrs Harrington — Hold on a second and let us find it.

Mr Oliver — It's new business, 2877.

Mrs Harrington — Good, item number 2877.

Mr Bogart — So, I'm here representing, uh, US Bank, um, there was my understanding as there is a foreclosure sale on February 27th and which the property which back to the bank. My firm and my Clint right now are currently, uh, have a pending unlawful detainer action on the property, um, in the associate circuit court, so we don't have possession yet of the property, but the plan is now that the client owns the property to get possession of the property and then make the repairs, um, that you guys are requesting to be made. Um, that's basically the information that I have from my client today, um…

Mrs Harrington — Mhmm.

Mr Bogart — And, requesting basically a continuance of this to July 26th for my client to be able to get bids or make a determination as to whether there just going to let it be demolished or, or, there going to get contractors to come in and, uh, make those repairs and then you guys, eventually I'm guessing they will sell the property to somebody else.

Mrs Harrington — Does what you said, does what you said, mean that the people are still living there?

Mr Bogart	So, I don't know if it's the actual owners or the borrowers that live there. There is somebody living there and…
Mrs Harrington	Somebody's living there.
Mr Bogart	And, they, they, need 'ta…
Mr Oliver	It's vacant…
Mrs Harrington	It's vacant now?
Mr Bogart	Vacant?
Mr Oliver	It's trashed?
Mrs Harrington	It's trashed?
Mr Oliver	Yep.
Mr Bogart	Okay.
Mrs Harrington	So…
Mr Oliver	And, if you want to see the photos, I have 'em.
Mr Bogart	Yeah absolutely. And, that's another reason that I wanted to come today because, you know, I don't have, you guys probably have a lot more information about the property than I do.
Mrs Harrington	I think Jeff could probably tell you…
Mr Paul	Do you have a return date?
Mr Bogart	A, uh, return date?
Mr Paul	For the unlawful detainer?
Mr Bogart	Uh, right now I, I, checked the file right before I left. I am not handling the unlawful detainer, but I believe we, we, just post it.
Mr Paul	Okay.
Mr Bogart	I believe service, so were in the service stages right now…
Mr Paul	Mmkay'.

Mr Bogart	And, um, but it's certainly at the next hearing I can update you guys on the actual status of it.
Mr Callihan	What's an unlawful detainer?
Mr Paul	It's an eviction.
Mrs Harrington	That's what I…
Mr Callihan	Okay, thank you.
Mrs Harrington	I wanted to ask that, but I was to embarrassed. Like what did you actually say?
Mr Paul	There are two or three kinds, that's the one you should usually use.
Mrs Harrington	That's the one you should use, huh. That, that, uh, education paid off. Dear mom, it worked. I told a little old lady what it meant today.
Mr Bogart	(Unable to transcribe as speaker was not near a microphone)
Mr Paul	Sure.
Mr Bogart	If that's possible.
Mr Oliver	I have some more photos, but it would still be on my camera.
Mr Bogart	Oh, okay. So, you've gone out there recently and there's nobody there?
Mr Oliver	No it's vacant.
Mr Bogart	Oh, okay.
Mr Oliver	There is ceilings falling down inside and it's…
Mr Bogart	I wonder why we thought there…
Mr Paul	I, I, was going to say you guys aren't normally in the business of owning property but, you know, stranger things have happened.
Mr Bogart	Yeah, well thank you very much, that's, that's, very helpful.
Mr Oliver	Sure.
Mr Bogart	Certainly, uh, I am not an unlawful detainer attorney, I mostly do bankruptcy and litigations and I don't know, do we just draw the UD or,

but somebody back at my office will be able to let me know what we need to do exactly if it is in fact, uh, vacant. Which, uh, I don't doubt that it is. I'm not sure why we would think that it, it, was but, uh…

Mrs Harrington — If they looked at the picture on beacon there is a truck parked in the driveway en'…

Mr Bogart — Maybe, maybe, there was somethin' like that going on, I, I, would think that we would have somebody go out there and look at it.

Mrs Harrington — Is it secured Jeff?

Mr Oliver — No…

Mrs Harrington — No, it's open, so people are camping out in there occasionally.

Mr Oliver — Um, I've been by there I can say three times, while I haven't seen anybody in it, you tell people have been in it.

Mrs Harrington — Mhmm.

