MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
JULY 28, 2017
9:00 AM

Kyle Denham, Chairman, called the July 28, 2017 Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, David Pommert, Mark Callihan, Ervin Wilson, Crystal Harrington, Rylee Hartwell, Bill Tylle. City officials present: Jeff Oliver, Building Inspector, Bryan Wicklund, Building Specialist, Jordan Paul, Assistant City Attorney and Bet Willhite, Notary Public.

Mr. Denham	We will call the July Board of Appeals meeting to Order. First order of business is, huh, Roll Call.
Mr Denham	Come up to the podium and, uh, state your name and address, please, for the record and tell up a little bit about your property.
ITEM # 2784	**2108 W 3rd St** **OWNER: 2108 W 3 Tr** **ADDRESS: PO Box 3133, Joplin, MO 64803** **Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the April 28, 2017 meeting for a Demolition Hearing and Progress Report (NINETH TIME BEFORE THE BOARD).**
Mr Michael	Bill Michael. Property's at 2108 W 3rd.
Mr Gilleland	Denton Gilleland, the same address.
Mr Denham	Can you give up a status on the property over there?
Mr Gilleland	Well, I didn't' get a whole lot done. I've spent most my time over at 1205 13th, which is the other one on the Agenda, but I did get, uh, uh, I got the, uh, they should have pulled, they got the build or the electrical permit on it and goin' to start that. So, got that taken care of, 1201.
Mr Oliver	You pulled the electrical permit for the one on 1201…
Mr Gilleland	The electrician did, yeah. I've got the bill and the company that needed it.
Mr Oliver	Alright now we are dealing with 2108 W 3rd. I understand…
Mr Gilleland	Correct.

Mr Oliver	You're telling us you've been working on the other one. Basically, nothing has changed on 2108 W 3rd.
Mr Gilleland	Other than spending quite a bit of money for putting new electric in it.
Mr Denham	So you do have your electrical permit for 2108…
Mr Gilleland	Yes, uh huh.
Mr Denham	W 3rd. You have a time frame when you think you'll have this complete? This is the, uh, I believe, the tenth time you have been before us on this property.
Mr Gilleland	Well, as quick as I can get it done, uh, you know, its, contractors are pretty expensive, so, I mean, once the electric's in, I, I'll be able to get the sheetrock and stuff in. So it should come along pretty quick, then.
Mr Denham	Has the electrician given you a time line on when he will have it complete?
Mr Gilleland	Uh, it, it'll be done this, this new, or this next coming month. He didn't tell me exactly when he'd have it done but he's going to get started right away, on it.
Mr Denham	So he hasn't started?
Mr Gilleland	No. Most of 'em, a lot of 'em, I'm, they're pretty backed up, so, but he would get it, it pretty quick.
Mr Oliver	You've got framing issues on this property as well. It's failed once. Have you corrected those?
Mr Gilleland	Yeah, we've got most, I've got all that pretty much done. I've just need to get the inspector out, to uh, make sure that it's ok. We've got it all, he put new framing in it.
Mr Oliver	How long ago was, uh, was he out there and failed the framing on that?
Mr Gilleland	OH, it's been several weeks.
Mr Oliver	It's been more like two months.
Mr Gilleland	OK.
Mrs Harrington	Mr Chairman, I have a question for you. Are these the only two properties that you are working on right now?

Mr Gilleland — I've got, uh, like twenty-five houses and, uh, I have to, you know work on…

Mrs Harrington — Right. Are these the only two you are working on right now?

Mr Gilleland — Yes, uh huh. Well, that and I've got to take care of the one's that come empty and stuff.

Mrs Harrington — Yeah, Do you have plans to buy more properties or opportunities?

Mr Gilleland — No.

Mrs Harrington — Thank you.

Mr Denham — We're trying to be patient but it just seems like, every month, it's the same thing. Nothin' gets done. Uh…

Mr Gilleland — Well, this one is done on the outside. I don't know, huh, I mean, it, uh, it's not an eye-sore or anything so I don't …

Mr Denham — Realistically, when do you think you will have it totally done so that we can get it off the Agenda?

Mr Gilleland — I'd say, uh, by about September, and the end of September. I don't know how long he's going to take to do the electric, but, uh, once he's done with that, I can start insulating it and getting sheetrock, and so forth in it. So, it'll, it'll move along pretty quick, then.

Mr Denham — It's always a good idea to have some sort of time line when you sign a contract and that way you can kind of hold them, hold their feet to the fire to get this done. Uh, just kind of…

Mr Gilleland — He, he acted…

Mr Denham — Waiting until they get out there, I, I think you need to be pretty diligent about calling them and making sure they show up and get this work done so you can finish up and…

Mr Gilleland — Well, I've called two or three of them. This is, I just got a hold of this one not long ago. There's many of them, they've got big projects and they don't want to mess with these little, uh, houses, so…

Mr Denham — But you have signed a contract with them?

Mr Gilleland — Yes, I can show you…

Mr Denham — He's under contract and …

Mr Gilleland — Yes, uh, it's uh, Scott's Electric. I've got the bill and everything.

Mr Denham — Ok. Any other questions or comments?

Mr Callihan — You're, you're really not working on that project? You're working on the one on Junge Blvd?

Mr Gilleland — Well, I had another one on the Agenda that, they, you indicated that, uh, you weren't going to let me, uh, uh, didn't want it dragging along. So I got everything done that, uh, it was, that he showed me on the list that needed to be done. So, I've got pictures to prove it.

Mr Tylle — Of the other twenty-five properties you have, uh, how many of them are in this kind of condition, where they've been repaired…

Mr Gilleland — Well, most of them are rented are good. Several of them are. I've got a few that aren't.

Mr Tylle — Seven out of 25?

Mr Gilleland — Uh, huh, and a lot of them aren't even in Joplin.

Mr Denham — Do we have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2784, 2108 W 3rd St, be continued to our August 26th meeting for Progress Report, Demolition hearing.

Mr Oliver — 25th.

Mr Wilson — 25th? Correction, 25th meeting.

Mr Denham — Is there a second? --- We got a second to continue? ---- The motion is going to die for a lack of a second. Is there another motion? --- I guess our options are to Order it Repaired or Order it Demolished --- or continue it.

Mrs Harrington — I'd be more apt to be moving forward on this if I knew that, you know, that this was the end of it. I, I've grown weary of these folks that purchase properties that are in disrepair when they already have properties that they were working on and if I knew that this was the absolute, like these are the ones that you get done, and we don't see you, that would be one thing. But your history has been that you'll be working on one of these. You are already on the line with the City and then you go and make a deal on other

property that is in disrepair and needs to be worked on. And that's what, and that's were my level of confidence has, uh, really come to a halt as far as knowing that we're going to get a true and accurate response when you, when you come here and, and uh, and tell us that you are working on it. Um, that, that's my real problem here. My, my patience, irresponsible land owners, is done.

Mr Gilleland — Well, I didn't think the other one was going to be, you know, so, so urgent to get done. I, uh …

Mrs Harrington — Urgent, urgency is, uh, something that I, I would think that, until you have one done, that, that needed, that you wouldn't be one that had any work to be done on it. That's where I'm frustrated. I, I could not believe, when that second property came on this Agenda, that you were actually here to tell us you were working on both of them when, when we've asked you to make this property your first and only priority and then you come in here and we have a new item from you on the Agenda, what two or three months ago? That's the level of my frustration and that makes me want to not …

Mr Gilleland — Well, this one…

Mrs Harrington — Be on the record that it's ok with me by either making a motion or seconding it.

Mr Gilleland — Well, this one is of no danger. The one that we are talking about on the outside. It's completely done. Maybe, you know, a few things, but, uh, I don't know why it's even considered a Dangerous Building. It's just finishing the inside. So,

Mr Wicklund — Are we…

Mr Gilleland — The siding's all on it, the roof's on it, the windows are in it, so.

Mr Wicklund — Are we still discussing 2108 W 3rd? Ok. Did not the Board order one Mr Gilleland's properties demolished here this …

Mr Oliver — Yes.

Mr Wicklund — So we've had this discussion before and I don't think you intentionally go out and buy dangerous buildings. I think your definition of Dangerous and what the Board's definition and the ordinances may not line up. So, I've had the discussion with you up here as well as down stairs where I've, I've tried to get you to understand, you can't continue buying these vacant properties with the intent on fixing them up but not having the ability to fixing them up quickly. And "quickly" means within a few days. You've

	referred to a, a, on 2108 that you'd gotten an electrical permit. The other permit number, or case, I'm not finding any electrical permit for 2108 W 3rd.
Mr Gilleland	There should have been. He said he was goin' to get it, uh …
Mr Wicklund	He didn't. I don't know who "he" is but he didn't.
Mr Gilleland	I've got the invoice and his name here.
Mr Wicklund	Just so you'll know, he has not come in and gotten the permit, whoever "he" is.
Mr Gilleland	He promised he would, so, that's…
Mr Wicklund	Ok. But there is no permit other than siding, currently, for this address.
Mr Gilleland	Um, well, he, he definitely said he was going to do it. I told him that I had a meeting today and he said he'd have it done before then, so, because I knew you'd need proof, that…
Mrs Harrington	Well, that doesn't relieve you of the responsibility. It is still your responsibility. It's still your property.
Mr Gilleland	Right.
Mrs Harrington	So, just because somebody said, "Sure, I'll do that," it's still your responsibility.
Mr Gilleland	It's a company. You assume they are telling you the truth. And that other one that was knocked down, was, uh, there was a mess up on the title. He never could give me a title to the thing, so I wasn't going to dump a bunch of money into somethin' that, so that's the reason. In fact we're in, we've already been to court so, uh, on that deal, so…
Mr Denham	Are we prepared to order, make an order, or is it more of an investigation as far as ownership and …
Mr Paul	I've got the file prepped. Uh, this is something Jeff brought me down to look at his week. Um, I think we talked about the photos bein' from January. Are they, more or less accurate?
Mr Oliver	Yes, um …

Mr Paul — I mean, everything else in here would, we'd be ready to proceed on an Order to Repair or Order to Demolish if that's what the Board wanted to do today.

Mr Denham — Do we have enough of a description that we could make a list of items to repair?

Mr Oliver — Well, like he said, the outside's basically complete, um, the inside: electrical, plumbing, HVAC, drywall, trimming it out, all that. I don't know if we want to get in that business …

Mr Paul — Have we done Orders to Repair on just the interior of the structure before?

Mr Oliver — No. This has been on the Agenda ten times. Uh …

Mr Hartwell — If memory serves me correctly, uh, all this was done after this was done after it was on the Agenda, correct?

Mr Denham — After what?

Mr Hartwell — After it's been on the Agenda: the exterior work, framing, so on?

Mr Oliver — He pulled, correct, he did pull a permit for, uh, the roof…

Mr Hartwell — And the roof? OK.

Mr Oliver — Yes,

Mr Hartwell — So he knew that all this could be demolished? He proceeded at his own risk, right?

Mr Oliver — He was informed that he would need other permits as far as the electrical and what have you, because of the inside of this. He's, basically, finished gutting it but, in the beginning, it was in very poor shape; the weather had leaded, sheet rock ceilings were falling down, things of that nature.

Mr Hartwell — I think the point that I'm trying to make is that he was aware that we could demolish this home and it was on the Agenda. I mean, we may not in the past, been as harsh but, never the less, if it is under our watch, surely, well, you could at least make that assumption that we could proceed with the demolition order.

Mr Paul — I, I don't know about that line of thought, because, I know that we talk about that when we've got an active order to demolish out there, where they are proceeding at their own risk. But the whole deal with the people coming to the Board is to work on their properties.

Mr Hartwell — Certainly, but I'm saying, what I'm trying to impress upon everybody, that this could happen. This is a possibility. We could go here.

Mr Denham — The possibility on every item on the Agenda.

Mr Hartwell — Correct. That is all I'm trying to say. I'm not moving as though this already ordered demolished. It is a difference there.

Mr Paul — Ok.

Mr Callihan — Part of your conerns, Sir, is that, you feel like everything is on the inside, that's the issues?

Mr Gilleland — Yeah, the outside's done.

Mr Callihan — I understand but our group will, will proceed as long, and, as long, until everything is complete, regardless, if it, if it's just outside issues or if it's just inside issue, I should say. Uh, so that's why we're, we're perusing completion, in a timely manner.

Mr Gilleland — OK.

Mrs Harrington — Well, when we say we're, we're "Continuing it for a Progress Report" every month, that that's why the motion was made but nobody wanted to second it, because, for three months now, we've not had any progress. And we are giving you the opportunity every, to go for thirty days and come in here and say, "This is what I've accomplished" and to say, "Well, I've accomplished hiring an electrician and he was supposed to get the permit but he didn't, it guess," that's, that's on you. We need progress every month.

Mr Gilleland — Well, I did quite a bit of progress last month, inside, you can't see it, but...

Mr Denham — I think you told us three months ago you were going to have electrical done before the next meeting.

Mr Gilleland — Well, the guy I had was, he couldn't do it, so I had to find another one.

Mr Wicklund — Well, and I'd like to maybe, uh, real quick, let the Board know; it's not that the Building Board has not held demolition hearings on properties where the main concern is just interior. Uh, the definitions of a Dangerous Building very clearly addresses interior work. And the Board has, throughout the years, ordered demolition of structures where the outside appears decent, but the inside meets the definitions for a Dangerous Building. What I think Kyle had asked me was, if the Board had ever

proceed on an Order to Repair where the City contracts out with contractors to finish out the interior of a home. No, as long as I have been here, the City hasn't ever done that. We have done it on a few occasions, on the exterior of properties. And uh, for what Jeff was referring to was that, the City is really not interested into getting into the business of going in and remodeling the insides of homes. But that is totally separate issue as far as to whether or not it meets the definitions of a Dangerous Building, solely on the interior condition, and the Building Department's opinion, it does as it sits today.

Mr Harrington — And he has enough to do without flipping houses.

Mr Paul — Yeah, and I'm sure the Board is aware that the percentage of recovery on the Orders to Demolish and Repairs is pretty low.

Mrs Harrington — And, and that was one of my questions, uh, uh, to Jordan, is, you know, whatever action we take, the cost that's, that's, uh, taken up by the City for that, is, goes against the property as a lien.

Mr Paul — Yes.

Mrs Harrington — Ok, well, my understanding is that he doesn't own the property.

Mr Paul — Um, huh…

Mrs Harrington — He doesn't have the title of the property, so whatever lien costs go against that, actually, are going to be the owner's responsibility at sale, right?

Mr Paul — It will be assessed against the real estate. It's not, it's not a personal judgement. And even then, uh, as I'm sure you are aware, most of the time they just don't collect it, for whatever reason, because we don't, we don't put all these properties up for Sheriff's Sale for a $2,000.00 lien.

Mr Gilleland — Well, I would think that if it's not leaking and it's not an eye sore to the neighborhood, it's, I don't see what the …

Mrs Harrington — There's no progress, that's what the problem is.

Mr Gilleland — Why, why would that, even if I never finished, why would, inside, it's still, wouldn't that be my prerogative.

Mr Wilson — No.

Mr Gilleland — I intend to finish it but, I mean, as long as it is not an eye sore to the neighborhood and it's not leaking and…

Mr Wilson — It's not that you don't consider it an eye sore, what we consider is habitability of the property and you have continually delayed getting the interior of the house to where someone could rent it. That is the big problem. By our standards, by the City standards, that house is not habititable with anybody or anything. So, therefore, that is a reason not to continue on it, because, even though the outside may look good, the inside is never going to look decent. You may have an electrician, maybe, from what I understand from your own voice, that he did, and we know he hasn't filed for a permit. Does he even want to do the job? Do you have a signed contract?

Mr Gilleland — I do.

Mr Wilson — We need something concrete.

Mr Gilleland — Ok.

Mr Wilson — And no more dilly dally, wishy washy. We've got to get this off our Agenda. The interior has got to be done because that is per code, OK?

Mr Gilleland — Ok.

Mr Paul — If the Board is kind of on the fence on what to do today, um, in kind of having a side bar with Jeff here, the photos we have in the file from the interior of the structure are from 8/29 and he said it's been about sixty days since he's been in the interior, is that about right?

Mr Oliver — Rick's done a framing inspection.

Mr Denham — When did you say the photos were taken?

Mr Paul — 8/29 of 16.

Mr Denham — Right.

Mr Paul — Is what the interior is.

Mr Denham — Oh, so they're almost a year old?

Mr Paul — Yeah. It wouldn't kill us to go send Jeff out again to take more resent photos of the interior of the structure.

Mr Denham — I think we need to continue it 'til we allow Jeff a little time to see what the actual status is.

Mr Paul — But, otherwise, it, it, it would be prepared. I don't know if you all want to, kind of, give him a drop-dead date, that, that if it's not ready to be released next time, it's going and he needs to be prepared for that.

Mr Denham — Yeah, do you understand what, what we are saying?
Mr Gilleland — If it's not…

Mr Denham — If we continue it for thirty days, uh, we need to see some real progress next time or we may just may go ahead and order it demolished or repaired.

Mr Wicklund — And I'd, I'd like to add, Denton, you can either, uh, get a list from Jeff or from one of your other previous properties, get a list of the criteria that the City Council has put in place to define what a Dangerous Building is. That's the definitions the Board goes by. You could use that as a check list and just start marking 'em off and you will know exactly what the Board wants done in order to release it and to, for this to be a livable structure again.

