MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
JULY 26, 2019
9:08 AM

Crystal Harrington, Chairwoman, called the July 26, 2019 Building Board of Appeals meeting to order with the following Board members present: Mrs. Harrington, Ervin Wilson, Rylee Hartwell, Curtis Ledford, and Garret Wagner. City Officials present: Jordan Paul, Assistant City Attorney, Jeff Oliver, Building Inspector; and Olivia Ball, Notary Public.

Mrs Harrington	I call the July 2019 Building Board of Appeals meeting, um, first order of business is, uh, role call. Mr Wagner?
Mr Wagner	Here.
Mrs Harrington	Mr Ledford?
Mr Ledford	Here.
Mrs Harrington	Mr Wilson?
Mr Wilson	Here.
Mrs Harrington	Mr Hartwell?
Mr Hartwell	Here.
Mrs Harrington	Mr Callihan? Mr Tylle, Tylle? Appears that we have two members absent; I would entertain a motion.
Mr Hartwell	Madam Chair, I make a motion that Mr Tylle and Mr Callihan are excused from the July meeting.
Mr Wilson	I'll second.
Mrs Harrington	**I have a, uh, motion and a second by motion by - Mr Hartwell, excuse me. Second by Mr Wilson to excuse Callihan and Tylle from the meeting. All in favor say, "aye", (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**
Mrs Harrington	Next order of business, um, should we deal with the minutes now or should we do it at the end?

Mr Paul	Uh, usually you approve the minutes on the front end.
Mrs Harrington	Okay, were going to have a little discussion, um, Olivia, thank you so much for getting –
Mr Paul	Oh are you, are you just approving them, or Jeff said you might want a longer discussion.
Mrs Harrington	Well, I'm going to have a discussion about them. So, if you want to wait 'till the end.
Mr Paul	Yeah, you might do that then, towards –
Mrs Harrington	Okay, were going to table the minutes; it's no big deal. But I do have some changes for the them, this time, and I thought we could discuss them, so we'll hold that, table it, 'till the end of the meeting if that's okay with everybody else? Uh, and so, that means we move on to the next item, um, anybody that's here to talk about one of the items can approach the microphone, give us the, uh, item number and the address, and we will be ready to, um, uh, deal with each of the agenda items. Good Morning.
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 June 28, 2019 meeting for a "Demolition Hearing" And Progress Report (SEVENTH TIME BEFORE THE BOARD)**
Mrs Dagley	Susan Dagley, I'm here on behalf Nathan, Nathanial Dagley –
Mrs Harrington	Okay.
Mrs Dagley	At 819 Murphy Ave. item number 2857.
Mrs Harrington	'Kay.
Mrs Dagley	Nathan is a paramedic, as you all know, and he is working, could not get away since last month he has spent approximately a week in Colorado taking advance paramedic training. He has also bought a new home, moved all while making repairs on 819 Murphy, kay? The repairs that he has made since last month include the front and the sides of the home have been painted, the trim has been painted, and the south side windows. The rear porch, the sunroom or whatever addition - whatever you want to call the addition - has been completely removed and disposed at WCA on West 7th Street. The rear door has been secured, um, the driveway,

driveway, excuse me, driveway gravel has been brought in and spread over the existing driveway, um, a crack on the front porch has been completely sealed, the front two windows have been completely re-boarded. So, he has not yet, um, installed windows because he is not comfortable in doing so while this is before this board do to the high expense.

Mrs Harrington — I think that we may be in a catch twenty-two there because –

Mrs Dagley — Yes –

Mrs Harrington — I'm not sure that where going to be able to remove it from our agenda until we see that the windows have been installed and that's the progress that where looking…

Mrs Dagley — If the, if the, windows are installed are you tellin' me that you will remove it from the agenda?

Mrs Harrington — That's –

Mrs Dagley — Because, he is in a catch twenty-two because, you know, who wants to pay two thousand dollars –

Mrs Harrington — Yeah, were not, I mean, obviously –

Mrs Dagley — I mean –

Mrs Harrington — We are not, uh, a group of people who is, um, going to not apply logic to our situation. So, when we see he's in-invested a significant amount of dollars in the project that tells us that he is serious about it and moving along. Does anybody else have any comment or question about this?

Mr Hartwell — Sure, I'll comment on this.

Mrs Harrington — Mr Hartwell is, uh, speaking.

Mr Hartwell — Madam Chair, in reference to your comments, I agree with you that we do use logic and exercise that in all of our decisions. However, the point of being in front of this board is to make progress from, uh, from an original standpoint and, um, the logic of saying you want it to come off the agenda because you can make more progress is not the arena that we deal in. We like to see projects that start at a certain point 'cause they are on here for a reason and then after that we move forward from that point, okay? And, we see progress generally every month. I'm appreciative that, of the progress that's happened so far.

Mrs Dagley — Thank you.

Mr Hartwell — And, that's good, um, you know, I-I've driven by the house and I agree that-that we have seen some changes and I think that that's definitely a good thing, so that's why I'm comfortable personally continuing this project on. But, uh, if you're not going to do the windows because it's in front of this board that's problematic. It does need to happen and, as the chair said, that's part of the reason why it's here in addition to other things, too. So, my advice to you would be proceed forward. It's not ordered to be demolished, we don't have a demolition –

Mrs Dagley — It's on the demo, demolition –

Mr Hartwell — It's, it's –

Mrs Dagley — List –

Mr Hartwell — It's on the list for review, it's not –

Mrs Dagley — Demolition agenda –

Mr Hartwell — It's on the agenda to be possibly brought up for a hearing. Now, we haven't had a hearing on it, yet. That is, there is not an order to demolish this house right now. It's, it what it is, is, it could be brought to that point.

Mrs Dagley — Correct.

Mr Hartwell — But, the point that I'm trying to make to you is you're making progress and I'm satisfied with that progress as we move forward as long as you keep doing so. And, it's not going to be torn down, but it can't come off the list just because you're afraid that you can't move forward because of expenses. I get that, but you have to trust us just like I'm trusting you that you're doing the work that you are so far, okay?

Mr Paul — Maybe I can reframe this a little better for ya.'

Mrs Dagley — Maybe.

Mr Paul — Um, so, at the very beginning I think Mr Oliver, the building inspector, did-did he not create a comprehensive kinda' punch list for this property? And, I, 'cause your-your concern is that you don't wanna' do X without knowing or having some degree of, um, comfort that if you do the work it's not going to be subject to a demolition later. And-and the Public Works department doesn't play hide the ball on this; the very beginning he, we, go to your property and he will give you a comprehensive list of all the things that are the expectations for this property and I think

everybody on the board would tell you that if you complete that list this- this building is not going to be, uh, is not going to be demolished so if you're-you're lookin' for a guide post I-I think that list he gave you, and I think Bryan gave that list, when did he give that? Was that in April? Yeah, he and I remember this now because he actually he-he copied us on the email. This was to Mr Dagley, and he had a list of seven or eight specific items that needed to be corrected. And, I think the board concurs here if- if you completed the list that Mr Wicklund gave you there, there's no way that this building is going to be demolished. Does, is that helpful at all?

Mrs Dagley That is helpful.

Mr Paul Okay. And, like Mr Hartwell said –

Mrs Dagley I-I do want to say this house has been on the market for quite some time and he's had two potential buyers. Was under contract twice, um, it was supposed to close August the second and, at this point, Nathan would like to get out from underneath this.

Mr Paul Sure.

Mrs Dagley But, morally and ethically he does not feel comfortable not disclosing even though this has been in front of the board, what, seven times? He didn't realize that when he purchased this property.

Mrs Harrington I-I feel like we've been –

Mrs Dagley Through that –

Mrs Harrington Very understanding about that –

Mrs Dagley Correct.

Mrs Harrington As well that we-we be really familiar with all of the circumstances –

Mrs Dagley So, your City Attorney has made it clear that it will not be demolished if he does invest money and then if, uh, the next potential buyer comes along before all these projects are completed than Nathan can assure 'em that, that –

Mrs Harrington As long as the- the, uh, property is brought up to, uh, our expectation or the standard. I, you know, the standard is set pretty low; the bar is low on these homes and as long as, uh, whoever owns the property is continuing to, um, show us good faith that they want to take care of it, bring it up to the standard that we expect, and we expect, and we don't have a problem. And, I think I explained this to you last time, that the process that it goes

	through from the time that we, uh, make a determination that were no longer assured that the property owner is going to make progress or finish the project. Uh, after that, if we would decide to, uh, send it to demolition it would be quite a lengthy time before that happened. We talked about it last time, I reviewed it in the minutes this time. So, I guess what I want to say is our-our standard process on this is to work with the property owner until the property has reached the point where we look at it and say," we fixed what we were concerned about," and we move on, we remove it from the agenda until the windows are repaired, installed, until the property is secured, uh, until it looks like it's a little house that belongs in this neighborhood we're not going to take it off the agenda.
Mrs Dagley	I think the house certainly belongs in the neighborhood. I don't think it looks much different than any of the other houses. I understand what you're saying, I'd like to give you pictures to update you –
Mrs Harrington	I've been there yesterday and the day before, both. I think Mr Hartwell has. Did you gentleman get a chance to drive by?
Mrs Dagley	Mr Hartwell –
Mrs Harrington	Yeah, we've all seen it.
Mrs Dagley	(Unable to transcribe as speaker was not near a microphone)
Mrs Ball	She needs a –
Mr Hartwell	I don't need these I've-I've seen this.
Mrs Harrington	Yeah, we've seen the house.
Mrs Dagley	I have a question –
Mr Hartwell	She needs a microphone.
Mrs Harrington	You have to have a microphone to speak.
Mrs Dagley	What is the difference in the standards of the property that you own such as the one on School and Broadway, who-who makes these determinations, that's my question? Who says these are sub-standard? Uh, in comparison to what you have and what you own at the City of Joplin which is falling on the sidewalk. Who makes these standards and makes this pro-call to be followed? I don't, that's what baffles me, I just –
Mr Paul	It's a –

Mrs Dagley	Don't understand it.
Mr Paul	It's a determination by the building official, uh, that's ultimately where it starts and just to be honest with you, the way most of these starts, the way they start are complaints from the neighbors and that's where the City tries to –
Mrs Dagley	Well, I'm complaining about these three properties –
Mr Paul	Sure, I'm just telling you, the City tries to focus it resources where the neighborhood is actively engaged, if that makes any since. And, so if-if they've got ten neighbors complaining that's a higher priority area than where –
Mrs Dagley	Put me down as the complaint on these three properties, please put me down as a complainer on these three properties. The one on Broadway and School that you all own –
Mr Paul	We own something on Broadway and school?
Mr Oliver	Uh, are you talking about the stone building?
Mrs Dagley	Yes, the stone building where the roof is falling in on the sidewalks.
Mr Oliver	That belongs to the convention and visitor's bureau and it was in front of this board at one point –
Mrs Dagley	What about the one on, um, seventh street that, uh, if you look at pictures there's lights on. What, you know, what justifies not demolishing that building? I mean, somebody's obviously got, um, electricity in there. You know, why is not important?
Mrs Harrington	Oh, I, do you want to see these pictures?
Mr Oliver	Do you have an address ma'am?
Mrs Dagley	Yeah, it's on the back.
Mrs Harrington	Properties –
Mrs Dagley	I had one of the school, I don't know –
Mrs Harrington	Keep these for our file –
Mrs Dagley	I mean, Mr Ledford, pardon me?
Mrs Harrington	Are these pictures our for our file? Or do you intend to –

Mrs Dagley — Yeah, I have more, sure you can have them. The dates on 'em. I just don't understand it seems a little hypocritical.

Mrs Harrington — Yeah, we've, we, um, as Mr Paul has said, we attempt to deal with these sorts of properties, the properties that have been reported to the City as dangerous a neighborhood nuisance –

Mrs Dagley — These are obviously dangerous.

Mrs Harrington — Okay let me finish.

Mrs Dagley — Plus, eye sore.

Mrs Harrington — If you don't mind, let me finish. Our agenda last-last month, we were here until almost noon, a group of volunteers that do this once a month. We reduced our meeting to once a month after meeting for two years twice a month to deal with the properties after the tornado. There is only so much that this City staff and the volunteers can handle during a month. We would love to be able to clean up every one of the properties that we see. We drive around and look at them occasionally. I will call Jeff and report a property and say, "I really think we need to deal with this. Somebody else may do the same thing," but when a neighbor calls and says," the house across the street from me is open, there are homeless people there, there going to start a fire, I'm afraid of my children being in the yard or in the street," that's when it immediately gets the attention. We can only deal with so many of these properties at a time. And, if were here until, for the next fifty years we'll still be dealing with these properties one at a time. It just so happens that somebody in that neighborhood identified as this home as a place that either vagrants were occupying, or it was dangerous to the neighborhood. They called, City staff went out and looked, and made the determination that this was a dangerous building and it's, and it's, uh, uh, condition that it was in. That's when we deal with it. I would love I-I could drive around for three days and take pictures of homes that feel like are substandard, but they do have to meet a certain criteria –

Mrs Dagley — Okay.

Mrs Harrington — There is a list of ordinances that, that these properties do not –

Mrs Dagley — That's why I brought this to your attention –

Mrs Harrington — Okay, you can, you can, bring us five properties every month and we're glad to have tried to deal with them, identify who the home owner is. You're familiar with that process and how difficult that can be from your own situation. We-we are totally, absolutely willing, but if every person

that is on this agenda comes in and says, "well mine isn't near as bad as this one, or this one, or this one," it doesn't deflect from the fact that this house, when it came on this –

Mrs Dagley Ma'am, I –

Mrs Harrington Agenda –

Mrs Dagley I, I, explained to you –

Mrs Harrington Was in terrible condition –

Mrs Dagley I explained to you that he has made –

Mrs Harrington And we are not –

Mrs Dagley Repairs –

Mrs Harrington Going –

Mrs Dagley I understand that –

Mrs Harrington To release it until it comes up –

Mrs Dagley Gotcha' –

Mrs Harrington To the standard that we expect.

