MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
AUGUST 23, 2019
9:03 AM

Rylee Hartwell, Vice Chairman, called the August 23, 2019 Building Board of Appeals meeting to order with the following Board members present: Ervin Wilson, Rylee Hartwell, Curtis Ledford, and William Tylle, Mark Callihan. City Officials present: Jordan Paul, Assistant City Attorney, Jeff Oliver, Building Inspector, Bryan Wicklund, Building Official; and Olivia Ball, Notary Public.

Mr Hartwell	We'll call the order of the August 23rd, 2019 Board of Appeals meeting. We will begin with the roll call. Mr Ledford?
Mr Ledford	Here.
Mr Hartwell	Mr Callihan?
Mr Callihan	Here.
Mr Hartwell	Mr Wilson?
Mr Wilson	Here.
Mr Hartwell	Mr Tylle?
Mr Tylle	Here.
Mr Hartwell	Do we have a motion to excuse Mrs Harrington and Mr Wagner?
Mr Wilson	Mr Chairman, I make a motion to excuse Mr Wagner and Mrs Harrington from this meeting.
Mr Tylle	Second.
Mr Hartwell	**We have a motion by Mr Wilson, a second by Mr Tylle to excuse Mrs Harrington and Mr Wagner from this meeting. All in favor say, "aye," (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**
Mr Hartwell	Both members are excused. Okay, if you have, or are here to speak about an agenda item today, please come forward to the podium. State the name, the item number which are here to speak about as well as the address and well will get started. So, please, come forward, whoever is ready.

ITEM #2860 **1201 S. Byers**
OWNER: Joplin Flying Associates Inc.
ADDRESS: P.O. Box 1744 Joplin MO. 64802
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2019 meeting for a "Demolition Hearing" And Progress Report (SEVENTH TIME BEFORE THE BOARD)

Mr Wiggins — Bob Wiggins, it would be item number 2860. Uh, last month when we were here, uh, I was a little concerned and upset by one of the comments that was made.

Mr Paul — He's not speaking into it very well.

Mr Wiggins — And one comment was that they did not believe that there was anything of value in that building that need to be protected and kept out of the weather. Um, it really should not be a matter of whether there's anything valuable or not valuable in that building. Whether it be empty or be filled with gold bars. Uh, however, I did go, and I took pictures. I-I told many months ago that the fire was primarily contained in the storage area, which was a forty by one-sixty and the twenty-five percent was mostly office and preparation area. None of our heavy equipment was damaged, not even any of the belts burnt on it. I've taken pictures which I'll share with you if necessary, um, to give you some idea of the value of the product in there. Um, I have a six-hundred ton drawing press, which I've had for several years. It was about six-years old when I bought it. New at that time, was a little over a half million dollars for that piece, particular piece of equipment. I don't know what the value of it is now or what it is, but they still have, you can engineer a lot of things, but when you need tonnage, uh, it's not cheap to get, okay? Um, that's why I have that large piece and I have pictures of it. I have a twelve-foot break heavy duty break, which is very large. All of this stuff is extremely heavy, okay? I've got a three eight-eight-foot shear. I've got a twelve wood, twelve-gauge shear, uh, we have a-another, um, break that is a uh-uh smaller break that we use to make door trim and stuff like that which is precision trim machine. We have a punch press that are punching to make our corners and this type stuff, which is a precision machine, smaller. Um, we have a cutting table with an automatic cut-off and-and adjustable notching material to do our lineage stuff. Um, air compressors, we got a lot of stuff in the building so, I don't know what the value of it is right now.

Mr Hartwell — That-that's fine.

Mr Wiggins — Okay.

Mr Hartwell — Uh, I think some of our members have a question of you –

Mr Wiggins — Yeah.

Mr Hartwell — Mr Callihan.

Mr Wiggins — Yes sir?

Mr Hartwell — Or a comment?

Mr Callihan — I-I it's unfortunate that you are upset with the comment contents of the building. It's not really the contents of the building that-that we're interested in, or that I'm interested in. They, uh –

Mr Wiggins — Speak into your mic a little more.

Mr Callihan — Um, we're concerned about the property, the building, the structure itself. The content's not a big issue, I went by again yesterday, day before, um, I think you could probably spend a hundred hours of labor out there and not tell that you've done anything.

Mr Wiggins — Yeah.

Mr Callihan — Uh, like I need to tell you. I don't see any drastic improvement in the condition of the property.

Mr Wiggins — Well, I'll tell ya, I, um, we need storage, okay? I-I-I the comment the other day that you said that some of our neighbors are complaining. I went to my neighbors, none of them will, none of them complained about what's going on there. I look at across the street, directly across the street, dilapidated storage it's really dilapidated, okay? We've got, and this is an industrial area, I go across with my neighbors with the shingle department, they've got open storage sheds as well. I go down to the corner, I go down, I go all the way down tenth street and ugliness all the way down tenth street.

Mr Callihan — Mr Wiggins?

Mr Wiggins — Okay?

Mr Callihan — It's-it's your property that is on the agenda.

Mr Wiggins — What did you say?

Mr Callihan — I understand, it is your property that is on the agenda. There are properties all over town that need attention –

Mr Wiggins

I, but my complaint is the fact that as an unveil, leveling of application of whatever laws it is-is down there, okay? Um, last month I was so mad my wife chewed me out bad, I would not allow my people to go in there to cut these tree's down that you're complaining about and move that out. Very dangerous, uh, I shouldn't have done it and I'll never do it again take a chainsaw and wading in water and mud to cut tree's down to show something that you don't think I've done. I have pictures of it, okay? Uh, I don't know originally became members, these gold post keep moving. We've cleaned all that area off, I've got pictures of before and after, all that incinerated where cutting up the stuff and burning the limbs and stuff. We've hauled off the other tree parts.

Mr Paul

I think that –

Mr Wiggins

We've closed in, which we had to do for the main building, we did that. I had a structural engineer come out and this building is structurally sound. I'm working hard, I'm trying. I've dealt, I've worked in this City for fifty damn years. You've got F-A-G. FAG because I brought them in because they were a part of the bearing company that we were trying to buy out of New Hampshire Ball Bearing; we brought FAG in from Canada. It was very difficult getting' that product in. They said well they oughtta put a place in Joplin in-in the United States, I said yes. So, you've got FAG out there. Now I have done a great deal on this City. My wife has been probably president or head of most of the City organizations that you've got in this town. And, all I want to do, I want to be kept, I want a fair shake on what you're doing around this darn town. I'm trying; I've got a product that I've engineered that is ninety-two point two-four percent efficient in a furnace.

Mr Paul

Do you care about how –

Mr Wiggins

It's got the highest BTU rating, it's patented, even though the patents have ran out and I'm here trying to do what I can to try to get this thing back together. Now, I'm really unhappy because when we first started this, and I don't mean to take a lot of your time, but I tried to get insurance on that building. Could not get insurance forty years ago because the City would not run those bums out of that area, and I could not get insurance. If I had insurance on these it would have been done now, okay? But, I'm just at limited- limited money to do what I can do. The City told me when we started having break-ins to put an alarm system in. I spent a lot of money putting an alarm system in that building. And, then the City could not get there in time to catch anybody, they were to slow. The alarm system ran into the police department and we got an alarm on it. And, after three alarms, now this was forty years ago, thirty-five, they gave me three alarms free, the next alarm was two hundred, the next four hundred. And, every time we got another alarm it doubled, it got up to sixteen-hundred

dollars. I couldn't afford the darn alarm thing, I had to turn it off. Then, I wanted to put dogs in there to protect it, well we can't do that, they might bite somebody. And, all I want is a darn fair shake, okay? I'm working at it, we will work every darn time we can. We are trying to get it cleaned up and I need a place to store my equipment to find out what I am going to do. And, I'll continue to work at it and all I want is a, I want an object, did you, I appreciate you all, you're donating your time and I made that product that I'm making now, and I've made for years. Not to make money on it because we needed it for people that wanted to stay warm and it was something efficient and something that did not pollute. And, I'm not able to do that right now, okay? And, you have at me, however you want it.

Mr Wilson — Mr Wiggins, in reviewing the past stuff as far as what we had discussed we are only concerned with the Joplin Code of Ordinances as pertains to the buildings. As previously stated, we entered the building and all this other stuff is superfluous stuff it just does not fall within the criteria that we are working on. Uh, I-I realize that it's an area that needs to be cleaned up, but also when a building has a fire that weakens the entire structure. It may not appear to any individual that-that's what happened, but from my experience I can tell you that a fire in any building will weaken the total structure to a degree. And, we need to take that into consideration. That is part of the Code of Ordinances of the City of Joplin as pertained to these buildings. So, I would appreciate it if we could just stay on the building subject it self and not all these extraneous stuff as far as, uh, equipment and people down the street, it-it, that does not come into play on this board. I-I hope you can understand that.