Mr Oliver — I mean it's trashed…

Mr Callihan — Yeah.

Mr Oliver — I mean, they've thrown…

Mrs Harrington — Um, well this is, uh, this is on our new business this time, right.

Mr Bogart — Right.

Mrs Harrington — So, it automatically, uh, is continued for thirty-days. Our process is to have a finding of fact meeting which, is today. And, then we continue it for thirty-days at the end of thirty-days then we will either look at what your plan is, or we'll order it demolished. Then I think if you stay in touch with Jeff, let him know what your process is, what, or, or, Mr Jordan here. Um, you should be able to by next time, we could have a declaration of what you're going to actually do.

Mr Paul — Yeah, do you have a card for the file?

Mr Bogart — I'm sorry?

Mr Paul — Do you have a card for the file?

Mr Bogart — Uh, yes, yes, I do. And…

Mrs Harrington — If they do plan to rehab it, you know, then just present us with that plan, otherwise if you want it demolished you can sign a waiver with Mr Oliver and, um, they'll go ahead and…

Mr Bogart — I may just have to give you guys…

Mrs Harrington — Yeah.

Mr Bogart — Sorry, I don't have a card, I'll, uh, can I put my name and email down on that and just…

Mrs Harrington — Yeah, yeah, sure, absolutely.

Mr Bogart — Put it on a sticky note and just give it to you guys?

Mrs Harrington — Alright, well, I'd entertain a motion.

Mr Tylle — Madam Chairwoman…

Mrs Harrington — Yes.

Mr Tylle — I make a motion that item number 2877, 1907 Perkins St be continued till our July 26 for demolition or finding of facts hearing.

Mr Wilson — Second.

Mrs Harrington — **Kay', I have a motion by Mr Tylle, second by Mr Wilson that item number 2877 at 1907 Perkins St be continued until July 26th for a Progress Report or Demolition Hearing. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None). That motion passes.**

Mr Bogart — Thank you.

Mrs Harrington — So, you will get a notice again, uh, for next months meeting and we'll go from there.

Mr Bogart — Thank you very much, I appreciate your time.

Mrs Harrington — No problem, thanks for stickin' it out.

Mr Paul — And, if you've got the City's number somewhere my extension on there is 227.

Mr Bogart — Okay, 237?

Mr Paul 227.

Mr Bogart 227.

Mr Paul And, then you can just call me if you want to talk. May save you a trip.

Mrs Harrington Yeah, if it's not necessary, if you get things ironed out.

Mr Paul Although, I wouldn't want to hurt your billables.

Mr Bogart Yeah. Well, I was going to say, this bank has the money. Don't put that on the record.

Mrs Harrington No, no, don't, put that on the record. All right moving on, is there anyone else that we are going to hear from? Doesn't look like it.

ITEM #2870 **812 S. Connor Ave.**
OWNER: Amy Hatcher
ADDRESS812 S. Connor Ave. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 24, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)

Mrs Harrington Mr Oliver, are you ready to do your song and dance?

Mr Oliver We have one.

Mrs Harrington And it is?

Mr Paul Uh, it's 2870, which is 812 S. Connor.

Mrs Harrington She didn't come back to sign the waiver?

Mr Paul I've got your thing right here. It's just stuck. Got a motion?

Mrs Harrington Oh, yeah. I'd entertain a motion.

Mr Callihan Oh.

Mr Wilson Madam Chair, I make a motion that item 2870, 812 S. Connor Ave be the subject of a dangerous building hearing.

Mr Callihan Second.

Mrs Harrington	Who seconded?
Mr Callihan	Me.
Mrs Harrington	**I have a motion by Mr Wilson, second by Mr Callihan that item 2870 at, um, 812 S. Connor Ave. be the subject of a Demolition Hearing. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None). Motion carries.**
Mr Paul	Thank you, this is the Joplin Building Board of Appeals meeting of the Joplin Municipal building this 28th day of June 2019. For the purpose of conducting of a dangerous building hearing, the City will present it evidence first, after which the public has the right to cross examine the witnesses and be heard as well as present witnesses or exhibits. The case for today is item number 2870, also known as 812 S. Connor. City recalls Jeff Oliver.
Mrs Ball	Jeff, do you solemnly affirm, under the penalty if perjury, that the testimony you shall give in the matter at issue shall be the truth, the whole truth and nothing but the truth?
Mr Oliver	Yes.
Mr Paul	Would you please state your name and occupation.
Mr Oliver	Jeff Oliver, Building Inspector for the City of Joplin.
Mr Paul	And, how long have been employed in your current position with the City of Joplin?
Mr Oliver	A little over ten years.
Mr Paul	And, have you in the official performance of your duties had occasion to inspect the property known as 812 S. Connor?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what has been marked as exhibit one, do you recognize exhibit one?
Mr Oliver	Yes, these are photos that I took of the property the day I posted it as a dangerous structure which, was three eleven of this year.
Mr Paul	And, do the photographs show reasonable lackness of the premises in their present condition?
Mr Oliver	Yes.