Mrs Dagley I understand that.

Mrs Harrington And that's-that's the end of it.

Mrs Dagley I'm –

Mrs Harrington That's –

Mrs Daley I'm also telling you that there are other properties that maybe should be focused on.

Mrs Harrington I defer to, to –

Mr Ledford Can I say something?

Mrs Harrington Mr Paul, yeah, Mr Ledford.

Mrs Dagley Yes, Mr Tupper. Uh, Ledford.

Mr Ledford So, this is the seventh time that this specific house has been –

Mrs Dagley Yes.

Mr Ledford Has been in front of us. So, we have –

Mrs Dagley Three of those times involve my son.

Mr Ledford This is the fourth. But anyway, we have thirteen –

Mr Paul As you along as you all are talkin' –

Mr Ledford Homes on our agenda today –

Mr Paul I try to cut you all off –

Mr Ledford Jeff has a list of more homes to put on here –

Mr Paul Yeah-yeah –

Mr Ledford But, the longer that we have to –

Mrs Dagley Include these –

Mr Ledford Addressing for instance this particular house, seventh month that we've had to address it. There's nothing else that we can get on our agenda until –

Mrs Dagley Mr Ledford, that was not owned by my son when it first came before your board. Do you understand?

Mr Ledford Then let me rephrase it: it's the fourth time Nathan has been in front of us, okay? So were asking for some progress and it's happening.

Mrs Dagley Which, we have, yes.

Mr Ledford It is happening. All of us are wishing for Nathans success on this home. We'd like to see it get flipped and him to make a good profit off of it. My understanding from minutes is that he had trouble with electrical and the price that we we're getting with electrical last month. They had asked him to go ahead and get the plumbing under contract because he had a pretty good quote on the plumbing that was going to take place and need to get up to grade. I've been by, my complaint in the first business was the foundation 'cause he was accusing all of us that we were trespassing on his house and then rip the sign on the door and there was no right, we had to put –

Mrs Dagley There was no sign on the door from what I understood.

Mr Ledford	I have minutes –
Mrs Dagley	Whether Nathan ripped it of or whether it was blown off, but for you to allege that he ripped it off the door that is –
Mr Ledford	Ma'am –
Mrs Dagley	That is not your position to do.
Mr Paul	I think the point is –
Mr Ledford	I don't want to waste the times readin' the minutes back to you from June er' was it –
Mrs Dagley	You've got minutes now?
Mr Ledford	But, there, in there and he specifically told us that we had no right to be on his property, had a no trespassing sign up and he talks about, we asked him if there was a sign posted on the front and he said "I ripped it off. It's not on there anymore." Those are in the minutes. So, I did look back at 'em because in the last two meetings in the minutes he's denied even seeing that sign. So, I don't, I don't, want to argue with ya'. I want Nathan to succeed on this, absolutely do.
Mrs Harrington	And, we all do. It's not –
Mr Ledford	Every one of us.
Mrs Harrington	It's not a success –
Mr Ledford	It came in front of us and were not going to let it go just because he boarded a couple windows up. I seen, taken care of the foundation, he's done some tuck pointing on the foundation, filled some of that. And, I think that was probably on Jeff and Bryan's list of things that he has to do. I haven't seen that list, but I can tell you right now I want to continue this next meeting, but he also ordered his windows two months ago. So, he should already be out of pocket on the windows.
Mrs Dagley	He, they have been re-enforced by being boarded up, just as the properties that your looking at with the pictures so –
Mr Ledford	We don't, none of us want to fight you on this. We want –
Mrs Dagley	I'm not saying that you do. I'm-I'm just letting you know they were re-boarded.

Mr Ledford I want Nathan to succeed on this.

Mrs Dagley Thank you.

Mr Ledford But, he has-he has to continue doing things with it. You understand that too, right? We can't just let it go today. I want, there wanting to see windows put in that he ordered two months ago, we'd like to see a plumbing deal under contract. I – please-please finish the house, I'm asking you guys, I'm beggin' you, I want to see you succeed on this.

Mrs Dagley Do you also understand that he's, he tries, he wanted to get out of this mess had he realized that –

Mr Ledford But, what do you want from us?

Mrs Dagley I, I, don't want you picking on minute things, I want you to put forth something in place to prevent this from happening again. He doesn't have time to deal with –

Mr Wilson Ma'am –

Mrs Dagley All this. You have explained, the attorney explained to me that there are not, you're not going to demolish it if he does the windows –

Mr Ledford Do you understand that if he came in here next month and said," I've got the three windows, I've got a plumbing contract, I've pulled a permit," probably not even to that extent, that's what I would love to see him do. At least move forward that much, but it's a small progress that we just need for him to come in here and say," this is where I'm up to date." Jeff says," yeah, I went by there yesterday, I saw he's got the windows in," and we all continue it.

Mrs Harrington And, it would like three minutes –

Mr Ledford It moves that fast.

Mrs Harrington Of time –

Mr Ledford But, Nathan is wanting to fight us on this from day one, and we don't want to fight.

Mrs Dagley There has been progress made.

Mr Ledford Yes, there has been.

Mr Paul	Okay, I just want to way back up that when we-when we started today, I think every board member here was pleased with
Mrs Harrington	We were ready to continue it for thirty days –
Mr Paul	Yeah, they were
Mr Harrington	It would take us three minutes because we could see it.
Mr Paul	Yeah.
Mr Ledford	Yes.
Mrs Harrington	We've all been there, we could see it. So, you-you came intent on arguing and we came intent on pushing it forward.
Mr Ledford	We are on your side.
Mrs Harrington	So –
Mr Paul	So, yeah, the board was please with the progress he's made in the last thirty days and I think Mr Ledford was laying out some of the things that they'd like to see in the next thirty days. And, that's, and, and, I reminded you of the list because that's kind of the big picture of where we're trying to go on this. Is that a fair summary?
Mrs Harrington	I would entertain a motion, gentleman.
Mr Hartwell	Madam Chair, I make a motion that item number 2857 at 819 Murphy Ave be continued until our August 23rd meeting for a Progress Report and Demolition Hearing.
Mr Ledford	I second that.
Mrs Dagley	Thank you.
Mrs Harrington	**I have a motion by Mr Hartwell, uh, second by Mr Ledford that motion, or item number 2857 at 18, 819 Murphy Ave be continued until August 23rd for a Progress Report or Demolition Hearing. All in favor say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). Motion carries.**
Mrs Ball	Mrs Dagley, did you sign in on the sign in sheet?
Mrs Dagley	Yes.
Mrs Ball	Okay, I just wanted to make sure.

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 June 28, 2019 meeting for a "Demolition Hearing" And Progress Report (SIXTH TIME BEFORE THE BOARD)**
Mr Wiggins	Bob Wiggins, at 1201 Byers. Um, last month you wanted me to try and get more of that stuff cut. We have had better weather, um, I have pictures of what we did. I did bring a little follow up on what we started with, uh, at this stage in the game as of Wednesday I-all of the brush has been cut. We've been, we did have a couple days of burning and, um, I don't know when you had your picture taken but, uh, um, we-we run the bush cutter all the way in the front. We cut all the trees out of along the front and we've cleaned up all of that and I do have pictures if you don't have your pictures made. Have you had pictures as of –
Mrs Harrington	Uh, don't need a picture, I was there two times this week for a total of a little over an hour. Sat in various positions around the property.
Mr Wiggins	Well –
Mrs Harrington	Um –
Mr Wiggins	All of the –
Mrs Harrington	And, I'm-I'm extremely discouraged with the way that the-the progress has not happened on this. I'm-I feel like it's just stalled out, I don't –
Mr Wiggins	I'm sorry, do you feel what ma'am?
Mrs Harrington	I'm discouraged because I don't think it's moving at all.
Mr Wiggins	Well, I'll tell ya', I should not have done it and the mud and water cut those tree's up there. Um, you have these pictures?
Mrs Ball	Can we make sure he has a mic, please?
Mr Paul	If you are going to talk up here, make sure you've got a mic.
Mr Wiggins	We cut all those trees, all in here. These trees right in here are in-in mud and water –
Mr Paul	In-into the mic please –

Mr Wiggins — We cut them all off the front –

Mrs Harrington — These-these are the pictures I took and I couldn't get anywhere near any of that business –

Mr Wiggins — Can I see?

Mrs Harrington — Because it's so overgrown. There just pictures of a lot of brush, debris, trees.

Mr Wiggins — These are pictures as of Tuesday.

Mrs Harrington — Microphone.

Mr Paul — A little closer.

Mr Wiggins — These are pictures as of Tuesday.

Mrs Harrington — Okay, I've seen it so is, does anybody else want to look at these pictures? Mr Hartwell do you have, uh, sorry –

Mr Hartwell — I-I –

Mrs Harrington — I –

Mr Hartwell — I agree with the chair that I was there as well. I was unable to, um, get to this point. I'd be happy to see these photos, but I agree that-that the progress has in fact stalled, in my opinion, as well. And, we do need to see more progress. I think that is the sentiment of both of us.

Mrs Harrington — Well, here-here's my position on this Mr Wiggins: um, there are four or five businesses in that proximity both to the north, the south, and the east of this property and when I was there yesterday, and I was there on Tuesday, you know, there was one property out mowing one of the buildings. None of the buildings down there are great lookin' buildings. But those folks are trying to at least keep their property in a-in a fashion that is acceptable for the neighborhood that it is –

Mr Wiggins — Well, I –

Mrs Harrington — And, my, let me finish. My opinion on this is-is that these buildings need to come down. These buildings need to come down and these site needs to be cleaned up because it's dangerous, it's an eye sore, and it's sat for long enough. And, I feel like if we don't go forward on this we are letting down all of those businesses around your property that have really done

everything they can. You told us at one point that there are valuables in one of these buildings.

Mr Wiggins — Valuables in both of those buildings. I got all of the equipment in that one building.

Mrs Harrington — Which building?

Mr Wiggins — Oh –

Mrs Harrington — This building?

Mr Wiggins — I've got-I've got five thunderbirds in this building here and this building here I've got all my manufacturing equipment. I-I –

Mrs Harrington — I-I-I'm stunned that anything can be inside these building and be completely –

Mr Ledford — Deteriorating –

Mrs Harrington — Deteriorated, yeah. I took-I went Tuesday by myself and sat down there and all around on both sides of that property and to the east to try to see exactly what could possibly be in those buildings and safe. And, yesterday on Thursday I took another person that is a professional in the construction industry with me and said," what can we do? What can happen here in order to-to secure this and make it so that it is not a dangerous site?" And, their opinion was that there's only one thing that can be done and that is that it be leveled and cleaned up. I, um, relayed to him that you had brought us a structural engineers report and they were bewildered.

Mr Wiggins — I cannot understand that. On this building here that I've got all my equipment in, this one here only twenty-five percent and that was in the office area in the front. None of my heavy equipment, it's all roofed. You only got twenty-five percent of that roof that's off of there.

Mrs Harrington — Has, Jeff, has the, have you been in these buildings?

Mr Oliver — I've been up to the front of the one that he closed off, but I haven't walked through –

Mrs Harrington — Has the fire Marshal been inside these buildings?

Mr Oliver — I'm sure, yes.

Mrs Harrington — And, there isn't-is there a record of that, or?

Mr Oliver	I could request a report.
Mrs Harrington	Is there an opinion about the buildings that, um, the status? Because, when I look at this one all I see is a perfect place for-for all the vagrants. On the north side off this from the little road if you look in the opposite direction it's a haven of camping area in that area for homeless.
Mr Wiggins	See, that's not my property.
Mrs Harrington	But, the point is –
Mr Wiggins	And, that is what is –
Mrs Harrington	That's why they are in this building. It's so attractive to them that they have got to be camping out in this building.
Mr Wiggins	Well, I go in there about every day, okay? And, the area north of there is what I've complained about for forty-years. Forty-year!.
Mrs Harrington	You complained about the property north of this?
Mr Wiggins	Oh, yes ma'am, I have. And, that's when I, the, when the nice black and whites that was honest to me when I was complaining. That's the one I told you that they said," well if they're not camping out here, they are camping out on Main St. if City fellows don't want them on Main St.," I told you all that here sometime back.
Mrs Harrington	Right.
Mr Wiggins	I cannot, could not get insurance on this because it was such a run-down area behind here and-and the people camping.
Mrs Harrington	Right.
Mr Wiggins	I've lost a lot of money. I've got a lot of equipment in there, I got a couple three-hundred thousand dollars' worth of heavy equipment. I've got thunderbirds, I've got everything else. I tried to get a brush hog in there and it was the-the people that had demolished the, um, Knights of Columbus Hall had dumbed their heavy rock in there and the brush hog people said "they can't brush hog it." I have taken a front push mower in there and I've got those pictures there, I've cut all of that stuff out and I've cut all those trees. I, we waded in water and mud and got those tree's in front because that's what you wanted.
Mrs Harrington	And-and I appreciate that.

Mr Wiggins — And, I'm working at it.

Mrs Harrington — I appreciate that. But, what would you have us do? Do you agree that this is a dangerous building and –

Mr Wiggins — No.

Mrs Harrington — A dangerous area? You don't think that this is a –

Mr Wiggins — No, no, I know that this –

Mrs Harrington — You don't think it's dangerous if children –

Mr Wiggins — Children?

Mrs Harrington — Kids are riding –

Mr Wiggins — This is an industrial area –

Mrs Harrington — Kids are, I, industrial area and across the street are homes.

Mr Wiggins — Where?

Mrs Harrington — When I drove through there-there where kids on Byers on the west side of Byers there are homes, there are houses down there. Kid's are riding their bikes in that area and what I'm saying is this is an attractive nuisance. I-I-I –

Mr Wiggins — There are no houses on Byers St.

