MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
October 25, 2019
9:01 AM

Rylee Hartwell, Vice Chairman, called the October 25, 2019 Building Board of Appeals meeting to order with the following Board members present: Rylee Hartwell, Curtis Ledford, William Tylle, Mark Callihan, Crystal Harrington, Garret Wagner. City Officials present: Jordan Paul, Assistant City Attorney; Jeff Oliver, Building Inspector; Bryan Wicklund, Building Official; and Olivia Stockdale, Notary Public.

Mr Hartwell	We'll call the order of the October 25th, 2019 Board of Appeals meeting. We will begin with the roll call. Mr Tylle?
Mr Tylle	Here.
Mr Hartwell	Mr Wagner.
Mr Wagner	Here.
Mr Hartwell	Mr Ledford.
Mr Ledford	Here.
Mr Hartwell	Mr Callihan.
Mr Callihan	Here.
Mr Hartwell	Do we have a motion to excuse --
Mr Paul	Mrs Harrington is here.
Mr Hartwell	Oh, Mrs Harrington is here.
Mrs Harrington	You don't even have to call my name.
Mr Hartwell	Wonderful. Good to have you with us.
Mrs Harrington	Here.
Mr Hartwell	Excellent, now in terms of the minutes do we have any revisions to the minutes from last meeting, that we've seen?
Mr Callihan	No.

Mr Hartwell	Okay, I'd entertain a motion to accept the minutes as written for the August 23rd meeting.
Mr Ledford	Chairman, I make a motion that we accept the August 23rd, 2019 meeting minutes.
Mr Callihan	Second.
Mr Hartwell	**We have a motion by Mr Ledford, a second by Mr Callihan to accept the August 23rd Board of Appeals meeting minutes. All in favor say, "aye," (Mrs. Harrington, Mr. Callihan, Mr. Wagner Mr Tylle, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**
Mr Hartwell	Okay, if you would like to come forward –
Mr Ledford	Mr Chairman?
Mr Hartwell	Yes?
Mr Ledford	Mr Oliver discussed that we need to discuss the meeting date for our next meeting that were going to take place in the first or second week in December?
Mr Hartwell	Can we do that at the end?
Mr Oliver	Sure –
Mr Ledford	Wont our motions need to include it?
Mr Hartwell	You're right, that's correct, thank you. Before we do that, we are going to work on our next board meeting because it is combined due to the holidays. So, Jeff what days do you have to propose for that?
Mr Oliver	Um, Friday December 6th or December-Friday, December 13th.
Mr Callihan	Sounds fine.
Mr Hartwell	Any opposition to that?
Mrs Harrington	We don't meet again until the end of January, right?
Mr Oliver	After that.
Mrs Harrington	Right.
Mr Hartwell	Yeah.

Mrs Harrington — So, maybe later to be half way through?

Mr Hartwell — I would prefer that.

Mrs Harrington — You think?

Mr Ledford — Friday the 13th.

Mr Hartwell — Okay.

Mrs Harrington — Mr Chairman, I make a motion that we move our November, December meeting to one date, which would be December 13th, um, to accommodate the thanksgiving and Christmas holidays.

Mr Tylle — Second.

Mr Hartwell — **We have a motion by Mrs Harrington a second by Mr Tylle to hold our December meeting, our next meeting on December 13th. All in favor say, "aye," (Mrs. Harrington, Mr. Callihan, Mr. Wagner Mr Tylle, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**

Mr Hartwell — Okay, motion carries. December 13th will be the next meeting of the Board of Appeals. Okay, now, whomever is ready to come forward, please state your name the item you're here to speak on and tell us a little bit about why you're here.