Mr Gilleland — Ok.

Mr Wicklund — It's this, it's the exact same criteria from one house to another.

Mr Gilleland — Well, this one needed a lot more than I anticipated when I got it, so, I'm getting' through it.

Mr Hartwell — Ok, Mr Chairman, I make a motion that Item # 2784, 2801 W 3rd St be continued to our August 25th meeting for a Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Denham — **Motion by Mr Hartwell, second by Mr Callihan, that Item # 2784, 2108 W 3rd St be continued to our August 25th meeting for Progress Report and Demolition Hearing at that time. All those in favor say "aye" (Mr Denham, Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (none). Motion carries.**

Mr Paul — And Jeff, is that list a comprehensive list or …

Mr Oliver — It doesn't get down to the details, basically, just the comprehensive details; get his general license, general contractor's license which he did do that, the framing repairs needed with the inspection. Uh, the inspection failed, uh, that inspection was done approximately two months ago. Must have a licensed electrician. He needs a licensed plumber. He needs a

licensed mechanical constrictor and a final inspection required before occupancy.

Mr Paul — Do you and Bryan want to jot down exactly what we're expecting to see between now and next time, while he's here?

Mr Oliver — Progress would be up to the Board, I guess, as far as how much they want to see done.

Mr Paul — Yeah, do you all want to get him a specific list here. We are giving him a previous copy of the document that was sent out about, kind of a general expectations. Do you all want to give him a specific punch list so there's not any gray area between what you're expecting between now and next time?

Mr Callihan — I would like to.

Mrs Harrington — Is, is there a, the framing did not pass inspection?

Mr Paul — Correct.

Mrs Harrington — So it needs to pass inspection by next time, is that right? Is that the place to start?

Mr Oliver — I would say, in my opinion, the time he has had, by the next meeting, it's up to the Board, framing inspection pass, a licensed electrician in there and started and maybe complete on the electrician rough-in.

Mrs Harrington — There isn't any reason that we couldn't have both the framing and electrical inspection by next time?

Mr Oliver — We have been after him for two months or longer to get an electrical contractor. It would have been done by now.

Mrs Harrington — That's what I would say, is …

Mr Denham — Ok, just so we are clear, we want the framing to be re-inspected and approved and passed and the electrical started and hopefully complete by then, too. That's thirty days. That's plenty of time to get that done. You just really got to lean on your contractor, your electrical contractor to get it done. Call him every day until he gets out there.

Mr Paul — Was there a third item on there; pass framing inspection, electric started and I thought I heard something else.

Mr Oliver — Well, along with the electrical, possibly, rough-in electric passed inspection.

Mr Denham — I don't think that is unreasonable at all. Can you go back to the mic so we can record your testimony, please? There has been a motion passed. Is there any more comments?

Mr Paul — Do you have any questions about the Board's expectations?

Mr Gilleland — No, the framing complete and the electrical roughed in.

Mr Denham — Let's go ahead and talk about the one on Junge. That's Item # 2812, 1205 W 13th or Junge Blvd.

ITEM # 2812 — **1205 W 13TH ST (JUNGE BLVD)**
OWNER: Ester L App
ADDRESS: 809 Roosevelt Ave, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the June 23, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Gilleland — Ok, I think I've done everything that, that he wanted. I took, took pictures there, if you want to see 'em. You got the before pictures, I think.

Mr Oliver — Denton has, uh, installed the windows, uh, on this property. I do have a question; you had some on the back that appeared to still be, the glazing and everything was still in them. Uh, do you intend to replace those or just get them…

Mr Gilleland — The windows are not too bad. They've put plexie glass in every one of the windows, so it would be better if it had regular glass, but, uh, yeah, I'm, we're goin' to paint those and stuff. Probably going to go over there as soon as we're done here.

Mr Oliver — Ok. There was also an issue with, uh, the sewer. You can see in the photos there, he's, uh, there's a small area there that needed repaired. He's done that. So, uh, as far as after the last meeting, he waited for me to kind of give him instructions. He did accomplish those, so, uh, but with this house, Denton, you're also goin' to need electrician to look at it.

Mr Gilleland — Yeah.

Mr Oliver — Ok?

Mr Gilleland — Uh, huh.

Mr Callihan	Do you own that property?
Mr Gilleland	Yes, uh, huh.
Mr Oliver	When I first put this on the Agenda, I did not know it was his.
Mr Callihan	Ok.
Mr Gilleland	I had just bought it.
Mr Oliver	And he has had it recorded into his name, now. I just haven't finish it on the Agenda.
Mr Callihan	Ok.
Mr Denham	Is that something you can have done by the next meeting, have the sewer looked at, and the electrical looked at?
Mr Oliver	Well, the sewer has been repaired.
Mr Denham	It has been repaired? Ok.
Mr Oliver	The electrical, I would like to know, from a licensed electrician again, have it looked at.
Mr Gilleland	Ok.
Mr Oliver	We got an old fuse panel in there. It looks like it needs some work done to it.
Mr Gilleland	It had breakers, but it, can it be off the Agenda for me havin' to have done everything that was required that you told me to do?
Mr Oliver	Um …
Mr Harrington	Not until there's electric in.
Mr Oliver	I would like an electrician to look at it. I don't want anybody getting put into the property without knowing that the electrical is safe.
Mrs Harrington	You've got an electrician coming anyway. Sending him over there.
Mr Gilleland	Yeah.
Mr Harrington	Have him write you a statement that, a certified statement, that it's good.

Mr Oliver — We will have it inspected before passing it anyway, but, I honestly think he needs to have an electrician look at it.

Mr Denham — Do we have a motion to continue this Item?

Mr Hartwell — Mr Chairman, I make a motion that Item 2812, 1205 W 13th St be continued to our August 25th meeting for a Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Hartwell, second by Mr Wilson, that Item # 2812, 1205 W 13th St be continue to our August 25th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (none). Motion carries.** Looks like you've got some work to do this month.

Mr Gilleland — Yeah. I don't know why this one can't be taken off, but…

Mr Denham — It is what Jeff told you. Get the electrical inspected and we will take it off next month, if it passes.

Mr Oliver — If there's nothing wrong with it, …

Mr Denham — If it passes, that's fine.

Mr Gilleland — I mean, it would have to be passed anyway before I sell it or…

Mr Oliver — You are going be, uh, you're going to be good to go. Get an electrician to look at it and its fine.

Mr Denham — Morning. Step up, tell us your name and, uh, what property you're here to speak on, please.

ITEM # 2746 — **2610 S OLIVER**
OWNER: Higdon Homes
ADDRESS: 3629 Austin, Joplin, MO 64804
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the June 23, 2017 meeting for a Demolition Hearing and Progress Report (TWELVETH TIME BEFORE THE BOARD)

Mr Higdon — My name is Brian Higdon with Hidgon Homes. This is in regard to 2610 S Oliver, Item # 2746.

Mr Denham — When do you think you will get started on this house?

Mr Higdon — Uh, middle of September. We've closed, or we've closed the first house and then 2606 S Oliver, we got it under contract Monday and it will close in five weeks from Monday and then as soon as that closes, that's my, my next thing I'm going to do.

Mr Denham — You haven't gotten a permit yet?

Mr Higdon — I've had a permit on it, yeah. but it expired.

Mr Denham — So you'll get that renewed and…

Mr Higdon — Yeah.

Mrs Harrington — I'm glad that sold.

Mr Higdon — Yes, oh yeah, absolutely.

Mr Denham — Quite a benefit for the neighborhood.

Mr Higdon — Yeah, and it looks good.

Mr Denham — So, if, if he gets started on it, this is an item we can probably remove or just put it on a long term…

Mr Oliver — Um, it's up to you. I mean, I would put it out, maybe ninety days. Make sure he gets the permit renewed.

Mr Denham — Ok. He has followed through on the other two. This is a property that had three slabs on it. He's followed through on the other two.

Mr Wicklund — Brian, have you mowed the grass, recently.

Mr Higdon — Yeah, I did last week.

Mr Denham — OK.

Mrs Harrington — Mr Chairman, I make a motion that Item 2746 at 2610 S Oliver be continued until our October 27th meeting, that's approximately ninety days, uh, for a Demolition Hearing or Progress Report.

Mr Tylle — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Tylle that Item # 2746, 2610 S Oliver, be continued to our October 27th meeting for Progress**

Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (none). Motion carries. Thank you.

Mr Higdon — Thank you. Have a good day.

ITEM # 2805 — **730 S PICHER**
OWNER: Eleazer Guerroro
ADDRESS: 615 S Moffet, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the June 23, 2017 meeting for a Demolition Hearing and Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Denham — Morning.

Mr Guerroro — Um, Eleazer Guerroro, the item number is 2805.

Mr Oliver — Property is at 2730 S Picher.

Mr Guerroro — Yes, 730 S Picher.

Mr Oliver — Yes, 730 S Picher, yeah.

Mr Denham — Can you tell us a little bit about the property, what the progress is?

Mr Guerroro — Well, em, I just poured the footage for the concrete. I am going to put an addition in the back. I just got the building permit. I'm working on it right now. So…

Mr Oliver — From when I, from when I posted this property, which, when I posted it, it was a Bill Michael property.

Mr Guerroro — Yes.

Mr Oliver — Another one. Uh, this gentleman purchased it from Bill. It was in really bad shape and he has done a lot of work on it; getting it cleaned up, getting it prepped to get his permit. So, uh, it looks a lot better.

Mr Denham — What kind of time frame do you have to get this project…

Mr Guerroro — I would say, uh, by, three and a half months to four at the most.

Mr Denham — Three and a half to four months?

Mr Guerroro Yes.

Mr Denham Are you doing all the work yourself?

Mr Guerroro Uh, whatever I can besides an electrician, plumbers and AC guys. What the City don't allow me to do much else, so, I just got contractors.

Mr Denham Are you a contractor, yourself?

Mr Guerroro Huh?

Mr Denham Are you a licensed contractor?

Mr Guerroro No.

Mr Denham This will be your primary residence?

Mr Guerroro Yes.

Mr Denham So you will contract out the electrical, plumbing, mechanical/HVAC?

Mr Guerroro Yes.

Mr Denham Have you talked to any of those trades yet?

Mr Guerroro Yes.

Mr Denham You have anyone under contract, yet?

Mr Guerroro I, call and talked with them but I got them all ready to go as soon as I frame this and yeah.

Mr Denham In three and a half, four months, that would be ready to move in?

Mr Guerroro Yeah.

Mr Denham Ready to occupy?

Mr Guerroro It should be. I mean I just poured my footing, so I'm going to pour where the plumbing and pour my concrete and frame what addition I'm going to put on and get it done.

Mr Denham How big of an addition is it?

Mr Guerroro It's 15 X 24.

Mr Oliver — He's came in and he's visited with me at the counter, what he needed…

Mr Guerroro — It was put it ------ had to tear it out and got the re-frame. I'm going to pour concrete and I'm going to re-frame it and so…

Mr Denham — Any other questions or comments?

Mrs Harrington — Mr Chairman, I make a motion that Item # 2805 at 730 S Picher be continued for approximately sixty days, until September 22nd for a Progress Report and Demolition Hearing.

Mr Hartwell — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Hartwell, that Item 2805, 730 S Picher be continued to our September 22nd meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (none). Motion carries.** Thanks for coming in.

ITEM # 2816 — **1106 S SERGEANT**
OWNER: Mark Mason
ADDRESS: 1106 S Sergeant. Joplin, MO 64801
Finding of fact Hearing scheduled for this date.

Mr Denham — Morning.

Mr Mason — Mark Mason, 1106 S Sergeant Street.

Ms Willhite — Excuse me, can you please step up closer to the mic. Thank you.

Mr Mason — I have property at 1106 S Sergeant.

Mr Denham — Item # 2616. The last Item. New Item. Can you tell us a little about your property?

Mr Mason — Uh, I inherited it when my Mom passed away. I'm slowly working on it. I'm trying to get employment so I can buy materials to get the work done that needs done. I got a roofing permit already.

Mr Denham — So your intention to rebuild it and resell it or…

Mr Mason — Yeah, family home.

Mr Denham — Move into it?

Mr Mason	Yes.
Mrs Harrington	Did you just get this property, or have you owned it for a while?
Mr Mason	My Mom had it two or three years but her health got real bad and she passed away and then, it was just mainly, just like storage.
Mr Callihan	How long have you been working on it?
Mr Mason	About two months now.
Mr Callihan	Say you've got a roofing permit?
Mr Mason	Yes.
Mr Callihan	Any guess on how long it might take to complete?
Mr Mason	I'm thinkin' maybe September.
Mr Callihan	But you really don't have the finances to do that?
Mr Mason	Right. Well, I've got odd jobs to do.
Mr Denham	It's going to take more than just shingles. There's a lot of roof, framing and…
Mr Mason	Yes, I have the shingles.
Mr Denham	But, I mean, it's going to take more than that. It, it looks like there's a lot of deck missing…
Mr Mason	Yeah.
Mr Denham	Uh, some rotten areas, some area of decay that needs to be replaced.
Mr Mason	Yeah, the porch is…
Mr Denham	Well, it looks like the fascia and eves have a lot of…
Mr Mason	Damage, yeah.
Mr Denham	Decay. Uh, there's quite a bit of debris in the back yard.
Mr Mason	We've got most of that cleaned up already.

Mr Denham — This says, these pictures were taken, uh, what was the 25th, Tuesday? I don't know. Maybe it got done since then. There's quite a bit in the back yard, from what I'm seeing. Has everyone seen these?

Mrs Harrington — No.

Mr Callihan — I drove by last night and there's, there was a big fire going on in the back yard. I'm not sure what that was about.

Mr Mason — Burning limbs.

Mr Callihan — Burning limbs?

Mr Mason — Yes.

Mr Oliver — This property was originally posted on, uh, 4/11 of this year. At that time it was vacant. Ok. Um, I'm going to say that within a couple of weeks this gentleman and, who, who was kind of with you when you came in to get your roofing permit?

Mr Mason — My dad.

Mr Oliver — Ok, and he's no longer in the picture with you, correct? --- He is?

Mr Mason — Yeah.

Mr Oliver — Ok. So it was vacant when I posted it. Within a couple of weeks they came in. We gave them the roofing permit. Um, I don't have the exact dates, but within a week or so after that, uh, they asked for an electrical service that was granted. It passed and power was hooked up to the house. Um…

Mr Denham — With no roof on it?

Mr Oliver — It had, it had a roof on it. It was in very bad shape. It was open, debris was scattered throughout it. Um, now that being said, power was, I think, intended to give them power to work on the property. The next thing we know, they're moved in. Um, so it really should not be occupied at this time. He's been told that, several times.

Mr Mason — Yeah, giving other people time to move out.

Mr Oliver — Um, there's been a lot of traffic. There's been tents in the back yard. We've got a neighbor that continually complains about it. He's been told while this may not have to do with the structure, that these folks that are coming and going. I've been out there a couple of times and each time I've come there's been quite a bit of traffic. Um, he's been told no one

needs to be in there. It should not be an occupied structure. Roofing permit is still good. Um…

Mr Denham — Is that for shingles only or is that for framing too?

Mr Oliver — It's basically for the, for the shingles only, like re-roofing.

Mrs Harrington — Are you living in this house?

Mr Mason — Yes.

Mrs Harrington — So who, the people coming and going, you don't have renters?

Mrs Harrington — You have renters that live in the house with you?

Mr Mason — Yes.

Mr Wicklund — Is there water service to the house?

Mr Mason — Yes.

Mr Oliver — So, when the roofing permit was given, or the power, was the intent, I thought, was to have power to work on the property. I don't know who took the posting down.

Mr Mason — I didn't know we couldn't live in it.

Mr Oliver — I don't know who took the posting down, but I have evidence that it was posted, prior to all that takin' place.

Mrs Harrington — The date on that posting is April 11th.

Mr Oliver — Correct. Um, approximately, I'm going to say three weeks, three or four weeks ago, uh, Code Enforcement Officer and I went out, uh, gave the gentleman, uh, fifteen days to get the roof done or, uh, it was going to end up on this Agenda. We returned. The roof was not done so, uh, it was placed on the Agenda and I hand delivered the letter to him, on site, for today's meeting.

Mr Mason — Yes.

Mr Denham — This is new business, so we automatically have to continue it for thirty days, just as a procedural thing but, uh, you understand that you have to vacate the property?

Mr Mason — Yes.

Mr Denham And when will you do that?

Mr Mason Uh, I have to give them thirty days to find a new place.

Mr Denham And yourself?

Mr Mason I think I can be moved out this weekend, but, yeah, you give us thirty days it will be vacant again.

Mr Denham We are not tryin' to create a hardship but we've got to make sure this building is safe to occupy, too.

Mr Mason Yes, I understand that.

Mr Oliver I believe, by the photos you have, now it's actually gotten worse.

Mr Denham If you don't get the roof on quickly, there won't be much a house to save.

Mr Mason Right.

Mr Denham Something needs to be done, immediately. Any other questions or comments?

Mrs Harrington The way it looks right now, if, I mean, if, in thirty days, if there hasn't been some kind of significant work on it, I think, Jordan, it might be good idea for you to look at, at getting ready to demolish because this appears to me to be a really unsafe building.