Mrs Harrington — No, they are on 12th-12th St.

Mr Oliver — Madam Chair, may I speak?

Mrs Harrington — Yes, Jeff.

Mr Wiggins — Well, I'll tell ya' what I can do, I can take and stake off, I should have done that years ago, but people like to be able to walk, go down my property. My property line is the middle of that railroad track all the way down.

Mrs Harrington — Okay, let Mr Oliver put in what he-

Mr Oliver — Bob, you would agree that these buildings do not meet the City of Joplin's codes.

Mr Wiggins — Well, I mean, that's, let me ask a question here.

Mr Oliver — No, I asked the question. It's a simple yes or no.

Mr Wiggins — Meet the what?

Mr Oliver — The City of Joplin's building Codes.

Mr Wiggins — Well, I don't know exactly all what you building codes are but let me ask you a question. I go up on-on twentieth street for forty-years, for forty-years the old building has been sitting there from the hospital. You can walk up there, and somebody got in that building would fall right out that door 'cause it walks right straight out and drops down through that –

Mr Oliver — That building has been in front of this board before and probably will be soon again. All right?

Mr Wiggins — I, I'm sorry?

Mr Oliver — That building has been in front of this board before and it probably will be soon again, okay? But you cannot tell me that your building meets the City of Joplin Codes or Ordinances in the condition that it is currently in. It's sat there like that since the fire basically. With a few modifications to try and keep people out of it. But it certainly does not meet the City of Joplin's Codes or Ordinances as it sits there today.

Mr Wiggins — Well, I could probably and you just, but I don't mean you can throw my hat in the ring, okay? I-I can probably give you fifty buildings around Joplin that do-do not meet that. I have boarded up, I have done, I am trying to do everything that you all want me to do. I have boarded up all the accesses to that building. I have Ron Jones, I have talked to Ron, Ron's as soon as we can get that mud alley out of there, he is going to put the rest of that, come up with his grapple and take the rest of the remains of that where they dumped all of that junk. And, he's going to put it on the slab because the slab is clear now totally and we've been burning on that slab and were going to be burning all of that stuff there as soon as the water subsides. We are going to go ahead and cut the rest of the tree's down along this, other-other one.

Mrs Harrington — Yeah, on the other side, Mm-hmm.

Mr Wiggins — Yeah, into there, uh, all of the pictures –

Mr Oliver — Have you checked with the fire department to see if it's okay to burn there?

Mr Wiggins I got a building permit, burn permit, yes.

Mr Oliver Okay.

Mrs Harrington Good. There is no doubt in my mind that you are doing what you can to-to-to do what we ask.

Mr Wiggins I –

Mrs Harrington You are, you come here every month. You could just disappear, and we wouldn't hear from you. We appreciate that you come here every month and we have this conversation, but I-I believe this is a such an attractive nuisance for vagrants, homeless people, children, that have to find something to do that it appears to me that it is extremely dangerous. And, I-I'm at the end of where I can figure out what to do about this.

Mr Wiggins Alright, well let me ask you, tell you I've we've been builders for years, okay?

Mrs Harrington I know that.

Mr Wiggins Okay, the building that, the big building that's got all of our equipment in, we've boarded up the holes, okay? I don't think –

Mrs Harrington The big hole in the roof doesn't go anywhere, there's behind this area there is a great big hole in the roof –

Mr Wiggins Uh, I'm sorry, the roof top?

Mrs Harrington And does doesn't –

Mr Wiggins The roof top, you talking about that, can I look at that, please?

Mrs Harrington Yes.

Mr Wiggins No, this building here goes, and this is a metal building, okay? Uh, as soon after we get these cars moved out of here, and we get that other stuff burnt we'll be, you probably can't see it but the-the pull in front this way, okay? Okay, when we get all this and all this stuff that were going to use, uh, the remains on what comes out of here, the brick and stone to make ramps up. But we're going to cut four foot back of this so we can pull this wall back into place –

Mrs Harrington Okay –

Mr Wiggins — Position and then were going to build a wall across that front of that, okay?

Mrs Harrington — We're going to long, again. This is like a repeat of the conversation we had last month, um, I'm saying that if something doesn't change on this property significantly within the next sixty to ninety days, I'm inclined to vote to have the City go in and demo some of this property, and get it cleared out. I can't see that just because your trying to-to, clean up this one area doesn't mean that the rest of these properties, the rest of these holes in these building are-are accessible and it-it's-it's only slightly different because it's a commercial area. But, you can't tell me that this is the kind of, uh, visual property that anybody in that neighborhood wants to exist. This has got to be very difficult for your-your business. Neighbors, to handle to have to come down here and think about the vermin, the snakes, the vagrant, all of it that this collects. It attracts them. Now, I can't go any further, we have got to move on. Mr Hartwell?

Mr Hartwell — Mr Wiggins, I have just one question for you. I greatly respect the work that you have done in Joplin for many years, um, the contributions that you have made to our City. And, I also agree with you that there are other properties that are not on this list that are probably should be and that don't meet the City Code of Ordinances. I don't think that's a conversation that we all agree on. But I would like to ask you just from a personal perspective, um, I for one agree with Crystal Harrington about what the best course forward is. About how I'm inclined as well to consider demolition for this. But if we would switch spots right now and I had been a long-time business owner, builder, in Joplin, and if you were sitting in my seat, what would you do?

Mr Wiggins — Well, number one, I came in, and the first request was for me to board up the holes to keep people out, I did that, okay?

Mr Hartwell — Thank you, for that too.

Mr Wiggins — Number two, it's not uncommon to have all over Joplin places boarded up, okay?

Mr Hartwell — I –

Mr Wiggins — Um –

Mr Hartwell — I agree with that.

Mr Wiggins — And, I'm not sitting here throwing stones at anybody, okay? All I'm saying is that when your working at a moving target, I do what is requested and then that's good enough, okay? Uh, the, as a builder as you

know that metal building is not going to come down, it is not dangerous. That part where that roof slid down there, when that, when the wall came out. That's steel building, it will stand there for one-hundred years, okay?

Mr Hartwell — That's true, but it, are understanding and we and it's not our understanding, it's a fact that, that building doesn't meet the City codes. So, it may not come down, but it certainly doesn't meet the Codes. I-I can't make a determination –

Mr Wiggins — I, I, I'm –

Mr Hartwell — On that –

Mr Wiggins — Not saying that but you know you-you talk about codes, um, you've got the Internal Revenue Department has got ten thousand pages of tax codes. There isn't any one of you that has made the proper thing, because you don't meet the code and you can always pick and choose who-who you want to-to do this.

Mr Hartwell — So, Mr Wiggins, what would you do if you were me?

Mr Wiggins — I'd think as far as I'm concerned, as long as I can keep and try to get all of this stuff moved. I've already got the whole center section totally cleaned off. I'm removed everything, I've closed up the holes, you only got twenty-five percent of that roof that's gone. On the other, my equipment is in there. I got lots of equipment.

Mr Hartwell — Right.

Mr Wiggins — Uh, I don't want to leave that hole open forever with-with my thunderbirds in there, okay? I've got one, two, I've got about five cars in that, in that particular building. Uh, I'm going to, when, if, when, I get this all finished, I'm going to put that wall back in, and I'm going to put a temporary metal wall up across that end of there.

Mr Hartwell — But, I have to make a decision now, and so do all of us. We have to make, not today, but I'm saying here in the near future, we have to be making some sort of a decision on this. I mean, just because it's in front, by the virtue that it's on this list, it's now our responsibility to be involved in this. So, I just want you to understand that we have to make a decision on this as well and I and we, at least I am, I think everybody else on this board is as well –

Mr Wiggins — Well –

Mr Hartwell — We are accounting for what you have done in the past, I really am. I want you to know that. But, I, you have to understand that we have to make a decision on this, because we, you, represent your own interest, but we represent a lot people, we represent the City of Joplin too. And, what's in the best interest of the City, in my opinion, is not to have this building in the current condition that it is.

Mr Wiggins — I-I-I totally, I totally agree. Now my question, I guess to you is, you know, I've-I've had this same thing. I've fought this homeless people and I have made complaint for forty-years. I don't know why it is so important in the current time that you say, "the people live in over in those yards are going to try to come over to mine." Hey, that's been a concern of mine for forty-years, that we cannot get anything done.

Mr Hartwell — I-I agree, and I can't account for what has happened in the past, but I can account for what is happening for right now. And-and this is the current state of affairs that we are in.

Mr Wiggins — Yeah.

Mr Hartwell — Unfortunately.

Mr Wiggins — I let me bottom line it for you. I've-I've got a contract on our twentieth street property that has been unable to sold for all the years, eight years because of never getting it finished. Uh, we've lost several people. Uh, supposed to close on that in Dec, November of this year and that's about the first big money I'm going to have to put back in it. Because, I had no insurance on this piece here, okay? I can tell you that I'll get with all little push mower, because I can't get a brush hogger in there, because of all of the droppings on there. Uh, I will get that rest of this stuff mowed down so you can't see just as soon as we can get it dry enough that I can get in there to get that stuff cut out. We probably, I think we-we are getting some better weather.

Mrs Harrington — Okay.

Mr Hartwell — Thank you, sir.

Mrs Harrington — Mr Ledford has a question or a comment.

Mr Ledford — So, when this first come in front of us it was under contract, we were waiting for an environmental study to get back. I think at that point we all where in agreeance that this is a dilapidated building. So, we sat on it for two or three months trying to help you get it to that selling point. It passed on, now this last two or three times it's come in front of us all were

hearing out of you now is that you're going to go mow a little grass. You're going to pile somethings up. This is a decapitated building –

Mr Wiggins — Well –

Mr Ledford — It's-it's in terrible condition and it needs to have something done with it. Either, come down or totally rebuilt and I think that's the boat we're in. And, it is in front of us, and we do have to see it through. So, we need to see, I want to know what your planning on doing with it. Besides mowing grass and burning debris. What are you going to do with this building?

Mr Wiggins — Well, probably going –

Mr Ledford — And, how quick?

Mr Wiggins — I'm sorry.

Mr Ledford — And, how quick?

Mr Wiggins — Well, probably, I'm going to be selling a lot of that equipment out of that building. My manufacturing equipment –

Mr Ledford — But, you've been talking about that for several months now. Since you had it under contract –

Mr Wiggins — Well –

Mr Ledford — You've been talking about that.

Mr Wiggins — I, number one, it was never under a contract. It was under, it was under a –

Mrs Harrington — Letter of intent –

Mr Wiggins — Letter of intent, okay? Uh, and they're still are interested in that. On your question earlier about me talkin to ollie, it's up to them, okay? They said," they have got to many balls in the fire right now," but they would have interest in it at a future date, probably, okay?

Mr Ledford — So, are you trying to sit on it until that day comes or what, what are your intentions right now?

Mr Wiggins — My intentions are to do what I can with what resources I have, and then I'm going to try and sell –

Mr Ledford — I don't-I don't know what that means?

Mr Wiggins — Okay. I lost my center in the tornado, eight years, I can't sell it, because of the twentieth street mess up, okay? I've got a contract under it but won't close out until right at the end of the year. Six-month due diligence on-on the contract. We've done what we can here with the fire, I lost our income off our property there, and we're doing what we can with what funds I have coming in to do. And, that's just exactly where I'm at right now. Once I get the other contract done, if I don't have this darn thing sold were going to start repairing that building. And, we'll probably have to go in a refurbish it. I doubt if I'll go back into that manufacturing on it at my age, but I'll probably just let, use it for dry storage.

Mr Ledford — So-so I'm still not hearing a definite answer to what your intentions are. You are really kinda' trying to sit on the thing till you sell it, or get it sold, or accumulate some money, or you can do something with it –

Mr Wiggins — I think, I just told, um, I will, I am, cleaning up the property and I think I have made great progress on the clean up on the property. And, I have closed in all those holes. I don't know what you're concerned about the people getting into that one big property, because I do have all those holes closed –

Mr Ledford — We're concerned because the structure dilapidated it-it's-it's –

Mr Wiggins — I'm sorry, what sir?

Mr Ledford — It's a terrible building, it's in terrible shape. Everything that I've seen about it says it needs to come down.

Mr Wiggins — Well, I don't agree with that. Uh, I had engineering people in there, and I can either wall off part of that, or I can finish up where you put the roof on the other twenty-five percent of the building that's, if that's –

Mr Ledford — Well, then if that's the case, how quick can we get to that?

Mr Wiggins — I'm sorry?

Mr Ledford — If that is the case, then how quick can we get to that? You've had engineers in it, they are smarter than I am. If we can get the thing done, then how quick can we get it done?

Mr Wiggins — I cannot get it done until I have the funds to get it done. I have not got, I will not have, the closing on the property on twentieth street, I think it's in for November, okay? They had a six-month due diligence on it. And, then we will probably start, we'll start on that. But, we're cleaning up what we can what we have and then we will refurbish that building. If I do not have it sold. If not, I'll move out the property, my stuff out of there and that's

about all I can do is to sell what I've got, equipment and stuff out of there and then go ahead and put it back to rent for storage.

Mrs Harrington — Okay, all right. I think it's, we all pretty much know where were at with this, um –

Mr Paul — Thank you.

Mrs Harrington — Uh, we appreciate your progress, please continue that for, do the best you can.

Mr Wiggins — Well, I will. I think-I think we are getting dryer weather.

Mrs Harrington — We are, okay. Do I hear a motion?

Mr Hartwell — Madam Chair, I am making the motion of item number 2860 at 1201 S. Byers be continue until our August 23rd meeting for a Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mrs Harrington — **I have a motion by Mr Hartwell second by Mr Wilson that item number 2860 at 1201 S. Byers be continued until August 23rd for a Progress Report or Demolition Hearing. All in favor say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). Motion passes.**

ITEM #2876 — **1911 S. Bird**
OWNER: Helping Property Owners
ADDRESS: 810 Euclid Blvd. Carl Junction MO. 64834
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the June 28, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Still — Good morning, board members.