ITEM #2883 — **220 S. Florida Ave.**
OWNER: Mike & Aubrey Bradley
ADDRESS: 16285 Cimarron Rd. Carthage MO. 64836
"Finding of fact Hearing" scheduled for this date"

Mrs Bradley — Aubrey Bradley, item number 2883. And, I am here to just confirm that we do have plan of demolishing the property as stated at 220 S. Florida Ave. in Joplin. Um, we hope to have that done around the first of the year. Um, we sold this property on contract for deed last October, just acquired the property back in June as it was not being maintained, as you can obviously see and so, um, it has been a process of trying to regain legality issues from the previous owner that we had sold it to on contract and so, um, since that has recently been required, or acquired in June, um, we have just learned of the properties, um, appearance and things like that, so we are here to just state that we have contacted , um, five different companies and we will be awarding the bid to Gator Demolition, Fred Jordan. So –

Mr Oliver — Okay sounds good. Fred's a good guy.

Mrs Bradley	Okay.
Mr Oliver	We work with him as well, so, you think there might be a possibility it might be done before December 13th?
Mrs Bradley	We can try. I can't make any promises. That's-that's pushing it for us, but we can certainly try.
Mr Hartwell	And, as a new business item this is automatically continued until the December 13th meeting, so, you, there will be no action taken on it today, okay?
Mrs Bradley	Okay-okay.
Mr Hartwell	Thank you.
Mrs Bradley	Thank you.
Mrs Harrington	Mr Chairman?
Mr Hartwell	Yes?
Mrs Harrington	I make a motion that item number 2883, 220-220 S. Florida Ave. be continued until December 13th for a Progress Report or Demolition Hearing.
Mr Callihan	Second.
Mr Hartwell	**We have a motion by Mrs Harrington a second by Mr Callihan to continue item number 2883 at 220 S. Florida Ave. to our December 13th meeting for a Progress Report and Demolition Hearing. All in favor say, "aye," (Mrs. Harrington, Mr. Callihan, Mr. Wagner Mr Tylle, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**
Mr Oliver	Hey, Aubrey, do you think you can get that secured? Because, I noticed the back door was open again.
Mr Bradley	Yes, we are getting on that –
Mr Oliver	Alright, thank you. Sorry about that.
Mr Hartwell	Okay, please come forward and state the item that you're here to speak about this morning.
-----	Unable to translate audio

Mr Paul	Oh, yes.
-	Unable to translate audio.
Mr Hartwell	Yes.
Mr Oliver	Do you have those papers?
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 August 23, 2019 meeting for a "Demolition Hearing" And Progress Report (SEVENTH TIME BEFORE THE BOARD)**
Name Unknown	Good morning.
Mr Hartwell	Good Morning.
Name Unknown	You know I have a little issue to speak English perfect, but the reason is I have this letter that says about the Demolition Hearing report and say to be held on October 25th, um, and that Building Department of Municipal Building located in, uh, I'm sorry –
Mr Hartwell	Sir-sir, can you first tell us your name and the address of the building?
Name Unknown	Okay, this is 1501 E Valley St.
Mr Hartwell	Okay, Jeff has, we're going to let Jeff say a few words about this and then we'll let you speak, okay?
Name Unknown	Okay.
Mr Oliver	So, this gentleman had bought the property from 'uh even the person that I I have listed on here, um, there has been several inspections done. It has all of it's rough in inspections and everything done. I honestly believe this one can be released.
Mr Ledford	Which one is it?
Mr Callihan	1501 Valley, it looked pretty good from the outside.
Mr Oliver	Yeah.
Mr Callihan	I think, we're you there yesterday? I-I drove by and somebody came out.