Mr Paul You got the file, Jeff?

Mrs Harrington I, I can't see any reason to let this go further.

Mr Mason I'm trying to get the rest of the…

Mrs Harrington If you've owned this for three years…

Mr Mason Well, my Mom was sick and…

Mrs Harrington He did sign the house while she…

Mr Denham He just inherited it.

Mr Mason No, we lived at a different property.

Mr Denham He just got ownership, recently.

Mrs Harrington	OH, when he said she died I thought…
Mr Denham	No, he inherited it from…
Mrs Harrington	When did you…
Mr Mason	This year.
Mrs Harrington	This year, like in January?
Mr Mason	Yes.
Mrs Harrington	Ok. Are you familiar with the people that are camping on your property? Do you know who they are?
Mr Mason	There's actually nobody camping.
Mrs Harrington	Tents with people in them?
Mr Mason	Tents are down. There's no tents.
Mrs Harrington	But there were people there.
Mr Mason	No, it was just storage. Just put stuff in.
Mr Oliver	I witnessed somebody other than yourself, actually taking one of the tents down, so while I haven't actually seen anybody inside the tents, I would assume, based off what I'd seen, there were probably people staying there in tents.
Mr Mason	I can't deny. There might have been but there wasn't supposed to be anybody staying in tents. It was for storage only. Proper storage shed.
Mr Paul	You're Mr Mason?
Mr Mason	Yes.
Mr Paul	And do they have, and is this the right address where mail should go to reach you, this 1106 S Sergeant?
Mr Mason	Yes.
Mr Paul	And you said your Mom use to own this house?
Mr Mason	Yes.

Mr Paul	But she has passed. Do you have brothers or sisters?
Mr Mason	I have a half-brother.
Mr Paul	By that mother?
Mr Mason	No.
Mr Denham	But this property is in your name?
Mr Mason	Yes.
Mr Denham	It's been recorded in your name?
Mr Paul	Was that through a beneficiary deed or was that through a probate estate.
Mr Mason	Um, heirship.
Mr Paul	Through a determined heirship?
Mr Mason	Yes.
Mr Paul	Ok, alright.
Mr Denham	So you're clear on what we'd like to see by next meeting?
Mr Mason	Yes.
Mr Denham	You out of it and getting the roof on and, hopefully, getting it released. It, it's just not fair to the neighborhood to have a building in this bad of repair and this much debris in back and people camping out. You need to take care of it for the neighborhood.
Mr Mason	Alright.
Mrs Harrington	I think it would be a good idea for him to stay in touch with Jeff to make sure he knows where you can receive, you know, your communication from us.
Mr Mason	I need to get some permits as well.
Mrs Harrington	Pardon me.
Mr Mason	I need to get some permits, building permits.

Mr Denham — We also need to know your new address once you move.

Mr Mason — Alright.

Mr Denham — So we can make sure you get the proper documentation. So if you can call Jeff once you have a new address, that would be good.

Mr Mason — Alright, thank you.

Mr Denham — Do we have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2816, 1106 S Sergeant, be continued to our August 25th meeting for Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Oliver — Hang on. Could you all put in that "vacated"?

Mr Denham — Could you amend yours to say he will vacate the premises as well?

Mr Wilson — And on the condition that the premises is vacanted and roofing is started.

Mr Denham — **Motion by Mr Wilson, second by Pommert, that Item # 2816, 1106 S Sergeant be continued to our August 25th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (none). Motion carries.** Thank you. Good luck.

Mr Mason — Thank you.

ITEM # 2797 — **2130 BIRD AVE**
OWNER: Jerry David
ADDRESS: 2130 Bird Ave, Joplin, MO 64804
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the June 23, 2017 meeting for a Demolition Hearing and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr Denham — Morning.

Ms Ashton — I'm Elaine Ashton, I have 2797, Bird Ave.

Mr Denham — Can you tell us a little bit about your property?

Ms Ashton — Um, it was burned down New Year's Eve. Uh, I have, since then received, finally, received insurance money. The bank took it, so I am, now, going through another insurance, or another bank to try and get funds to rebuild. Um, I do have some funds that I'm going to go ahead and start. I talked to the gentleman here this morning to be able to get my own permit so I can start doing some reconstruction on it and fixing it back up.

Mr Denham — About, about how bad is the damage.

Mr Oliver — Well, according to her insurance agent, it's not a total. Uh…

Mr Paul — It shocks everybody.

Ms Ashton — It did me too.

Mr Oliver — I, most of the pictures you see will be from the outside because it was secured, which is a good thing, before I got there and get my photos so I haven't actually seen the extend of the damage inside.

Ms Ashton — I do have photos of the inside, if you need those.

Mr Paul — Do you have any interest in seeing 'em?

Mr Oliver — Huh?

Mr Paul — Do you have any interest in seeing her photos?

Mr Oliver — Um, do you want to see photos of the inside, Kyle, anybody?

Mr Denham — Uh, yeah, if you have some, I wouldn't mind seein' 'em.

Mr Callihan — You do own the property now?

Ms Ashton — Yes, Sir, I do. I've got, went through the State and got it put into my name.

Mr Paul — I think it was awarded to you in your decree, right.

Ms Ashton — It was in the divorce and then I sent down and, uh, got it all switched over into my name.

Mr Denham — Do you have a time frame of maybe when you could get start…

Ms Ashton — I have talked to some contractors, um, and I've got some guys that are willing to help me, from the church, that's goin' to go in and we're goin' to start, as soon as I can get the Board's approval and get my permits, then

we are going to start as soon as possible. They said within, uh, three to four months, we should be able to have it completed.

Mrs Harrington — It seems like, I'm looking at last month's minutes, and that's kind of where we were last month. You said you'd talked to some contractors, uh, they, I'd recommended that you, that your insurance company might have a recommendation. You said they used Mayberry but you didn't want to use them. So you don't have a contractor, yet?

Ms Ashton — Yes, I do.

Mrs Harrington — You do have a contractor?

Ms Ashton — I have talked to Palponds Contracting out of Carterville.

Mrs Harrington — OK.

Ms Ashton — But, um, he's going to help me. He's not going to do the work because the insurance company paid the house off. It didn't give me the money to put back into the house. So he's going to work with me to, with the money that I got from belongings to be able to fix the house.

Mr Wicklund — She's requested to act as her own General Contractor and then just use licensed subs to do some of the work.

Mrs Harrington — So what's different today than it was last month? Help me to…

Ms Ashton — Well, I didn't know, the insurance hadn't paid off…

Mrs Harrington — Right.

Ms Ashton — And I wasn't sure about the bank taking my money…

Mrs Harrington — Right.

Ms Ashton — Um, and I have got to talk to Mark at SMB. We are putting together a, uh, loan application and that he's going to be able to help me. Um, but right now, financially, I'm going to go ahead and start and then if he's able to help me, then we're going to go into that. But I've got some funds set aside to go ahead and start. I've got people waiting just for the approval and me to get my contractor permits and stuff.

Mrs Harrington — So you own the property but you don't have a mortgage on it…

Ms Ashton — No Ma'am, not at all.

Mrs Harrington — So you could actually go and get a mortgage on the home to get it fixed.

Ms Ashton — Yes, Ma'am.

Mrs Harrington — And that is what SMB is trying to help you with.

Ms Ashton — Yes, Ma'am.

Mrs Harrington — Ok, so if you are not successful there, then, what, what do you think would be your next move?

Ms Ashton — Well, like I said, I do have some funds set aside from one of my law suites…

Mrs Harrington — Sure.

Ms Ashton — On the insurance and stuff, to go ahead and start construction or rebuilding. And then, uh, if I have to, I will seek other financial, uh, I've worked with um, Economic Security, um, they are willing to give me some advice and help out a little bit, since I'm on that Board. Um, and, so I am doing everything I can do to get this house back up in living order and dealt with.

Mrs Harrington — Well, it seems like, if you are at ground zero, it wouldn't be that hard through a mortgage company to get a second or another mortgage on it, um, a building loan.

Ms Ashton — Yes, Ma'am.

Mr Hartwell — Well, I'm satisfied with everything that's been said so far and I think I, for one, understand how insurance, sometimes, can be a long process or I'm certainly comfortable continuing this to the next meeting. Having said that, Mr Chairman, I make a motion that Item # 2797, 2130 Bird, be continued to our August 25th meeting for a Progress Report and Demolition Hearing.

Mr Tylle — Second.

Mr Denham — **Motion by Mr Hartwell, second by Mr Tylle, that Item 2797, 2130 Bird Ave be continued to our August 25th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (none). Motion carries.**

Ms Ashton — I've got a question: Now, is this, this the Board going to allow me get the permits and be the contractor?

Mr Wicklund	Yeah, I was going to interject a little bit. So, trying to keep things consistent, um, if she is allowed to act as her own General Contractor and we issue a permit, is there any kind of conditions on the length of time the Board would like to set on that permit? Not that it cannot be extended later on but some time it's a little confusing for everybody when we issue a six month permit but the Board wants something done in two months. We can certainly set a condition on the length of it, now, if you chose to.
Mr Denham	I don't see this getting done in two months. I mean it looks like a five or six month project anyway, but…
Mr Wicklund	So a six month permit is ok?
Mr Denham	I think so.
Ms Ashton	Thank you.
Mr Wicklund	Just fill out that application we gave you this morning with, and list your licensed subs and we can get you a permit and you can get started.
Ms Ashton	Ok, thank you, Sir.
Mr Oliver	Addresses are still the same?
Ms Ashton	Yes.
Mr Oliver	Do you have a new address that I need to have to…
Ms Ashton	No, it is still the security address. Thank you.
Mr Denham	Thank you, good luck.
ITEM # 2786	**211 S PARK** **OWNER: Lois Shilkett** **ADDRESS: 812 N Pearl Ave, Joplin, MO 64801** **Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the June 23, 2017 meeting for a Demolition Hearing and Progress Report (TENTH TIME BEFORE THE BOARD)**
Ms Shilkett	Lois Shilkett, 217 S Park.
Mr Denham	What's the status on your property?

Mrs Shilkett — Well, it's the same as it was the last time I was here. Last month, I missed because my daughter had a baby. Uh, but I have finally, uh, talked to, uh, Johan Clayton and he's going to come and finish the siding. I'm not exactly sure when. He didn't give me a day.

Mr Denham — Is that with Habitat for Humanity?

Mrs Harrington — Hearts and Hammers.

Mr Denham — Oh, Hearts and Hammers.

Mrs Shilket — Hearts and Hammers, right. So as long as he didn't have to go to them for any materials or anything, that there would be no problem with him and another guy coming and finishing up the siding.

Mr Denham — Excellent.

Mrs Shilkett — But, I just made contact, so I don't know exactly. I assume that'll happen fairly quickly.

Mr Denham — I'm sure they will follow through.

Mrs Shilkett — So that's where I am.

Mr Denham — Ok.

Mrs Shilkett — That good?

Mr Denham — Any other questions? This is the one that had just a minor bit of siding that needs to be done. Ok. Good luck. Hopefully, they will get done this month.

Mrs Shilkett — Thank you very much.

Mr Denham — Thank you. Do we have…

Mr Oliver — Congrats on the new grandbaby.

Mr Denham — Yeah, congratulations. Do we have a motion to continue?

Mr Hartwell — Mr Chairman, I make a motion that item # 2786, 211 S Park be continued to our August 25th meeting for a Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Hartwell, second by Mr Pommert, that Item # 2786, 211 S Park be continued to our August 25th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (none). Motion carries.** Thank you. Good bye.

ITEM # 2808 — **1021 TEXAS**
OWNER: Steve and Melanie Ousley
ADDRESS: 2911 S Missouri Ave, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the June 23, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Denham — Morning.

Mr Ousley — Grant Ousley, with 1021 Texas.

Mr Denham — Tell us a little bit about your property?

Mr Ousley — Yip. Last week I purchased a, uh, back door to replace the broken one and I've yet to install that. I plan to get that, um, get the boards off and get the new door installed, uh, next week. I've, uh, trimmed the trees stretching across the roof line so that that can be clear to work and next week I'm meeting with, uh, Abernathy Construction to get an idea, um, get a quote on the roof and to, to uh, add on an enclosed garage where the carport was. And once I have all those quotes I can get the, um, permits I need to move forward on all that.

Mr Oliver — He's made progress.

Mr Wicklund — I know there's plans to do more work at this house but have all the items that initially, uh, lead you to post the structure, have those been addressed at this point?

Mr Oliver — The windows have all been re-glazed that were busted. Uh, he's removed the carport, which was a big concern. Um, it's still pretty rough up against the gable. Sounds like you're heading towards addressing that with enclosing the garage.

Mr Ousley — Right, right.

Mr Oliver — As far as the danger of the carport collapsing, falling or anything, that's now been removed, so…

Mr Denham — Ready to release, is that what you're saying?

Mr Oliver — Um, it's, yeah. I mean, sounds like he's going to follow through with, uh, getting' the estimate and get a permit.

Mr Callihan — Didn't, uh, last month you mentioned that budget could be an issue, financing? You were trying to do it as you could?

Mr Ousley — Um, it maybe. I haven't really looked into financing, getting loans and…

Mr Callihan — No, I'm talking about funding the work that needs to be done; the roofing and what other work that needs to be done. I've, seems like I recall you're juggling education with…

Mr Ousley — That, that's, kind of, what was slowing the progress down, so I'm kind of moving out of that now that I have all the funding just setting aside. But, but I'm more prepared to, to move forward and, and get some work done.

Mr Denham — Do we have motion to release or do we want to keep it on the Agenda?

Mrs Harrington — Mr Chairman, I'll make motion that Item # 2808 at 1021 Texas be removed from our Agenda.

Mr Pommert — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Pommert that Item # 2808, 1021 Texas be released from our Agenda due to the work being complete. All those in favor say "aye" (Mr Denham, Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (none). Motion carries.** Thank you.

Mr Ousley — Thanks.

Mr Denham — Good luck on it.

ITEM # 2781 — **519 N JACKSON AVE**
OWNER: Laura Julien
ADDRESS: 217 E Fountain Rd, Joplin, MO 64801
Item previously ordered demolished. At the January 27, 2017 meeting the owner was granted a 90-day window to complete project and gave the building department the ok to issue a permit. Continued from the June 23, 2017 meeting.

Mr Denham — Morning.

Ms Julien — Morning. Um, Laura Julien, the property is 317, I'm sorry, that's my property, 519 N Jackson. Um, nobody is more frustrated with this than I am. I've been e-mailing and, and sending documentation, what's been going on this month. Um, after the inspection failed, uh, when Jeff was out there, I did go ahead and, and get the new jacks replaced and the hydraulic jacks, 'cause they didn't like those in the basement. Um, poured the cement pads. Um, I bought all the wood for the, uh, gurtters, 'cause you wanted them doubled up instead of the singles that I had already installed. Um, then I went home and the air conditioner was off and I jumped on a chair to try and open up the air vent and I fell down and fractured by tibia. Um, I sent e-mails to the attorney. I've copied them to Bryan. I've, hopefully, I've, I've sent pictures of the, the x-rays and everything just to show you, I'm not one of those people that don't do what I'm supposed to do. Um, I've not been able to get over there after that to finish doing it. It tried to go over, um, when I first got the cast on and did the outside, the very bottom edges of the skirting there. That was impossible. I cannot get on a ladder. The cast is off. The leg is better. Um, as I said, I did send all the documentation to you, so I'm back on track now. Um, there was no way that I could get on a ladder and get underneath and climb around with a stupid cast on my leg. Um, like I said, I did send you guys copy of the x-rays and everything but it, it's, I'm back on track, I just, I just want to have this done. I was ready to have it completed this month. People have been out there helping me scrap off wall paper, I mean, it's, it's, it was almost, I was there. But I'm back on track now so I can continue working on it now.

Mr Oliver — I believe I passed this around last meeting, but I will pass it around again. It kind of gives you a background when all this started.

Mrs Harrington — Ok, so, I, didn't, I understand you broke your leg. That's what I heard. Um, so you haven't done anything?

Ms Julien — I've, I have, I've not done anything, but I've purchased everything before I fell down, but…

Mrs Harrington — Ok, that's enough. Yeah, I just want, I have your time line here.

Ms Julien — Yes, and it was so, almost so close to being done and …

Mrs Harrington — Ok. Alright.

Ms Julien — I just want to address one issue that I mentioned in my e-mail: Um, when this had first happened, um, this whole, this whole situation getting onto the Agenda, um, it was due to me no receiving the certified mails. This was left in the trailer park's mail box which is across the street and several yards down. Um, the lady was sending it back again. According to her,

she has done this several times. They just throw them in her mail box. I'll hand this to guys. You are apparently, supposed to sign (speaker moved away from microphone to hand the Board the certified letter and dialogue could not be heard), the driveway and just stopped. They just threw it in her mailbox and just left it, 'cause apparently the trailer park has a Fountain Road that is not my Fountain Road but there's one in the trailer park. They don't come to the doors. I was not kidding when I said, that. They, they don't do that. They don't leave you anything saying that it's there. They just throw it in someone's mailbox and drive off. And I'm, I'm not kidding. You can tell it's not even torn off there. I mean, if I hadn't even open it to see what it was, you know, if it wasn't for the meeting that I already knew about, I would have never known.