Mr Ledford — Good Morning.

Mrs Harrington — Good Morning.

Mr Still — I'm sure each of you deserve a thank you for your enduring patience. This is a valid hearing. My name is James Still. I own a company that's a local house buying business called Helping Property Owners and we acquired 919 Bird about the first of the year. We weren't sure what we were going

to do with it. And, you are correct, it needs to be fixed or demolished. Uh, I don't think it's beyond repair, but a week ago or, uh, seven or eight, nine days ago. Um, I did sell the building, the home to Melsin Lopez. Um, Jeff Oliver had seen the contract in the quick claim deed earlier before the hearing this morning. And, they do have plans Monday to pull a permit and begin cleaning and construction and remodel.

Mrs Harrington — Thank you for coming in today.

Mr Still — It's a pleasure to be here.

Mrs Harrington — Um, somehow, I don't –

Mr Still — Well, just the opportunity to appear before you, thank you.

Mrs Harrington — Bless your heart. Okay, um, Mr Oliver is this house –

Mr Oliver — Yes, it can be rehabbed –

Mrs Harrington — It can –

Mr Oliver — It's pretty rough but, uh, I think he is selling it at a pretty good price so, uh –

Mrs Harrington — Okay.

Mr Oliver — That kind of off sets some of that, I believe.

Mr Still — Yeah, we just recouped our investment, you know. We purchased it from a lady that had owned it for almost forty-years, her family.

Mrs Harrington — Uh-huh.

Mr Still — And, just didn't have the wear-with-all to keep it maintained. And, it was opened front and back door for a while, I think. And, so I'm sure some of the neighbors complained about the vagrants.

Mrs Harrington — Yeah.

Mr Still — So –

Mrs Harrington — Um, thank you first of all for disclosing to your buyer what the situation was with this board. Um, obviously, they have heard us, uh, and-and understand, maybe, more fully now what we do and what we deal with. Um, and so I think that, uh, having them here was wise. Uh, we always look at it as a, uh, positive to be able to save these homes or these

	properties. Um, rather than-than have to demolish them. That is never our goal. Uh, so Mr Oliver has a, a, comment.
Mr Oliver	Yeah, a couple of things. Um, I need Mr Nelson's, uh, Mr Lopez's contact information.
Mr Still	Okay.
Mr Oliver	Okay. Uh, where he can be, receives mail and then also, uh, could you bring a copy of your quick claim up real quick. Just so our attorney can take a quick look at it, please.
Mrs Harrington	Should we ask them some questions?
Mr Paul	If you'd like.
Mrs Harrington	Yeah. I think we'd like to hear from them about what their plan of attack is on this property. Would you come to the microphone and identify yourselves? You'll have to, if your speaking, you'll have to write your name and address down on-on that sheet there so that we can contact you. Um, you will be receiving the notices from this point forward about these meetings and, uh –
Mr Paul	We need to get their information.
Mrs Harrington	Come here to tell us what your progress is.
Mr Oliver	Write an address.
Mr Paul	Thank you, sir.
Mrs Harrington	Okay, can you tell us what your plan is with this property?
Mrs Lopez	(Speaking in a foreign language)
Mr Lopez	(Speaking in a foreign language)
Mrs Harrington	Put the microphone down.
Mr Oliver	Pull the microphone down.
Mrs Lopez	Sorry.
Mrs Harrington	So that we can hear.
Mr Lopez	(Speaking in a foreign language)

Mrs Lopez	He's going to remodel the house.
Mrs Harrington	Okay, do you –
Mr Lopez	(Speaking in a foreign language)
Mrs Harrington	Do you have the money?
Mrs Lopez	(Speaking in a foreign language)
Mr Lopez	Yeah.
Mrs Lopez	Yes.
Mrs Harrington	Okay.
Mr Lopez	(Speaking in a foreign language)
Mrs Lopez	(Interpreting for Mr Lopez) I'm a contractor of roofing, I have my own company and I have my crews. Does the siding and I do the roofing to.
Mrs Harrington	Okay, Mr Oliver.
Mr Oliver	You're, uh, contractor's license.
Mrs Lopez	Yes and work comp.
Mr Oliver	All right.
Mrs Lopez	General liability and everything.
Mr Oliver	He's current with everything –
Mrs Lopez	Yes.
Mr Oliver	With the City of Joplin?
Mrs Lopez	Yes.
Mr Oliver	And, is that just for a roofing contractor, or a general contractor?
Mrs Lopez	It's, um, roofing contractor and general, yeah, I think it's both.
Mr Oliver	He'll-he'll probably need to go down and see Rachel on the 3rd floor, and have her adjust his, uh, to a general contractor –

Mr Lopez	Okay. To general, okay.
Mr Oliver	In order to do some of the work.
Mrs Lopez	Okay.
Mr Oliver	Uh, I also want him to understand any electrical, plumbing, HVAC, he probably already knows this, they have to be licensed contractors. He cannot do that work.
Mrs Lopez	Okay.
Mr Oliver	Any structural, siding, windows, roof –
Mrs Lopez	All of that –
Mr Oliver	He can do all of that.
Mrs Lopez	Yes.
Mr Oliver	Okay.
Mrs Harrington	How long do you, uh, expect this project to take?
Mrs Lopez	(Speaking in a foreign language)
Mr Lopez	(Speaking in a foreign language)
Mrs Lopez	(Interpreting for Mr Lopez) Okay, I been really busy right now between all the roofing, you know, about the tornado we had in Carl Junction but it's going to take me like one month to start doing all that.
Mrs Harrington	Okay.
Mr Ledford	Does he have an estimate on what it's going to cost him?
Mrs Lopez	(Speaking in a foreign language)
Mr Lopez	No. (Speaking in a foreign language)
Mrs Lopez	(Interpreting for Mr Lopez) No.
Mr Lopez	No. (Speaking in a foreign language)
Mrs Lopez	(Interpreting for Mr Lopez) I haven't made it that, yet.

Mr Ledford	Not yet. The reason I ask that is because when he does pull a permit on this the electrical is going to have to be up to standard. Plumbing is going to have to be up to standard, to code. That can get rather expensive, so I just want to forewarn you of that.
Mrs Lopez	(Speaking in a foreign language)
Mr Ledford	If you haven't reached out to electricians, or anybody yet to get some quotes.
Mrs Lopez	(Speaking in a foreign language)
Mr Lopez	(Speaking in a foreign language)
Mrs Lopez	(Interpreting for Mr Lopez) I'm going to remodel all the rooms in the house. I want to see how the cables are, because were going to take everything off and were going to put new everything, so I can pay someone to do it.
Mrs Harrington	When do you expect to pull your permit?
Mrs Lopez	(Speaking in a foreign language)
Mr Lopez	(Speaking in a foreign language)
Mrs Lopez	(Interpreting for Mr Lopez) Today.
Mrs Harrington	Today?
Mrs Lopez	Mm-hmm.
Mrs Harrington	Mr Oliver are you satisfied that were in good shape?
Mr Oliver	Do you already have your electrical contractor, plumbing contractor? Do you already have those?
Mrs Lopez	No, not yet.
Mr Oliver	Alright, he'll need those in order to pull the permit.
Mrs Lopez	Okay. Is –
Mr Oliver	We would rather have all that on one permit than piece it out.
Mrs Lopez	Okay-okay.

Mrs Lopez	Okay.
Mr Still	I just had one, just information for the board. That home on 1911 Bird was affected by the tornado, and there was one half of the roof is new, and all of the electrical service was put in at that time, I think 2012. And, so there is a brand-new service there, um, it appears that it is all very modern on the back.
Mrs Harrington	What a nice surprise!
Mr Still	Yes.
Mrs Harrington	I mean, when you look at the home you think this is going to be a big job, but that would be a significant portion of it. So, uh, that-that's good. Anybody else have any questions?
Mr Oliver	I know we've kinda' talked about it a little bit and I believe he will do the right thing, but you do understand you can't just pull a permit and then let it sit for three or four months. The board, the City is going to want to see progress each month.
Mrs Lopez	(Speaking in a foreign language)
Mr Lopez	(Speaking in a foreign language)
Mrs Lopez	(Interpreting for Mr Lopez) I think I will start in like one month, but if it will be sooner, I can do it.
Mr Ledford	Are you guys planning to live in this house?
Mrs Harrington	That's what I was going to ask.
Mrs Lopez	(Interpreting in a foreign language)
Mr Lopez	Um, no. (Speaking in a foreign language)
Mrs Lopez	(Interpreting for Mr Lopez) No.
Mrs Harrington	Okay, so it's –
Mr Ledford	So what are your plans with the house?
Mr Lopez	(Speaking in a foreign language)
Mrs Lopez	(Interpreting for Mr Lopez) It's a small space to us.

Mr Lopez	(Speaking in a foreign language)
Mrs Lopez	(Interpreting for Mr Lopez) I have three cars.
Mr Lopez	(Speaking in a foreign language)
Mrs Lopez	(Interpreting for Mr Lopez) Two trailers.
Mr Still	What's your plan with it?
Mr Lopez	(Speaking in a foreign language)
Mrs Lopez	(Speaking in a foreign language)
Mr Lopez	(Speaking in a foreign language)
Mrs Lopez	(Interpreting for Mr Lopez) Rent it.
Mrs Harrington	Rent it out.
Mr Ledford	Okay.
Mrs Harrington	Okay, well anybody have a motion?
Mr Ledford	Madam Chair –
Mr Wilson	Madam Chair –
Mr Ledford	Oh, go ahead.
Mr Wilson	Go ahead.
Mr Ledford	Madam Chair, I make a motion that number, that item number 2876 located at 1911 S. Bird Ave. be extended to our next meeting's agenda on August 23rd.
Mr Wagner	Second.
Mrs Harrington	**I have a motion by Mr Ledford second by Mr Wagner that item number 286, 76 (should be 2876) at 1911 S. Bird Ave. be continued until August 23rd for a Progress Report or Demolition Hearing. All in favor say, "aye", (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). That motion carries. Good luck.**
Mr Ledford	Yes.

Mrs Harrington	And, we'll see you next month.
Mrs Lopez	Okay.
Mrs Harrington	You'll get the notice to come back here in one month, uh, and we'll hear what you've done.
Mrs Lopez	Okay.
Mrs Harrington	Thank you.
Mr Still	Thank you.
Mrs Harrington	Thank you.
Mr Oliver	Thank you.
	(Unable to pick up audio)
Mr Oliver	Well yeah.
Mrs Harrington	You told us last time there would be five.
Mr Paul	We better get moving then.
Mrs Harrington	Alright, lets talk about the minutes first if that's okay. Well interject that and get it to that point. First of all, Mrs Olivia, she is in the other room, but I hope that she can hear me. Um, I appreciated you getting these delivered, was it you that delivered them, or did you have a –
Mr Oliver	Yes.
Mrs Harrington	Okay. My housekeeper said, "you seemed reluctant to leave it." And, she wanted me to tell you," that she is trust worthy and she would make sure that I got them." She said just," let him know that it's okay." So, um, and I did, um, look over the minutes very thoroughly uh-uh for a couple of reasons. Because, the two items that we've been dealing with caught my attention. Um, on a general note with the minutes, I know we have talked about this in the past a little bit, uh, I've talked to Mr Paul about it. I was concerned about the amount of um's, ah's, and Oh's that we seems to convey in this meeting and was, and I understand the reason for that. I-I didn't before, I have a very thorough understanding for it now. Olivia, are you there?
Mr Oliver	She is probably in switching the disc.

Mrs Harrington	I'd kinda like to wait for her. Um, so that we can engage her a bit in the conversation a bit, if that's all right. Talk amongst yourselves?
Mr Oliver	Do you care if I elaborate on another case real quick?
Mrs Harrington	Please do that.
ITEM #2877	**1907 Perkins St.** **OWNER: U S Bank National Association** **ADDRESS: 205 W. 4th St. Cincinnati OH. 45202** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the June 28, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)**
Mr Oliver	Item 2877, 1907 Perkins. I had that set out to do a demo hearing on, um, the bank or whoever is working with the bank has, uh, working with Dennis Neely on a contract for demo, so, um –
Mrs Harrington	That one can be released?
Mr Oliver	Let's continue it without having a hearing and then next month.
Mrs Harrington	Alright, I'd entertain a motion on that.
Mr Hartwell	Madam Chairwoman, I make a motion on item 2877 at 1907 Perkins St. be continued until our August 23rd meeting for a Progress Report and Demolition Hearing.
Mr Wilson	Second.
Mrs Harrington	**I have a motion by Mr Hartwell, second by Mr Wilson that item number 2877 at 1907 Perkins St. be continued until August 23rd for a Progress Report or Demolition Hearing. All in favor say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). Motion carries.**
Mrs Harrington	Anything else, Jeff?
Mr Oliver	Nope.
Mrs Harrington	About the two new ones?
Mr Oliver	Um, she's back, so –

Mrs Harrington	Oh, okay. Hi, Olivia, we were going to visit about the, um, minutes a little bit, did you hear me in there when I was talking? Okay, um, I'll reiterate that we've talked in the past, uh, briefly to Mr Paul about the number of Oh's, ah's and whatever. And, I understand the reasoning behind you needing to transcribe those now a, more than I did before. That being said, I feel like there are some grammatical things that we could eliminate part of because I think your hearing a bad tape or were not annunciating enough and-and what I'm reading here is making us sound not as quite as professional as I think that we come across. Um, and I'll give you a couple of for instances. I-I don't know that I have ever said 'kay when I, you know answer in the affirmative. I really do say okay, it may be coming across on your tape as 'kay, but I would really like to see you use those, use your judgement…
Mr Paul	Oh, m&m's?
Mrs Harrington	On those things because I do think it makes it sound less professional. The other one is Mr Callihan. All of us, you know, if were saying, um-uh, I want to do this, your transcribing it as t-a, ta' do this. And-and in essence he really is saying I want to do this. It's just not, it's his, it's are inflections that your picking up is grammatical slouching and-and I think a lot of it is this poor tape system that we have, but I'm wondering if you can in anyway clean that up, is that right Mr Paul? Is that?
Mr Paul	Just on the stuff like 'kay versus okay?
Mrs Harrington	Yeah, just the grammatical things that I think are transcribed as, that don't make us sound as elevated as we are.
Mr Paul	Well, she's got to, she's got to transcribe whatever you're actually saying, so –
Mrs Harrington	Yeah, but if he's saying I want to do this, he saying I want to do this.
Mr Paul	Yeah.
Mrs Harrington	He's not saying, I want 'ta do this.
Mr Paul	'Ta –
Mrs Harrington	And, I say okay.
Mr Paul	Okay, yeah okay I understand.
Mrs Harrington	When I say okay and she's transcribing it as 'kay –