Name Unknown	Yes, sir.
Mr Callihan	That was you, okay. Yeah, it looks good from the outside.
Name Unknown	You-you know it's ready to check inside if, anytime they can go to inspect it, that's great.
Mr Hartwell	Sir, our Building Inspector, Jeff, tells us that it is in fact no longer a building that should be on our list as-as dangerous, so we plan to release the building. I am going to entertain a motion to release the building here in a moment here from our list, okay? Because, it sounds like you have the majority of the work done and no longer needs to be on our list according to the City staff, okay?
Name Unknown	Mm-hmm.
Mr Hartwell	So, does anybody else have any questions regarding this property? I'd entertain a motion to release 1501 E. Valley.
Mr Callihan	Mr Chairman, I make a motion that item 2865, 1501 E. Valley be removed from our agenda.
Mr Tylle	Second.
Mr Hartwell	**We have a motion by Mr Callihan a second by Mr Tylle that item number 2865 at 1501 E. Valley be released from our agenda. All in favor say, "aye," (Mrs. Harrington, Mr. Callihan, Mr. Wagner Mr Tylle, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**
Mr Hartwell	Thank you, sir for your work and we appreciate it.
Mr Oliver	Do you understand? Unable to translate audio –
Mr Paul	No, Jeff just handed it to me.
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 August 23, 2019 meeting for a "Demolition Hearing" And Progress Report (EIGHTH TIME BEFORE THE BOARD)**

Mr Hartwell — Good Morning, Mr Wiggins.

Mr Wiggins — Good Morning, all. Bob Wiggins item 2860. Uh, the last meeting I was to prepare a schedule to work to be done on how to remedy and, uh, had a meeting with Ron Jones and we discussed it, uh, you now I have a detailed item, step by step on my refurbishment on the building.

Mr Paul — Jeff, have you had a chance to review the plan?

Mr Oliver — The sheets that are getting passed around where –

Mr Paul — Or-or Bryan, either one –

Mr Oliver — Just handed to me before the, before I came up for the meeting, so Bryan has also looked at them.

Mr Paul — Either one of you had enough time to form an opinion or do you need to look at them a little longer?

Mr Callihan — I'm-I'm trying to find a-a schedule. I see work to be done, I'm not sure I see a schedule. Is there, Mr Wiggins, is there a schedule attached to this? Is there some kind of a time frame?

Mr Wiggins — A time frame? I, like I said, the last time I won't be able to do it until I get this other property sold and the money back on it.

Mr Callihan — I'm sorry, uh, could you repeat that, sir?

Mr Wiggins — I said, we discussed last time that we're waiting on getting the property sold on twentieth street, uh, their due diligence is due out the 18th of December. Closing, they are supposed to have thirty, but they have another thirty days on top of that to set the closing date. So, it will be January the 18th as what they have got tentatively set for.

Mr Hartwell — Currently we are moving, we're passing your phase, list of the phases in which you want to complete the property around to the board. So, they are going to be reviewing that and I think Bryan may have something to say about it.

Mr Wicklund — You asked for an opinion from the building department of-of what? Of the current condition –

Mr Paul — No, I didn't know if you had a chance to review his, the-the letter?

Mr Wicklund — I-I did, I read through it. I mean, again, anything can be fixed with the right amount of money and time put into it. There are portions, um, that are definitely more repairable than others. As far as I know, the last time I went by it it's still open, um, not-not safe in any way. It definitely qualifies as dangerous structures.

Mr Paul — Sure, and I guess my, uh, my question is on the-on the face, the document again, putting money aside or whatever, it didn't, if he did everything, he says he would do on that document, would that cause –

Mr Wicklund — Uh –

Mr Paul — That to not be dangerous or is it –

Mr Wicklund — Probably-probably, I mean there's-there's still a lot. He has done a lot of clean up, there is still a lot of clean up to do and I don't think the paper went into much detail about that, but yeah, the-the repairs would be addressed with the work that he proposed.

Mr Paul — So, then the question would be just to be about the time frame, I guess?

Mr Callihan — Yes, I-I don't, I drove by again and I just quite frankly I don't see any significant progress with it, um, we're talking December, January, I don't know if that is a start date and its going to take weeks and weeks to get anything done on it? I just, I'm reluctant to, uh, proceed with this indefinite schedule. This is Mark, again, I, we have a certain responsibility here on this board to take action with properties that necessitate action. Um, I'm just not in favor of proceeding unless we see some definitive schedule and getting this resolved. I know it takes, like Mr Wicklund said, time and money but we have to step in and take some action if-if things aren't progressing –

Mr Wiggins — It will be –

Mr Callihan — In an acceptable manor.