Mr Wiggins — Well, I-I understand where you are, but you know, I got a structural engineer, an engineer to come in and look at that building, there is nothing wrong with that building, okay? The roof is gone on part of it, we've got programs that hopefully we can get together once we've got the funding to do it. It is not about to fall down, we're not using it for anything, and no one is there.

Mr Ledford — Mr Wiggins?

Mr Wiggins — Yes?

Mr Ledford — Well, I was out there yesterday, uh, has he presented any kind of engineer report to you saying the structure is sound?

Mr Wicklund — No.

Mr Ledford — I-I I'm having a really-really-really-really hard time believing that you got a report from an engineer that-that structure is sound. You have, your

block walls are falling over on it, you've got a header that's coming down above a garage door. All of its secured with rough metal –

Mr Wicklund — Yeah, so-so, I went by this morning and, um, just to make sure everybody understands the scope and exactly what were talking about, before the fire, the original fire, there's actually been multiple occurrences that the fire department has been called out there. Either by –

Mr Paul — Saying that –

Mr Wicklund — Uh, because –

Mr Paul — The actual portion –

Mr Wicklund — Of vagrant activity or-or fires being started. Nothing within the last couple of months –

Mr Paul — Fire portion –

Mr Wicklund — But, I see that this has been before the board now for about eight-eight times.

Mr Paul — Didn't say that –

Mr Wicklund — Originally, the original fire before it happened this was one large building that was, uh, added onto several times. The third, the-the largest portion of this building, which is the furthest west, um, I believe, uh, Mr Ledford that's the part that you're, one of the sections that you're talking about. I was there this morning, it is still unsecured. Uh, there is at least two doors that are wide open, um, about probably about seventy percent of the roof has collapsed. About the half of the, uh, steel eye beams have, uh, given way and are collapsing. The-the-the west, or west there is some eye, some-some metal framing that could be salvageable, but like, uh, Mr Ledford was saying the block walls are also falling away from the-the rest of the building. The middle section of this, which is where the worst part of the fire was, was much narrower, um, it's totally gone, other than the debris that's still on top of the slab.

Mr Wiggins — We'll keep cleaning.

Mr Wicklund — The –

Mr Wiggins — We're working –

Mr Wicklund — The furthest east portion of the building, which is the portion that I-I think you probably, uh, have in mind that you would like to save, uh, the block

wall that was, uh- uh, the west wall of this building is totally gone and the roof has started collapsing because there is no support. Now, yes, there's- there's a portion of that west building that, I'm sorry, the east building that could be saved from the-the time what we started here, over eight months ago I really do not feel like the goal post have changed any. There may have been some miscommunication, they may have been some misunderstanding on-on all parts, but our concern is that the dangerous portions need to be removed and whatever is chosen to be left needs to be secured and all of the debris needs to be cleaned up. That's it, that-that that's is what the board's concerned with and that's what we've discussed since day one.

Mr Wiggins — Well, I'll tell ya, I've-I've, we're-we're we are burning and hauled off that material. Here's two pictures (Unable to translate audio as speaker was not near a microphone)

Mr Wicklund — Yeah.

Mr Wiggins — Till the waters gone, okay? We've cut all those trees that's the ones I cut in. And, I cut down there –

Mrs Ball — Bryan –

Mr Oliver — He needs a mic –

Mr Hartwell — Mr-Mr Wiggin?

Mr Wicklund — Let's-let's go over here and talk. You want to repeat that?

Mr Wiggins — Okay. Got a picture here, it was just taken the day before yesterday. We got a lake out in front. I should probably advertise it for lake front property, but we can not get this material out of here until this water is gone. I cut all the tree's out of here, we hauled off the, and cut up all the big wood and have got the limbs ready to be burnt once they're done. And, were burning along the slab, okay?

Mr Wicklund — And-and I don't- I don't doubt that you've spent a lot of time over there, um, there is actually a good base under this water because I just drove through it with my crown Vic this morning. Probably shouldn't have but I went through it just fine. I really feel like in order to clean up this amount of debris, rather than trying to do it by hand –

Mr Wiggins — We're not doing it by hand?

Mr Wicklund — Well, there are contractors who could spend one day out there and make a huge dent in that. And, you've spent multiple days already.

Mr Wiggins — Well, I've got a contractor that will do that, he's-he's got a skid loader with a grapple, which is what it's going to take.

Mr Wicklund — Correct.

Mr Wiggins — Okay.

Mr Wicklund — Correct.

Mr Wiggins — Alright and-and Ron's going to get over just as soon as he can get in it without it spinning and sinking in the ground. This is good here, but it is soft over here. This is just mud, okay? And, Ron Jones is going to go over there just as soon as he can get in to, heck we're going to take this debris out. What's burnable we're going to burn, what's not we're going to haul off, okay?

Mr Wicklund — So, this picture that we're looking at is the east building. This is the one that you're-you're intending on saving, correct?

Mr Wiggins — I'm going to save both of them.

Mr Wicklund — Okay.

Mr Wiggins — I mean, I'm going- I'm going, I got to save this other building, okay?

Mr Wicklund — Have you had-have you had any kind of estimates put together on what it would cost to save this building or the building to the west?

Mr Wiggins — This building here what were planning on doing is, once we get all this debris burnt and this slab cleared off here, were going to take all of the rubbish that's over here, all of the concrete block and stuff and make ramps up, so we can have ramps to use this for, to get in and out of the building.

Mr Wicklund — Understood. Have you gotten any estimates on the pricing on what it's going to cost to do all that?

Mr Wiggins — This building here is probably going to be fairly inexpensive because we raised, we can go under this, uh, edge being here and pick it up with a crane and raise up and pull the side wall back in and then building a new, close that wall in and put an overhead door –

Mr Wicklund — And, I don't- and I don't disagree with that, but have you had a contractor give you a price on that to see if –

Mr Wiggins — Well, I was a contractor for twenty-five years. I built those buildings.

Mr Wicklund — Okay, do you, the, it always come into play on to whether we feel like it is feasible to salvage portions of the building and that's something that we always ask the property owners. Is to come up in part of the plan on cleaning it all up and if they want to save part of it.

Mr Wiggins — It's going to be about twelve-thousand dollars to do this.

Mr Wicklund — Okay.

Mr Wiggins — Okay. Now, this part here you can see if you want to look at the differences here. We've got, were burning up here in the middle. That's a good place to burn because there is nothing to burn up there, okay? This is what a building look like, that's what it looks like-that's what it looks like-that's what it looks like now. We've got, were down to bare nubs, there isn't a whole lot we can do until we can get this material moved out of here. Uh, it's not that we aren't working, we are.

Mr Wicklund — And-and I don't question that at all, yes it clearly does not look like those photos today. I can tell you've done work.

Mr Wiggins — Okay, well, look at twentieth street.

Mr Wicklund — So, have you gotten any kind of estimate or what's your best guess on the building to the west?

Mr Wiggins — Okay –

Mr Wicklund — If you are going to try and save a portion of that, what are you look at cost wise?

Mr Wiggins — Well, it's going to be two different ways, okay? One, either, the one that we'll probably end up doing, we'll probably end up blowing up the twenty-five percent that we have, it's just got roof problems, okay? Just walling it off and tearing it down the concrete block on the balance of –

Mr Hartwell — Sir –

Mr Wiggins — That twenty-five percent.

Mr Hartwell — Mr-Mr-Mr Wiggins and Mr Wicklund, I-I do appreciate that you're having this conversation, I think it does need to happen. But, I would like, uh, possibly, we have other people here in the gallery.

Mr Wiggins — Yes, sir.

Mr Hartwell — I would like for you two to maybe to have this conversation one on one and then the staff can bring it back, the content of this back to the board. But we actually have some questions of Mr Wicklund as well and we also I think some other members of the board have some questions also. So, if we could do that, that would be, uh, something that I think is in the best interest of time for all of us.

Mr Wiggins — Okay. Well, I will get with Ron Jones and see when at the very earliest he can do this. I've, uh, uh, I-I told Mr Oliver here a few days ago I've got to be on an installation up in northern Iowa next month. I will not be here, I will get with Ron Jones and give you all an update, okay? And, I will –

Mr Hartwell — And, communicate, please communicate that with the staff, okay? And- and they can let us know, Bryan or Jeff, either one, okay?

Mr Wicklund — Well, and what my- what my discussion was leading to is my last question. When do you intend on having this one hundred percent completed and the two buildings repaired? Is that a five-year plan?