Mr Paul	Jeff, before we, uh, uh, pass those around here, that first page of exhibit one, what does it depict?
Mr Oliver	It's a warning placard that I place on every home that, uh, is eventually brought to this board letting people know that it has been posted as a dangerous structure.
Mr Paul	And, that placard includes your contact information, it looks like your business card is attached to that, is that correct?
Mr Oliver	That's correct.
Mr Paul	And, this is basically designed to give parties notice that, um, if they're there and they have some kind of property interest it's, uh, subject to a proceeding before this board and they should contact you.
Mr Oliver	Correct.
Mr Paul	If there is no objection, I'd offer exhibit one.
Mrs Harrington	Board accepts.
Mr Paul	What if anything did you do to ascertain ownership of the property?
Mr Oliver	Had a title search done.
Mr Paul	I'm going to show you what has been marked as exhibit two, do you recognize exhibit two?
Mr Oliver	This is a title search received from Great American Title. It shows…
Mr Paul	Yeah, that…
Mr Oliver	Amy hatcher as the owner of the property.
Mr Paul	Thank you, Jeff. If there is no objection, I'd offer exhibit two.
Mrs Harrington	Board accepts.
Mr Paul	What if anything did you do to notify any interested party of this action?
Mr Oliver	Sent out certified letters.
Mr Paul	I am going to show you what has been marked as Exhibit three, do you recognize exhibit three?
Mr Oliver	These are, there are several here, uh, Certified Letters that had been sent out, um, the top one here is to Amy Hatcher at the address of 802 Connor Ave, I do have a signed receipt for that one. Um, there is another one here sent to 802 Connor, uh, letting them know of the May meeting I have a

signed receipt for that letter. Uh, there was, uh, another one here sent to the actual address of 812 obviously there's no signed receipt for, for, that one and then, uh, back in April was the, uh, first time It was in front of the board and the finding of fact letter was sent that month. I don't have a signed receipt for that letter and, I actually have a pre-letter that we send, um, dated March 14th. Um, with, um, no response.

Mr Paul — Thank you, and just to be clear here, uh, the Jasper County Assessor's website has the tax address as being 812 S. Connor but, there is a note in the file here about, uh, the person actually being at 802 S. Connor, um, do you recall what information you had to believe that the address was 802 Connor instead of 812 Connor?

Mr Oliver — Yeah, um, on one of my visits back by the property, um, there was actually a gentleman there kinda' cleanin' up if you will. Um, you know, short visit with him he informed me that the owner was at the property at 802 Connor. I actually went over that day to try to make contact in person. Uh, she was not there, but that's how I obtained, um, the address of 802 to send the certified letters to.

Mr Paul — And, I see that you don't have any signed letters when they where going to 812, but once you started sending them to 802 you did get a couple of signed receipts, correct?

Mr Oliver — That's correct.

Mr Paul — If there is no objection, I'd offer exhibit three.

Mrs Harrington — Board accepts.

Mr Paul — And, and Jeff, before the hearing started there was some discussion about conversations you had, had with the owner. Have you actually had conversations with the owner about this property?

Mr Oliver — Um, she was at last months meeting.

Mr Paul — Okay. And, is that where you talked about the consent to demolition?

Mr Oliver — Correct.

Mr Paul — Okay, so she in addition to this property being posted and the certified letters she has actual notice this proceeding has actual been in front of this board, correct?

Mr Oliver — Yes.

Mr Paul — Thank you. Uh, what if anything else did you do to notify any interested party of this action?

Mr Oliver — It was advertised in the Joplin Goble.