Mr Wicklund — Whether you've been getting the mail or not, you've been consistently at the meetings, so…

Ms Julien — Yeah, so that's what brought me here in the first place, 'cause, that's what I was saying, 'cause before, I had not, apparently, been believed about, but when this came through, oh, I've got to show you guys this, 'cause that's how this whole business started. If I'd, originally, you know, gotten anything before, you know, the last letter that I actually did get, we wouldn't be here. You know, and I've been working my butt off every single month when I come in here, to get everything done and it, it, the check list would have been finished. That last, final little list, um, even with failing the inspection, it still would have been done 'cause I work, I work, you know, my rear end off.

Mr Denham — It was in January we had the 90-day extension, I believe.

Mr Paul — Sounds about right.

Mr Denham — Something like that. We're, we're getting into nine months. I mean, uh, instead of 90-days. You think you can have it done?

Ms Julien — I definitely can. I mean, if, if I hadn't fallen down, like an idiot, it would have been done. I mean, I got, I even, I even found a co-op in the neighborhood. Apparently, when I went to, um, ride out to get the pieces that are going on the trim, there, uh, there's a person in the neighborhood, the neighborhood, apparently has this little thing where they all get together with the older houses and they clean up and help each person, you know, fix them up and build them up and everything. So, they're going to help me with getting the rest of that, the soffit pulled down that my ladder was too short to do. They're great. So I didn't even know that existed, but there's a whole little neighborhood, um, they have meetings once a month and, uh, they get together and help each person that needs work on their house. So I've got extra help I didn't even anticipate now. But I was

so close. I only had that little checklist to do and it would have been done but I fell down.

Mr Paul — I, I get the sense that the boards patience is…

Ms Julien — Oh, I understand your frustration, you are not…

Mr Paul — Is, is limited…

Ms Julien — Not any more frustrated than I am.

Mr Paul — And you sound like you think you are really close. I just want Jeff to make sure that there are, there isn't any ambiguity about what his expectations are in order for this to be released. Are you all on the same page about…

Ms Julien — He's been in there and inspected it and I have my list…

Mr Paul — Does she have a list, Jeff?

Mr Oliver — Well, Rick and I went out, it's be a little over a month ago. It was just before last month's meeting and she failed a floor joist inspection. Um, we've not been back out to re-inspect, at this point. Like she said, she had an accident so. Not to sound mean here but even at that time, we were not, we were past the 90-day mark.

Ms Julien — Right.

Mr Oliver — You've got a lot of work here to do. You can't do it by yourself, in my opinion.

Ms Julien — That's right. Since I've found these people I, I was surprised and pleased…

Mr Oliver — Even with, even with these volunteers, you know, they may or may not be skilled labor. This is a major project and you are, it's been order demolished once, they put a stay on it, you signed a piece of paper stating that, if they chose to, they could come back at any time and lift that stay. That was your risk that you decided to take.

Ms Julien — Right.

Mr Oliver — Ok. Um, you know, at last month's meeting, we were past that 90-days. There's a lot here. And I admire you for wanting to take it on but I believe…

Ms Julien — There's been so much done to it, too.

Mr Oliver — I believe you, uh, should look or should have looked or should look at other resources, seeing if you can borrow money to get it done…

Mr Julien — I've cashed in my 401K, so I've got an extra, you know, several thousand to, to, to work on it with.

Mr Oliver — You've still got floor, you know, the joists have not been re-inspected, the siding's not done.

Mr Denham — What was the issue on the joists that failed?

Ms Julien — They weren't doubled up.

Mr Oliver — The beam pockets, um, they're multiple things, I don't know that that correction notice is in the folder. Um…

Ms Julien — You said…

Mr Denham — I mean, is it something that is easily corrected or does it have to be reframed or is it something that can be easily corrected?

Mr Oliver — No, it can be corrected.

Ms Julien — Yeah, they told me to double up the boards that I had installed and add more supports.

Mrs Harrington — Let us, let us talk.

Mr Julien — Oh, I'm sorry. I thought you were asking me. I have only one contact lens in, so…

Mrs Harrington — So, it's going to take a professional to get the floor joist situation corrected?

Mr Oliver — If I was in this situation, I would hire somebody to do it.

Mrs Harrington — And you have skills?

Mr Oliver — Well, I could do it, but, I, I believe, in my opinion, you'd want somebody that acutally has a building background and understands the load that floor joists take, what spacings and all those things that need to be done to pass the inspection.

Ms Julien — Right.

Ms Harrington — If we had not dealt with this for however long we have, and it came onto our Agenda today, would you make a recommendation today? Is it that far gone?

Mr Oliver — In the condition it's in right now?

Mrs Harrington — Yes.

Mr Oliver — Yes.

Ms Julien — Nobody said that at the inspection. He just gave me a few things to fix and I've got the list there that he gave me. He said double up the gurtters because I had singles instead…

Mrs Harrington — Ok, let...

Mr Paul — But that was just to the footings, right?

Ms Julien — That was to the floors and the bottom, the basement and the whole, the supports and everything. I've got, there was not, you have to hire a contractor. He gave me just a few things that I had to fix that weren't, you know, I had supports in the center and he wanted supports over on the end over here in front of the wall, next to the door. And they wanted the, the gurtters doubled instead of the single ones and I…

Mr Oliver — That's, this is just one small piece of this whole project. You've got a long way to go even after that.

Ms Julien — Yeah, but 90% of it's just superficial. You know, its, you know it's just finishing the wall paper and the walls and that.

Mr Oliver — I disagree.

Mr Callihan — There's a lot work to do on the exterior.

Ms Julien — On the exterior? That's what I was working on when, yeah, I understand. I mean, there's, there's only a little bit of siding left to put on it and the rest is getting painted. So there's not, I mean, that, that front part is not getting sided. It's being painted 'cause there's nothing wrong with the stucco that was on it.

Mr Callihan — What are you putting on the back wall?

Ms Julien — The back wall's going to be like the side walls are.

Mr Callihan — There's, kind of, nothing there now.

Ms Julien — Yeah, it's just down to the shiplaps now. Its still gotta be wrapped and, and, uh, I've rebarred before I wrapped and, and it's gotta be sided after that.

Mr Callihan — Soffits and fascia that are…

Ms Julien — Yeah, it's all, it's all sitting right there in the house. It's just, other stuff was slow because I was alone. Now, having help, it's easier. Um, hanging the siding alone was very hard. It took a long time to do a couple of pieces. So, --- it is, it is duable. I mean, I've been told by several contractors that came out to look at it, that it, it's complete fixable. So, there's no reason to demolish it.

Mr Paul — Anything's fixable, for a price.

Ms Julien — Oh, I know. Trust me, $30,000.00 into with paying people that didn't do anything. I know.

Mr Wicklund — Well, and, and I remember the first time you actually were present, um, you had, you had help lined up then.

Ms Julien — I'm sorry, I didn't hear you.

Mr Wicklund — The first time you came to the meeting, you had full confidence that you had help to do all the work.

Ms Julien — I know. I did and they went and got breaks for jobs and wouldn't help. They didn't want to come out at night and help. So, now, I had to do the rest of it all by myself. And I've had a few people come here and there and help and they just help with superficial or holding something while I screw it in. But…

Mr Paul — I mean, are you, are you clear on what Jeff's asking of you?

Ms Julien — Yes. Yes and I do have a contractor who can come out and help. I mean, I, I do tile flooring, you know that. Um, and Landsford, he's a friend of ours that, we just finished…

Mr Paul — Yeah, I, I just don't want you to think that anybody over here is playing hide-the-ball or moving the goal posts on you. Um, if you get past the flooring, even. And then you have these other things to do.

Ms Julien — I understand. Know, I've, I mean, I've got a contractor that can come out. I just, you know, just trying to save money for other stuff that's got to be

done to it. So, but yeah, I can have Ben come out and help. It will just take a few weeks to…

Mr Denham — What does it take with the electrical and plumbing? Did you get a chance to look at that?

Mr Oliver — Yeah, well, I think the plumbing will be just minor repair. The electrical, I would advise to have an electrician come in and...

Mr Denham — So it's not a whole new electrical service, it's a matter of making some needed repairs, check everything?

Mr Oliver — Correct.

Mr Denham — So, the reason the joists were removed, there was some sort of decay or…

Ms Julien — There was none.

Mr Oliver — Um, when I first posted this property, um, it may have been from somebody she'd hired before, uh, the sub-floor material had been removed, all the floor joists were exposed in the lower level, front part of the home and basically, it's still setting in that condition right now. As far as rot, um, no, I think there was more of some leveling issues and things of that nature.

Mr Denham — So there's not a lot of framing left to do once this joists passes inspection?

Mr Oliver — Um, no not a lot.

Mr Denham — I think we want to work with you but you're making it awful difficult. I mean…

Ms Julien — I'm not trying too. I'm trying to do the best I can, here. I'm not trying to be difficult at all. I just want to get it done.

Mrs Harrington — Well, it occurs that, that, from the beginning, you've said you could do this yourself and that's really not realistic. And, then you tell us you have access to contractors but you don't want to spend your money on that and to my way of thinking, a contractor would have had this done and done correctly. And, um, and I think that's what we expected from the beginning.

Ms Julien — I have a contractor...

Mrs Harrington — I, I'm frustrated that you won't get a qualified contractor to come in and fix your home. From what there is to do to this, to this property, I don't believe you can get it done. I don't believe, um, that you're prepared for

anything past this issue with the floor, because everything that comes along after that is going to be a big deal. The, the floor joists are a big deal and so is everything that come after it. It's not superficial. You say…

Ms Julien — But the floor…

Mrs Harrington — It's superficial and it's not superficial. Otherwise, it wouldn't be on our Dangerous Building list. And, and for that reason, I just, um, I mean, I think I said last month that I was pretty much done, you know, giving, giving it any more time.

Ms Julien — It would've been done if I hadn't of, I just don't understand what your thinking isn't superficial, because, fixing the walls and repairing that and painting isn't what I, what I would deem as something had to do with a dangerous building. There were not gurtters under the floor joists. They were spanned the entire 17 feet of the room with no support under it. There was nothing under it. Support pads, I put supports up. I added gurtters, I just didn't double them up and put enough supports on one edge. There was nothing there. I've re-supported the darn staircase, I've jacked everything up. I've pulled the walls back in, stabilized them back onto the, onto the joists that are on the edge there. I've done so much work to this house. Everything after that is, is, has to do with how it looks. You know, I work for a tile company. I install floors. That's what I do, I do tiles. I do back splashes, I do bathrooms. That's what I do. I cut tile. I set tile. I put in everything that has to do with everything once the sub-floors are back in. It's, it's just almost completely ready to finish all that out. But I failed the inspection because I didn't double up the stuff and do extra supports. The windows are in. Most of the siding is up. All the base is up. The back needs to be done. The soffits still need to be done. It's got to be painted and then the interior, finish scrapping wall paper and tiding it up and repainting all that. That's not what I would say has to do with a dangerous building, what is left after the floors are finished.

Mr Hartwell — If the Board were to move forward with the demolition, not going to say it's going to happen, hypothetically, if the Board were to move forward with the demolition, what is your backup plan?

Ms Julien — If they move forward to demolish the house, I'd have to get an attorney. If, I'd have to. I have too much sunk into this. It's all I have. It's the only place I'm going to have to live in. This is it.

Mr Hartwell — Well, you did sign a paper that said that you knew that we could demolish it.

Ms Julien — I did.

Mr Paul — You can always hire an…

Ms Julien — I didn't have a choice.

Mr Hartwell — Attorney.

Ms Julien — I didn't have a choice. It was that or not get a place to stay. There was no choice.

Mr Paul — If they could do anything…

Ms Julien — There was no choice. Sign it or not sign it…

Mr Paul — For you is the question.

Ms Julien — I was pretty much forced to sign it. If you don't sign it then you don't get to work on the house. They wouldn't even've granted a permit. There was no choice.

Mr Wicklund — In my opinion, the choice was made when you deceided you were going to do everything you could possibly do to stop the City from demolishing the house. I explained to you, uh, after years of doing this, I've come across several cases where the owner has really good intensions and really believes what they want is to fix up a property. But, for whatever reason, and every situation is unique, the Building Board will go ahead and order a demolition and after it's completely done, completely cleared up, the owners come to me and say thank you.

Ms Julien — Yeah, they probably have somewhere else to go.

Mr Wicklund — No.

Ms Julien — I'm just…

Mr Wicklund — I'm thinkin' of a particular one where two sisters lived in it and was the only house they had lived in for thirty years, together. And they both came in and gave me a big hug afterwards because it freed them up. It prevented them for going down a road they were not prepared financially, emotionally. Technically, they didn't have the ability to do the work and they were better off when it was just finished, demolished, cleared up and they could move on with their life. I had that same discussion with you back months and months ago. That was when the decision was made. The decision, there's been many decisions since then, but they all fall back on that one and I, it puts the City and it puts the Board in a very difficult

situation whenever they've already ordered it demolished. They already granted an extension.

Ms Julien — Did you also order it demolished because there was a lack of communication. Since I did not receive the certified mails?

Mr Wicklund — No, it was ordered demolished just strictly on the basis of the definitions of a Dangerous Building. And I, I'd offered to you the same thing I'd offered to one of the owners before: We can give you a copy of the paper and you can identify which ones apply, in your opinion, but you're not going to have any trouble seeing. Now you may argue, this shouldn't be a definition but it is. And it's a definitions that the Board has to follow and you can easily identify which ones apply to your house. And we, and the Board does that when they hold a demo hearing. They've already done that on your property. On that, on that structure. Uh, they are not difficult to understand and those issues have not been completely corrected to date. It doesn't mean that they can't, uh, like the Assistant City Attorney said, anything can be fixed. Anything. But it still meets the definitions, today, that it did when it was ordered demolished.

Ms Julien — This would have been done by now.

Mr Wicklund — I understand.

Ms Julien — This would have been off your Agenda if I didn't fall down. It would have been completed.

Mr Paul — Well, and I, we know you think that but what Jeff told us today, is, I don't think he or the rest of the Board probably agrees with that. And I get the impression that the Board's going to give you another thirty days today, but, I think, what everybody's trying to tell you here, is, there's not one going to stop you from going and putting a lot more money into this house but, based on the progress they've seen in the last nine months, it's not really that much further away from being demolished. And, I don't think anybody here wants to be in the position for you say, "nobody told me this couldn't happen". I think that's what everybody's trying to do here today, unless I'm, kind of, misreading the room.

Mrs Harrington — I feel like, if, yes, you broke your arm, and I'm sorry about that. I'm sorry for that, but, I think, if I had been in that position, I wasn't so, I don't know for sure, but I might have been inclined to say, "ok, this is an omen. I need to hire somebody to get this work done, especially on things like the floor joist." You know, I, sure you can paint one handed and...

Ms Julien — It's my leg.

Mrs Harrington — Well, whatever, you can paint, you can do all the other things, possibly, that are cosmetic finishes but the day you broke your leg, you became disables as far as being able to do the kind of work that was required to move this house along and you knew that was our, um, expectation. And you knew exactly what expectations we had when you wrote them down. So breaking your leg might have been a turning point for you to say, "This is how I'm going to change this process, now. I can't do this." So, um, that's my issue with, uh, with your, your forward motion on this. There is any number of factors along the way that should have indicated to you that "I can do some things but I can't do some of the things that are going to get me started." And that is where my problem is. That when you failed that inspection on the floor joist, you should have had a turning point that it was beyond what you could physically do yourself, because you wouldn't have called for the inspection if you had thought that it was still, uh, not going to be accepted. You obviously thought it was repaired right when you called for the inspection and it didn't pass the inspection. So that right there tells me that you were beyond then what you were capable of and you need to hire a contractor or get some kind of professional help that would have gotten you past that, uh, point. And I, that's, I think that's where the breaking line is for me, that your decision not to go forward to get the right kind expertise behind the project, um, lead to failing in a lot of ways.

Ms Julien — You see, the contractor that's been advising me and telling me what needed to be done, he's, he can't do any work because he's Stage 4, but he comes out and he's told me what to do after the first inspector gave me the list and said, you, have, have no, no gurtters. You need to put four in here and put supports under 'em here and I did, exactly what I was told to do but it wasn't enough, apparently.

Mr Hartwell — In addition to what Crystal said, uh, memory goes back that I was the member of the Board that made the motion to give you the 90-days stay and I was very optimistic in the beginning of this process that you would continue work on this. I've driven by the house personally, every month since then. I'm not a licensed contractor but I haven't seen a lot of, lot of progress. I know that you say it is superficially, however, if you've failed X, Y and Z inspections, it doesn't appear, it appears that the job is too large at this moment in time. And I, I've said this at other meetings, uh, to Mr Gilleland and a few others, that, going along with what Bryan is saying, we may be doing you a favor if we do this. And if I, I went back on my calendar, and your 90-day Stay was up in April and you didn't break your foot, leg, Tibia, whatever, in April --- or in May or in, I guess you did in June. So now we are almost at the first of August and, uh, Jeff has now said, he's our advisor, ok. He has said that it sits as it did when we granted a stay on this. So it meets the same criteria. Now, the variance of that differs but it still meets the criteria. So if you get an "F"

on a paper here and then if you are almost at a "D" before but you still have an "F". Right know you have an "F" and, unfortunately, I think it, the Board, as far as I can hear, and I, I know that this is the cases especially with some members, uh, are just tired. And we, you've heard a lot of people tell us stories every month.