Mr Wiggins — No-no it's not. I'll be able to do this, well supposedly if it goes through, I've got a closing on our twentieth street property in January, okay? And, I will not be able to expend a lot of money until I get money in. Uh, we will have all of this cleaned up and probably raise this because once I squeeze this stuff off of this lot everybody is going to be able to get in, up there to get into this other building. This building here will be the first one I work on, okay? To get that closed in.

Mr Paul — You said at closing –

Mr Wiggins — Block door –

Mr Paul — Are you –

Mr Wiggins — Yeah-yeah –

Mr Paul — Mr Wiggins? –

Mr Wicklund — Yeah-yeah, there's- there's two block doors –

Mr Wiggins — Yeah, well I have a new door in, but I cannot find a motor set to that thing set, but I do have a new door, that will be up within the next week, okay?

Mr Paul — Mr Wiggins, you said a closing? Are you actually under contract?

Mr Wiggins — Uh, pardon sir?

Mr Paul — You mentioned a closing so are you actually under a contract for this other property or are you just hoping to sell it like you were this one?

Mr Wiggins — Can you –

Mr Wicklund — Are you under contract with the property on twentieth street or is it –

Mr Wiggins — Yes –

Mr Wicklund — Or is it just an interested –

Mr Wiggins — No, I am under contract on it.

Mr Hartwell — Last month Mr Wicklund the board asked –

Mr Wiggins — I have nothing on this-I have nothing on this property here going at the current time.

Mr Paul — Yeah.

Mr Wiggins — Okay.

Mr Hartwell — Mr Wicklund, last month at our previous meeting it was asked by the board of the staff to prepare options regarding this property. Can you review those options for us as we move forward?

Mr Wiggins — Uh, I'll-I'll put that in writing, but we are planning different options that we are doing. I may have to give it to you in writing.

Mr Hartwell — And, Mr Wiggins all due respect, this question is for Mr Wicklund so he can tell us as a board what our options are moving forward with this property.

Mr Wicklund — Well, the options of the board, um, if they, if you choose of course would be to hold a demolition hearing which would involve slicking off the entire property. Foundations, concrete, buildings, and debris. That would be one option, uh, the board can order it repaired, which in my opinion in this situation because of this scope of the work honestly the cost to demo everything compared to the cost to remove the damaged portions and then make the repairs per code would probably be around the same cost in the end. Um, that's the only, and then the other option is to continue working with Mr Wiggins and encouraging him along on-on his doing the work.

Mr Hartwell — Okay.

Mr Callihan — Well, this is mark –

Mr Wiggins — Well I'll guarantee ya' I will not quit on you, okay?

Mr Callihan — The, part of the issue it's-it's always timing, um, if you close in January that's putting this project on the agenda for roughly a year and if you close in January there is going to be x amount of time before this work gets completed. So, right out of the gate we've got this on the agenda for a year and I'm just pointing this out it's-it's a, it's the council's motions decision on what to do with it. But that's quite a long time to have a project on the –

Mr Wiggins — Oh, I realize that –

Mr Callihan — Agenda.

Mr Wiggins — Uh, I look at other projects, you know, uh, that take time, uh, I look at the old hospital that's been there for twenty-five years. I look at twentieth street that has been closed down for nine years after the tornado –

Mr Callihan — And, I –

Mr Wiggins — And, building things. Uh, I realize that, the only thing is that I can guarantee ya' we will be out there working and, uh, I'm just asking for a fair shake on this. That's all I'm asking for.

Mr Callihan — We're just asking for a schedule to get it resolved.

Mr Wiggins — Sorry?

Mr Wicklund — He's-he's, the board is just asking for a schedule from you on-on completing the project.

Mr Wiggins — Okay, well, uh, I'm going to complete the clean-up because that's not real expensive, okay? And, we're working on that. I'll see when Ron thinks he can get in there to get that stuff moved out of there. Uh, once we have that I will not have a lot of money to put into this until I get, I get money off of that property. With no insurance on this, I mean strictly out of it and we really have not had time or the funds to go out and even market our, uh, the sale of the century name because it's a good product, okay? It needs to be out there even if I don't build it somebody else will.

Mr Callihan — I understand. Again, if-if you can work with, uh, with Mr Wicklund or Mr Oliver put some ideas on paper that creates some kind of a schedule, maybe based on the closing on January when funding is available but, every month we just look at this and scratch our heads and kick it to the next month and kick it to the next, we need to find some, establish some kind of schedule as tentative that it is. Create some kind of schedule so

that we all have some idea of what the progress is going to be for this property, period.

Mr Wiggins — Well, I'm happy to show you, I mean, you know what I've done.

Mr Callihan — Yes.

Mr Wiggins — You know that I'm down right now, there's not a whole lot I can get done until I can get this other crud out of here. I mean, I-I do have a door that's got to be put in, I'll get that in this, okay? Uh, probably as far as we have for those people getting in –

Mr Oliver — You're not having –

Mr Wiggins — Is that City required panic hardware on all the doors, so somebody would go through like they always did, they would come through the sky lights. Even when we were in there to-to get in and hit the panic hardware, they can get out. So, once the alarm went off, they could get right out of the building, you can't lock the building according to code if it's got panic hardware on it. And –

Mr Callihan — Mr Wiggins?

Mr Wiggins — Yes, sir?

Mr Callihan — Things like that are something that you can consider. If you can never, if you brought this back up to specifications today and you can never secure it, that's probably something you ought' to consider. If you can't put anything in there of any value without bring broke into that's-that's a big consideration. I'm just asking that you put a plan together because honestly, we need to move on, put a plan together, a schedule. Talk it over with Mr Wicklund, Mr Oliver, present it. I think our only option right now is to extend this maybe another thirty days and-and see where we go from there.

Mr Ledford — Would it be possible to get Mr Jones to-to be present at our next meeting?

Mr Wicklund — Do you think, um, that Ron Jones would be willing to come and talk to the board with you maybe next time?

Mr Wiggins — I don't know, Ron's very busy, his wife is very sick. He gave a letter, he looked at it, I mean if you ask if you need your tonsils out you don't have to, I mean he is giving you his opinion, you know of what he has got to do.

Mr Paul — Yeah –

Mr Wiggins — I don't know –

Mr Paul — Is-is this the, are there two Ron Jones? There is a letter that we had in the file that we have circulated up here that's from an engineer and I-and I, I feel like I've heard you talking about a contractor are they two –

Mr Wicklund — That's the same individual.

Mr Paul — So, your engineer is doing the contracting work?

Mr Wiggins — Yeah-yeah, yes, he's-he's both, okay?

Mr Paul — Okay –

Mr Wiggins — Yeah, I'm sorry. I-I will get you a schedule.

Mr Paul — And-and just to be clear on that letter that you provided, uh, I think everybody looked at it and it-it, I'm not sure it says what you say it says. What-what I read, and I mean there are people smarter than me up here but, so, correct me if I'm wrong but what I read is that seventy, that the seventy-five percent of the structure that was not harmed by fire he thought was okay but he does not reach that conclusion for the twenty-five percent that was damaged by fire which seems to be the boards focus here –

Mr Wiggins — Well, I think –

Mr Paul — He-he does not, he does not say that is structurally sound.

Mr Wiggins — No, it-it, the, yes, he did. He said with-with repair that –

Mr Paul — That-that is, yeah –

Mr Wiggins — Yeah-yeah –

Mr Paul — Maybe-maybe with repair but the letter does not say as it –

Mr Wiggins — Yeah –

Mr Paul — Stands today it is okay –

Mr Wiggins — Yeah, that's the two things that you've got to take into consideration which would be the cheapest thing, I mean, which would be the best thing for us to do. The twenty-five percent that was destroyed by fire it's going to have to have steal beams. It's got to have-it's got to have a lot more work, okay?

Mr Paul — Sure, I just want to make sure that we are all on-on the same page on that.

Mr Wiggins — A lot more work.

Mr Paul — Okay.

Mr Ledford — My concern are we sit on this over the next three months that, I don't see how the building continues to stand on its own the way it is right now. I mean –

Mr Wiggins — Oh –

Mr Ledford — And, I'm exaggerating when I say that, but you've got block walls that are leaning that are fifteen feet in the air. You've got headers that are coming down over some of those openings –

Mr Wiggins — Okay, well –

Mr Ledford — There –

Mr Wicklund — There's-there's, uh, concrete headers that I know specially along the, uh, the west wall of the east building that have collapsed and pulled away from that, and it's really trying pull the rest of the wall down with it.

Mr Ledford — And, plus you've –

Mr Wiggins — Well –

Mr Ledford — Got a ceiling in there that's half way suspended on all of that too. So, I just don't –

Mr Wiggins — Well, the, uh, I will not be taking that wall down till I get the other side sort out, okay? It can't come down, I can't take that down until I pull the other wall up and secure that.