Mr Wiggins — The main building that we've got all closed up and we put a new door in, it not, we're just, cutting, cleaning up as we go, um, we cannot do anything to that little east building until we have more funds because that is going to be more expensive to start that. And, we're working at it each time. Um, the main building is-is-is closed up, um, we have not had any problems in probably six months out there at all. We did what you wanted, at first you wanted to get an engineer's report on which we did, and we had Ron Jones work on it, uh, the feasibility of rebuilding the building and the damage that was done to it. That is done, you've had that. I did this, what you wanted, uh, here you see was for us to give you an itemized way,

how we are going to repair it, we did that after this last one. You've been aware for at least three months that we were waiting on trying to get either the property sold, which did not get sold because of the additional clean up that would be required on the property itself and the other back up was this 20th street property which we've been wanting it sold for nine years but its taken to the last four months before we finally had twentieth street open. We have a contract on it, we had a six-month due diligence, that will be off in less than sixty days and then they have thirty days to get it closed out and they frequently –

Mr Paul — Well I don't –

Mr Wiggins — These national corporations, uh, the realtors said frequently will require maybe a little bit longer. They have worked with some other big ones that if some of them will take as much as two months longer to get going because they don't want to start it until they are ready to put a spayed in the ground with their money on it. I don't believe you have had any calls or any problems with that property in at least six months and –

Mr Paul — For being a nuisance –

Mr Wiggins — I don't know why the fire department has got a bee in their bonnet, uh, about this particular thing because people that were trying to watch that and we had some smoke and that was the only thing that we had. There was nothing even burnable around the building of where they were at and I've ran them off totally on it. And, that has been three months ago.

Mr Tylle — Mr Chairperson –

Mr Hartwell — Yes.

Mr Tylle — I'm looking at this here and this is just a very open ended, uh, it looks like you dated it the tenth, today is the twenty-fifth, that's fifteen days. Jeff could have reviewed it –

Mr Wiggins — Uh, which is really open?

Mr Tylle — The letter here, the list of your time line is dated the tenth, today is the twenty-fifth. If you could have gotten that to Jeff earlier he probably could have discussed how you need to come to this meeting with phase one is going to take two months, phase two is going to take three months, phase three is going to take a month, uh, with this here I would assume this would take ten years.

Mr Paul — Mr Wiggins, so maybe I understand what your proposing a little clearer, your-your planning to sell something on twentieth street and –

Mr Wiggins On phase three?

Mr Paul You-you talked about another real-estate transaction and your wanting to take the proceeds from that and use it to fix this, is that right or no?

Mr Wiggins Your loud enough, I just can't understand –

Mr Paul Sure, I just want to make sure that we understood you earlier when you are talking about this other closing. Are you talking about –

Mr Wiggins My twentieth street property.

Mr Paul Closing on that transaction and taking those proceeds to work on this property?

Mr Wiggins A portion of them, yes.

Mr Paul And, how long has that property been under contract?

Mr Wiggins Its, um, at least four months, okay? They had a six-month due diligence- a six-month due diligence, I think that comes out the eighteenth of December.

Mr Paul Mm-hmm.

Mr Wiggins A supposedly have a closing with in thirty-days, but the realtor said that with these major corporations its not uncommon for it to run another month or so depended on where they're at. The last we were advised, that they were in, had the site plan finished, they were doing the drawings on the building and, uh, that's been about thirty-days ago since we've had our last update from the Kansas City realtor that's handling the other side of that, okay?

Mr Paul But, you're under contract right now?

Mr Wiggins Yes, we are.

Mr Paul Okay-okay.

Mr Wiggins It's –

Mr Paul I mean, that answers my question.

Mr Wiggins Yeah, it's a little easier face to face.

Mr Paul — Sure-sure.