Ms Julien — Oh, I have.

Mr Hartwell — And you've been here and I thank you for that. However, I think it would be wise for you to start seeking other options. Uh, moving forward to, to get a Plan B. Not having another plan is irresponsible because this project, at this point, has become irresponsible. And, I think, that the Board needs to act today, make a decision. Either solidify a demolition or, uh, we need to move forward somehow. So I would like the Board to do that.

Ms Julien — I can probably have, call the contractor to come out do it, if you are requiring a contractor to do finish it.

Mr Hartwell — Do you have the funds to do that?

Ms Julien — Yes.

Mr Paul — And I don't want you to be mistaken, I mean, the City can't require you to hire a contractor. I think they are just suggesting to you, that based on the Board's observation, that there seems to be an insufficient progress the last nine months, that they're all suggesting, based on their experiences in this industry, which, I think, basically, everybody on this Board has some experience in this industry, that you consider looking into a professional contractor. They can't make you do that, they won't make you do that. But they all seem to think that it would be in your best interest to have that conversation.

Ms Julien — It would be faster. I mean that would be the only, you know, whether they advise me to do it myself or whether they do it, it would be faster than me. I told you right from the beginning, I'm slow but I get it done. Not one of those people that, that don't work on the property. I've been there all the time until I got hurt. I've been there every single day. I have two jobs and I still work on it every single day. It's not like haven't been doing anything or been flaking off doing something else. You know, I've, after I had a heart attack, the doctor said, lose ninety pounds. Yeah, two or three times, I do what I'm supposed to do. I'm not a quitter, I don't give up. I don't stop. You know, this was just a delay. I mean, I... I can't lose the house. I can bring a contractor in if it will help just to get it done faster. I can do whatever it takes. It doesn't matter. You know .... If that's what it'll take. I've got to get this house finished.

Mr Callihan — This was put on the Dangerous List or designated as Dangerous February 1st of '16. It can't last.

Ms Julien — Yeah, the neighbors told me that, they, they're going to get it demolished no matter what. That's what the neighbor told me, so…

Mr Callihan — And it says that complaints started prior to that date, so February of '16…

Mr Julien — They were beggin' for four years before, before I even bought it.

Mr Callihan — It has been an issue for a long, long time.

Ms Julien — I understand.

Mr Callihan — And it can't continue. Something's gotta stop.

Ms Julien — I understand. I mean…

Mr Denham — We've got a decision to make. We've heard a lot of discussion. We either need to continue it or left the stay. I don't mind continuing it one more time but that would be it, as far as I'm concerned. Next time, I don't want any excuses. Don't even bother showing up if it's not, if you can't…

Ms Julien — That's all I need is one more…

Mr Denham — If we agree this time not to lift the stay, I'm sure…

Mr Wilson — I would say, let's go another thirty, because of her injury. If nothing is accomplished or anything is not passed on by the Board, or, excuse me, by the City as complete or fair, then I am with the, what I consider as the consensus of the majority, that the Stay should be lifted by the, at that time.

Mr Denham — Is that your motion?

Mr Wilson — I'll make a motion that we continue this for, to the, uh, August 25th meeting for Progress Report and Demolition Hearing and that if no progress is made, then the Stay should be lifted.

Mr Denham — Do we have a second.

Mr Tylle — I second it.

Ms Julien — Thank you.

Mr Denham — **Motion by Mr Wilson, second my Mr Tylle, that Item 2781, 519 N Jackson be continued for a period of thirty days, August 25th for a Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Pommert, Mr Callihan, Mr Wilson, Mr Hartwell, Mr Tylle) Those opposed (Mrs Harrington) Motion carries but we are at the very end of it.**

Ms Julien — Ok, I understand.

Mr Denham — I think you understand, but it will be lifted next time unless we see some real, concrete progress.

Ms Julien — I'll call Ben and have him come out…

Mr Oliver — Ma'am, do you want your letter back?

Ms Julien — I just wanted you guys to see that they don't' deliver.

Mr Callihan — Have you contact, have you contacted the Post Office?

Ms Julien — I have several times.

Ms Harrington — Well, take that to the Post Office and show them.

Mr Denham — Yeah, because the City paid a lot for those certified mailed and it needs a signature or a return. One or the other. Alright, thank you.

Mrs Harrington — Well, it looks to me, like the City's about $75.00 into letters, right now, on your property, at least.

ITEM # 2815 — **621 E 13TH ST**
OWNER: Dobemar Investments, Inc
ADDRESS: 1601 S Madison St, Webb City, MO 64870
Finding of Fact Hearing scheduled for this date.

Mr Denham — Morning

Mr Elliston — Praise the Lord. My name's Mark Elliston, here in reference to Item # 2815, 621 Markwardt. Dobemar Investments.

Mr Denham — This is the first time to be on our Agenda so we automatically have to continue it for thirty days but can you tell us a little bit about your property?

Mr Elliston — Yes, Sir. Uh, quite frankly, according to your letter we got ten days, they had ten days in order to get a permit. We didn't get the letter until after

the ten days, so there wasn't any reason for us to move forward. So we needed to come today. Uh, this, the damage on the property is a result of a, uh, the owners signing a, um, and allowing the police department to bust down the doors and break out the windows, put dogs in to get a felon out of the property that was hiddin' and, uh, the damage needs to be repaired. We are in position to ask the Board to give us ninety days. We will get the permits and we'll get the stuff taken care of. But that's the reason that the, that front door, back door were damaged and the windows busted out. Uh, because there was an individual hiddin' from the police, a felon.

Mr Denham — And that's vacant now?

Mr Elliston — It is, yes. It, it's vacant and, uh, nobody is supposed to be in it. We just didn't go forward to ask for the permit because of the, the date of the letter indicated that we had to do it within ten days. We received the letter on July the10th which was twelve days after the date of the letter so, we knew we had to be here.

Mr Wicklund — Was the person of interest that the police were after, was he a renter of that…

Mr Elliston — No, he was not.

Mr Wicklund — Ok, so it was vacant then.

Mr Elliston — Yeah, that is correct. It was vacant at that point in time.

Mr Wicklund — So it was clearly, uh…

Mr Elliston — It had been secured and they busted in, then he hid from the police and barricaded himself and stuff and they, uh…

Mr Wicklund — I think it could be said that it was an attractive, uh, the condition it was in, even before the police, um, took any action, it was sitting there vacant and just an attractive option to somebody trying to hid, obviously.

Mr Elliston — Had not been re-rented, that's correct.

Mr Wicklund — So, the plans on fixing it back up, is it going to go beyond the windows and doors that were previously, uh,…

Mr Elliston — There was some damage done on the interior, also, yes. That, there's some floors that…

Mr Wicklund — The point that I'm trying to get at is, it was attractive someone trying to hid from the police before. Is there any plans to get it in better shape than it was before then? Otherwise, it's just going to remain…

Mr Elliston — No, there's plans to, give us the ninety days, we'll get it back up and get it rented and …

Mr Wicklund — Do you know how long it's been vacant?

Mr Elliston — I do not have an exact time frame. It has been a little bit.

Mr Denham — Years or months?

Mr Elliston — No, it's, I don't want to mislead you, I, I don't think it's been years, no.

Mr Denham — It's a small house. It wouldn't take long to get this fixed up.

Mrs Harrington — Is the roof ok? It looks like it's sagging a lot.

Mr Oliver — Well, it's probably not any worse than any others out there.

Mr Elliston — It's not a new roof, to my knowledge. Uh, it is an older roof but it doesn't leak, to my knowledge, either.

Mr Denham — Well, I think Crystal's talking more about the roof framing. It could just be the photograph. It appears to have a pretty good deflection in the ridge but that could just be the photograph. I know in the last photograph, it looked like the wall was way out of plum and I think that was just the effect of the photograph. We automatically have to continue this for thirty days. Uh, just because that's the procedural thing, the first time it's on the Agenda. So, uh, maybe next time, someone can show up and give us a little bit better time frame.

Mr Elliston — We were just asking ninety and we can have it complete, but that's…

Mr Oliver — So, it's alright to give him a permit?

Mr Elliston — We didn't proceed to ask for one because of what the letter says…

Mr Denham — Yeah.

Mr Paul — You want to put it out a little further so they don't have to pay him to come back here --- unless you want to be paid to come back here.

Mr Denham — So you represent the owner? You are not actually it, the owner?

Mr Elliston — I represent the Corporation, that's correct.

Mr Denham — I'd like to at least see the permit in place.

Mr Paul — Thirty days?

Mr Denham — And if we go thirty days, then they have the permit, then we can extend it out another sixty. I don't know that he'd have to show up.

Mrs Harrington — Let's see what happens I mean, in thirty days.

Mr Paul — So as long as he gets the building permit in place, he could call Jeff and then they have to…

Mr Denham — I'd be fine with that.

Mr Paul — They wouldn't have to necessarily, spend their time coming back.

Mr Denham — I mean, they are welcome to come but...

Mr Paul — Sure, sure.

Mr Elliston — I really have no desire to sit here for a couple of more hours, but, that's, that's fine.

Mr Hartwell — Awe, come on.

Mr Elliston — I'd like to see Jordan. That's alright.

Mr Hartwell — Mr Chairman, I make a motion that Item # 2815m 621 E 13th St be continued to our August 25th meeting for a Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Hartwell, second by Mr Wilson that Item # 2815, 621 E 13th St be continued to our August 25th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Pommert, Mr Callihan, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (none) Motion carries.**

Mr Elliston — As a matter of clarification, is it my understanding that the Board, if we, if my clients get the permit, and are proceeding, we don't need to be back on that thirty days, is that correct?

Mr Paul — Call, call Jeff and Jeff ought to be able to relay that to the Board. Is that ok?

Mr Oliver — Yeah. I typically go out a couple of time and at least a few days before the meeting. If I can see that there's been progress and I can look by the inspections that have been done to see if there's progress being made. If I see progress, I can relay that to the Board. But I do like to hear from somebody, so…

Mr Paul — If you have any questions, or are confused about it all, just give me a call.

Mr Elliston — Ok, thank you very much.

Mr Denham — Thank you. Anyone else like to speak on a specific property or Item? --- Morning.

ITEM # 2796 — **512 N JACKSON**
NOT ON AGENDA. Property was ordered demolished April 28th meeting.

Ms Pommert — Morning. I'm not here about our property, thank goodness, but you, uh, probably remember me from a few meetings ago. Uh, I'm here in regard to the property that was located at 512 S Jackson. As you may recall, I was there several times because it was next door to my sister's house. Because of your decisive action. It was demolished a few weeks ago. Because this Board took action, that neighborhood had now changed. No long is 512 the first property and probably, probably the only property you noticed on that block. No longer. You can see the other houses 'cause the blight is gone. Now we can appreciate the other houses because that atmosphere seems more family-friendly. That is what this Board is about: to keep buildings same for tenants, homeowners, neighborhood, the City. And I just wanted to thank you for your action, because you made a big difference.

Mr Denham — Thank you.

Mr Hartwell — Thank you.

Mr Denham — You don't hear that very often.

Mr Paul — Ever.

Mr Denham — Thank you for coming down.

ITEM # 2779 — **2514 N KINGSDALE**
OWNER: Abruzzo Builders Inc

ADDRESS: 1403 E 4th St, Pittsburg, KS 66762
Item previously ordered demolished. At the December 8th meeting the builder was granted a 90-day window to complete project and gave the building department the ok to issue a permit. Continued from the June 23, 2017 meeting.

Ms Bettaso — I am here for 2514 Kingsdale. I know if the builder's here but…

Mrs Harrington — He, he is?

Mr Denham — Yeah.

Mr Bettaso — So, but the reason I'm here, is, you know, the only way you can get it finished is if you work. If you don't work, all these circles are days that nobody's been on that property. And I'm still looking at an eye-sore from March of 2000 and I think, '15. And so, I just have to come and show my face and let you know that our neighborhood's still disgusted with this. And, I mean, last month, well, I missed last month 'cause I can't count the days, but there was an issue about weather so I've now added the weather report to my calendar to show that there's been no rain and no work. People are on that property nine days since your last meeting. Nine. Give or take. I might have missed one day comin' through there. So, I just needed to throw out my being disgusted with the, the situation --- again.

Mr Denham — We appreciate you comin' down. We share some of the same sentiments. It was previously ordered demolished.

Ms Bettaso — I know.

Mr Denham — In December and, uh, I have a copy of the inspection notice that it failed. So he's still got some work to do but we'll let him come up and discuss it.

Ms Bettaso — Ok, I just wanted…

Mrs Harrington — Thank you for coming here.

Mr Denham — Appreciate you coming in.

Mrs Harrington — It, it's, it's what helps us on other cases to say, it effects the neighbors. You don't, you might not think it effects anybody but yourself when you're, you're in one of these properties or when you own one of these properties. But when we can say that it effects the neighbors and, and we know that it effects people like you. That's, that is our, that is my utmost concern here, is, is that property owners need to learn that, that or understand, not learn by understand, that what happens on their property effects everybody in that neighborhood.

Mr Bettaso — And there are a lot of complaints in that neighborhood but unfortunately, we have, you know, women with small children, full time jobs. I got nothing better to do than be a spokesperson.

Mrs Harrington — Well, we appreciate it. And let the other neighborhood members know that, uh, if there were anything that we could do, more than what we are, we would.

Ms Bettaso — Thank you for your time.
Mr Denham — Thank you.

Mr Paul — I think, they did… you want to see that, Mrs Harrington?

Mr Denham — Morning.

Mr Beuilacqua — Joe Beuilacqua, 2514 N Kingsdale.

Mr Denham — Joe, what's the status? We've a copy of the inspection report that's failed with a list of several items, uh…

Mr Beuilacqua — Yeah, the majority of it is, is electrical. Um, trying to get a hold of Mike, and, uh, his voice mail, he gives a number of one of his foreman's, Brian. I called Brian. I haven't gotten a call back from him. Um, as far as the other stuff, I have the railing. I called, and Anthony Hill, from a place that does, uh, rot iron gates and stuff. So they're goin' to come out and do a measurement and make the railing for that, 'cause I know you said something about the railing wasn't long enough. The back door step, I'm extending it this weekend and basically, the, uh, the rest is just electrical. I just got to get the electrician in there.

Mr Denham — I think there was an issue about the, uh, slope from the driveway to the uh, front…

Mr Beuilacqua — Yeah, yeah, I'm formin' that up and making a step.

Mr Denham — So you are going to break that up and make it a step instead of…

Mr Beuilacqua — I have to, I just, one end is going to be pretty high. I went and redid the measurements. It's going to be eleven inches. I don't know.

Mr Denham — For a riser?

Mr Beuilacqua — On the one end.

Mr Denham — I don't see that workin'.

Mr Wicklund — You can't, can't do that but if you correct the slope, 7 ½ inches, it's just going to be, it will actually meet code, whereas, currently, it's just uneven.

Mr Beuilacqua — So, if it, if the step actually slopes?

Mr Wicklund — No. Your step needs to be level but, if it's, if it's a shorter riser height on one end than it is on the highest end, that's allowed. But don't go above what code allows for a maximum riser height. Don't make it an eleven inch step.

Mr Denham — So it, it may take two risers, is what you are saying?

Mr Wicklund — It could. You may have to have two steps there.

Mr Beuilacqua — Ok. Ok. So it doesn't matter what, how small the one end is?

Mr Wicklund — Correct. You can, you can feather that into nothing.

Mr Beuilacqua — Ok.

Mr Wicklund — And again, like I showed you, it is not preferable, but it is allowed in, by code. There's cases where that has to do that.

Mr Beuilacqua — Ok.

Mr Denham — Well, in your matching up with the surface, it's not flat, there's not much option.

Mr Beuilacqua — Correct.

Mr Denham — And that driveway will never be flat.

Mr Wicklund — But don't make an eleven inch riser, please.

Mr Beuilacqua — Ok.

Mr Wicklund — It, it would fail again.

Mr Denham — So you got your black dirt in, it looks like. Have you seeded and …

Mr Beuilacqua — Seeded. Uh, we've, I've knocked down all one's that in the wall so, this week, I will be puttin' plastic over it and then I've got to call Dotson Trucking to shoot rock in it.

Mr Denham — Do what?

Mr Beuilacqua Shoot rock. He's got a conveyor from the dump truck that will shoot rock…

Mr Denham Into the planter right there?

Mr Beuilacqua Yeah.

Mr Denham Ok.

Mr Wicklund He said that will happen when, next week?

Mr Beuilacqua Yeah, I'm, I'm, I, Mike hasn't called me and neither has Brian and I'm going to shoot them a call as soon as I get out of here --- again. On his voice mail, all he leaves, I guess is one of his foremans, Brian's number. So I went ahead and jotted that number down and called him and left a message on his voice mail too.

Mr Wicklund Well, I, I know the electrical part are code issues that need to be addressed. I don't think it's effecting the neighbors, though. I'm just asking about your, your rock and your landscaping on the outside. They've told you when they can do that --- Dotson?

Mr Beuilacqua Oh, Dotson, no. I just, as soon as I get the plastic, I can order the rock.