Mr Wicklund — I understand-I understand.

Mr Wiggins — Okay, as long as we are on the same page, okay?

Mr Hartwell — Okay.

Mr Wiggins — Once we get the-the center part of this, uh, up to where we are, we will probably cut that wall.

Mr Paul — Mr-Mr Wiggins I-I think that, uh, the board wants to move on here, but again the punch line is that they really, it's my understanding were not having a September meeting, so this will be back before the board in

October and I-I think the board is-is very clear that they expect some kind of schedule at that time. Um, or in-in, they would really like it if you could get Mr Jones here to-to talk with the board about what your plan is, uh-uh, otherwise I think that the board patience and its list of options are-are kind of growing short here.

Mr Hartwell — Right, we are going to go ahead and call for a motion to continue this property. Mr Callihan?

Mr Callihan — Yes, uh, Mr Chairman, I make a motion that item number 2860 located at 1201 S. Byers, uh, be extended to our October 25th meeting, um, for a Progress Report and Demolition Hearing.

Mr Wilson — Second.

Mr Hartwell — **We have a motion by Mr Callihan, a second by Mr Wilson, to continue item number 2860 at 1201 S. Byers to our October 25th meeting for a Progress Report and Demolition Hearing. All in favor say, "aye," (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**

Mr Wicklund — So, it will be October 25th will be the next meeting but if you could please get those doors installed and secured –

Mr Wiggins — I-I got them here, I just got to get it finished.

Mr Wicklund — Alright, thank you!

Mr Wiggins — Appreciate it sir.

Mr Wilson — After October there will be (unable to translate audio)

ITEM #2876

1911 S Bird Ave.
OWNER: Helping Property Owners LLC
ADDRESS: 810 Euclid Blvd. Carl Junction Mo. 64834
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Hartwell — Good Morning.

Mrs Lopez — Good Morning.

Mr Hartwell — Hello, please state the house that you are here to speak about, the item number and the address, please.

Mrs Lopez	Um, Fermelson Lopez, and the house number is 1911 Bird Ave Joplin Missouri 64801. And before starting, I have some pictures, I don't know if you want to –
Mr Hartwell	Sure, tell us first about what you've done this month with the property, okay?
Mrs Lopez	(Speaking in a foreign language)
Mr Lopez	(Speaking in a foreign language)
Mrs Lopez	(Interpreting for Mr Lopez) We've been, um cutting all the grass and all the weeds a little tree are there, like outside of the house. We clean inside because there was a lot of trash cans inside.
Mr Lopez	(Speaking in a foreign language)
Mrs Lopez	(Interpreting for Mr Lopez) I just need to clean the attic, that is on top of the house, inside. And, I have some pictures –
Mr Ledford	Mr Oliver, could you update us on this house?
Mr Oliver	Sure –
Mr Ledford	I-I forgot.
Mr Oliver	Alright, these folks bought the property from, uh, the person, uh, who had it when I originally put it on here.
Mr Ledford	Right, they were both at last meeting?
Mr Oliver	Correct, yes.
Mr Ledford	Yes.
Mr Oliver	Um, so they have done some cleaning. There's no remodel has started yet. Um, but she has come in and talked with me at the counter just this last week. Um, we-we had gone over a few things, uh, she was not sure about subs yet, so she left with the application and understands now that she's got to have subs for the electrical, plumbing, HVAC, and are currently –
Mrs Lopez	And, we already have some –
Mr Oliver	Working on getting those.
Mrs Lopez	Appointments today with the estimates with the contractors.

Mr Ledford	Excuse me?
Mrs Lopez	I already have a person coming today at noon, a contractor of plumbing to-to see what estimate we are going to have for that. Because we didn't know that we had it to have like a-like a contractor for plumbing, uh, mechanical, I wasn't interested of that, so that's what I came and got the license, but before getting the permit I had to get the contractors. But know I know.
Mr Callihan	So, no permits have been issued yet since no contractor has been selected?
Mr Oliver	Correct, they are going to act as the general.
Mr Callihan	Okay.
Mr Oliver	He's got his license, but it was the subs that we kinda' had to clarify.
Mr Callihan	Right.
Mr Oliver	And, they are not sure who they are using –
Mr Callihan	I understand.
Mr Oliver	They are trying to figure that out. It sounds like they've got one figured out.
Mrs Lopez	Yeah, we already got the-the-the-the license and everything for the general contractor. He is going to do the general contractor. We just need the plumbing and the-the electricity, I think. It was on the paper that they were asking.
Mr Ledford	So aside from the-the plumbing, electrical, mechanical, what were some of the, what were the structure items that he is taking care of himself?
Mr Oliver	Uh, in my conversation with her, um, I did tell her that there would be some structural things that need to be looked at and kind of went over the inspection process.
Mrs Lopez	Mm-hmm.
Mr Oliver	What-what inspections would need to be done besides having the licensed, uh, subcontractors, so, you know, hey, you're going to have to have some floor joist and box seal replaced and all of that would need to be inspected before it's covered up. So, I have kind of gone over all of that with her.

Mr Ledford — So, it sounds like you guys know what's ahead of you and you're ready to take it on.

Mrs Lopez — Yeah, we didn't know that we were going to have all of that. Yeah, because I already have all the license and everything for him and then I was getting ready with the permit but then, you know, I saw the application and I needed all of that. So, we already have, like, an estimate today at noon.

Mr Callihan — Okay, uh, this is Mark. Uh, what kind of schedule, and excuse me if you shared that already, but what kind of schedule are you on as far as when do you feel like you will have everything completed?

Mrs Lopez — (Speaking in a foreign language)

Mr Lopez — (Speaking in a foreign language)

Mrs Lopez — (Interpreting for Mr Lopez) He doesn't have a date yet, but right now, like I said before, today we have an estimate for the plumbing and then we are going to go from there, like, as soon as possible. For the electricity we are getting the estimates.

Mr Callihan — It would be helpful if we could kind of –

Mrs Lopez — And, then whenever-whenever we get the permit ready –

Mr Callihan — I understand –

Mrs Lopez — All that the subs, he is going to start doing the next step.

Mr Callihan — It would be helpful for us if we understood, had some idea of what the schedule is for the completion of the project, um, we just we-we need something definitive to, uh, that we can all be kind of –

Mrs Lopez — Do you want a date when we are going to start doing like the house or when it's going to be –

Mr Callihan — When it is going to be completed.

Mrs Lopez — Completed? (Speaking in a foreign language)

Mr Callihan — And-and I understand you may not know that right now but that is some of the information –

Mrs Lopez — Yeah –

Mr Callihan — That's a big question –

Mrs Lopez — Yeah –

Mr Callihan — That's-that's one of the big questions that we have is how long is it going to take to get the property –

Mrs Lopez — (Speaking in a foreign language)

Mr Lopez — (Speaking in a foreign language)

Mrs Lopez — For example on his case, he can just focus on the house because he is a contractor, you know, of roofing, so he has been working and the tornado that we got, he's been really busy. But, um –

Mr Lopez — (Speaking in a foreign language)

Mrs Lopez — He thinks maybe around five to seven months, maybe.

Mr Callihan — I understand –

Mrs Lopez — It depends on weather, too, because sometimes it's raining, and, you know –

Mr Lopez — (Speaking in a foreign language)

Mrs Lopez — What I want to do on this house is just to leave boards and then put new remodel. Everything is going to be remodeled on the house.

Mr Oliver — They're going to gut it, I think, is what he's trying to say. Gut the inside and turn –

Mrs Lopez — Everything, the roof.

Mr Oliver — In my conversation with her I also tried to let her know, hey getting the permit and just letting it sit does not work.

Mr Callihan — Right.

Mr Oliver — You know if you don't make progress, they could revoke the permit so-so she understands that.

Mr Callihan — Good.

Mr Ledford — You said you do have a contractor coming out today to look at it?

Mrs Lopez — Yes, at noon. The plumbing thing –

Mr Ledford — So, by next meeting you, so, do you guys need, are you going to have to hear some of those bids to find out how you're going to move forward financially?

Mrs Lopez — Yeah, I have to have, like, because James is the one that sold the-the house and I was talking to him yesterday, you know, asking him questions, you know, to have more information and what's going to be the next step.

Mr Ledford — So, you think over the next thirty-days as you hear those dollar amounts you will be able to give us a time line, a more definite time line next month?

Mrs Lopez — (Speaking in a foreign language)

Mr Lopez — (Speaking in a foreign language)

Mrs Lopez — (Interpreting for Mr Lopez) Okay, he said that right now, like, an estimate what he's going to do to remodel the roof, the siding, and some other things like around twelve thousand dollars.