Mr Paul	Yeah.
Mr Hartwell	Or 'Mmkay.
Mrs Harrington	Yeah. I, you know –
Mr Hartwell	Okay.
Mrs Harrington	I would like to see –
Mr Paul	Sure.
Mrs Harrington	The reason that this comes up to me, Olivia is because there has been so much focus in the last few months on these minutes. That some individuals, I feel like us coming across in a more professional way. And, I do think that we speak that way, I just don't always think you're hearing it that way. So, that's what I'm asking you to do.
Mrs Ball	And, I'm just doing what Jordan told me.
Mrs Harrington	Right.
Mrs Ball	Soo, when I hear 'Mmkay or there's a difference between somebody saying to and I want 'ta.
Mrs Harrington	There is?
Mrs Ball	On audio, yes.
Mrs Harrington	Well, but that's what I'm saying I think your hearing it that way, but that's not wants being said.
Mrs Ball	Okay.
Mr Paul	I need to call a court reporter.
Mrs Harrington	Okay, because –
Mr Paul	Well –
Mrs Harrington	Seriously –
Mr Paul	Why don't you let me do that?
Mrs Harrington	'Cause seriously, if I have to concentrate up here –

Mr Paul	Yeah, yeah.
Mrs Harrington	On say okay-okay let's move on, it's-it's –
Mr Paul	Yeah.
Mrs Harrington	It's taking my focus away from the reason that were here.
Mr Paul	Yeah.
Mrs Harrington	Now this is, this seems trivial, but I do feel like as I read the minutes from three to five years ago a few just periodically and we were never transcribed in that way. None of these meeting appeared to be transcribed in the way they are right now. They were limited um's, and ah's.
Mr Paul	Sure.
Mrs Harrington	They were there we're very much a, um-uh we came across a little bit more professional in a in a way that-that was more acceptable of a meeting that's run by Roberts Rule's. So, uh, that being said, I do have a couple of changes to these minutes.
Mr Paul	I-I'm just saying, I think that some of the things that you pointed out, like on the 'ta I feel like that is something that would be more of a to but I also thing she's probably right on 'mmkay is-is, I'm pretty sure I've seen that –
Mrs Harrington	Okay.
Mr Paul	I'm pretty sure I've seen that on transcript before. So –
Mrs Harrington	Uh, yes very often.
Mr Paul	I think maybe the best thing for me to do is get ahold of some court reporters that transcribe and see if they have got some kind of a, something that we can look at –
Mrs Harrington	Yeah.
Mr Paul	That would be good. Does that work?
Mrs Harrington	I do understand, and I've absolutely once you compared it to a deposition I, I agree with you. I do think that there are instances here that could have been cleaned up and I would encourage you Olivia, to look at some of your grammatical you, your exchange of there, their and they're is very pronounced. I found many where if somebody said let's go there, let's not

go there. You were transcribing it as their which is the wrong personal possessive. We were going there is correct.

Mr Paul — Yeah, yeah.

Mrs Harrington — So, those things I'm in to your is another one. You or you are. I would really like you to look at those things, and maybe edit a bit in that way for the tenses. On page seventeen I found, um, uh, at the top of the page Mr Callihan said "Okay," then you have Mr Callihan again, uh, answering himself and that should have been Mr Dagley, I'm sure of it.

Mrs Ball — All right.

Mrs Harrington — Because of the fact that he references his realtor. That was just a slip of picking up Mr Callihan a second time. Do you see that one?

Mrs Ball — Yes.

Mrs Harrington — Okay, then I found, uh, not many dear, and again, I don't want to, um, but there were these things and I felt like that was important and, uh, in the, on page twenty-five, um, I could tell that this was because of the tape not conveying what we where talking about in the middle of the page where Mr Wiggins is saying "We were told about the soil I believe it is, they said there has, has, some" this is supposed to be asbestos it's a spelling word. I don't know what asepsis, but I feel like the word asbestos is important enough to have changed that. So, that occurs for the next periodically in the next page or-or so we, uh, picked it up again on page twenty-six and on page twenty-seven. I will say that this mostly when Mr Wiggins was speaking, and the fact that he tends to not speak into a mic is a lot of what caused that. But asbestos is spelt a-s-b-e-s-t-o-s, asbestos.

Mr Paul — I assume can just give –

Mrs Harrington — Uh, yeah if I can get one back that would be fine. And, then I think those are the only, oh there was one that I felt like, uh, it was Mr Paul and let me find it. I apologize for taking so much time, but I feel like this is a good time to do it because Olivia's been doing these minutes now for a year, haven't you dear? Has it been a year yet that you've been with us yet?

Mrs Ball — Not quite.

Mrs Harrington — And I think that she has got some experience behind her, so I think that she is good place to, um, see where were. I'm sorry, I should have marked them with a, yeah a we're-to a-we are, um, okay, uh, on page number fifty-nine towards the top of the page Mr Paul interjects, what, if anything, did you do to and you've heard retain ownership but I believe he was

talking to Mr Oliver and it should have been ascertain and that is an important word, I believe, there. Don't you think Jordan?

Mr Paul — Sure.

Mrs Harrington — Yeah, it says retain and I think you probably didn't here ascertain meaning that he had to figure out who's property it was, not to retain the property itself. I think that's the last edit.

Mr Wilson — No, there is one more.

Mrs Harrington — Oh, just a minute. Uh, page sixty. Well, no, I won't go there you will just find that. Uh, Mr Wilson had a change that one, on one of the –

Mr Wilson — On item 2878 where the motion was made it was made by Mr Tylle –

Mrs Harrington — Bad or –

Mr Wilson — Seconded by Mr Wagner –

Mr Paul — She's going to make all those changes, that's fine.

Mr Wilson — Uh, when it was read again for the record it was, uh, the motion by me as Mr Wilson and Mr Callihan so it should have been by Mr Tylle for the motion and Mr Wagner for the second.

Mr Paul — Yeah.

Mr Wilson — On that item 2828.

Mrs Harrington — Okay, did anybody else have any changes to the minutes? Okay, sounds like-like we're there, so Olivia, please understand this is not a critique on the work. You're doing, you are overworked and underpaid. I'm certain of it so, uh, I appreciate but I feel like this is an opportunity to now look back and start to kinda' think about, um, how to apply, uh, what your hearing on a really bad, uh, tape.

Mr Paul — Pretty good for seventy pages, right?

Mrs Harrington — Uh, yeah, I was going to say that's-that's three hours of your life you'll never get back or seven. Um, I would entertain…

Mr Hartwell — I agree that it is, as we move forward with these this is important to have accurate records if these were to ever be scrutinized or come under scrutiny it is important that we have an elevated status of who we are and

that it reflects accurately the members of the board and there sentiments as well as their intellectual acumen.

Mrs Harrington — I may not have been as, um, uh, complete in my review if we hadn't been dealing with someone who is focusing on our minutes a lot lately. So, I would entertain a motion to accept the minutes as amended.

Mr Wilson — Mr Chairman, I make a motion that the minutes for our previous meeting be accepted as amended.

Mr Wagner — Second.

Mrs Harrington — **I have a motion by Mr Wilson, second by Mr Wagner that we adopt the minutes of the building board of appeals for June 28th of 2019 as amended. All in favor say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). Okay, thank you very much Olivia and, and Jordan both. I appreciate you both going over those with me.**

Mr Paul — Ready to rock and roll?

Mrs Harrington — We have how many cases? Five?

Mr Paul — Uh, I think so, yes.

Mrs Harrington — Okay. Let me get my cheat sheet out.

Mr Paul — Olivia, can you hear me okay?

Mrs Ball — Mm-hmm.

ITEM #2873 — **510 S. Gray Ave.**
OWNER: Jim & Pamela Ames
ADDRESS: 8072 Estates Dr. Sarasota FL. 34243
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the June 28, 2019 meeting for a "Demolition Hearing" And Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr Paul — I think our first one is item 2873 which is 510 S. Gray Ave.

Mrs Harrington — Oh.

Mr Paul — I need a motion.

Mrs Harrington — I would entertain a motion.

Mr Ledford	Madam Chair, I make a motion that item number 2873 located at 510 S. Gray be the subject of a dangerous building hearing.
Mr Hartwell	Second.
Mrs Harrington	**I have a motion by Mr Ledford a second by Mr Hartwell that item number 2873 at 510 S. Gray be the subject of a dangerous, be declared a dangerous building in accordance with Joplin Code of Ordinances and, uh, declared and the subject Demolition Hearing. All in favor say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). Motion carries.**
Mr Paul	Thank you. This is the Joplin Building Board of Appeals meeting of the Joplin Municipal building this 26th day of July 2019 for the purpose of conducting of a dangerous building hearing. The City will present it's, 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 first case is item #2873 on the agenda, also known as 510 S. Gray Ave. Uh, City calls Jeff Oliver.
Mrs Ball	Jeff, do you solemnly affirm, under the penalty if perjury, that the testimony you shall give in the matter at issue shall be the truth, the whole truth and nothing but the truth?
Mr Oliver	Yes.
Mr Paul	And can you please state your name and occupation.
Mr Oliver	Jeff Oliver, Building Inspector for the City of Joplin.
Mr Paul	And, how long have been employed in your current position with the City of Joplin?
Mr Oliver	Going on eleven years.
Mr Paul	Have you in the official performance of your duties had occasion to inspect the property known as 510 S. Gray Ave.?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what has been marked as exhibit one; do you recognize exhibit one?
Mr Oliver	Yes, these are photos that I took of the property the day I posted it, uh, which was three eighteen of this year.

Mr Paul	And do the photographs show reasonable lackness of the premises in their present condition?
Mr Oliver	Yes it does.
Mr Paul	If there is no objection, I'd offer exhibit one.
Mrs Harrington	Court accepts.
Mr Paul	And, what if anything did you do to ascertain ownership of the property?
Mr Oliver	We had a title search done.
Mr Paul	I'm going to show you what has been marked as exhibit two; do you recognize exhibit two?
Mr Oliver	This is a title search received from Great American Title, showing Jim and Pamela Ames as the owners.
Mr Paul	If there is no objection, I'd offer exhibit two.
Mrs Harrington	Board accepts.
Mr Paul	What if anything did you do to notify any interested party of this action?
Mr Oliver	Sent certified letters out.
Mr Paul	I am going to show you what has been marked as Exhibit three; do you recognize exhibit three?
Mr Oliver	These are certified letters that have been sent to, uh, Jim and Pamela Ames. I do have a signed receipt for one of the letters.
Mr Oliver	If there is no objection, I'd offer exhibit three.
Mrs Harrington	Board accepts.
Mr Paul	What if anything else did you do to notify any other interested parties of this action?
Mr Oliver	It was published in the Joplin Globe.
Mr Paul	I'm going to show you what has been marked as exhibit four; do you recognize exhibit four?

Mr Oliver — Yes, this is, uh, order conformation that was sent over, uh, to the Globe for publication, uh, with the publication dates of Thursday July 4th, Thursday July 11th, Thursday July 18th, and Thursday July 25th of this year.

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

Mr Wilson — Board accepts.

Mr Paul — And, Jeff looking back to exhibit one, is it true that the first page of exhibit one depicts a placard that you placed on the property?

Mr Oliver — Yes, it does.

Mr Paul — And, does that, uh, purpose of that generally to post notice to the structure that, uh, the building is the subject of these proceedings?

Mr Oliver — Yes.

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. Um, I would also like to let the board know that I did meet Mr Carpenter on site approximately a month ago at this property, uh, to go over some things with him, um, and that no permits have been pulled and that was approximately a month ago.

Mr Paul — Who is Mr Carpenter?

Mr Oliver — He's a gentleman that works, uh, for Jim occasionally on some of his properties. Um, definition number four, "whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or nonsupporting members, or enclosing outside walls, or wall coverings." As you can see by the photos that are being passed around, there are some porch ceilings, uh, that have fell due to roof leakage as well as, um, some remodeling that was not done very well. There are some photos of a couple windows where the siding was brought up to the windows. There are holes around the windows letting the

elements penetrate this structure causing further damage. Um," line twelve, whenever the building or structure or land that occupies exists is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws, ordinances of this state, or city relating to the conditions use, location or maintenance of the building, structure, or land." Uh, this property does certainly not meet the City of Joplin's codes or ordinances in its current condition. Line thirteen, "whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry." Uh, the property has been open since the day I posted it, uh, even after meeting Mr Carpenter out there, uh, it hasn't been secured, or if it was it was broke back into. I'm not sure, uh, there was a piece of plywood there this week when I went by to put over the back door, but it had not been fastened. Um, line fifteen, "when the electrical system is totally or partially damaged, destroyed or removed or otherwise made inoperable, unsafe, or hazardous." Again, as you can see by the photos there has been some electrical work done but, uh, the state it's in its, its sort of hazardous. Um, eighteen, "whenever the building or structure is in such a condition as to constitute a public nuisance known to common law or in equity jurisprudence." And, line nineteen, "whenever the, any portion of a building or structure remains on a site when construction or demolition work is abandoned." So, this property has had some work done to it, uh, but in my opinion, it has been abandoned. That's it.