Mr Hartwell — Thank you. Does anybody else have questions of Mr Wiggins? Anybody else have a question?

Mr Callihan — No.

Mr Hartwell — Okay, Mr Wiggins, you may return to the podium. Your Welcome. Yes, what is the pleasure of the board on item number 2860?

Mr Callihan — Again, this is Mark Callihan, I'm-I'm just, uh, have strong reservations about the-the schedule or the lack there of and I don't feel like it's a beneficial to let this continue.

Mr Wicklund — Um, I-I might add real quick and maybe Jordan wants to speak into this but our options at this time are some what limited because of the timing of all of this, um, all the work that we did on the houseman's building on the property. If it was ordered demolished today, I'm not sure the time frame that would be able to be followed through with, I guess might be the best way to say it.

Mr Paul — I-I-I think that may be right, I don't know the in's ands outs of the budget but, um, you know most of the demolitions that come through here less than five-thousand dollars. I think for this project you'd be looking at I think we've talked in the past it, easily tens of thousands, maybe more.

Mr Wicklund — For sure.

Mr Paul — Um, and I think that is the concept of partial demolition, partial repair, maybe, right?

Mr Wicklund — Yeah, yes.

Mr Paul — Um, and the, um, I know there was a lot of heartburn over the houseman's building in terms of what to spend on that. Um, and the only reason money was spent on that was because it was literally falling into Main St. So, uh, the board certainly does have the power to order it, um, demolished or repaired, I think, at that point, I mean it is an order, I don't have any doubt that it would satisfy the definition, but it would probably be contingent on funding to some extent. I'm just guessing, and the reason that we say that is it-it might, the better option might be to continue you to try and work with Mr Wiggins. I know it feels like it's moving at a snail's pace, but you know he is coming to the meetings and he is producing documents. It is kind of a coin toss whether option A gets it fixed quicker or option B. If that makes any since.

Mr Ledford — So, are we-are we –

Mr Paul — There are no good options.

Mr Ledford — So, are we out of line asking the dollars?

Mr Wiggins — Pardon?

Mr Ledford — Are we out of line in asking the dollars then? I mean –

Mr Paul — No, I mean –

Mr Ledford — We saw an engineer break it down into phases, but we haven't seen a schedule or dollars with that either and he is contingent on selling a property on twentieth street. Do we know that property is going to cover these repairs? Are we ever going to get there?

Mr Paul — Oh, you mean are you out of line asking him for what that looks like?

Mr Ledford — Yeah –

Mr Paul — Um, I mean I think you can ask him that question. He may not know, he may not want to answer. I don't think you can compel him in either one of those cases, but if you want to-if you want to spend some time asking the details on that, we are all here.

Mr Ledford — Mr Wiggins?

Mr Wiggins — Yeah?

Mr Ledford — Would it be possible to for you to get us the scheduling on that?

Mr Wiggins — Well –

Mr Ledford — Not the start date necessarily but give us a break down of how long that project is going to take from start to finish.

Mr Wiggins — Well, I think probably phase one –

Mr Ledford — From the engineer, the engineer is your contractor also?

Mr Wiggins — Do what, sir?

Mr Ledford — From your engineer because your engineer is your contractor also on the project.

Mr Wiggins — No, I'll be doing it myself. We've been contractors for years here, for thirty years, okay? I can tell you that first phase one would probably, when we start it, we probably would have about thirty days to get it cleaned up. There is quite a bit of work to do on that phase one because we've got all that rubble that we're trying to keep people from walking in and out of there. It's got to be moved, um-um, I say phase one will probably take thirty-days to get finished.

Mr Ledford — Can you give us that report next meeting?

Mr Wiggins — Pardon, sir?

Mr Ledford — Can you give us a report on your break down and how you're going to get there next meeting?

Mr Wiggins — Yeah –

Mr Ledford — Also –

Mr Wiggins — I can give you dates and how, and the amount of time, um, honestly probably phase three before I even get phase two done, uh, we will probably know how we are going to proceed with phase three, you know.