Mr Lopez — (Speaking in a foreign language)

Mrs Lopez — (Interpreting for Mr Lopez) But, another contractor like electricity, plumbing, and the gas, I don't have that yet but I'm going to plan on the next, um, permit we're going to have with you guys, I'm going to have all of that.

Mr Hartwell — Okay, do we have a motion?

Mr Callihan — Yes –

Mr Wilson — Mr Chairman, I make a motion that item 2876, 1911 S. Bird Ave be continued until our October 25th meeting for Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Hartwell — **We have a motion by Mr Wilson and a second by Mr Callihan to continue item number 2876 at 1911 S. Bird until our October 25th meeting for a Progress Report and Demolition Hearing. All those in favor say, "aye," (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford).**

Mrs Lopez — October 25th?

Mr Hartwell	**Opposed (none). Motion carries. Our next meeting will be October 25th, okay?**
Mrs Lopez	That's my birthday. I don't want to be here.
Mr Hartwell	Well, we-we can spend it together.
Mrs Lopez	I want to through a party that day.
Mr Callihan	Lets have cake.
Mr Hartwell	Thank you very much for coming in.
Mrs Lopez	What time is in the?
Mr Hartwell	Nine o'clock.
Mrs Lopez	Nine o'clock, all right.
Mr Hartwell	Thank you very much.
Mr Oliver	Do you have your address on that list? On that sign in sheet?
Mrs Lopez	Yes, name, address, and all that information.
Mr Oliver	Perfect, thank you.
Mr Hartwell	And, for the board, uh, as we move forward I know it's difficult sometimes for Olivia to take notes and disseminate our voices, so if we could identify ourselves or if you do have a question just raise your, uh, raise your hand or make a motion to me so I can call on you, okay? Thanks.
Mr Callihan	Thank you.
ITEM #2882	**328 N. Connor Ave.** **OWNER: Jesus & Tiona Rodriguez** **ADDRESS: 328 N. Connor Ave. Joplin MO. 64801** **"Finding of fact Hearing" scheduled for this date"**
Mr Hartwell	Okay, good morning.
Mrs Clift	Good Morning, how are you?
Mr Hartwell	We're doing well, thank you very much.
Mrs Clift	I am Teresa Clift, I am here to talk about item number 2882 and it's 328 N. Connor Ave. And, the owners are listed as Jesus & Tiona Rodriguez-

Rodriguez, but I just purchased the property from them. Um, I closed on it last Wednesday, August 14th, um, and plan to remodel it and I first looked at the property which was probably the end of May or beginning of June. It wasn't tagged and, um, we started the offer process then and, um, took it to a title company and it took all up until August 14th to clear the title. The title was a mess, so they had to back track and do a lot of work on the title. But they finally got a clear title, and, so, I own it as of the 14th of August.

Mr Hartwell — Do we have your contact information? Did you sign in?

Mrs Clift — Yes.

Mr Hartwell — Okay, good. So, that way the staff can be in touch with you as we move forward in this process, okay?

Mrs Clift — Okay, I'm sorry?

Mr Hartwell — That way the staff can be in touch with you as we move forward in this process.

Mrs Clift — Okay-okay. So, the plan is to remodel it. Um, we were just barely getting started. I have a-a bid for the siding and painting of the outside and we'll be putting new windows in. It is, I have four properties now that I'm working on, so, and it's the third in line, so it won't get done immediately but we've got one almost done. Oh, it will probably go on the market in a month or so and then, um, another one is next in line, that will probably take a couple of months. So, I would anticipate this property will get done, I would say within four to five months. We have a budget of about thirty-thousand dollars.

Mr Tylle — This is Mr Tylle, uh, Jeff can you give us a little history on this property?

Mr Oliver — Sure, um, was posted, um, it is pretty much gutted inside already.

Mrs Clift — It is, mm-hmm.

Mr Oliver — Um, what she said is correct. She just bought it, we had a phone conversation approximately three weeks ago. Uh, I asked her to come to the meeting and visit with you guys, so, um, as far as the property goes, it is rehabable, you just got to have somebody that needs to work on it, so, um, she has done a few. So, it sounds like she knows what she is doing.

Mrs Clift — Yeah, I am an investor on this property. Uh, you know with, uh-uh, a couple Brit Hale and Megan York who are doing a lot of properties in the area. So, I'm just an investor, I've done a couple on my own but, uh, right now I'm just an investor on this particular property.

Mr Oliver — It looks rough, but it is fixable.

Mr Hartwell — Thank you. Any other questions?

Mr Callihan — This is Mark, um, I, lets see, Mrs Clift you, first thanks for coming in.

Mrs Clift — Mm-hmm.

Mr Callihan — Um, you've probably picked up now that we are interested in-in a schedule. You've already indicated a roughly four to five months, um, I, excuse me, this is new business so it's going to get an extension anyway as it should, um, I was just wondering if maybe at the end of October if you could have a little more of a definitive schedule of –

Mrs Clift — Sure –

Mr Callihan — Of the completion.

Mrs Clift — Yes-yes. That's doable.

Mr Hartwell — Mr Oliver?

Mr Oliver — Um, do you think that you can have your permit in place by then?

Mrs Clift — Yes, I think, yeah.

Mr Oliver — Okay.

Mrs Clift — We will get a permit by then and have active work being done.

Mr Oliver — Okay, thank you.

Mrs Clift — Okay.

Mr Ledford — Mr Chairman?

Mr Hartwell — Mr Ledford.

Mr Ledford — I make a motion that item number 2882 located at 328 N. Connor Ave. be extended to our next meetings agenda on October 25th for a Progress Report or Demolition Hearing.

Mr Tylle — Second.

Mr Hartwell — **We have a motion on the floor by Mr Ledford, a second by Mr Tylle that item number 2882 at 328 N. Connor Ave. be continued to our October 25th meeting for a Progress Report and Demolition Hearing.**

All those in favor say, "aye," (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none). Motion carries.

Mrs Clift — Okay, all right.

Mr Hartwell — Thank you.

Mrs Clift — See you in October, thank you.

Mr Hartwell — Thank you very much.

ITEM #2881

1404 W. 4th St.
OWNER: Ronald Roeber
ADDRESS: 1404 W. 4th St.
"Finding of fact Hearing" scheduled for this date"

Mr Roeber — My name is Ron Roeber and here for file number 2881, uh, property at 1404 W. 4th St. in Joplin. It has been deemed to be a dangerous building and, uh, I know my options are to either have it repaired and pass an inspection or, uh, possibly have it demolished. Uh, I have been in a quandary about how I want to handle it. Um, I've decided that my, the thing I would really like to do is to repair it and I'm not asking for a match right now I'm trying to repair it to have a safe building that meets the inspection criteria and move back out to it. Um, I've been, um, living in a mobile home park, uh, my-my income is from social security benefits, um, and forty-percent of that goes to rent of the mobile home. Um, so if there is some way that I could possibly get work done on my property it would, I would have to have financial help somewhere. Um, yesterday I called the economic security corporation with the authorization department and he told me to bring a list of, uh, what was deemed by the Joplin City inspector to be, uh, the things that need to be done to bring that house back to, uh, be livable. And, uh, so I'm going to go talk to him, uh, I don't know of any other names I have right now to even consider, um-um, remodeling it. The City inspector told me, um, the house was first deemed dangerous that he said he opened the front door and he said the front room, the, um, the floor was caved in and I was aware of that. But he said in his estimation, and he said this is just an estimate, but he said that may cost as much as four or five thousand dollars just to repair that floor. And, then who knows what it is going to cost for the wiring and all the other and the structure and all of that. So, I am really in a quandary but, I would like to, um, extensions, like, October 25th, if I could have that, I'm going to talk to this guy at economic security to see if there is any other things that I can find out that, um, that might get some help somewhere or, you know if not I would be glad to send you the information and my progress or non-progress and, um, you know like I said it's a ninety year-old location for me to live because my, um, medical care office is within two blocks, um, the, um, different shopping areas are very close and all of that.

And-and I don't have any transportation. I've got to buzz at my nephew every time I go somewhere. That would be helpful if I could, and the trolley stop is right by, it's like two blocks down from the house. So, I could, and I could ride the trolley pretty frequently and-and (Unable to translate audio) just about every place in Joplin that-that I want to go to. So, all of this would be very helpful for me to move back there because where I'm living now is out by Missouri Southern. Uh, out in the country, I got to do a lot of walking, it takes a mile to get to the trolley stop. So, That's, um, that's all I have to say I guess at this time.

Mr Hartwell — Mr Ledford.

Mr Ledford — Mr Oliver, have you been inside this?