Mr Paul — Thank you, Jeff. Uh, now would the opportunity for any interested party to ask the witness questions. There's nobody here in the gallery and City doesn't have any knowledge of anybody who planned to be here today but couldn't. Does the Board have any questions of the witness? I see none, thank you, Jeff. Uh, if there is no objection, I'd also offer chapters twenty-six, articles nine and ten, of the code of ordinances into evidence before the Board and we'd ask that the record be held open to include a copy of the Globe on the dates of publication. You still have to accept.

Mrs Harrington — What do I have to accept?

Mr Paul — Just say board accepts.

Mrs Harrington — The board accepts.

Mr Paul — Thank you, City rests. Uh, now would be any interested parties' opportunity to present, uh, evidence before the board or otherwise be heard. Again, nobody in the gallery here today, not aware of anybody who intended to be here but couldn't therefore, uh, therefore the matter is returned to the Board for deliberation and a decision.

Mrs Harrington — I'd entertain a motion.

Mr Wilson	Madam Chairman, I move that item 2873, 510 S. Gray Ave. be declared a dangerous building in according to Joplin Code of Ordinances chapter twenty-six, articles nine, ten, sections twenty-six, six, twelve, subsections, four, twelve, thirteen, fifteen, eighteen, (should have included nineteen) and so ordered demolished to include any outbuildings
Mr Wagner	Second.
Mrs Harrington	**I have a motion by Mr Wilson, second by Mr Wagner that item number 2873 at 510 S. Gray Ave. be declared a Dangerous Building and ordered demolished in accordance with the City of Joplin Code of Ordinances under chapter twenty-six, articles nine, ten, sections twenty-six, - six, twelve, subsections, four, twelve, thirteen, fifteen, eighteen and nineteen and so ordered demolished. All in favor say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). Motion carries.**
ITEM #2875	**220 S. St Louis Ave.** **OWNER: Melissa Diane Steppe** **ADDRESS: 131 S. McKee Joplin MO. 64801** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the June 28, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)**
Mr Paul	Uh, next one we have is item 2875, which is 220 S. St. Louis Ave.
Mrs Harrington	Okay, hold on a minute.
Mr Paul	Did I get ahead of you?
Mrs Harrington	No. I just, I had a hard time finding this. Is it just, I looked at it? Is it north or is it south?
Mr Oliver	South.
Mrs Harrington	Yeah, I've got it. Okay. I got rear ended finding, trying to find it.
Mr Paul	Oh, no.
Mr Oliver	Oh, no.
Mrs Harrington	And, the people left.
Mr Paul	Oh.

Mrs Harrington	Young man was on the hood of his girlfriend's car trying to get her to stop. Shouting at her through the windshield and she rear ended me.
Mr Paul	Wow.
Mrs Harrington	And, then they left.
Mr Paul	Reconciled real quick.
Mrs Harrington	Anyway, so –
Mr Paul	This has a special place in your heart.
Mrs Harrington	This one is dear to me. This one is dear to me. I would entertain a motion, please.
Mr Ledford	Madam chair I make a motion that item number 2875 located at 220 S. St Louis be subject of a dangerous building hearing.
Mr Wilson	Second.
Mrs Harrington	**I have a motion by Mr Ledford, uh, second by Mr Wilson that item number 2875 at 220 S. St louis be the subject of a Demolition Hearing. All in favor say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). Motion carries.**
Mr Paul	Thank you. This is the Joplin Building Board of Appeals meeting of the Joplin Municipal building this 26th day of July 2019. For the purpose of conducting of a dangerous building hearing, the City will present it evidence first, after which the public has the right to cross examine the witnesses and be heard as well as present witnesses or exhibits. The second case is Item number 2875 on the agenda, also knows as 220 S. St. Louis Ave. Uh, City recalls Jeff Oliver and remined you're under oath. Uh, would you please state your name and occupation for this record?
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	Around eleven years.
Mr Paul	Have you in the official performance of your duties had occasion to inspect the property known as 220 S. St. Louis Ave.?

Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what has been marked as exhibit one here, do you recognize exhibit one? Yep, I keep trying to keep moving it up and it picks it up sometimes and sometimes not. I'll just do it this way, I guess. Uh, sorry, did the photographs show reasonable lackness of the premises in their present condition?
Mr Oliver	Yes.
Mr Paul	Okay, if there is no objection, I'd offer exhibit one.
Mrs Harrington	Down here. 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 receipt received from Great American Title showing a Melissa Diane Steppe as the owner.
Mr Paul	If there is no objection, 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	Uh, sent out certified letters.
Mr Paul	I'm going to show you what has been marked as exhibit three, do you recognize exhibit three?
Mr Oliver	These are, uh, certified letters that have been sent, uh, to Melissa. I do have a signed receipt for one of these letters.
Mr Paul	Uh, if there is no objection, I would offer exhibit three.
Mrs Harrington	Board accepts.
Mr Paul	What if anything else did you do to notify, I'm sorry, what if anything else did you do notify any interested party of this action?
Mr Oliver	It was published in the Joplin Globe.

Mr Paul	I'm going to show you what has been marked as Exhibit four, do you recognize Exhibit four?
Mr Oliver	Yes, this is the order conformation, uh, with the Joplin Globe with the publication with the dates of July 4th, July 11th, July 18th, and July 25th of this year.
Mr Paul	If there is no objection; I'd offer exhibit four.
Mrs Harrington	Board accepts.
Mr Paul	And, Jeff, again, reflecting back to exhibit one, um, does the first page of exhibit one, this battery must be going dead that must be it. I can use this other one here. We've got mic's everywhere. Um, looking back to exhibit one, does it, uh, one the first page reflect a placard that you attached to the font of the building?
Mr Oliver	Yes, it does.
Mr Paul	And, that also included a, uh, copy of your business card?
Mr Oliver	Yes.
Mr Paul	And, as the general purpose of that placard to post the structure so that any interested party that maybe on, on the premises has notice of this proceeding?
Mr Oliver	Yes.
Mr Paul	And, I think it also, does it also have instructions to contact you?
Mr Oliver	Yes.
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 three, "whenever the building or structure, or any portion thereof, because of dilapidation, deterioration, decay, vandalism or faulty construction or the removal, or movement or instability, instability, of any portion of the ground necessary for the purpose of supporting such building or the deterioration, decay, or inadequacy of it's foundation or any other cause, is likely to partially or completely collapse." As you can see by the photos that are being passed around there is an area on the north side of this structure where the foundation certainly does not meet the City's codes. Also, line twelve, "whenever the building or structure or land that occupies exists is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable, applicable, laws, ordinances of this state, or city relating to the conditions use, locate, location or maintenance of the building, structure, or land." Also, line thirteen, "whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry." And, finally line nineteen, "when any, whenever any portion of a building or structure remains on a site when construction or demolition work has, is abandoned." So, you can see again by the photo's being passed around, uh, this property had been, uh, being worked on without a permit. It is currently, it was the day I posted it and is currently, uh, open for unauthorized entry and, uh, certainly does not meet the City of Joplin's codes or ordinances in it's current condition.

Mr Paul — Uh, thank you, Jeff, this would now be any interested parties' opportunity to ask Jeff questions, nobody in the gallery, not aware of anybody who intended to be here today but couldn't. Does the board have any questions of the witness? Seeing none, um, if there is no objection, I'd also offer chapters twenty-six, articles nine and ten, of the of the Code of Ordinances into evidence before the Board and I'd ask that the record be held open to include a copy of the Globe on the dates of publication.

Mrs Harrington — Do I have a motion?

Mr Wilson — Madam Chair…

Mrs Harrington — I accept, I'm sorry. Board accepts.

Mr Paul — Thank you, City rests now, uh, would be, uh, any interested parties' opportunity to present evidence or otherwise address the board or be heard. Again, nobody in the gallery and not aware of anybody that intended to be here today but could not be. Uh, therefor matter is returned back to the board for deliberation and a decision.

Mrs Harrington — Now I would entertain a motion.

Mr Ledford	Madam Chair, I make a motion that item number 2875 located at 22 (Should be 220) S. St., I'm sorry, 220 S. St. Louis be declared a dangerous building in accordance with Joplin Code of Ordinances chapter twenty-six, articles nine and ten, sections twenty-six through six, twelve, subsections, three, twelve, thirteen, and nineteen as notified by Jeff and so ordered demolished to include any outbuildings.
Mr Wilson	Second.
Mr Wagner	Second.
Mrs Harrington	**I have a motion by Mr Ledford, second by Mr Wilson that item number 2875 at 220 S. St. Louis be declared a Dangerous Building and ordered demolished in accordance with the City of Joplin Code of Ordinances under chapter twenty-six, articles nine and ten, sections twenty-six, - six, twelve, subsections, three, twelve, eighteen and so ordered demolished to include any outbuildings. All those of in favor of demolition say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). Motion carries.**
ITEM #2878	**1716 W. 7th St.** **OWNER: Dennis & Mary Ruark** **ADDRESS: 3506 Silver Creek Rd. Joplin MO. 64804** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the June 28, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)**
Mr Paul	Item 2878 which is 1716 W. 7th St.
Mr Ledford	Madam Chair, I make a motion that item number 2878 located at 1716 W. 7th St. be the subject of a dangerous building hearing.
Mr Wilson	Second.
Mrs Harrington	**I have a motion by Mr Ledford, second by Mr Wilson that item number 2878 located at 1716 W. 7th St. be the subject of a Demolition Hearing. All in favor say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). Motion carries.**
Mr Paul	Thank you. This is the Joplin Building, pored (mis-spoke), Board of Appeals meeting of the Joplin Municipal building this 26th day of July 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 be heard as well as present witnesses or exhibits. The next case is Item #2878

	on the agenda, also knows as 1716 W. 7th St., uh, City recalls Jeff Oliver and reminds you that you are under oath. Uh, would you please state your name and occupation for this record?
Mr 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	Eleven-years.
Mr Paul	And, have you in the official performance of your duties had occasion to inspect the property known as 1716 W. 7th St?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what has been marked as exhibit one, do you recognize exhibit one?
Mr Oliver	These are photos taken of the property at 1716 W. 7th the day it was posted, which was May 6th of this year.
Mr Paul	And, do the photographs show reasonable lackness of the premises in their current condition?
Mr Oliver	Yes.
Mr Paul	Uh, uh…
Mrs Harrington	Board accepts.
Mr Paul	That exhibit one. Uh, what if anything did you do to, uh, 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, uh, title search received from Great American Title shows, um, showing the owners, it's Dennis and Mary Ruark.
Mr Paul	Thank you, if there is no objection, I'd offer exhibit two.
Mrs Harrington	Board accepts.

Mr Paul	Uh, what if anything did you do to notify, uh, any interested party of this action?
Mr Oliver	Sent certified letters.
Mr Paul	I'm going to show you what has been marked as exhibit three, do you recognize exhibit three?
Mr Oliver	Yes, this is a stack of letters that have been sent to Dennis and Mary, um, I do not have a signed receipt for these letters.
Mr Paul	And, Jeff, looking a little closer to exhibit three in that case, um, it looks like on one letter the address was 1716 W. 7th St., is that correct?
Mr Oliver	That's correct.
Mr Paul	And, that's the actual address of the property, correct?
Mr Oliver	Correct.
Mr Paul	And, then on the other letter you sent it, the address was 3506 Silver Creek Dr., is that correct?
Mr Oliver	Correct.
Mr Paul	Is that also the address that Jasper County Assessor has on file for where the-uh, the-uh, property tax statements go?
Mr Oliver	Yes.
Mr Paul	Okay, and it looks like you sent it to both of those addresses in, uh, your July mailing, correct?
Mr Oliver	Yes.
Mr Paul	Okay. If there is no objection, I'd offer exhibit three.
Mrs Harrington	Board accepts.
Mr Paul	Uh, what if anything else did you do to ascertain, to, um, notify any owners or interested party of this action.
Mr Oliver	Uh, I had it published in the Joplin Globe.
Mr Paul	I'm going to show you what has been marked as Exhibit four, do you recognize Exhibit four?

Mr Oliver — This is the order conformation, um, for the publication of this address with the publication dates of July 4th, July 11th, July 18th, and July 25th of this year.

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

Mrs Harrington — Board accepts.

Mr Paul — And-and Jeff reflecting back on exhibit one, the first photo in exhibit one, um, shows a placard that you posted to the property?

Mr Oliver — Yes.

Mr Paul — And, the general purpose of that placard to post the structure so that any interested party who visited the property would have notice of these proceedings?

Mr Oliver — Yes.

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

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

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

Mr Oliver — Yes, I do. Subsection line six, "whenever any portion thereof has been damaged by fire, earthquake, tornado, wind, flood, vandals or any other cause to such extent that the structural strength or stability thereof is materially less than it was before such a catastrophe or damage and is less than the minimum requirements of this-this code for similar new construction." So, you can see by the photos that have been passed around this structure, uh, had a fire and it's basically destroyed it. It was in bad shape prior to the fire, but the fire finished it off. That's it.

Mr Paul — Thank you, Jeff, um, now would be any interested party opportunity to ask Jeff questions, we don't have anybody in the gallery here today and were not aware of anybody who intended to be here today but couldn't. Does the Board have any questions of the witness? I see none. If there is no

objection, I'd also offer chapters twenty-six, articles nine and ten, of the of the Code of Ordinances into evidence before the Board and I'd ask that the record be held open to include a copy of the Globe on the dates of publication.

Mrs Harrington — The board accepts.

Mr Paul — Very good. Uh, City rests now would be the opportunity for any interested party to address the board, uh, introduce evidence or otherwise be heard, again, nobody in the gallery here today, not aware of anybody who intended to be here but couldn't. Therefor the matter will be returned to the Board for deliberation and a decision.