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

Mr Oliver — This is the, uh, affidavit of publication, um, showing 812 S. Connor in that publication with the publication dates of, um, May 2nd, May 9th, May 16th, and May 23rd of this year.

Mr Paul — If there is no objection, I'd offer exhibit four.

Mrs Harrington — Board accepts.

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

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

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

Mr Oliver — Yes, I do, subsection line six, whenever any portion that has been damaged by fire, tornado, earthquake, tornado, wind, floods vandals or any other cause to such an extent that the structural strength or stability thereof is materiel less than it was before such a catastrophe or damage and is less than the minimum requirements of this code for similar new construction. As you can see by the photos that have been passed around, uh, this property was a subject of a fire and certainly does not meet the City of Joplin's building codes of ordinances.

Mr Paul — Thank you Jeff, this would now be, um, any interested parties' opportunity to ask Mr Oliver questions, it's my understanding nobody here in the audience is here today on this property, is that correct? Nobody's coming forward. Uh, we are not aware of anybody who intended to be here today on this property and again, I would just note for the record this meeting starts at nine o'clock, it's currently eleven o'clock and nobody has appeared on this property. Does the board have any questions for Jeff? Seeing none, Jeff you are excused. If there is no objection, I'd also offer chapters twenty-six, articles nine and ten, of the of the Joplin Code of

Ordinances into evidence before the Board and I'd ask that the record be held open to include a copy of the Globe on the dates of publication as well as a copy of the minutes from today. Uh, City rests now would be any interested parties' opportunity to address the board, again, nobody here in the audience today on this property, not aware of anybody who intended to be here today but couldn't for some reason. Uh, therefor the matter is returned to the board for deliberation and a decision.

Mrs Harrington — I would entertain a motion.

Mr Wilson — Madam Chair, I move that item 2870, 812 S. Connor Ave. be declared a dangerous building in accordance with Joplin Code of Ordinance offer chapters twenty-six, articles nine and ten section twenty-six – six twelve, subsections six and so ordered demolished to include any outbuildings.

Mr Tylle — Second.

Mrs Harrington — **I have a motion by Mr Wilson, second by Mr Tylle that item number 2870 at 812 S. Connor be declared a dangerous building and ordered demolished in accordance with the City of Joplin's code of Ordinances chapters twenty-six, articles nine and ten section twenty-six – six twelve, subsections six and so ordered demolished to include any outbuildings. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None). That motion carries.**

Mr Paul — That's the only demo that we had today.

Mrs Harrington — Okay, that is good news, that means Mr Oliver is up.

Mr Oliver — Alright, here we go.

ITEM #2856 — **1603 Murphy Ave**
OWNER: Jim L Ames
ADDRESS: 8072 Estates Dr. Sarasota Dr.
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 24, 2019 meeting for a "Demolition Hearing" And Progress Report (SIXTH TIME BEFORE THE BOARD)

Mr Oliver — Item 2857, 1603 Murphy Ave. Another Jim Ames Property.

Mrs Harrington — Oldy but a goody.

Mr Oliver	I did receive a call from, uh, Mr Carpenter who showed up at this meeting, uh, I believe the month before last, um, saying they where getting ready to go and work on it, which we have heard a couple of times.
Mrs Harrington	When did he call you?
Mr Oliver	Yesterday.
Mrs Harrington	Oh gosh, six times it's been here. It's the first time anyone has made contact with you right?
Mr Oliver	Um, well like I said, he's been to a meeting before. I've actually met Greg on site, uh, but apparently Jim maybe just turned…
Mrs Harrington	Dragging his feet.
Mr Oliver	Turn loose of some funds ta'…
Mrs Harrington	Actually do the work.
Mr Oliver	So, he informed me, he said that the electrical contractor was, uh, supposed to be headed back out there and he had a crew that was goin' to get ready to start doin' some sheet rock, so well see.
Mrs Harrington	He seems good for it. I mean, he seems like he is legit, um, once he gets involved, doesn't he?
Mr Callihan	Mr Carpenter?
Mrs Harrington	Uh, never mind.
Mr Oliver	Yes, a little slow.
Mrs Harrington	His heart, his heart, seems to be in it.
Mr Oliver	A little slow, but yes. And, I do think some of the issue is Jim draggin' his feet and releasing funds.
Mrs Harrington	Yeah.
Mr Callihan	Well, that's what we've talked about, I'm sorry, this is mark. Uh, progress, I drove by nothings been done in a month, um…
Mrs Harrington	Well, in six months.
Mr Callihan	True, in six months, and actually probably prior to that. But, uh, you know…
Mrs Harrington	Were not prepared ta' order it demoed today, you don't have the file ready.