Mr Oliver — I've peaked in, the floor in the front door was open the day I posted it and the floor is collapsed at the front door, uh, so I did not go through the house, but I have seen in. It's pretty bad shape, um, as far as economic security goes my opinion is, they will probably say this house is to far gone. They have a limit on what they can spend, um, but I still encourage you to go visit with them. And, um, my opinion is probably demo but it's-it's pretty rough.

Mr Hartwell — Mr Roeber, why did you leave this house? Is it because of the floor?

Mr Roeber — It-it was getting dilapidated and I couldn't afford to fix it.

Mr Hartwell — And-and, how long have you been gone?

Mr Roeber — Uh, several years.

Mr Hartwell — Okay. Well, as the protocol of the board sir, you are new, you are under our new business section. This is the first time we've heard of your property on our agenda, so we have to continue it until the October 25th meeting. So, it will be continued to October 25th, okay?

Mr Roeber — Alright.

Mr Hartwell — Do we have a motion?

Mr Wilson — Mr Chairman, I make a motion that item 2881, 1404 W. 4th St be continued to our October 25th meeting for a Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Hartwell **We have a motion by Mr Wilson a second by Mr Callihan that item number 2881 at 1404 W. 4th St. be continued to our October 25th meeting for a Progress Report and Demolition Hearing. All those in favor say, "aye," (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none). Motion carries.**

Mr Oliver Mr Roeber, did you write a better address for me on that sign in sheet?

Mr Roeber Address?

Mr Oliver Yeah, the sign in sheet. Did you sign in sir?

Mr Roeber Oh, no.

Mr Oliver Alright. Would you sign in –

Mr Roeber I'm sorry.

Mr Oliver You're fine. Sign in and, uh, give me a, uh, better address if you would, please.

Mr Hartwell Does anybody else in the gallery have anything to speak on? Okay, then we will move forward.

ITEM #2877 **1907 Perkins St.**
OWNER: U S Bank Association
ADDRESS: 205 W. 4th St. Cincinnati OH. 45202
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Paul Uh, we do have one for hearing today it's item 2877, which is 1907 Perkins, uh, this is the property, and if I'm remembering this correctly, Jeff, the gentleman from the bank came, uh, a couple of meetings ago, um, and he had indicated to-to my office he was okay with demolition, I recall. And, we thought he had a contractor on site last meeting and was going to take care of it himself, but they haven't gotten around to it. So, we figured we 'oughtta proceed with a demo order.

Mr Hartwell Do we have a motion that 1907 Perkins St. be the subject of a dangerous building hearing?

Mr Wilson — Mr Chairman, I make a motion that item 2877, 1907 Perkins-Perkins Ave. or Perkins St. be considered a dangerous building and so ordered demolished.

Mr Hartwell — Second?

Mr Callihan — Second.

Mr Hartwell — **We have a motion by Mr Wilson a second by Mr Callihan that item number 2877 at 1907 Perkins be a subject of a dangerous building hearing. All those in favor say, "aye," (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none).**

Mr Hartwell — Thank you.

Mr Paul — Thank you.

Mr Hartwell — **Oh, and motion passes.**

Mr Paul — Thank you. This is the Joplin Building Board of Appeals meeting of the Joplin Municipal building this 23rd day of August 2019 for the purpose of conducting of a dangerous building hearing. The City will present its evidence first after which the public has the right to cross examine the witnesses and be heard as well as present witnesses or exhibits. Uh, the case for today is item number 2877 on the agenda, also known as 1907 Perkins. Uh, City calls Jeff Oliver.

Mrs Ball — Jeff, do you solemnly affirm, under the penalty if perjury, that the testimony you shall give in the matter at issue shall be the truth, the whole truth and nothing but the truth?

Mr Oliver — Yes.

Mr Paul — Would you please state your name and occupation.

Mr Oliver — Jeff Oliver, Building Inspector for the City of Joplin.

Mr Paul — And, how long have been employed in your current position with the City of Joplin?

Mr Oliver — About eleven years.

Mr Paul — And, have you in the official performance of your duties had occasion to inspect the property known as 1907 Perkins?

Mr Oliver — Yes, I have.

Mr Paul	I'm going to show you what has been marked as exhibit one; do you recognize exhibit one?
Mr Oliver	These are photos that, uh, I took of the property the day I posted it.
Mr Paul	And do the photographs show reasonable lackness of the premises in their present condition?
Mr Oliver	Yes it does.
Mr Paul	If there is no objection, I'd offer exhibit one.
Mr Hartwell	Court accepts.
Mr Paul	And, what if anything did you do to ascertain ownership of the property?
Mr Oliver	We had a title search done.
Mr Paul	I'm going to show you what has been marked as exhibit two; do you recognize exhibit two?
Mr Oliver	This is a title search received from Great American Title, uh, showing US National Bank Association.
Mr Paul	Uh, basically that-that's because the-the-the bank foreclosed on the property and it's-it's currently, uh, trying to sell it. Is that correct?
Mr Oliver	That's correct.
Mr Paul	If there is no objection, I'd offer exhibit two.
Mr Hartwell	Board accepts.
Mr Paul	What if anything did you do to notify any interested party of this action?
Mr Oliver	Sent certified letters out.
Mr Paul	I am going to show you what has been marked as Exhibit three; do you recognize exhibit three?
Mr Oliver	These are certified letters that have been sent to, uh, US Bank. Uh, There are several here and I do have a signed receipt for one of those.
Mr Paul	And, just to be clear that address they were mailed to, that was the address on file with the Jasper County Assessors office for where the, uh, property tax statements go, correct?
Mr Oliver	Correct.
Mr Paul	And, as we mentioned before the hearing started, uh, the bank has in fact sent an attorney to this board before?

Mr Oliver — Yes –

Mr Paul — To address the board?
Mr Oliver — Yes, they have.

Mr Paul — And, so we don't have any question that they are aware of this proceeding, correct?

Mr Oliver — Correct.

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

Mr Hartwell — Board accepts.

Mr Paul — What if anything did you do to notify any other interested party of this action?

Mr Oliver — It was advertised in the Joplin Globe.

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

Mr Oliver — It's the affidavit for publication with the publication dates of July fourth, eleventh, eighteenth, and twenty-fifth of this year.

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

Mr Hartwell — The board accepts.

Mr Paul — And, Jeff, one last thing, to go back to exhibit one, uh, the first page of exhibit one, uh, depicts a placard. Can you describe what that is and what its purpose is?

Mr Oliver — It's a placard posted on any properties that, uh, the City feels like are a dangerous property, uh, that placard is put there to let people know that they should not enter it if its's open and, also, basically let people aware that it's an unsafe structure.

Mr Paul — And-and, that would include, uh, notifying any interested party who may return to the property that it's been posted, correct?

Mr Oliver — Correct.

Mr Paul — And, you always include a copy of your business card which, I think is depicted in the photo, is that right?

Mr Oliver — Yes.

Mr Paul — And, that way they know they have some person to contact here at the City regarding the property?

Mr Oliver — Yes.

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

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

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

Mr Oliver — Yes, I do, Subsection line four, "whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or nonsupporting members, or enclosed or outside walls, or wall coverings." As you can see by the photos being passed around, there are multiple areas on this structure, um, where the elements are allowed to penetrate the structure causing further damage. Soffits, facia, roof, walls, uh, there are multiple areas, uh, on this structure. Um, and that causes further deterioration and weakens the, uh, structure. Line ten, "whenever the building or structure, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, trash, filth, inadequate light, air ventilation or sanitation facilities, or otherwise is determined to be unsafe, unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease." Again, by the photos being passed around, uh, this is an uninhabitable structure in its current condition. Line twelve, "whenever the building or structure, or land it occupies, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this article or other applicable laws or ordinances of this state or city relating to the condition, use, location, or maintenance of the building, structure or land." Again, uh, this property in its current condition does not meet the City of Joplin's Codes or Ordinances. I did have line thirteen here, uh, at one time, this property was not secure. Uh, the doors may have been secured but if they wanted in, they could still get in this place. So, line thirteen, "whenever the building or structure has become an attractive

nuisance to children or is open to unauthorized or unlawful entry." So, that's it.

Mr Paul — Uh, thank you, Jeff. Now would be any interested party opportunity to ask the witness questions. Uh, we do have a gentleman here in the gallery here today, however I think he has indicated he's not here on this property, is that correct? He is indicating so. Um, not aware of anybody else who intended to be here today but couldn't for some reason. Um, now would be the board's opportunity to ask the witness questions. Does the Board have any questions? I see none, thank you, Jeff. Uh, if there is no objection, I'd also offer chapters twenty-six, articles nine and ten, of the code of ordinances into evidence before the Board and I'd ask that the record be held open to include a copy of the Globe on the dates of publication.

Mr Hartwell — Board accepts.