Mr Wicklund Ok.

Mr Denham So if he get the items done that are on the list, he can get a C of O?

Mr Wicklund Yes.

Mr Denham The electrical didn't look like it was a major issue. Just some things, hopefully, can be repaired pretty easily.

Mr Wicklund Yeah, it, they're not major issues, they just need to be corrected.

Mr Denham There's a, looks like there's a For Sale sign hanging out up against it. Do you have it listed currently?

Mr Bequilacqua No. No.

Mr Denham So that For Sale sign is just sittin' there?

Mr Bequilacqua Uh, huh.

Mr Denham Is that your intension, to list it or sell it or…

Mr Bequilacqua I will list it once I get a C/O on it.

Mr Denham Right. Do you think you can accomplish that before our next meeting?

Mr Bequilacqua Yeah, I mean, to get the C/O, really I just, the outside work, I can do. Uh, concrete is what I do, so, I mean that's not goin' to be an issue. The only thing I can't do is the outlets that, that's over there, you know, on top of the kitchen counter top.

Mr Denham Yeah. I mean, if you stay after 'em, they should be able to get that wrapped up…

Mr Bequilacqua I will call him as soon as I get, I mean, you know…

Mr Denham Yeah, that's not thirty days worth of work.

Mr Bequilacqua No, no it's not.

Mr Denham Handrails, I mean, they need to get out there and measure that. That's not going to be a quick process. Do you think they understand what's required: Handrail needs to extend down to the lowest…

Mr Bequilacqua Yeah, um huh, right.

Mrs Harrington I don't know, I know some, but I don't know a lot about concrete but, the condition of those steps going up to the front of the house, have you been there?

Mr Bryan I have not inspected the steps. I think Jeff, probably, looked at 'em closer.

Mrs Harrington Well, just the way that the concrete is solid for about the top four inches but underneath, you know, it's obvious that the gravel and stuff, there's holes in it. That's ok?

Mr Wicklund Again, it's not preferable. It is common, when you're dealin' with a hill like that, to have voids under it, uh, during the construction process. As long as he tries to address that, uh, while he is backfilling that, he can get dirt back under there. Structurally, no, it really doesn't have an effect on the steps, that there's a void under there.

Mrs Harrington How would you get something under it, backfilling it?

Mr Wicklund It's difficult.

Mr Bequilacqua You can grot it.

Mr Wicklund — It's difficult.

Mr Harrington — I'm surprise you haven't done that already. Because, for me, if I were looking at this home to buy it and I walked up on those steps that were in that condition, I'd go, well, I don't need to go any further. This isn't right, so. I'm really disappointed. I thought we'd let you go today. I am so disappointed that, that you haven't made an effort to get this done today. I, for Mrs Bettaso to continue to come here every month, I'm, I'm so disappointed that this property is still on this list. I really thought you would have it done by today.

Mr Bequilacqua — Well, I mean, I called for the final inspection, but there's a few things I had to do. I, personally, I mean, as far as the outside stuff, it's not a big deal. But as far as the electric, I don't, know, you know, what goes on in there. I'm not the one who installed the electric.

Mrs Harrington — Well, you are the one who paid the guy that did.

Mr Bequilacqua — Well, I understand but I don't...

Mrs Harrington — But you know what GF, what GFCI, is that, GFI. You know those outlets have to be near the, in the kitchen and bathroom, as a contractor.

Mr Bequilacqua — They are, they are.

Mrs Harrington — Am I wrong?

Mr Tylle — I would say, the, the appearance is, I think she's here because it looks terrible on the outside.

Mrs Harrington — Yeah.

Mr Hartwell — And we've said that every meeting. It's looked like, it looks terrible. It's had trash, it's had debris everywhere. I, I think, and Crystal has said this, I think every meeting, and I'm so glad that she has, and I'm going to take her place on this one. Why don't you get the front yard cleaned up and, and, and you've said, you know, you've got, you've got the dirt in, you're going to seed, you've got the seed down. Ok, once again, not thirty days worth of work there. I mean, it not thirty, it doesn't take thirty days to get the outside cleaned up, right? Am I right?

Mr Bequilacqua — No, I'm, you're right.

Mr Hartwell — I'm, I just totally off on this?

Mr Bequilacqua So, so, it, is there trash? I don't get it.

Mr Hartwell I'm just saying...

Mrs Harrington This, this…

Mr Hartwell The general appearance.

Mrs Harrington I, I drive by there every week. My six your old grandson says, "Nope, he hasn't done anything, Nanna. Nope, I'm not proud of him. I'm proud of the people up there that painted their wall but I'm not proud of him." I mean, seriously, a six your old can see that this property, in this neighborhood, which is a gorgeous neighborhood, is an absolute eye-sore. And, and the point is, it's, it's a lovely house. You've built a house that, that, I imagine in five years, somebody that's living there that's got it all flushed out, is going to be very proud of it. But right now and for the last year and a half, this has been an absolute eye-sore for everybody in that neighborhood that lives there and has to drive by is, or walk by it or have to sit they're backyard and look at it. Every, every month. A construction project doesn't need to look like that. It doesn't, I, there, there are plenty of 'em that, they're, they're never going to be pristine until the end but there's so many times and so many things that you could have done to make this not, not such an eye-sore for this, this community. I, this shows no pride in your craftsmanship to me. And, you know, you've made a comment that you'll never build in the City of Joplin again because we made it too hard. And I hope you keep that promise if this is what you're going to turn out. And I'm sorry to say that because, when you build in Joplin, the City and the County gains. We gain the money that you've invested in it, we gain in the taxes for the next fifty years on this property. But if this is, is you M.O, I'd stick to contract or concrete, if I were you. Just, that's all.

Mr Denham We have a motion?

Mr Callihan Excuse me, isn't all the debris gone?

Mr Bequilacqua Hum?

Mr Callihan The dirt work has been, been put down. There's not like piles of rock and, have you been by there, lately?

Mr Hartwell Yeah, but I think what Crystal and I were referring to is the past and how, how it's continued to….

Mrs Harrington Yeah and the fact that there's weeds, five feet, four feet tall in those boxes and that he can't get to the point where it looks neat. Even, even the lawn

that he's got sprayed in is, has absolutely no hope of taking hold. Has he sprayed it? Yes, he has. But there's no hope that grass is going to grow on that. They way that it has been installed tells me that it's just not going to be successful. But did he comply and do what was supposed to be done, yes. But I think if you drive by there every day for the next thirty days, you are not going to see significant progress on a lawn being put in. And he doesn't have to have the stuff sitting in the driveway, constantly and it just looks trashy all of the time. That's my problem with it.

Mr Callihan — It has. But he has made improvements on the appearance as of yesterday. I mean, the work is done. When you've got 100 degree heat, it's hard to get a lawn started. The dirt work is down, it's seeded, there's no debris all over the yard like there used to be and I, I've been by there many times. But, uh, I, personally, I see significant progress.

Mr Wicklund — Joe, I'd like to add, being a contractor a one point, I think that, if you had kept up the outside of this project, properly, being in this neighborhood and with the market what it is, you would have had people waiting for it to go on the market in order to see it and purchase it. But because of the length of time it has drug on and because of how the exterior has been kept, people that may have been interested went and purchased other home, other places in town a year ago. But I, I think that's important.

Mr Callihan — I agree.

Mr Wicklund — I mean, there's reason its drug on. I understand that.

Mr Bequilacqua — Well, like I told you before, I'm not one to, I don't complain, I'm not a victim of anything. I, you know, it's just, it, it is what it is and I gotta do somethin' about it. Like I told you before, you can blame anybody you want. Eighty percent of the people don't care and the other twenty percent are glad it's you. So, I, I'm not one to complain. I'm not one to, well, it's because of this, or it's because of that. I don't make reason, um, I know my reason as to why it's at this point, um, and that's really all that needs to be know. I, I know the reason why, you know what I mean. I mean, I could tell you, but who cares, you know.

Mr Denham — Yeah, we've heard enough excuses today. I, I'd love to see it off the Agenda next month. If you could just get the handrails up, get the C of O, like Mark said, it's hard to get a stand of grass this time of year. Of course, we had some great, great rain this spring but that's behind us now. So you may have to put some irrigation out there to get a stand of grass to grow. That's your choice. We just need to either make a decision, move on. Continue this on or not. Anyone want to make a motion?

Me Wilson	Mr Chairman, I'll make a motion that Item # 2779, 2514 N Kingsdale be continued to August 25th meeting for Progress Report and Demolition Hearing and final inspection.
Mr Pommert	Second.
Mr Denham	**Motion by Mr Wilson, second by Mr Pommert that Item # 2779, 2514 N Kingsdale be continue to our August 25th meeting for Progress Report and Demolition Hearing. All those in favor say "aye" (Mr Denham, Mr Pommert, Mr Callihan, Mr Wilson, Mr Tylle) Those opposed (Mrs Harrington, Mr Hartwell)**
Mr Denham	How Many, two or three?
Mr Hartwell	Me.
Mrs Harrington	Me.
Mr Denham	**Ok, Motion Carries.** Anyone else like to speak on a specific item? Morning.
ITEM # 2675	**410 S WALL** **OWNER: Jim Inman** **ADDRESS: 623 S Sergeant, Joplin, MO 64801** **Demolition Hearing has been posted in the Joplin Glove Legal Section. Item continued from the June 23, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)**
Ms Crumbaugh	I'm curious about the Robertson Building. I went to Jill Sullivan's lecture, um, are Joplin's architecture last night and there were about twenty-seven people that were wondering what was happening there but…
Mr Denham	Which building is it, again?
Mr Crumbaugh	The Robertson at 410 S Wall.
Mr Denham	Ok. That's Item, that's actually on our Agenda. It's Item 2675. It's a…
Ms Crumbaugh	Well, did anyone speak to it?
Mr Denham	Not yet. We haven't gotten to it yet. Did you have something you wanted to comment on?
Ms Crumbaugh	Well, Mr Inman is very sick, you may, I don't know, even know if he's still living. Do you know?

Mr Denham — I'm not aware…

Mr Callihan — I believe he is. He, he's still alive, as far I know.

Ms Crumbaugh — But he's very sick.

Mr Callihan — I don't know his physical condition or his medical situation, but, uh, I know that somebody that tried to contact him but that's second hand information.

Ms Crumbaugh — So you guys may have phone calls or e-mails when you get back to your offices from people last night at the meeting but hoping that the City won't do anything to this building while it's in this kind of limbo. What's going on with it?

Mr Wicklund — Well, I can say that the police have been, had to have been out there, repeatedly, because of activity going on in the building. I'm not sure what you're referring to when you're requesting the City not do anything but…

Ms Crumbaugh — Don't demo it.

Mr Wicklund — Well, here's the thing. I don't know that the, the public is aware of, the City has already spent over $10,000.00 in trying to just keep this building secured. The Board may chose and, and the Council may choose to spend more to do that. The Board may choose to order it demolished. What the City and the Board cannot do is go in, fix the building up and find a buyer or an occupant that will take care of it. Nobody's been willing to step up and do that and what we cannot allow is for it to remain in the condition when the Police Department and the Fire Department are, regularly, having to go out there for all kinds of different reasons…

Ms Crumbaugh — So we've talked before.

Mr Wicklund — And haul people off.

Ms Crumbaugh — We've talked about the Robertson before and, um, the City boarded it up but it doesn't stay boarded up but is the City continuing to board it back up.

Mr Wicklund — Like I said, we've spent over $10,000.00 just this, just boarding it up.

Ms Crumbaugh — Well, I think the City and the Police may have, that was in good faith, considering that the City and the Police may have been part of the harm that was done.

Mr Denham — How was that?

Mr Wicklund — I don't agree with that.

Mr Denham — What did the Police and the City do that harmed it?

Ms Crumbaugh — So, uh, the metal thieves were there and the Police stopped traffic to let the metal thieves take the metal out and the City was there four times while the metal thieves were there, they are very sophisticated metal thieves but they never called Mr Inman and said, "Hey, are you really stripping this building? Are these people really your agents?" So, I hope that never happens again, ever. I mean…

Mr Denham — I'm not aware of that. This building has been on our Agenda in the past. Mr Inman showed up. He really hand no inclination to do much to it. He was trying to market it. I looked it up on the internet. The pricing was rather high for its condition. Uh, he's never really done any attempt to be a responsible home, uh, property owner. Basically, that's…

Ms Crumbaugh — I think he had a…

Mr Denham — Homeless, people run… let me finish… he lets people, he just allows people to live there …

Ms Crumbaugh — He doesn't.

Mr Denham — Well…

Ms Crumbaugh — He's very…

Mr Denham — The people…

Ms Crumbaugh — He's very ill.

Mr Denham — The people that have lived there. I see people come in and out of it all the time…

Ms Crumbaugh — He's paying agents. He's very ill and his wife is, uh, helping to take care of him or dealing with taking care of him or dealing with…

Mr Oliver — Have you had contact with him?

Ms Crumbaugh — Do I?

Mr Oliver — Have you had contact with him?

Ms Crumbaugh — Yeah, and, um, Josh Shackels and Jill Sullivan

Mr Oliver — So, do you have contact information you could share with me, as far his where abouts so that I can get letters to him?

Ms Crumbaugh — Sure, he's, he's dying of five stage cancer.

Mr Oliver — If you could write it down on that sheet of paper, even on the back of that sheet of paper, I'd appreciate it.

Ms Crumbaugh — So, and he even has a real estate agent whose supposed to be overseeing that building. But, um, like Josh and I, Muphysburg was going to donate the plywood from their Christmas stuff and their street stuff. And I had contacted the union guys but the City did a good job of boarding up the building. But it doesn't, it, you know, Joplin, there's some really active criminals here and they, that building is on their radar so it needs to be continued to be boarded up.

Mrs Harrington — So what's your solution to this? What do you think should happen?

Ms Crumbaugh — I think it's really Humphrey that's keeping any outside buyers for coming in. And some of the decisions, just like the Y…

Mrs Harrington — But what can the City do about that? That's why, I, I understand.

Ms Crumbaugh — I don't think the City will so why…

Mrs Harrington — Pardon me?

Ms Crumbaugh — I don't think the City will so why even…

Mrs Harrington — What do you… we don't own the property. I mean you can't go in and take…

Ms Crumbaugh — No, no, I didn't mean, uh, so, it's the Roaring Heat and Air across the street that, like you can't, the Y, like, mothers can't even say "hey" to their kids and you can't hear yourself down there. Like, that's the problem with the building.

Mrs Harrington — Ok.

Ms Crumbaugh — Is that that should have not been permitted. That should be addressed. Because other buildings around there have sound proofed themselves against that. And they are constant. They never stop because it's a completely conditioned, those buildings are…

Mrs Harrington — Commercial? Is it a commercial neighborhood? Is the zoning…

Mr Paul — Probably commercial, isn't it? I, I'm just guessing.

Mrs Harrington — I'm, I'm a tax payer, ok? Um, and I appreciate our heritage and our, you know, our background. But my expectation and part of why I volunteered my time here for this Board is because I expect property owners in our community to take care their property. And when they don't, what I know from this work that we are doing is that my taxes are going to shore up Mr Inman's property or any other of these properties. I mean…

Ms Crumbaugh — There will be a lien against that property.

Mrs Harrington — I don't think that my community or my city that I'm helping support should have to fund securing Mr Inman's property time and again, over and over at the rate of $10,000.00 every time they go in…

Ms Crumbaugh — This is, this is an historic building.

Mrs Harrington — I understand, and you know what…

Ms Crumbaugh — I could, I could bring twenty, thirty, a hundred properties that the City's not going after that don't have historic buildings on them that the property owners, nobody is asking them to maintain it and they are dangerous for people and have been hurt on them…

Mrs Harrington — You might be surprised how many of those properties we are dealing with and we do deal with and, you know, you make an excellent point that, if there are thirty properties out there, historic buildings that are in the condition that this one's in and their being habited by homeless people, vagrants, that sort of thing, um, we've invested $10,000.00 in one, then that means we are goin' to be invested $300,000.00 if we try to take care of all of them. And that's why it's up to the property owner to keep the property secure or get it, sell it to somebody that will.

Ms Crumbaugh — So he's sick and he needs some help and there's people, I think the City knows, um, would be helpful to him and to the City.

Mrs Harrington — Well, sure. I mean, we're not, as volunteers, we all want the best for it but I'm looking at the Item number here, is 2675 on this property which tells me that it's been on our Agenda under this number since, you know, the last one we put on was 2816. So there's been…

Mr Paul — Hundreds.

Mrs Harrington — A hundred, more than a hundred properties put on our Agenda since…

Ms Crumbaugh — How long has it been in front of the Board?

Mrs Harrington — How many times?

Mr Paul — This is its first time back, I think, isn't it?

Mr Oliver — Second time back.

Mrs Harrington — Well, didn't we give it six months or something, the last time?

Mr Denham — No, we just ordered it repaired.

Mr Oliver — Once it was ordered repaired and secured, it was released.

Mrs Harrington — How many time has it been on our Agenda?

Ms Crumbaugh — What about the Police 'cause…

Mrs Harrington — How many times has it been on our Agenda over the years, Bryan? It comes back.