Mr Ledford — So, the other concern I have is your dollars. Are you going to be able to sell that twentieth street property and cover all of this?

Mr Wiggins — Am I going to do what with the 20th street property?

Mr Ledford — Your selling the 20th street project to pay for the repairs to this building.

Mr Wiggins — Well, we are going to put part of it towards it. We aren't going to spend all of it on the, I mean, this is not really, uh, a great deal of-of money. Meaning it is to me right now, but it's phase one it can be done for probably twenty-thousand dollars –

Mr Ledford — Can you give us a break down of what you think your cost are going to be to repair this?

Mr Wiggins — Yep, I can get that for the next meeting, yeah.

Mr Hartwell — Thank you, Mrs Harrington, do you have a comment or question?

Mrs Harrington — I just, I'm-I'm just made that now when we make these decisions that we also are, uh, apparently supposed to consider the cost to the City? Uh, in the past when that has been one of my concerns, I've been told that, um, that shouldn't enter into it, that we are here to do a job. That, um, that we

look at each of these properties and if another property owner comes in and we order a demolition, I'm very concerned that the impact of waylaying one for financial reasons to the City is a very unfair presence to set. That's only my opinion, but all along we have, and this isn't necessarily just about this property, but I find it, um, I-I think that where everything turns on this board is if now, we're going to start considering we-we brought the Houseman building along for years –

Mr Hartwell — Years –

Mrs Harrington — And, um, and let it ride and it never did make a decision because we understood the cost was going to be exorbitant and finally when it fell we took heat for not taking action on properties that, and we may have not taken it publicly but there were council members that were angered by the fact that why isn't the City doing something and because it was on our agenda it was our responsibility, so, um, it just seems to go against the criteria that we have been given in the past. And, I understand and I have the same concerns that everybody else does, I am a tax payer and I want to make sure we are getting the most for our money, but I feel like everything else we do here is delegitimized if you will, uh, because if we are going to consider the cost of it then I think that we are in a different arena.

Mr Hartwell — Mrs Harrington, I agree with you completely, I share in your experience. That, that has always been told to me as a member of the board. I have been on for four years now, you have been on longer than I have but I have always known that to be the, um, that's always been the standard. That we haven't been asked to look at the financial constraints and to be quite frank this property is it in the, um, is it-is it-does it fit the parameters of a dangerous building? Would it go underneath an order? You said absolutely, I agree with that, um, I don't think the board should consider the financial constraints. I'm telling you that I am not in favor of that, I think it is pure decision making and I think that it's, if-if our only criteria from moving forward on a public building is if it falls into the middle of a public street then that is a sad criterion from the City.

Mr Paul — Just to be clear about what we said, what I said was how do you resolve this building and I think that what I suggested was the board certainly has the power if it was to order it demolished or repaired. Um, however to the extent do you want to actually see something done with it, I think you have to consider the likelihood of getting funded versus working with a property owner who's here and I-I would use the Houseman's building. (unable to translate) Nobody ever showed up on that, nobody ever had a plan on that. I guess all I was saying do you actually consider, do we put an order on this building, Mr Wiggins is out of the picture, not showing up, not making any efforts versus continuing to try and work something

out. And, that's-that's-that's your all's decision to the extent that finances where involved that's all I was suggesting, because I think once you put the order on, he no longer has drive to do anything.

Mr Hartwell — Mrs Harrington.