Mr Paul — Uh, City rests. Now would be, uh, again, any interested parties' opportunity to present evidence before the board or otherwise be heard. Again, nobody, uh, here today on this property that we're aware of but couldn't. Therefore, uh, therefore the matter is returned to the Board for deliberation and a decision.

Mr Hartwell — Thank you, I'll entertain a motion.

Mr Wilson — Mr Chairman, I move that item 2877, 1907 Perkins St. be declared a dangerous building in accordance to Joplin Code of Ordinances chapter twenty, articles nine, ten, sections twenty-six, six, twelve, subsections, four, ten, twelve, and thirteen and so ordered demolished to include any outbuildings.

Mr Callihan — Second.

Mr Hartwell — **We have a motion by Mr Wilson, second by Mr Callihan that item number 2877, at 1907 Perkins be declared a dangerous building in accordance with the Joplin Code of Ordinances chapter twenty, articles nine, ten, sections twenty-six, six, twelve, subsections, four, ten, twelve, and thirteen and so ordered demolished to include any outbuildings. All those in favor say, "aye," (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none). Motion carries.**

ITEM #2856 — **1603 Murphy Ave**
OWNER: Jim L Ames
ADDRESS: 8072 Estates Dr. Sarasota FL. 34243
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2019 meeting for a

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

Mr Oliver — Alright, moving back up to the top of the list, item number 2856, 1603 Murphy Ave. Uh, I met with Jim's, uh, handyman, Mr Carpenter who has been here in front of you guys before. I met with him again this month out on the site. Uh, he is making a little bit of progress, they actually have passed an electrical inspection, um, so I guess I would ask the board to continue that to the October meeting.

Mr Hartwell — Do we have a motion?

Mr Tylle — Uh, Mr Chairman, I make a motion that item number 2856 at 1603 Murphy Ave. be continued to our October 25th meeting for a, done forgot the terminology, sorry. Progress Report and Demolition Hearing. Thanks.

Mr Ledford — Second.

Mr Hartwell — **We have a motion by Mr Tylle, a second by Mr Ledford that item 2856 at 1603 Murphy Ave. be continued to our October 25th meeting for a Progress Report and Demolition Hearing. All those in favor say, "aye," (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none). Motion carries.**

ITEM #2857 — **1819 Murphy Ave**
OWNER: Nathan Dagley
ADDRESS: P.O. Box 4351 Joplin MO. 64803
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2019 meeting for a "Demolition Hearing" And Progress Report (EIGHTH TIME BEFORE THE BOARD)

Mr Oliver — Item 2857, 819 Murphy Ave, um, I have not been called out to this property to go over the list, uh, that was given to them to have done. So, I'm not sure what progress has been made this month. I know the new windows are still not in, he has sent an email to the City, um, I'm-I'm not totally sure what that's about. Bryan could elaborate on that a little bit more, but, uh –

Mr Paul — I don't think it had anything to do with the progress on the structure, did it Bryan?

Mr Wicklund — No. I did go by the property this morning. Um, so four months ago when I met Mr Dagley on the property, uh, I gave him a list of nine, or eight, sorry, right items that needed to be corrected. Um, and those eight items where, um, I explained to him if he corrected those things then the board

would be ready to release it, more than likely. Since that time, he has kept it secured, he has cleaned up the yard and I believe he has painted the exterior. Um, I don't know that he has done anything else. Of the eight things that I identified that needed to be done, none of them can be crossed off the list yet. However, because of his, the work that he has done it is really not a danger to the public, uh, somebody would actually have to break in to have to get into it. Um, I know that he is actively trying to sell it, we probably have, I'd say at least one person a month comes in, um, is asking what the repairs need to be because they are looking to buy it and Mr Dagley sends them in to talk to us. So, that's-that's good, but I, he, I, can't tell that he's done anything. That doesn't mean that he hasn't been over there spending time doing something, he has pulled no permits. Uh, there is electrical, plumbing, heating and air work that needs to be done, he is aware of that, that was on the list. And, he hasn't done any of that.

Mr Callihan — Uh, he, this is Mark. Uh, I drove by yesterday and the exterior has not been painted completely on the backside.

Mr Wicklund — On the backside, correct. There was a porch, and you're right. There was a porch that was off the back that was in very poor shape, he has torn that down within the last four months, so now its exposed siding, um, that needs to be painted like the rest of the house, that has not been done, you're right.

Mr Callihan — Right. One window is still boarded up. Uh, again this is Mark, um, I missed last month's meeting and I had heard that there was some progress made, um, I drove by and looked at the front and the back, took pictures and kind of tried to refer back to pervious photos of it and kinda' reaching for some kind of work to be, you know, that has been completed and –

Mr Ledford — I had noticed that he had done, this is James some, uh, tuck pointing on that front foundation area too. Maybe filled a hollow block that was missing and –

Mr Wicklund — Yeah on the-on the south side it looks like maybe he has done some tuck pointing and really the biggest concern with the foundation now is on the north side. There is a section that, um –

Mr Ledford — Leaning –

Mr Wicklund — Really needs to be removed and replaced. About a ten-foot section of it. I, really, again, this falls into that category, or that-that question that the board always has to decide, is are we going to follow this one through to where it's habitable? Which, uh, Mr Dagley's made it clear that is not his intent. His desire even when he bought it was to do as little as possible to flip it and make some money on it. Not that, that's a bad thing at all but he

did not intend on completely redoing the inside. And, I-I don't think he has said anything different than that in any of the meetings that he has been, um, been present to. Last month I know he had his mother come, he was not able to make and-and reading through the minutes it sounded like the discussion the board had with her she was comfortable with relaying that to him and that he would begin installing windows and-and doing more work on it with the confidence that the board wasn't going to order it demolished as long as he showed improvement. I-I don't know that he has done anything, but, again, it's not in a condition to where somebody is going to get hurt accidently just by being around the property. So, it's a decision the board needs to make whether we follow this all the way through to where it's habitable again. There is a lot of work that needs to be done inside particularly or if we are just addressing the exterior, cosmetic safety of the general public.

Mr Callihan — Um, this is mark.

Mr Hartwell — Mr Callihan?

Mr Callihan — Um, sit still constitute, I mean qualify for the dangerous building that-that, my-my-my question pertains to, there is no placard, uh, dangerous building placard on the-on the front.

Mr Wicklund — And, I was going to get with my inspector this morning, yes, it has been removed, again.

Mr Callihan — Okay.

Mr Wicklund — Um, and we will go post it again.

Mr Callihan — Okay.

Mr Wicklund — It does still meet several of the definitions of a dangerous building, others it doesn't.

Mr Callihan — I figured, I just wanted to make sure it's on the record. But, uh, that's, I mean, you've got a for sale sign out front and the placards gone, and he's concerned about, you know, he-he bought the-the property under those same conditions, so left unchecked, history repeats itself.

Mr Wicklund — Well, and you're-you're right and but I do think he is telling interested buyers that because they are coming in and talking to us. And, the only way they would know that is if he told them because our placard keeps getting taken down.

Mr Callihan — I understand.

Mr Ledford — It needs to be up for the sake of showing the property to potential buyers. You got realtors showing the property –

Mr Wicklund — Yeah, we will have it posted again before the day is over.

Mr Hartwell — I am, we have said today, in fact on various properties, that we have indicated from, at least of what I've heard, that we'd like to see them complete or where they need to be to be habitable or to be no longer a pubic nuisance. I-I personally believe doing the bare minimum is not enough and I-as I speak as one board member, I believe Mr Dagley is no different than anybody else. So, if he's done none of the items that he has given you, this is the eighth time before this board, I don't see how this property can continue to be continued on and on and on. I know that he has been very vocal about this and I'm glad that he has been in contact with everybody, but never the less, that doesn't preclude the fact that he has not followed the instructions of the staff and he has not done, he has not upheld at least what we have asked him to do as a board. So, I'm not-I'm not inclined to continue, I'm not inclined to continue this.

Mr Paul — And, I just want to add that I think the most important thing for the board is to be constant in its-in its policy and so if you're going to carry properties until it satisfies the punch list or three fourths of the punch list or just until it becomes the bare minimum. I-I think you have the discretion to set the bar, I just think you need to make sure the bar is the same for everyone. And, it-it sounds, I feel like for the most part with the properties that come through here the board has been consistent, so, um, I don't think that has been an issue, I just want to be clear for the record here that, um, we just need to make sure, and however the board chooses to act on this property it's consistent with how-how it treats all their properties.

Mr Hartwell — I agree. And, as I revised my comment previously, I would say in the interest of fairness we have asked other people to make there homes complete. And, Mr Dagley, or anybody else that is on this board or agenda, who chooses not to do so and not to follow those instructions is at risk of having their property demolished because it is not following. It is still a dangerous building as per the City of Joplin ordinances. So, that is what I am concerned about, is the fact that it still constitutes its self as a dangerous building and there is little to no movement on this property.