Mr Paul	I don't have it ready today, but I can have it ready next time.
Mr Callihan	I think we should.
Mrs Harrington	Yeah.
Mr Callihan	It's six months.
Mrs Harrington	Yeah. Have it so that if we don't see anything from his contractor that we can…
Mr Callihan	And, the shame is that, it's, it's…
Mrs Harrington	It's…
Mr Callihan	Not a bad house…
Mrs Harrington	It's not a bad house, it's, uh…
Mr Callihan	If we had other options…
Mrs Harrington	Well, it wouldn't be on here if wasn't ready to be…
Mr Callihan	Right, but it qualifies for, our, our, our…
Mr Oliver	Yes.
Mr Callihan	Agenda, so…
Mrs Harrington	Mhmm.
Mr Oliver	Yeah, it, it, definitely would be a good one to save, but somebody has to save it.
Mr Callihan	Right, I agree.
Mrs Harrington	I just hate that. Alright, I would entertain a motion.
Mr Wilson	Madam Chair, I make a motion that item 2856, 1603 Murphy Ave. be continued until our July 26th meeting for Progress Report and Demolition Hearing.
Mr Callihan	Second.
Mrs Harrington	**I have a motion by Mr Wilson, second by Mr Callihan that item number 2856 at 1603 Murphy Ave be continued until July 26th for a Progress Report or Demolition Hearing. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None). Motion carries.**
ITEM #2865	**1501 E Valley Ave.** **OWNER: 1501 Valley Tr.** **ADDRESS: P.O. Box 3133 Joplin MO. 64803** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 24, 2019 meeting for a**

"Demolition Hearing" And Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr Oliver	Alright, item 2865, 1501 E. Valley, uh, there is a permit in place and there is some progress,
Mrs Harrington	Wow, good deal. How old is this picture, Jeff?
Mr Oliver	Uh, it would have been taken probably a couple weeks, uh, before this meeting.
Mrs Harrington	'Kay.
Mr Callihan	This is Mark, uh, Jeff, what kind of progress has there been? I drove by and…
Mr Oliver	Yeah not…
Mrs Harrington	Electrical pole is up, has that been up all along?
Mr Callihan	That was, well…
Mr Oliver	Yeah, he's, uh, there's new electrical service that has been put in, I don't believe it has been inspected yet, but there's new electrical service that has been put in…
Mr Callihan	Okay.
Mr Oliver	Been a little work on the inside.
Mrs Harrington	Progress inside the house.
Mr Callihan	Okay, good.
Mrs Harrington	Does it need a roof? It doesn't, does it?
Mr Oliver	Um, they actually, no it does not. They actually kinda' added onto the roof, but…
Mrs Harrington	I was goin' to say it looks…
Mr Callihan	Metal roof, yeah.
Mrs Harrington	Yes.
Mr Oliver	And, when I say added on, they continued the peak up and didn't…
Mrs Harrington	Yeah.
Mr Oliver	Change the size of it.
Mrs Harrington	Well, it's well maintained and is that a dumpster, yeah.
Mr Callihan	I think they did get rid of a lot of the clutter on the outside and the debris and stuff. So, that's encouraging.

Mrs Harrington	Yeah, I noticed that. Okay, anybody have a motion?
Mr Callihan	Madam Chairman, I make a motion that item 2865 located at 1501 E. Valley be extended to our next meetings agenda on July the 26th for a Progress Report and Demolition Hearing.
Mr Wagner	Second.
Mrs Harrington	**I have a motion by Mr Callihan, second by Mr Wanger that item number 2865 at 1501 E. Valley Ave. be continued until July 26th for a Progress Report or Demolition Hearing. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None). That motion carries.**
ITEM #2871	**1919 S. Jackson Ave** **OWNER: Michael McCain** **ADDRESS: 1919 S. Jackson Ave. Joplin MO. 64804** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 24, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)**
Mr Oliver	Item 2871 1919 S. Jackson, uh, this one can be released. The owner took care of the demo. I will make note that the garage was left, he has been informed that if there is not a permit within a year, um, to rebuild the main residence that the City can come back and take that garage.
Mr Callihan	Madam Chairman, I make a motion that item 2871 at 1919 S Jackson be removed from our agenda.
Mr Wilson	Second.
Mrs Harrington	**I have a motion by Mr Callihan, second by Mr Wilson that item number 2871 at 1919 S Jackson be removed from our agenda. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None). Motion carries.**
ITEM #2872	**1007 Roosevelt Ave.** **OWNER: William T Bryson** **ADDRESS: 1007 Roosevelt Ave. Joplin MO. 64801** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 24, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)**