Mr Wicklund — If you are askin' it, when was the earliest date that we sent notice to Mr Inman, it's been years ago and it's never, really, the condition of it has never, it's only gotten worse since then. The number of, that first time when we started working with him several years ago, it went through the process. It took a very long time. That's when the Board ordered it secured. The City hired the contractor to board it up. It was completely released at that point. So this is the second time around. We started from scratch again, because, it's now in the same condition or worse as it was when we went through this whole ordeal, earlier.

Mrs Harrington — And I remember Mr Inman standing at the podium there, talking to us about, you know, boarding this up, making the property secure and what he didn't want to accept at that point, as I remember it, was that the fact that the City has a protocol for boarding them up. There are certain materials, and put on the windows and doors in certain ways, done in a professional manner, so that it actually does secure the building. And he was reluctant and resistant, both, to using those methods. That his method was to go get some plywood and put it over the window, which then…

Mr Paul — It probably has been ripped off.

Mrs Harrington — In a couple of weeks was gone.

Ms Crumbaugh — Right, but it also damaged the building. But I can't…

Mrs Harrington — Who damaged…

Ms Crumbaugh — I can't record…

Mrs Harrington — Right and that's my point…

Ms Crumbaugh — That's why I talking to the guys at the Union.

Mrs Harrington — Right. If he owns the property, five years or so, plus, ago, he should have been making the necessary …

Ms Crumbaugh — He's owned it for forty years. He' kept it from being adulterated. It's a beautiful, historic property…

Mrs Harrington — Right.

Ms Crumbaugh — But then the metal thieves got in, which is really a much bigger problem in Joplin, and Joplin needs much more awareness of this because, also, Joplin is harboring the places that are accepting the elicit metal from all over the country. So, but it's destroying our historic architecture all over the country, but here, especially. And it's the metal thieves that did the work, the damage that's the problem to the Robertson.

Mr Denham — Are you talking about decorative metal or…

Ms Crumbaugh — They ripped the walls open, they took…

Mr Denham — They looking for copper, like wiring?

Ms Crumbaugh — No, they took everything that they could get out. He, he shot someone who was, uh, he had his law office there and somebody was sitting in law, um, office taking people's identification for identity theft and he shot someone in the building. Like, he's been, the police tell me that can't so in without the SWAT. That they can't do anything about the Olivia about the Robertson, that they can't, so there's an Officer Watkins who, uh, feels the way I do about metal thieves and historic, uh, properties and he will, like sit and wait and watch for them to come out. So, um, like they get calls every day about people going in. Not photographers to take pictures but metal thieves going or who, whatever they can steal from it and there's some officers that will take an awareness and/or wait but they say they have, um, go in with a SWAT team which is extremely expensive and really dangerous. And I really think that metal thieves are sophisticated and extremely dangerous. That we don't want to take them for grant it. But, uh, turning our heads is not the answer.

Mr Denham Well, leaving a building vacant for years is not the answer either.

Ms Crumbaugh It's only been…

Mr Denham This, if this building had been occupied...

Ms Crumbaugh It's only been a couple of years and he's had stage five cancer. He's dying.

Mr Denham That's not the point…

Mr Oliver The original…

Ms Crumbaugh Where's his agent…

Mr Oliver Finding of Fact Letter…

Ms Crumbaugh Contact his real estate agent. He has an agent contracted to take care of these things. Why aren't you guys contacting …

Mr Oliver The original Finding of Fact Letter…

Ms Crumbaugh Yeah.

Mr Oliver Was sent out September, for the September 22, 2014 meeting.

Ms Crumbaugh You tell, you send…

Mr Denham I don't think we are the bad guys here. We could have ordered this thing demolished two years ago. We, we worked with Mr Inman to try and save this building.

Mr Hartwell He doesn't want…

Mr Denham We hate to see that building…

Ms Crumbaugh But I think it's at a time…

Mr Denham Come down.

Ms Crumbaugh Where there need to be that step, again, to work with someone who can't help themselves and obviously their agents aren't performing for them…

Mr Denham Why, why is…

Mr Paul — Why is that the Board's problem. If he's got agents, they should be contacting us.

Mr Denham — Yeah.

Mr Hartwell — I guess my question…

Ms Crumbaugh — Why, why do I know how to contact 'em and you guys don't? Isn't that your job?

Mr Hartwell — That's not our job.

Mr Paul — How would we know?

Mr Wicklund — I will just add, we've done a new title search on the property, which is one of the first steps. We've sent Mr Inman new notices to the only addresses we have for him. We don't…

Mrs Harrington — Wasn't he in Florida?

Mr Wicklund — We don't have any way to con --- we don't know who else to contact. If you know of a realtor or an agent, we will gladly contact 'em.

Ms Crumbaugh — It's a big company here.

Mr Hartwell — I'd like to make one, one comment. I haven't said much on this but, we've talked about the $10,000.00 its cost, we've ordered it repaired, we've already established there's not a lot of recovery on liens. Ok. So, how, you know, you, you're talking about how we're being unfair, more or less, to Mr Inman. I understand that he, he has cancer. I, I was not knowledgeable of that prior to this, however, how is it, like, how, going back to what Crystal said, how's it fair, to Mr Callihan, and so on and so forth, everybody on this Board, you and all the other people in Joplin, to continue to put up the, the lack of ownership in this building. And it's not like this a new thing. This is just a continuous thing. This is just something that's been kicked down the road. So, is it fair for the City to incur these costs to save this building…

Ms Crumbaugh — So, Murphysburg…

Mr Hartwell — And we have people on this Board who are very involved in Murphysburg, much more than I am. I'm sure they could speak to this as well.

Ms Crumbaugh — Murphysburg was not able to take Wall into their jurisdiction but they tried. Um, there have been numerous, um, ways that people have tried to

help. Some of that stuff takes time. Um, Jill ---, a local landmark, um, preservation, uh, Mr Inman just needs to be well enough to sign it. Uh, it's about demolishing it. So…

Mr Paul — Nobody's talking about demolishing this structure. I think every time somebody talks about the structure, they are talking about an Order to Repair and the frustration with the Board is that they are basically, subsidizing Mr Inman's property. Nobody here's talking about tearing this building down. They are upset because…

Ms Crumbaugh — Thank you for making that clear because it has been thrown out.

Mr Paul — And that is a possibility but I don't think anybody here's, seriously, talking about demolishing that structure just because how much it would cost.

Ms Crumbaugh — So why don't you recover, whoever buys the building, has to, uh, pay the lien.

Mr Paul — Sometimes. It's not, it's not always recoverable, because, a lot of these properties, not necessarily the commercial properties, but a lot of these residential properties are absentee property owners, which is why they are on this Agenda in the first place. So those properties end up going to tax sale and the County Collector, a lot of time, refuses to access the City's lien because, he says, "I can't sell this, um, and get it back on the tax rolls because this demo bill is too large." And so, in a perfect world, yes, the City does always recoup its lien but as a practical matter, a lot of the times on these properties, they don't. And, for instance, in this case, um, on an order to repair, yes, there might be a $10,000.00, $20,000.00, $30,000.00 tax lien, the only way that every happens is if this property transfers, which hasn't been happening, or if the City tries to do a Sheriff's Sale. And, I don't imagine that's something the property owner would be very fond of. I think he'd be pretty upset about that.

Ms Crumbaugh — Well, the property owner does, doesn't get any of the…

Mrs Harrington — Pardon me?

Ms Crumbaugh — All the money goes to the county or the City. It doesn't go back to the property owner.

Mr Paul — On a Sheriff's Sale? Well, they would get the excess but, I mean, usually, at a Sheriff's Sale it would sell for much less than it's actually worth. That's why I, I'm saying…

Ms Crumbaugh — But he, he's paid his taxes.

Mr Paul — Be upset.

Mr Paul — That's a different thing. A Sheriff's Sale is us enforcing the lien as opposed to a Tax Sale, which is when they haven't paid their property taxes. But, I, I, I guess, what I'm trying to get at here is, a lot of times, you are acting like we are goin' to get our money back and that's usually not a, a reality.

Mrs Harrington — I, I think if, to make an analogy, I would love it if the City would come and, and I got quite a bit of storm damage on my house and so, I would love it if the, the City would send somebody out to repair it and just put a lien against my property so that I could pay that when I sell the property. But then, maybe, I could work something out so…

Ms Crumbaugh — It's a historic, yes, I understand, but it's a historic property. It's not like a lot of things that aren't getting any attention that do not have that value to the City or to the people living here.

Mr Denham — Well, but…

Ms Crumbaugh — Just like the Y, just like yesterday, um, with that, Jill gave a great lecture. You guys, um, probably…

Mrs Harrington — Didn't know about it.

Ms Crumbaugh — Could share it with you and you guys could watch it on your own. Um, she's finally able to do her job instead of just move with the Library that she did for two years. Now she can actually do what we hired her to do. And, um, a lot of the older buildings went much farther than the Robertson before they were picked up and it was the Feds that stepped it, you know and paid for…

Mrs Harrington — Well, let me give you another example, because it's not my property but it is one that's been before this Board many times.

Ms Crumbaugh — My mother's a cancer survivor and there's no way that she could have even, I mean, she couldn't even mow her, she couldn't even let her dog out.

Mr Paul — This has been going on since before he had cancer so, that's…

Mrs Harrington — Yeah, he stood at that podium and addressed us down more than once.

Ms Crumbaugh — So why, I met him two and a half years ago and he was dying then.

Mrs Harrington — Well, the owner of the Freeman, the old Freeman hospital, has been before us many times. Ok, you roll your eyes and…

Ms Crumbaugh — I have to live next door to those people…

Mrs Harrington — Well, but, how, how is that any…

Ms Crumbaugh — Do you want somebody…

Mrs Harrington — How, how that any different than Mr Inman. It's, it's an old building. A lot of people in this town would say, "You could never tear that building down. We need to save it." But the owner of the property doesn't have the resources to keep boarding it up and doing…

Ms Crumbaugh — Jasper County was supposed to have moved into the old Freeman…

Mrs Harrington — Well, it's -- let me finish my point. That's an example of a, of a property owner coming before us and us telling him what he has to do and him not having the resources to do it right then. It drags out. We deal with it, the same as we did with Mr Inman. Not this time on the Agenda but the last time. And he stood at that podium and told us, under no uncertain terms, that he should be able to do anything he wanted with his property. Am, am I wrong?

Mr Wilson — No.

Mrs Harrington — He pretty much said…

Ms Crumbaugh — His nick…

Mrs Harrington — I need to, I can do whatever I want. It's my property.

Ms Crumbaugh — His nickname is Cowboy.

Mrs Harrington — Well, I…

Ms Crumbaugh — I, I have, I understand exactly what that comment means.

Mrs Harrington — So for, for anybody, either private citizen or a representative for an organization to come in and ask what the City's going to do about a private property owner's building, property, whatever, I think is really presumptuous. I think that, um …

Ms Crumbaugh — You guys work with the people, so people do come in here and invest money in Joplin and they have a lot of trouble with the City. That's like,

the kind of buzz. Do you guys communicate with the people in that department?

Mr Paul — Who would that be?

Ms Crumbaugh — Know what's happening…

Mrs Harrington — The trouble, the people, the people that don't like department, like Joplin department? Is that…

Ms Crumbaugh — No, people come in to invest money and then they have, what I think, are ridiculous problems getting to bring money into Joplin and…

Mr Paul — Is that Costa Bajjali or…

Ms Crumbaugh — They could be saving these historic buildings?

Mr Paul — Like Mr Bajjali?

Mr Wicklund — I can tell you the buzz that you are referring to, that you've heard, um is from a few individuals who are very, have a very loud voice and they fail to give specific, true definition to what their complaints are. Just, just saying, "This same groups of people had trouble investing money in Joplin" um, that's an unfair statement.

Ms Crumbaugh — Well, the five investors from Seattle that I've had look in Joplin, said that they couldn't work with Joplin and it was ridiculous…

Mr Paul — Who were they talking to?

Ms Crumbaugh — Pardon me?

Mr Paul — Who were they talking to?

Ms Crumbaugh — Um, it's gotta be, uh, Public Works and uh…

Mr Paul — What were they trying to do?

Ms Crumbaugh — Building and Zoning and…

Mr Paul — I mean, we've had plenty of things come through Counsel the last year, for out of town folks, all over town, on commercial projects…

Ms Crumbaugh — On historic properties.

Mr Paul — Oh.

Mr Denham — I think a good example, you know Mr, uh, Jeff Neal. He fixed up a building on Wall in Joplin. His building was on our Agenda for quite a while. He came in. We, we, uh, continued it for months on end because he was in the process of getting his historic tax credits, all that procedure that takes a long time…

Ms Crumbaugh — And he has some other examples of properties that he's done well on. That's my understanding…

Mr Denham — My point is, we tried to work with him. That building was in pretty bad shape. I actually did some consulting with him on it but the entire roof structure had collapsed. It was, basically, just the walls. I mean, it was, it was, uh, it needed to come down or have something done. We worked with him. We are not the bad guys. We want to save buildings. That, that's, I mean, every time we tear down a building, I feel like we've failed but it's not our buildings. We are charged with taking care of Dangerous Buildings. And…

Ms Crumbaugh — So why couldn't you find this Agenda on line?

Mr Denham — Wait, wait. There is no shortage. You are right. You can come up, you can give us three hundred more buildings in town that need to be on our Agenda. There is no shortage. I've been doing this, on this Board for over fifteen years, I believe, there's…

Ms Crumbaugh — But they're not historic.

Mr Denham — There is never a shortage. There's always plenty of buildings. We are trying to work with -- Think about this: In that bock, the YMCA is trying sell their building. Wise Shaker is trying to sell their office. Across the street, Churchwell, Menace has vacated, I don't know if it's for sale. There's a lot of vacant property. Who's going to step up and pay millions of dollars to restore the Y when we've got this building just sitting there empty? Who's going to step up and spend millions of …

Ms Crumbaugh — That could be part of that.

Mr Denham — To finish his building…

Ms Crumbaugh — That should all be together.

Mr Denham — That he won't take care of. It's going to take millions of dollars…

Ms Crumbaugh — Seniors.

Mr Denham To restore this…

Ms Crumbaugh It would be a great place serve seniors.

Mr Denham Back to operational.

Ms Crumbaugh So that should be marketed all together. Um…

Mr Callihan That's not the point.

Mr Wicklund That falls back to the property owners. The property owners would have to do that. Packaging together, work out a deal, but that, that's the property owner's.

Ms Crumbaugh So I couldn't even find the Agenda for this meeting, last night, on line.

Mr Paul It was posted ---

Ms Crumbaugh last night.

Mr Paul On the Website.

Ms Crumbaugh There is a real lack of communication and people working together. It's very hard. Joplin is not an easy place to work with, like, um, I know some of you from talkin' with you and you've been really helpful to me, like it works out, but then when I try to follow up, it isn't always that way or if I have to talk to a different department or different person, it's not always like that. Um, there's a lot of things that could really improve and I see that's your effort in Joplin and what you are doing. You are not trying to harm, you are trying to improve Joplin. Um, I'm really sensitive to the dangerous part of it with children. Um, but it's not easy to get those kind of, --- people walk away from Joplin because of the glitches instead of pushing a little harder. Like, I don't mean to come off wrong today, but, um, I think, there were twenty-seven people there last night that want to help you however they can help Joplin, uh, find a better system to preserve historic properties and attract people that will do good jobs restoring them. And, uh, there's a lot of energy here. It's just, it can be turned away easily or lost. So, uh, like, uh, if people are willing to help him, because I think he's too sick to help himself, right now and that, that shouldn't be a window that Joplin takes advantage of. And, so if people are willing to help him, what can we do and then, um, it's going to keep on being broken into 'cause the criminal part, the police aren't policing that area. So, it's going to have to keep being closed back up until the police can stop that from, it's not that it, it is attracting to some degree but it's not that building's fault that Joplin has a criminal factor that it does.

Mr Paul — What, well, you, you keep calling them criminals but I mean, you're really talking about homeless folks. And the only reason they are there is because nobody's watching the property and the police can only be there so often. But we've kind of digressed on this topic so I will do my best to directly answer your question from a City staff standpoint.

Ms Crumbaugh — Yeah, I see that there is…

Mr Paul — If, if I could finish here, while all the metal thieves, you act like they are in there every day. I'm sure, if they were in there every day, the metal would all be gone by now.

Ms Crumbaugh — It is.

Mr Paul — But, ok, then they shouldn't be coming back, right? There is no more metal to take. No? Anyway…

Ms Crumbaugh — Yeah, I'm following you.

Mr Paul — Um, talkin' with, you know, you asking what these people can do to help. So, what this Board would be asking the property owner to do here would be to secure the property. So if they would like to talk with Bryan about what they need to purchase, or what they need to donate in terms of materials so the City doesn't have to buy it, I think that would be great. And we could give them direction, give them the specs on how they need to secure it. If you are asking how can these folks help this property owner, I think that would, maybe, be the most productive use of their energy for this particular structure. And, in talking with Jeff this week, um, we'd talked about since they broke in the last time we prepared it, maybe having some more, what other words would you use here, I don't want to sound…

Mr Oliver — Masonry.

Mr Paul — Stronger blocking. I mean, I mean if, if you are legitimately interested in trying to fix the issue that this Board is supposed to address, that would be it. Am I off base here at all?