Mr Wagner — Madam Chairman, I make a motion that item 2878 located at 1716 W. 7th St. be declared a dangerous building in accordance to Joplin's Code Ordinance chapter twenty-six, articles nine, ten, sections twenty-six, twelve, subsections, six and so ordered demolished to include any outbuildings.

Mr Ledford — Second.

Mrs Harrington — **I have a motion by Mr Wagner, second by Mr Ledford that item number 2878, 1716 W. 7th St. be declared a Dangerous Building and ordered demolished in accordance with the City of Joplin Code of Ordinances under chapter twenty-six, articles nine and ten, sections twenty-six, - six, twelve, subsections, six and so ordered demolished to include any outbuildings. All those of in favor of the demolition say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). That 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 June 28, 2019 meeting for a "Demolition Hearing" And Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr Paul — Item 2874 which is 502 S. Cox Ave.

Mrs Harrington — I-I'd entertain a motion.

Mr Ledford — Madam Chair, I make a motion that item number 2874 located at 502 S. Cox Ave be the subject of a dangerous building hearing.

Mr Wilson — Second.

Mrs Harrington	**I have a motion by Mr Ledford, second by Mr Wilson that, I'm sorry which one was it?**
Mr Paul	2874.
Mrs Harrington	**2874, um, item number 2874 at…**
Mr Paul	502 S. Cox.
Mrs Harrington	**502 S Cox be the subject of a dangerous building hearing, Demolition Hearing. All in favor say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). I can only do two of these a day.**
Mr Hartwell	I know, right?
Mrs Harrington	Blame Jeff.
Mr Oliver	Yeah, it is my fault.
Mrs Harrington	It's okay.
Mr Paul	This is the Joplin Building Board of Appeals meeting of the Joplin Municipal building this 26th day of July 2019. For the purpose of conducting of a dangerous building hearing, the City will present it evidence first, after which the public has the right to cross examine the witnesses and be heard as well as present witnesses or exhibits. The second case is Item #2874 on the agenda, which is also known as 502 S. Cox Ave., uh, City recalls Jeff Oliver and reminds you're under oath. Uh, would you please state your name and occupation for this record?
Mr 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	Eleven years.
Mr Paul	Have you in the official performance of your duties had occasion to inspect the property known as 502 S. Cox Ave.?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what has been marked as exhibit one, do you recognize exhibit one?

Mr Oliver	Yes, these are photos that I took of the property the day I posted it, which was four one of this year.
Mr Paul	And, do the photographs show reasonable lackness of the premises in their present condition?
Mr Oliver	Yes.
Mr Paul	If there is no objection, I'd offer exhibit one.
Mrs Harrington	Board accepts.
Mr Paul	What, if anything, did you do to 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 showing a Paul D. Allen as the owner.
Mr Paul	And, if there is no objection, I'd offer exhibit two.
Mrs Harrington	The board accepts.
Mr Paul	What, if anything, did you do to notify any interested party of this action?
Mr Oliver	Sent certified letters out.
Mr Paul	I'm going to show you what has been marked as exhibit three, do you recognize exhibit three?
Mr Oliver	Yes, these are a stack of certified letters that have been sent out, um, to Mr Allen and I do not have a signed receipt for any of these letters.
Mr Paul	Okay, and looking at the address on those letters, um, first of all did you send any of those to the property at 502 S. Cox Ave.?
Mr Oliver	I did not.
Mr Paul	Okay, uh, however even though you didn't mail any to the actual property did you, uh, post the property?
Mr Oliver	Yes, I did.

M Paul	And, is that reflected on exhibit one?
Mr Oliver	Yes.
Mr Paul	The first page of it. Does that generally show a-a placard that you have attached to the structure along with a copy of your business card generally giving notice to anybody who might be on the property, uh, that this the subject of a proceeding?
Mr Oliver	Yes.
Mr Paul	Uh, regarding the, back to the certified letters, um, on exhibit three the address that you did mail them to is that 9360 HYW 43 in Seneca Missouri?
Mr Oliver	Yes, it is.
Mr Paul	And, is that the address on file with the Jasper County Assessor that they use for the purpose of sending out property tax statements?
Mr Oliver	Yes.
Mr Paul	Okay, very good. If there is no objection, I'd offer exhibit three.
Mrs Harrington	Board accepts.
Mr Paul	What, if anything, else did you do to notify any, uh, interested party of this action.
Mr Oliver	I had it published in the Joplin Globe.
Mr Paul	I'm going to show you what has been marked as Exhibit four, do you recognize Exhibit four?
Mr Oliver	Yes, this is the order conformation for the publication in the Joplin Globe with the publication dates of July 4th, July 11th, July 18th, and July 25th of this year.
Mr Paul	Thank you, if there is no objection, I'd offer exhibit four.
Mrs Harrington	Board accepts.
Mr Paul	And, so, Jeff, I just kind of want to summarize your, your, notice efforts in this case. So, you, um, posted a notice on the structure, you mailed certified

mail to the address they have on file for, for property tax statements and then you also published in the globe, is that correct?

Mr Oliver — That's correct.

Mr Paul — Thank you. 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 twelve, "whenever the building or structure or land that occupies, exists maintained in violation of any specific requirement or prohibition applicable to said building or structure or land provided by this article or other applicable laws, ordinances of this state, or city relating to the conditions use, locate, location or maintenance of the building, structure, or land." Line thirteen, "whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry." Line eighteen, "whenever the building or structure is in such a condition as to constitute a public nuisance known to common law or in equity jurisprudence." And, then line nineteen, "when any, whenever any portion of a building or structure remains on a site when construction or demolition work has, is abandoned." So, you can see by the photos that are being passed around, um, the property is open, uh, at one point somebody did start a rehab on this property, but it's been abandoned. Um, and it certainly does not meet the City of Joplin's codes or ordinances in its current condition.

Mr Paul — Alright, thank you Jeff, now would be the opportunity for any interested to ask Jeff questions, don't have anybody in the gallery here today and were not aware of anybody who intended to be here today but could not. Does the Board have any questions of the witness on this property? I see none. Thank you, Jeff. If there is no objection, I'd also offer chapters twenty-six, articles nine and ten, of the of the Code of Ordinances into evidence before the Board and I'd ask that the record be held open to include a copy of the Globe on the dates of publication.

Mrs. Harrington — The board accepts.

Mr Paul	Thank you, uh, City rests now would be the opportunity for any interested party to address the board present evidence or otherwise be heard again, nobody in the gallery here today, not aware of anybody that intended to be here today but couldn't. Uh, therefor the matter returns back to the board for deliberation and a decision.
Mrs Harrington	I would entertain…
Mr Wilson	Madam Chair, I move that that item number 2874 at 502 S. Cox. Ave be declared a dangerous building in accordance with Joplin Code of Ordinances chapter twenty-six, articles nine and ten, sections twenty-six, six, twelve, Line items twelve, thirteen, eighteen, and nineteen and so ordered demolished to include any outbuildings.
Mr Ledford	Second.
Mrs Harrington	**I have a motion by Mr Wilson, second by Mr Ledford that item number 2874 at 502 S. Cox be declared a Dangerous Building and ordered demolished in accordance with the City of Joplin Code of Ordinances under chapter twenty-six, articles nine and ten, sections twenty-six, - six, twelve, subsections, twelve, thirteen, eighteen, and nineteen and so ordered demolished to include any outbuildings. All those of in favor of demolition say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). That 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 June 28, 2019 meeting for a "Demolition Hearing" And Progress Report (FOURTH TIME BEFORE THE BOARD)**
Mr Paul	I think you've got one more, right? Item 2872 which is 1007 Roosevelt.
Mr Ledford	Madam Chair, I make a motion that item number 2872 located at 1007 Roosevelt be the subject of a dangerous building hearing.
Mr Wilson	Second.
Mrs Harrington	**I have a motion by Mr Ledford, second by Mr Wilson that item number 2872 located at 1007 Roosevelt be the subject of a Demolition Hearing. All in favor say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). Motion carries.**

Mr Paul	What did they say?
Mr Oliver	Motion about doing the demo.
Mr Paul	Okay, okay. This is the Joplin Building Board of Appeals meeting of the Joplin Municipal building this 26th day of July 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 be, to cross examine the witnesses and be heard as well as present witnesses or exhibits. The final case for today is item #2872 on the agenda, which is also known as 1007 Roosevelt Ave. City recalls Jeff Oliver and reminds, you're under oath. Would you please state your name and occupation for this record?
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	Eleven years.
Mr Paul	Have you in the official performance of your duties had occasion to inspect the property known as 1007 Roosevelt Ave.?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what has been marked as exhibit one; do you recognize exhibit one?
Mr Oliver	Yes, these are photos that I took of the property the day I posted it, uh, January 26th of this year.
Mr Paul	And, do the photographs show reasonable lackness of the premises in their current condition?
Mr Oliver	Yes, I will say the owner has cleaned up the outside of the structure a little bit, but as far as a structure itself goes it's reasonable lackness.
Mr Paul	The outside of the, uh, cleaning up the outside of the structure a little bit do the photographs continue to show reasonable lackness of the premises in their current condition?
Mr Oliver	Yes.
Mr Paul	If there is no objection, I'd offer exhibit one.

Mrs Harrington	Board accepts.
Mr Paul	What if anything did you do to ascertain ownership of the property?
Mr Oliver	Sent out certified or, um, had a title search done.
Mr Paul	Um, 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 showing a William Bryson as the owner.
Mr Paul	And, then on the exceptions page is there also, um, a judgement lien on the property in favor of Randal Schlichting?
Mr Oliver	Uh, yes.
Mr Paul	If there is no objection, I'd offer exhibit two.
Mrs Harrington	The board accepts.
Mr Paul	What if anything did you do to notify any interested party of this action?
Mr Oliver	Sent certified letters out.
Mr Paul	I'm going to show you what has been marked as exhibit three, do you recognize exhibit three?
Mr Oliver	These are certified letters. These letters are for, uh, um, a Mr Bryson. I do have a signed receipt for one of the letters.
Mr Paul	If there is no objection, I'd offer exhibit three.
Mrs Harrington	The board accepts.
Mr Paul	And, then did you also send, uh, notice to the judgement lien holder?
Mr Oliver	Yes, I did.
Mr Paul	I'm going to show you what has been marked as exhibit five; do you recognize exhibit five?
Mr Oliver	Yes, this is a certified letter sent to 311 N. Byers to a Randal Schlichting.

Mr Paul	And, is that address, the reason that it was sent to that address, is that the address that was on file in the case where he actually obtained this judgement lien?
Mr Oliver	Yes.
Mr Paul	If there is no objection; I'd offer exhibit five.
Mrs Harrington	Board accepts.
Mr Paul	Uh, what if anything else did you do to notify any, uh, interested party of this action.
Mr Oliver	I had it published in the Joplin Globe.
Mr Paul	I'm going to show you what has been marked as Exhibit four, do you recognize Exhibit four?
Mr Oliver	Yes, this is the order conformation for the publication with the publication dates, July 4th, July 11th, July 18th, and July 25th of this year.
Mr Paul	If there is no objection, I'd offer exhibit four.
Mrs Harrington	Board accepts.
Mr Paul	Um, and then reflecting back on exhibit one, did you also post a placard on this property?
Mr Oliver	Yes, I did.
Mr Paul	And, was the general purpose of that to post notice that this structure was subject to a proceeding before this board?
Mr Oliver	Yes.
Mr Paul	Uh, did you ever have any actual contact with the owner regarding the structure?
Mr Oliver	I have, um, on my drive by this week I actual spoke with a gentleman at the property. Was not necessarily the owner, but I also had a phone conversation before todays meeting with the owner, um, so he is very well aware, uh, that it's here in front of the board.
Mr Paul	Very good, thank you, Jeff. 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 two, "whenever the portion thereof has been wracked or has warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or snow than is required in the case of similar new construction." Line four, "whenever the building or structure exclusive of the foundation, shows substantial damage or deterioration of the supporting or nonsupporting members, or enclosing or outside walls or wall coverings." Line thirteen, "whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry." Line eighteen, "whenever the building or structure is in such a condition as to constitute a public nuisance known to common law or in equity jurisprudence." And, line nineteen, "whenever any portion of a building or structure remains on a site when construction or demolition work is abandoned." As you can see by the photos that are being passed around the inside of this house has been gutted, the outside is in sever dilapidated condition allowing the elements the property." Uh, causing further damage, honestly structurally this is probably one of the worst ones, uh, I've had in quite a while.

Mr Paul — Thank you, Jeff, now would be the opportunity for any interested party to ask the witness questions, nobody here in the gallery today, not aware of anybody who wanted to be here, but could not. Does the Board have any questions of the witness on this property?

Mrs Harrington — I do. Did you get the sense when you visited with this individual at the property that he would be at this meeting today?

Mr Oliver — The individual yesterday I'm not sure was the owner, but no acted, in fact he said I'll let him know, I guess referring to the owner.

Mrs Harrington — Okay, thank you.

Mr Paul — Any other questions? Thank you, Jeff. Uh, If there is no objection, I'd also offer chapters twenty-six, articles nine and ten, of the of the Code into evidence before the Board and I'd request that the record be held open to include a copy of the Globe on the dates of publication.