Mr Oliver	Item 2872, 1007 Roosevelt Ave. I'd ask the board to continue that, uh, hopefully I'll be ready next month for this one. Um, I missed an advertisement, or I think that we'd be ready, um, this time, so…
Mr Callihan	There's alotta'…
Mrs Harrington	Have you ever heard from anybody on this?
Mr Oliver	No.
Mr Callihan	There's alotta' stuff in the yard.
Mr Oliver	Yes.
Mrs Harrington	Yeah.
Mr Oliver	When I was getting' the files together and I realized I missed the advertisement I was little upset with myself, but it happens. It's not the first time.
Mr Callihan	Well, you can beat yourself up then.
Mr Oliver	Yeah.
Mrs Harrington	Okay, I'd entertain a motion.
Mr Wagner	Madam Chairman, I make a motion that item 2872 located at 1007 Roosevelt be extended to our next meetings agenda on July 26th for a Progress Report and Demolition Hearing.
Mr Callihan	Second.
Mrs Harrington	**I have a motion by Mr Wagner, second by Mr Callihan that item 2872 at 1007 Roosevelt Ave. be continued until July 26th for a Progress Report or Demolition Hearing. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None). Motion carries.**
Mr Oliver	The next three items and I'll list each one individually, but they are also part of that advertisement so keep that in mind when I ask for a continuance.
Mrs Harrington	I and I just wanted to say that there are fifteen items on this agenda and four of them are Jim Ames. More than twenty-five percent of our time is taken up with properties that Jim owns in this town.
Mr Oliver	And, there is a couple waitin' in the wings.
ITEM #2873	**510 S. Gray Ave.** **OWNER: Jim & Pamela Ames** **ADDRESS: 8072 Estates Dr. Sarasota Dr.** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 24, 2019 meeting for a**

"Demolition Hearing' and Progress Report (Third TIME BEFORE THE BOARD)

Mr Oliver — Alright, 2873, 510 S. Gray, I'd ask the Board to continue that to July please.

Mrs Harrington — How bad is it?

Mr Oliver — Um, from the outside it actually doesn't look to bad, um, again, it's the property that can be saved, but you, you, have to work on 'em. The inside is pretty bad.

Mrs Harrington — 'Kay.

Mr Wilson — It looks like it's not secured either, is it?

Mr Oliver — Well, when I originally posted the structure it was not. Um, I do believe Greg or someone, uh, and I haven't checked this week, secured it.

Mrs Harrington — I'd entertain a motion.

Mr Callihan — Madam Chairman, I make a motion that item number 2873, uh, located at 510 S. Gray Ave. be extended to our next meetings agenda on July 26th for a Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mrs Harrington — **I have a motion by Mr Callihan, second by Mr Wilson that item number 2873 at 510 S Gray be continued until July 26th for a Demolition Hearing or Progress Report. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None). Motion carries.**

ITEM #2874 — **502 S. Cox Ave.**
OWNER: Paul Allen
ADDRESS: 9360 HWY 43 Seneca MO. 64865
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 24, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Oliver — Alright, item 2874, 502 S Cox Ave. I'd ask the board to continue that to July.

Mrs Harrington — Are, are, you planning to have these ready for next time?

Mr Oliver — Yeah, unfortunately everybody's going to get to pay for my mistake.

Mrs Harrington — No, no, no, no, no. That's fine.

Mr Oliver — I hope to have four or five ready…

Mrs Harrington — We'll bring our lunch.

Mr Oliver — For next week or next month rather.

Mrs Harrington — And or Jammies, alrighty. I'd entertain a motion on that one.

Mr Tylle — Madam Chairwoman, I make a motion item number 2874, 502 S. Cox Ave., yes okay, be continued to our July 26th, uh, meeting for a Demolition Hearing or Progress Report.