Ms Crumbaugh — Or educate people on the street, um, because when I talked in Detroit, they said that they educate people on the street.

Mr Hartwell — I think you've brought us some really good points. I like, I'm all for historical structures. I think that this does have the potential to be a beautiful building. I do, however, think that, uh, I think some of your anger is misplaced. We have done our jurisdiction over a lot of these

issues. We don't tell, we don't have any jurisdiction over the police, over what, over what…

Ms Crumbaugh — So, yeah, I'm not really angry…

Mr Hartwell — The City does. If you do have these issues, I would suggest you go to the Council. You talk, and if you really want to talk about this, I'd talk to them. They're your go-to people. This is something that we have to give a decision on, uh, you know, as to how to secure the building. Uh, we can't take it down. I have different opinions on that, but not going to probably take it down. So we have to get it secured just for a safety reason. I think that it is unfair to TAMKO, I think that it is unfair to the YMCA, I think it is unfair to the Menace's and the Churchwell's. I think it is unfair to the whole neighborhood, uh, to look at that building. And I've know, I know for one, that I've looked at it for many years and it's been a disaster and it continues to be a disaster. So, I would, I thank you very much for coming but I would really like for the Board to either deliberate on this and move on. We do have other issues.

Mr Denham — Yeah, we've got ten more Items and if you do go to City Council, they'll limit your time to, I believe, it is five minutes or three minutes, so we've let you talk for quite a while but we've got ten more minutes, or ten more Items to discuss.

Ms Crumbaugh — It's like twenty 'til noon, but, uh, I didn't know how these meeting function and I couldn't find any information on line.

Mr Hartwell — The information is on line, so…

Mr Callihan — It's on the City's website.

Ms Crumbaugh — No, no I not.

Mr Hartwell — Go to the Building Board of Appeals…

Ms Crumbaugh — Not since the budget cuts.

Mr Hartwell — Go to the Building Board of Appeals, uh, website, because I printed this off this morning because I lost my other copy.

Mr Callihan — It's on there.

Mr Hartwell — It's on there.

Mr Wicklund — Let me, just real quick, just to maybe, hopefully, save me some time later. Uh, I understand what Jordan was saying and it's true, we can get you or

any group that is interested, we can get you specifications on ways to properly secure a building. But when it comes to organizing volunteers and helping that process take place, it was all there before and the person who stopped it was Mr Inman, the owner. He's the one that stepped in said, "I don't want the plywood donated because, you," I had many conversations with him. It all falls back on the owner. The City is going to do everything they can do, but organizing that help, we certainly can't give anybody permission to go do it. That ALL comes from the owner. So your frustration and your time spent needs to be with getting people on board with you and going to the owner. And if he's not physically able to do it, then whoever his representative is, hopefully, has the authority to do it. But, coming to the Board with any kind of, of frustration at all, on this property, I feel, is unwarranted, just because of the patience and the funds that have already been dumped into this property, with no good result other than, we have been able to avoid, up to this point, anybody getting really physically hurt or the building being burned down. And hopefully, we can keep that. I know we haven't talked about demolition, but I may be the first one to bring it up as an option because, as a representative of the City Staff, I'm not real comfortable dumpin' a whole lot more money into just boarding it up again so that they can tear down the boards again. And I don't care if we weld steel over the openings, they are going to find a way in, at some point. So…

Mrs Harrington — And I appreciate…

Mr Wicklund — The finances have to be considered at some point.

Mrs Harrington — I appreciate your, um, looking at that financial side of it, Bryan. You know, his job is to make sure that the properties are, are safe. He's the Chief Code Official but the fact that he has, also, uh, direction of watching or guarding the City's financial situation of these properties make me feel better as a tax payer. You know, I like to know that it's, it be easier for them, be a whole lot easier for Jeff and Bryan and Jordan to just say, "You know what, we need to go out and board this building up and this building up and this building up," because, then they wouldn't have to deal with it any more. You know, but they are looking at the cost of the City to do that and I'm grateful for that every day, as a Joplin citizen, a citizen of Joplin for, for the last forty-five years. I, I'm secure in the knowledge that the City Staff is looking out for the citizens. I'm appreciative that they're also aware of the historical value of these properties. You are absolutely right, these properties are what make Joplin unique and they give us our heritage. And, and I happen to be married to a very hectically savvy person that has a lot invested in this community, in the history. Um, so, that being said, these guys are doing the best they can.

Ms Crumbaugh — I really hope to learn more from you guys about what to share with other people. It got into this, I see that you guys are dealing with so much frustration. This is a hard position. And this is the....

Mrs Harrington — Well, it is...

Ms Crumbaugh — Negative side of, the part of the City that you have to, I'm sensitive to that.

Mrs Harrington — I love that you were able to see us deal with some of the people we did today. For instance, Mrs Bettaso to be here. She has been here at probably ten meetings in the last year about this house that's being built beside her. You know, she comes here and I feel beholding to try and help move...

Ms Crumbaugh — And I looked it...

Mr Denham — Can we, I think we need to wrap this up, 'cause I've gotta go and we've got ten more Items. I appreciate you coming. Uh, you are always welcome to come other times, but at this point, it's in kind of in Mr Inman's court. Uh, it's on our Agenda. I imagine we'll just continue it because there's not a lot of funds to, to do much right now but.

Mrs Harrington — Someone needs to get a hold of his agent, 'cause they are not doing his job. They are not doing the job.

Ms Crumbaugh — I'll give my information, all the information I have to Jeff and Bryan so that they...

Mr Hartwell — Mr Chainman, I make a motion that Item # 2675, 410 S Wall be continued to our August 25th meeting for Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Hartwell, second by Mr Wilson that Item # 2675, 410 S Wall be continued to our August 25th meeting for Progress Report and Demolition Hearing All those in favor say "aye" (Mr Denham, Mr Pommert, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (Mr Callihan) Motion carries.**

Ms Crumbaugh — What did that mean, Riley --- Demolition? Is that different because you said this isn't a demolition?

Mr Denham — No, every meeting, every structure could be ordered demolished...

Mr Hartwell — At any time.

Mr Denham	At any time. That's, it, it's just part of our, uh…
Ms Crumbaugh	But it was a continuance of a progression, there wasn't a change in…
Mr Hartwell	We are not ordering demolished.
Mr Denham	We are just kicking it down …
Ms Crumbaugh	Thank you very much.
Mr Denham	We are just kicking it on down the road.
Ms Crumbaugh	Thank you very much for your time. If I could stay.
Mr Denham	Sure.
Mr Oliver	If you want to write the contact information for Jim down on that sheet, I'd appreciate it.
Mr Denham	Next Item. Uh, did you have any Item that you wanted to speak, address?
Audience Attendee	Just listening.
Mr Denham	Ok, um, you want to just kind of go over the next one's. I really don't have the time to, to do a demolition hearing if we had one of those planned today.
Mr Paul	I had a couple, but I, we can probably move 'em to next time. It's not going to kill anybody, is it?
Mr Oliver	Um, ok. I got two to release and then, uh, if you need to get out of here. We can. I know we, generally, don't want to lump 'em together but, we can…
Mr Denham	Which ones do we want to look at for release?
ITEM # 2801	**2016 W 4TH ST** **OWNER: Frank McGriff** **ADDRESS: 2016 W 4th St, Joplin, MO 64801** **Demolition hearing has been posted in the Joplin Globe Legal Section.** **Item continued from the June 23, 2017 meeting for a Demolition Hearing and Progress Report (FOURTH TIME BEFORE THE BOARD)**
Mr Oliver	Um, Item 2801. 2016 W 4th St. That's been demolished by the owner. It can be released.

Mr Hartwell — Mr Chairman, I make a motion that Item # 2801, 2016 W 4th St be released from our Agenda.

Mr Tylle — Second.

Mr Denham — **Motion by Mr Hartwell, second by Mr Tylle that Item # 27, uh, 2801, 2016 W 4th St be released from our Agenda due the demolition occurring. All those in favor say "aye" (Mr Denham, Mr Callihan, Mr Pommert, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (none) Motion carries.**

ITEM # 2813 — **4225 S JOPLIN AVE**
OWNER: Marion Ray and May Alice Ogden
ADDRESS: 5750 Riverside Dr., Joplin, MO 64804
Demolition hearing has been posted in the Joplin Globe Legal Section. Item continued from the June 23, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — Item # 2813, 4225 S Joplin. That property has been demolished by the owner and can be released.

Mr Wilson — I make a motion that Item # 2813, 4225 S Joplin, be released from our Agenda.

Mr Hartwell — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Hartwell that Item # 2813, 4225 S Joplin be released from our Agenda due to the demolition occurring. All those in favor of the release say "aye" (Mr Denham, Mr Callihan, Mr Pommert, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (none) Motion carries.**

Mr Oliver — Do you want to do them individually or do you want to…

Mr Denham — Yeah, if you have any new information, briefly update us.

Mr Oliver — OK.

ITEM # 2785 — **417 S PARK**
OWNER: Dawn Morian
ADDRESS: 6720 Woodson, Raytown, MO 64133
Demolition hearing has been posted in the Joplin Globe Legal Section. Item continued from the June 23, 2017 meeting for a Demolition Hearing and Progress Report (TENTH TIME BEFOR THE BOARD)

Mr Oliver — 417 S Park. I kind of passed around some e-mails. I had a phone conversation with her, uh, Wednesday. Kind of like, it's not getting through to her, uh, that we need to have, uh, licensed electricians and plumber on her building permit that she's got. Uh, the one she filled out, uh, those contractors, currently, are not licensed within the City. We have been after her for several months to work that out and, I don't know, it's kind of like, she's pushing it down the road, at this point. Um, she saying it might be when the weather gets cooler before they get back. So, I actually had it set out here, maybe to consider, um, my opinion, probably demo, just because the inside, inside of this house is not, it's, it's open framing. You know, if you were to do an Order for Repair, again, we don't want to get into that business. So …

Mr Denham — For me, the Order for Repair should be to take care of a dangerous situation, not to finish someone's project.

Mr Oliver — I guess we can go to August. I will try to get her to…

Mr Denham — You might press upon her, it may be ordered demolished at that time.

Mr Oliver — Ok.

Mr Denham — Because, this, what is this, the tenth time? Yeah, almost a year down the road. We have a motion to continue?

Mr Wilson — Mr Chairman, I make a motion that Item # 2785, 417 S Park be continued to our August 25th meeting for a Demolition Report, Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Wilson, second by Mr Pommert that Item # 2785, 417 S Park be continued to our August 25th meeting for Progress Report and Demolition Hearing. All those in favor of the release say "aye" (Mr Denham, Mr Callihan, Mr Pommert, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (none) Motion carries.**

ITEM # 2793 — **1935 LAUREL ST**
OWNER: Benjamin and Diana Burns
ADDRESS: 1935 Laurel St, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the June 23, 2017 meeting for a Demolition Hearing and Progress Report (SEVENTH TIME BEFORE THE BOARD)

Mr Oliver	Item # 2793, 1935 Laurel. I spoke with Mayberry construction, um, yesterday. They are getting really close. He thinks, within the next couple of weeks he will have the siding on. It will probably even be ready for a, uh, C of O at that time, so…
Mrs Harrington	Mr Chairman, I make a motion that Item # 2793 at 1935 Laurel St be continued until August 25th for Demolition Hearing and Progress Report.
Mr Tylle	Second.
Mr Oliver	Um, 2009…
Mr Denham	Excuse me, we need to vote.
Mr Oliver	Oh, sorry.
Mr Denham	**There's a motion by Mrs Harrington, second by Mr Tylle that Item # 2793, 1935 Laurel St be continued to our August 25th meeting for Progress Report and Demolition Hearing. All those in favor of the release say "aye" (Mr Denham, Mr Callihan, Mr Pommert, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (none) Motion carries.**
ITEM # 2809	**1815 S PEARL AVE** **OWNER: Terry M Wright** **ADDRESS: 1601 S St Louis Ave, Joplin, MO 64804** **Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the June 23, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)**
Mr Oliver	2815 S Pearl, Item # 2809, uh, we will be ready for that one, um…
Mr Denham	You want to just continue it?
Mr Oliver	I guess.
Mr Denham	I, I mean, I can't stay unless someone else, unless you guys want to stay on, but I can't stay.
Mr Pommet	Mr Chairman, I make a motion that Item # 2809 at 1815 S Pearl be continued to our August 25th meeting for a Progress Report or Demolition Hearing.
Mr Wilson	Second.

Mr Denham — **There's a motion my Mr Pommert, second by Mr Wilson that Item # 2809, 1815 S Pearl be continued to our August 25th meeting for Progress Report and Demolition Hearing. All those in favor of the release say "aye" (Mr Denham, Mr Callihan, Mr Pommert, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (none) Motion carries.**

ITEM # 2810 — **2626 E 8TH ST**
OWNER: Parker Properties
ADDRESS: 1115 Illinois Ave, Joplin, MO 64801
Demolition Hearing has been posted in the Joplin Globe Legal Sectiion. Item continued from the June 23, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — 2810, 2626 E 8th. Um, they have picked up the application and are getting the utility sign-offs for a demo permit, so hopefully, this will be gone by the owner, at the next meeting.

Mr Denham — Great.

Mrs Harrington — Mr Chairman, I make a motion that Item # 2810 at 2626 E 8th St be continued until August 25th for Demolition Hearing and Progress Report.

Mr Pommert — Second.

Mr Denham — **Motion by Mrs Harrington, second by Mr Pommert, that Item # 2810, 2626 E 8th St be continued to our August 25th meeting for Progress Report and Demolition Hearing. All those in favor of the release say "aye" (Mr Denham, Mr Callihan, Mr Pommert, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (none) Motion carries.**

ITEM # 2811 — **3028 ½ S JOPLIN**
OWNER: Jim and Pamela Ames
ADDRESS: 5042 79th Ave Dr, East Sarasota, FL 34243
Demolition Hearing has been posted in the Joplin Globe Legal Section. Item continued from the June 23, 2017 meeting for a Demolition Hearing and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — Um, Item # 2811, 3028 ½ S Joplin, uh, will be ready next month.

Mr Denham — Do we have a motion to continue?

Mr Hartwell — Mr Chairman, I make a motion that Item # 2811, 3028 ½ S Joplin be continued until our August 25th meeting for a Progress Report and Demolition Hearing.

Mr Pommert — Second.

Mr Denham — **Motion by Mr Hartwell, second by Mr Pommert, that Item # 2811, 3028 ½ S Joplin be continue to our August 25th meeting for Progress Report and Demolition Hearing. All those in favor of the release say "ayes" (Mr Denham, Mr Callihan, Mr Pommert, Mr Wilson, Mrs Harrington, Mr Hartwell, Mr Tylle) Those opposed (none) Motion carries.**

Mr Oliver — I honestly hope he will step up and take care of it himself. You can see who the owner is on that. Sometime…

Mr Denham — He looks familiar, has he been on the Agenda before? A time or two?

Mr Oliver — Sometimes he's gotta be pushed, but I hope, maybe, he'll take care of it on his own.

Mr Denham — Yip.

ITEM # 2814 — **227 N COX**
OWNER: Robert Riggs
ADDRESS: 227 N Cox St, Joplin, MO 64801
Finding of fact hearing scheduled for this date

Mr Oliver — The last one is, uh, 2814, 227 N Cox. Uh, that was a subject of a fire and I hope to have all the information together and have a hearing on next month.

Mr Denham — Do we have a motion to continue.

Mr Pommert — Mr Chairman, I make a motion that Item # 2814 at 227 N Cox be continued to our August 25th meeting for Progress Report or Demolition Hearing.

Mr Wilson — Second.

Mr Denham — **Motion by Mr Pommert, second by Mr Wilson, that Item # 2814, 227 N Cox be continued to our August 25th meeting for Progress Report and Demolition Hearing. All those in favor of the release say "aye" (Mr Denham, Mr Callihan, Mr Pommert, Mr Wilson, Mrs**

Harrington, Mr Hartwell, Mr Tylle) Those opposed (none) Motion carries.

Mrs Harrington — Mr Chairman, I make a motion to adjourn…

Mr Denham — Uh, Mr Hartwell would like to say something before we adjourn, please.

Mr Hartwell — Um, I want to offer, um, I've officially offered to the City my resignation to the Board, not because I, um, would necessarily like to. I'm relocating to St Louis. I'm studying for the Dieses of Springfield, Cape Gerardo, uh, for seminary, at Kenrick Seminary, there, so I'm making a change in August, so I, I wish you all the best. It's been a wonderful two years and I've learns so very much. I've enjoyed our time together and this has been an excellent experience for me as well as. I hope that I have added some value to the Board as well. So thanks to all serving members and hope that the person who takes my place can, um, can do a good job and continue to keep the Board on a good track because I believe we are headed in the right direction. So, thanks to the Board and, uh, I move to adjourn the meeting.

Mr Denham — Thank you for your Service. I appreciate it. Good luck in your future.

Mr Hartwell — Thank you, Thanks.

Mr Denham — We stand Adjourned.

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 11:57 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Elizabeth A Willhite, Notary Public

My Commission expires: 11/8/2020

STATE OF MISSOURI NOTARY SEAL
ELIZABETH A. WILLHITE
Notary Public
Jasper County
My Commission Expires
November 8, 2020
Commission # 16542728