Mrs. Harrington	The board accepts.
Mr Paul	Thank you, City rests now would be any interested parties' opportunity to address the board introduce evidence or otherwise be heard again, nobody in the gallery here today, not aware of anybody who intended to be here today but couldn't. Therefore, um the matter returns back to the board for deliberation and a decision.
Mr Ledford	Madam Chair, I move that that item number 2872 at 1007 Roosevelt be declared a dangerous building in accordance with Joplin Code of Ordinances chapter twenty-six, articles nine and ten, sections twenty-six, six, twelve, subsections two, four, thirteen, eighteen, and nineteen and so ordered demolished to include any outbuildings.
Mr Wagner	Second.
Mr Wilson	Second.
Mrs Harrington	**I have a motion by Mr Ledford, second by Mr Wagner that item number 2872 at 1007 Roosevelt be declared a Dangerous Building and ordered demolished in accordance with the City of Joplin Code of Ordinances under chapter twenty-six, articles nine and ten, sections twenty-six, - six, twelve, subsections, two, four, thirteen, eighteen, and nineteen and so ordered demolished to include any outbuildings. All those of in favor of demolition say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). That motion carries.**
ITEM #2856	**1603 Murphy Ave.** **OWNER: Jim L Ames** **ADDRESS: 8072 Estates Dr. Sarasota FL. 34243** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the June 28, 2019 meeting for a "Demolition Hearing" And Progress Report (SEVENTH TIME BEFORE THE BOARD)**
Mr Oliver	Alright, back to the top. Item 2856, 1603 Murphy Ave., um, there has been a little progress on this property. The electrical still however, has still not passed its inspection. Um, there is a permit in place.
Mr Ledford	What didn't pass?
Mr Oliver	Electrical. I think…
Mrs Harrington	Which-which –

Mr Oliver	I think possibly it could have been the third time they've been back out just for the electrical and it failed, so.
Mr Ledford	So, they should be getting close?
Mr Oliver	Well, yeah. Should be –
Mrs Harrington	Oh, man. Did, when you visited with Mr Carpenter was this the subject of that discussion?
Mr Oliver	I actually met him on this site probably two, maybe going on three months ago and kind of gave him a list of what needed to be done. Um, I'm not sure what the probably is. Whether he's got so many projects going on he's not able to stay on it or if Jim's not turning loose of enough money to keep it rolling quickly, um, I'm not sure.
Mrs Harrington	But, you didn't talk to him specifically, you said you talked to him earlier this week, didn't you? On another –
Mr Oliver	No, it was about a month ago.
Mrs Harrington	Okay.
Mr Oliver	On the property on Gray.
Mrs Harrington	I was confused, I'm sorry, Jeff.
Mr Oliver	Yeah.
Mrs Harrington	Is it time to take a look at it next month or is it…
Mr Oliver	Yeah, I guess for me I-I would ask the board to continue it for thirty-days. Let me get a –
Mrs Harrington	Get a handle on it.
Mr Oliver	Better look at it.
Mrs Harrington	Mm-hmm.
Mr Oliver	And, see where we are next month.
Mrs Harrington	Okay. Motion?

Mr Wilson	Madam Chair, I make a motion that item 2856, 1603 Murphy Ave. be held over until our August 23rd meeting for Progress Report and Demolition Hearing.
Mr Wagner	Second.
Mrs Harrington	**I have a motion by Mr Wilson, second by Mr Wagner that motion, or item number 2856 at 1603 Murphy Ave be continued until August 23rd for a Progress Report or a Demolition Hearing. All in favor say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) 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 June 28, 2019 meeting for a "Demolition Hearing" And Progress Report (FIFTH TIME BEFORE THE BOARD)**
Mr Oliver	Item 2865, 1501 E. Valley, um, guys making nice steady progress on this.
Mrs Harrington	Well, that's refreshing. How does that happen?
Mr Ledford	Madam Chair, I make a motion that item 2865, 1501 E. Valley be extended to our next meeting's agenda for a Progress Report and Demolition.
Mr Wilson	Second.
Mrs Harrington	**I have a motion by Mr Ledford, second by Mr Wilson that motion, or item number 2865 at 1501 E Valley be continued until August 23rd for a Progress Report or a Demolition Hearing. All in favor say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). Motion passes.**
ITEM #2879	**422 N. Pearl Ave.** **OWNER: David Gwin** **ADDRESS: 422 N Pearl Ave. Joplin MO. 64801** **"Finding of fact hearing" scheduled for this date"**
Mr Oliver	Down to new business, uh, item 2879, 422 N. Pearl Ave. I would ask the board to continue that to next month.
Mrs Harrington	Have you had any, uh, reaction from the property owner?
Mr Oliver	No, a lot from the neighbors though.

Mrs Harrington	Okay, so they've, they are anxious about this one?
Mr Oliver	Yes.
Mrs Harrington	Yeah, I was up by there, it was pretty grim. Anybody?
Mr Wagner	Madam Chairman, I make a motion that item 2879 located at 422 N. Pearl Ave. be extended to our next agenda's meeting on August 23rd for a Progress Report and Demolition Hearing.
Mr Ledford	Second.
Mrs Harrington	**I have a motion by Mr Wagner, second by Mr Ledford, that item number 2879 at 422 N Pearl Ave. be continued until August 23rd for a Progress Report or a Demolition Hearing. All in favor say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). Motion carries.**
Mrs Harrington	Yeah, it just plopped down in the middle of a nice little, I mean most of that neighborhood is decent.
Mr Oliver	Yeah.
ITEM #2880	**231 S. Park Ave** **OWNER: Eric Colbert** **ADDRESS: 2630 E. 3rd St. Joplin MO. 64801** **"Finding of fact hearing" scheduled for this date"**
Mr Oliver	Item 2880, 231 S. Park, I would ask the board to continue that to next month, please.
Mrs Harrington	Does it have significant problems?
Mr Oliver	I posted this property some time back actually it wasn't real quick to get to the board, but, uh, um –
Mrs Harrington	Neighborhood, neighbors or?
Mr Oliver	Yes, neighbors complained, um, it's open. I don't know if you can tell by the photo that you have, but, um, there is a large broken window, front doors open –
Mrs Harrington	Yeah, I drove by and I couldn't really, there was no alley on this one I think. Usually I hit the alley and try to see what's going on, on the back side and I couldn't-couldn't get to anything, so.

Mr Oliver — Right.

Mrs Harrington — I was curious, uh, how it got here and –

Mr Oliver — I think, uh, the large windows broke, there was tree limb or tree that had fell at one time. Probably helped kinda' knock that out, but you know, nobody is taking care of it.

Mrs Harrington — Nobody's come by or talked to you about it since –

Mr Oliver — No.

Mrs Harrington — Notification.

Mr Oliver — I will say, uh, I believe it has been mowed a couple of times, but I've had no contact with anyone, so.

Mrs Harrington — Okay. Anybody have a motion?

Mr Ledford — Madam Chairman, I make a motion that item 2880 located at 231 S. Park Ave. be extended to our next agenda's meeting on August 23rd for a Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mrs Harrington — **I have a motion by Mr Ledford, second by Mr Wilson, that item number 2880 at 231 S. Park Ave. be continued until August 23rd for a Progress Report or a Demolition Hearing. All in favor say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). Motion carries.**

Mrs Harrington — Is there any other business gentleman?

Mr Hartwell — Madam Chairwoman.

Mrs Harrington — Mr Hartwell.

Mr Hartwell — As we come to a close to this meeting, I promise I'll make his short and brief because I know we've been here for quite some time in addition to that those who I'm getting ready to speak about probably don't want me to go on to long. But I would like to point out that, um, Mr Wilson and Mrs Harrington terms do expire on August 5th and, uh, I hope they are with us for longer than that, but we are nearing the end of our time together. And, I would like to say personally, thank you for your service to the board and I 'm thankful for the opportunity to have been able to serve with you. And, I've, as I reflected back on this experience, I thought back over the last

four years now. Seems like just the other day that you welcomed me as a young board member to the board and treated me with respect and dignity and I am thankful for that. In addition to that we've had a lot of changes, we've had the death of Don Landreth, the death of David Pommert and we thank them for their service as well. But in addition to you, uh, also Crystal I think over all as I thought about this, uh, some take always for your time on the board has been you been compassionate and firm to all those who came before you. So, that's- that's a good thing because we need- we need compassion that's a crucial element of our work here is to be compassionate to home owners and to also be firm in our judgements with them and to be impartial and fair and you have done all of those things. You served on various boards with the City, I know The board of Adjustments and many others as well, so for many years. So, above all else I consider you a friend and thank you for your service to the board. Also, Mr Wilson, thank you for being so knowledgeable and meticulous, your meticulous note keeper. I've-I was very impressed when we first met of your binders of our minutes and your meticulous time, uh, time that you spend, uh, not only with this board but the many other boards that you have served in the past with the City of Joplin as well as that you continue to serve on today. So, you've showed the upmost character and integrity to all people, so you, that's been the highlight I think of your life. From your time in the military to your career and then now on the board, uh, so, uh, it's an overall theme that we all can learn from. So, I hope that, that is something is continued to carry on, I am sure that will be after, uh, your time. So once again, thank you again, for being here. Uh, it's been really a pleasure being with you, I hope to keep you around for a little longer. I hate to see you all go but incase those changes are made in this month or the next month we-we thank you so much and as the Vice-Chair I appreciate you both very much.

Mr Wilson Thank you.

Mr Paul Here-here.

Mrs Harrington Thank you, very much. Thank you very much. That's the way it goes, you're here one minute and you're gone the next.

Mr Hartwell That's very true.

Mrs Harrington I don't know if anybody watches Project Runway, but that's what –

Mr Wilson And, all the sudden –

Mrs Harrington Here one minute, gone the next.

Mr Wilson — You're, and all the sudden you realize it's been eight-years or more.

Mrs Harrington — Eight-years.

Mr Wilson — Or more.

Mr Paul — I did take you for a Project Runway –

Mrs Harrington — Oh, you didn't? Oh, I have daughters, we just, yeah. Well, anyway, thank you very much Rylee. I appreciate that, I remember when you first started here too, and it was, uh –

Mr Hartwell — Fun.

Mrs Harrington — A pleasure to see everybody here start out and then come along and sometimes I had to elbow some one to make a motion-make a motion proves you're here, so, uh, now today I thought we were a very mixed group, and everybody spoke up and spoke out. So, anyway, um, with regard to that, um, I mean you'll let us know when you have somebody that is going to take our place, is that right? Mr Oliver?

Mr Oliver — Yes, um, the –

Mrs Harrington — Do you have anyway –

Mr Oliver — Either Barbara will, or I will.

Mrs Harrington — Okay.

Mr Oliver — I did go down here a couple weeks ago and ask them if they had people on a list, um, they are getting ready to send some info out trying to get some more recruits.

Mrs Harrington — Okay.

Mr Oliver — So, and if any of you guys that know anybody that would be a good fit for this board, uh, please send them in.

Mrs Harrington — Okay, I'm glad to stay as long as I need to, but I'm wondering if it is appropriate that Mr Hartwell take the Chair seat, uh, at the next meeting because of that or does, tell me what's –

Mr Oliver — I would kick that over to Jordan. I mean, it might be good for him to get some experience here and then once the new members are here –

Mrs Harrington — I can certainly happy and willing to have him –

Mr Hartwell — I'd be willing to do that, Jordan if you think that is appropriate. That's fine with me or I'd be happy to let you continue.

Mr Paul — Yeah, I've not had that situation before. It was Mr Denham's, he was expired for a while, wasn't he?

Mrs Harrington — Yeah, he was. And, he stayed on, but again, and I was kinda' like oh' –

Mr Wilson — I believe almost a year.

Mr Paul — Yeah.

Mrs Harrington — Yeah.

Mr Hartwell — It was quite sometime for the City to find somebody.

Mrs Harrington — Oh, heavens. And, I was never, I was, I wish that Kyle had been able to stay on because he had such a-a wealth of knowledge it was valuable. But –

Mr Oliver — Steve Reed stayed on much longer. That was back during the tornado, so hat's off to him.

Mrs Harrington — So, we were busy.

Mr Oliver — Um –

Mrs Harrington — Um, well, it's, I mean –

Mr Hartwell — It's totally up to the pleasure of the board.

Mr Paul — Uh, we'll figure that out between now and then.

Mrs Harrington — Yeah, figure that out and let us know. I'm, like I said, I'm happy to handle it either way. I appreciate, and Olivia I appreciate everything you've done to, uh, make the transition that you experienced as smooth as possible and weathered the storm, so thank you for all you do.

Mr Paul — I would, think at a minimum, um, if-if the board wanted to kinda' do a transition while you're still on, um, he could do something where you even resign as the Chair at the beginning –

Mrs Harrington — Mm-hmm, okay.

Mr Paul — You could vote him in and then that way –

Mrs Harrington — And, then you could –

Mr Wilson — Yeah.

Mrs Harrington — Identify a second -

Mr Paul — Yeah-yeah, he could, uh, you know start getting some experience running the meetings while you are still here and maybe that would be valuable.

Mrs Harrington — Well, I feel like we've built our-our board back to where we have some good knowledgeable people sitting in these chairs and I'm happy about that. Uh, I think the people that are serving are dedicated to it and, um, everybody does it for their own reason, but I think that they are all the right reasons, so –

Mr Wilson — Well, I figured I, I, figured it out and anywhere between thirty-four and thirty-seven years I've spent on different boards for the City.

Mrs Harrington — That's amazing.

Mr Wilson — You know, combine times, so –

Mrs Harrington — Mm-hmm, well –

Mr Wilson — You learn a little bit, in that bit.

Mrs Harrington — That's right.

Mr Hartwell — That's certainly true.

Mr Paul — It's how you made your fortune, right?

Mrs Harrington — Yeah-yeah.

Mr Wilson — Yeah. Right.

Mrs Harrington — You got paid the big bucks, right? All right, well I would entertain a motion to adjourn.

Mr Ledford — Madam Chair, I make a motion we adjourn this meeting.

Mr Wilson — Second.

Mrs Harrington — **Uh, motion to adjourn by Mr Ledford, second by Mr Wilson. All in favor say "aye" (Mrs. Harrington, Mr. Wagner, Mr. Wilson, Mr Hartwell, and Mr Ledford) Opposed (none). Thank you, gentleman.**

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 11:20 a.m.

Approved Rylee J. Hartwell
Rylee Hartwell, Vice Chairman

Approved Olivia R Ball
Olivia R Ball, Notary Public

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

My commission Expires: December 11, 2022