Mr Wilson — Second.

Mrs Harrington — **I have a motion by Mr Tylle, second by Mr Wilson that item number 2874 at 502 S. Cox be continued until July 26th for Demolition Report or Progress Report.**

Mr Callihan — Oh, second.

Mrs Harrington — **Oh, yeah, all in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None).**

ITEM #2875 — **220 S. St. Louis Ave.**
OWNER: Melissa Diane Steppe
ADDRESS: 131 S. McKee Joplin MO. 648
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 24, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD

Mr Oliver — Okay, item 2875, 220 S. St. Louis Ave. I would also ask the board to continue that one to July.

Mrs Harrington — That looks really bad.

Mr Tylle — uh, madam chairwoman, I make a motion that item number 2875, 220 S. St. louis Ave. be continued to our July 26th meeting for a Progress Report or Demolition Hearing.

Mr Wagner — Second.

Mrs Harrington — **I have a motion by Mr Tylle, second by Mr Wagner that item number 2875 at 220 S. St. Louis be continued until July 26th for a Progress Report or a Demolition Hearing. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None). Motion Carries.**

Mrs Harrington — Trip on my tongue on one of those and it stalls me out.

Mr Paul — Well, and if it's a, it's a, business we'll send it to the secretary of state website anyway. We'll send it to a registered agent not whatever that is.

Mr Oliver — Yeah.

Mr Paul — Yeah.

ITEM #2876 — **1911 S. Bird Ave.**
OWNER: Helping Property Owners
ADDRESS: 810 Euclid Blvd. Carl Junction MO. 64834
"Finding of fact Hearing" scheduled for this date"

Mr Oliver — Okay, item 2876, um, 1911 S. Bird Ave, that's a new item, um, it needs to be continued to next month also.

Mrs Harrington — Okay.

Mr Wilson — Madam Chair, I make a motion that item 2876 be continued 'er, 1911 S. Bird Ave. be continued to our July 26th meeting for Progress Report or Demolition Hearing.

Mr Callihan — Second.

Mrs Harrington — **I have a motion by Mr Wilson, second by Mr Callihan that item number 2876 at 1911 S. Bird be continued until July 26th for a Progress Report or a Demolition Hearing. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None). Motion Carries.**

Mr Callihan — Um, one thing to mention on that one, um, you probably saw that as well, it's got a for sale sign. It does have the dangerous building placard, but it's got a for sale sign.

Mrs Harrington — Well, at least the signs still up.

Mr Callihan — So…

Mrs Harrington	Buyer be ware right?
ITEM #2878	**1716 W. 7th St.** **OWNER: Dennis & Mary Ruark** **ADDRESS: 3506 Silver Creek Rd. Joplin MO. 64804** **"Finding of fact Hearing" scheduled for this date"**
Mr Oliver	Okay, item 2878, 1716 W. 7th St. uh, commercial property, uh, small structure, but it did have a fire. I'd ask the board to continue that. It's a new item.
Mr Tylle	Madam Chairwoman, I make a motion that item 2878, 1716 W. 7th St. be continued to our July 26th meeting for a Progress Report or Demolition Hearing.
Mr Wagner	Second.
Mrs Harrington	**I have a motion by Mr Tylle, second by Mr Wagner that item number 2878 at 1716 W. 7th St. be continued until July 26th for a Demolition Hearing or Progress Report. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None). Motion Carries.**
Mrs Harrington	Is there anything else Gentleman? Anybody any other comments or curiosities?
Mr Paul	I'm glad we didn't have five demos today.
Mrs Harrington	It was a good thing…
Mr Paul	Had to call in lunch.
Mr Harrington	You know, I'm not so sure that Mr Wiggins (unable to transcribe audio). Its Hard. Well, if that's it gentleman, I would entertain a motion to adjourn.
Mr Callihan	I make a motion to adjourn.
Mr Wilson	Second.
Mrs Harrington	**Motion by Callihan, second by Wilson to adjourn. All in favor say "aye" (Mr Callihan, Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr. Tylle) Opposed (None). Carries.**

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 11:14 a.m.

Approved _____
Crystal Harrington, Chairwoman

Approved _____
Olivia R Ball, Notary Public

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

My commission Expires: December 11, 2022