Mr Paul — Sure, and-and my only other comment is, um, I-I think this is the first meeting either he didn't attend or didn't have a representative here and so I would be a little hesitant to, uh, to proceed today even though you probably could because he clearly has had notice of this proceeding and it has been on-going. But, if you want to talk about kinda' going over the top

for people, my-my recommendation would be if-if the board wants to talk action on this property that it makes it very clear that if it doesn't see progress between now and October it is going to hold a hearing. It's not just a review. Um, and he-and he needs to be at that meeting and that's not-that's not skipping, like apparently, he has done today. That's not sending a representative, that's if he wants to be here and be heard he needs to attend.

Mr Callihan — This is Mark, um, I agree, I think, uh, in the past we have looked at, uh, trying to make sure the property is habitable. In this case there has been no negligible work done in eight months-time. Um, doesn't appear to be any aggressive work, I've driven by a few times, I see no work crews over there, uh, I don't anticipate any significant change in that. I'm, I-I agree, uh, I, uh, with the chairman, I feel like I'm not interested in postponing this any further. I would like to be prepared for in October to proceed with a demolition hearing. Sure, if we don't see any activity any discussion any dialog with the owner, um, I think we are forgoing the inevitable.

Mr Paul — Sure, and I think that the board did a pretty good job last time of-of laying out some minimal expectations, I think there was a lot of conversation about those windows and-and of course since the very first meeting, you know, Bryan gave him a very detailed ten- was it ten-items on that list or so?

Mr Wicklund — Yes, there is nine, or eight, sorry.

Mr Paul — And, I think, did we circulate that at the last meeting? Did the board kind of have a chance to look at that?

Mr Callihan — Yes.

Mr Paul — Okay, so those expectations have not changed. I know that there was a lot of conversation from what I remember last time about moving the goal post and they have been the same since, when was that meeting, was that May? Before, was it April?

Mr Wicklund — Uh, the first meeting he came to was in April and then the very next day was on a Saturday and I actually –

Mr Callihan — Yeah.

Mr Wicklund — Uh, emailed him the list of corrections.

Mr Paul — Yeah-yeah okay very good. So-so we can definitely have that ready to go and, um, as we all know he very diligently reads the minutes so he should

be on notice very much that the board intends to take action next time, unless it sees compliance with, uh, with those items.

Mr Ledford — Mr Chairman, I make a motion that item number 2857 located at 819 Murphy Ave be extended to our next meetings agenda on October 25th for a Progress Report and Demolition Hearing.

Mr Tylle — Second.

Mr Hartwell — **We have a motion by Mr Ledford, second by Mr Tylle, that item number 2857 located at 819 Murphy Ave be extended to our next meeting's agenda on October 25th for a Progress Report and Demolition Hearing. All those in favor say, "aye" (Mr. Callihan, Mr. Wilson, Mr Tylle, and Mr Ledford). All opposed (1 nay). (Mr Hartwell) Motion carries.**

ITEM #2865 — **1501 E. Valley Ave.**
OWNER: 1501 Valley Tr.
ADDRESS: P.O. Box 3133 Joplin MO. 64803
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2019 meeting for a "Demolition Hearing" And Progress Report (SIXTH TIME BEFORE THE BOARD)

Mr Oliver — Alright, moving on to item 2865, 1501 E. Valley Ave. Um, there was a framing inspection that had failed back on the ninth of this month it was back on the list for an inspection today, so they are working on it and, uh, trying to move forward. I would ask the board to continue that to October.

Mr Hartwell — I would entertain a motion for 1501 Valley.

Mr Tylle — Mr Chairman, I make a motion that item number 2865, 1501 E. Valley Ave. be continued until our October 25th meeting for a Progress Report and Demolition Hearing.

Mr Callihan — **Second.**

Mr Hartwell — **We have a motion by Mr Tylle, second by Mr Callihan, that item number 2865 at 1501 E. Valley Ave. be continued to our October 25th meeting for a Progress Report and Demolition Hearing. All those in favor say, "aye" (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none). Motion carries.**

ITEM #2879	**422 N. Pearl Ave.** **OWNER: David Gwin** **ADDRESS: 422 N. Pearl Ave. Joplin MO. 64801** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)**
Mr Oliver	Item 2879, 422 N. Pearl, I would ask the board to continue that to the October meeting. Um, I have one identity left that I need to try and contact by mail. Uh, I expect this one to be ready to go at that time.
Mr Ledford	Uh, have you had no contact at all?
Mr Oliver	No-no, but there is somebody in the title work that I need to try and get ahold of.
Mr Callihan	Mr Chairman, I make a motion that item number 2879, located at 422 N. Pearl Ave be extended to our October 25th meeting for a Progress Report and Demolition Hearing.
Mr Tylle	Second.
Mr Hartwell	**We have a motion by Mr Callihan, second by Mr Tylle, that item number 2879 at 422 N. Pearl be continued to our October 25th meeting for a Progress Report and Demolition Hearing. All those in favor say, "aye" (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none). Motion carries.**
ITEM #2883	**917 Jefferson Ave** **OWNER: Gary & Lyvon Fox** **ADDRESS: 1022 Monroe Ave. Joplin MO. 64801** **"Finding of fact Hearing" scheduled for this date"**
Mr Oliver	Last item, 2883, 917 Jefferson Ave. uh, that item can be released. It has been demolished.
Mr Hartwell	I'd entertain a motion that item number 917 Jefferson Ave. be removed from the agenda.
Mr Wilson	Mr Chairman, I make a motion that item 2883, 917 Jefferson Ave be released from our agenda.

Mr Callihan — Second.

Mr Hartwell — **We have a motion by Mr Wilson, a second by Mr Callihan that item number 2883 at 917 Jefferson Ave. be released from our agenda. All those in favor say, "aye" (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none). Motion carries.**

ITEM #2880 — **231 S. Park Ave.**
OWNER: Eric Colbert
ADDRESS: 2630 E. 3rd St. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 26, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — Backing up here, I forgot one. 2880, uh, 231 S. Park Ave. Um, received a phone call this week from Eric and, just yesterday, a contractor has pulled a permit for this property, so I would ask the board to continue this to the October meeting also.

Mr Tylle — Mr Chairman, I make a motion that item number 2880, 231 S. Park Ave. be continued to our October 25th meeting for a Progress Report and Demolition Hearing.

Mr Ledford — Second.

Mr Hartwell — **We have a motion by Mr Tylle, a second by Mr Ledford, that item number 2880 at 231 S. Park be continued to our October 25th meeting for a Progress Report and Demolition Hearing. All those in favor say, "aye" (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none). Motion carries.**

Mr Hartwell — Do we have any other questions of the staff before we conclude? Just as we, you noticed that we've said October 25th for our next meeting, um, the staff will be out of town at a continuing education class, is my understanding, so good luck with that, and we will see everybody in October.

Mr Callihan — Minutes?

Mr Wilson — Mr Chairman, I make a motion –

Mr Callihan — Oh, the minutes.

Mr Hartwell — Oh –

Mr Callihan — Do we need to vote on approval of the minutes from last month?

Mr Paul — Did we have those, were they, okay.

Mr Hartwell — Okay.

Mr Hartwell — Thank you for that Mr Callihan, I'd like to entertain a motion that the minutes from the August meeting be approved as read.

Mr Callihan — July meeting –

Mr Hartwell — Or July meeting, excuse me. It is August for the July meeting to be approved as read. Do we have a motion for that?

Mr Paul — Yeah-yeah you need to approve –

Mr Hartwell — Okay

Mr Ledford — I make a motion that our minutes from our July meeting be approved.

Mr Wilson — Second.

Mr Hartwell — **We have a motion by Mr Ledford, second by Mr Wilson, that our July 2019 meeting minutes be approved. All those in favor say, "aye" (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none). Motion carries.**

Mr Hartwell — Anything else?

Mr Callihan — Is there a day set for the November/December meeting?

Mr Hartwell — No, or is there? We usually set it ourselves but –

Mr Oliver — It's usually the second Friday in December, so that would be the thirteenth.

Mr Callihan — Okay.

Mr Hartwell — Anything else? Do I have a motion the adjourn?

Mr Callihan — I make a motion that we adjourn this meeting.

Mr Wilson — Second.

Mr Hartwell **Motion by Mr Callihan, and second by Mr Wilson, to adjourn this meeting. All those in favor say, "aye" (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none). The meeting stands adjourned.**

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 10:30 a.m.

Approved _____
Rylee Hartwell, Vice Chairman

Approved _____
Olivia R Ball, Notary Public

My commission Expires: December 11, 2022

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