Mrs Harrington — I agree, Jordan, I understand that. Um, uh, it just, I, again, my comments really weren't, um, applicable to this situation, uh, as I see, and I think we've made progress with Mr Wiggins, a great deal of progress in that we do have a schedule, a thorough schedule. Now I would like some dates or time lines applied to that, that is the only thing that I see missing from this proposal. And, if this takes, if this schedule takes a year, I'm good with that. I agree with you, we have a property owner who has shown up every month, done all the right things and you are to be commended for that because to many people try and duck this thinking it will go away or maybe we will just continue it for that long. And I understand the difficulties that you've had and I believe that, you know, while I missed the meeting last month, I believe that it was my comments that upset you about the value of things in your buildings and, um, if that's so, I want you to know I apologize for that. I think my comment was without having any of the minutes or anything to verify it, but my intention was to say to you I can't understand how valuables could be protected in a building like this. Not that-that I thought that you weren't telling the truth about there being valuable things. Please accept my apology for the anguish I apparently caused, so I want that to be clear. I think we are further along on this property than we have been at any point so far. It's still horrible, it's still terrible, um, and the fact that every month after this meeting you go out, you talk to your neighbors, you survey the neighborhood obviously you did all of that last month. And, I appreciate that because it does show a great deal of effort and Mr Paul is right when he says the Houseman's building, you know, the owners showed up the first time, one time. Feeling horrible, saying they didn't have the money to take care of the situation. So, from that point forward we knew what the situation was. My comments about-about the, um, financial side this, uh, make me uncomfortable only in that, uh, we don't know what's down the road. There are many properties in this city that need work and some of them as much or more work as what your property needs. And, when we come down to, we will see those all along, but I do believe that if we've been charged with, um, making sure that these properties improve, not only in appearance but in safety, um, that we can't start considering how much it's going to cost. It's going to cost Mr Wiggins a lot of money to clean this up. Not saying it's the City's responsibility to do that. I don't want my tax dollars spent that way either, but what I don't want more than that is for an attractive nuisance to be the cause of somebody being injured or dying when they approach those properties in the wrong way at the wrong time. The same way that I didn't want my tax dollars to fix the Houseman's

building but when we realized that bricks were going to fall on somebody's head the City said, "Okay, we will take care of it." So, on the Mr Wiggins property I am good with where we are at if you will get us some dates. And, I'm not saying weeks, I'm saying if it's going to take two months to get to this point that's okay with me. As long as we know that is what you're doing. And, I believe you will, I do believe you will. You are a person of character. And, for that, you know, I think you get a vote on that in of itself. On the matter of the financial thing, I am going to have to think about that for a month or two and-and hope that we are not faced with that, uh, often in the future.

Mr Callihan — Um, this is Mark, um, we can not let budget influence our decision here. We have to conclude yes or no on the, uh, demolition of-of a property or repair. But we're not given a checkbook here and we shouldn't have a checkbook. We should be independent of any influence other than our perception of the quality of the property. It's the City council's decision if they want to spend the money, we just decide yes or no. That's it, period.

Mr Hartwell — Any other comments?

Mr Ledford — I'm personally ready to give it until December and then send it to demo. Um, I wasn't involved in the Houseman build, I'm new to the board, but I, you have to come in here every meeting, but we've been asking for progress since day one and very little has been done to the building. And it's definitely a liability. That's just, that's where I look at it from, it's a liability and we've gone through one sale that failed over some testing that needed to be done. I think he had another buyer at one time it just it-it keeps getting drug out and now-and now and when I look at the building it's dangerous. Again, like I said last meeting you got block walls that are beginning to fall down, you've got headers falling over door ways. It's a liability so, in my opinion it needs some pretty quick action on it because it has been going on for eight meetings now. And, I need to see something done or at least some kind of layout on a time frame I mean, just some progress. More progress and I haven't seen anything done.

Mr Wiggins — We secured the main building, every door has been replaced, everything is boarded up, the only building that we haven't is that east building and I, nothing I can really do about that to secure that until we have –

Mr Ledford — Mr Wiggins this is the conversation that we have every meeting.

Mr Hartwell — Every meeting –

Mr Ledford — Every meeting we have this same exact conversation –

Mr Wiggins — Well, every week I've –

Mr Ledford — Nothing has been done –

Mr Wiggins — Okay, as a contractor –

Mr Ledford — Nothing is done –

Mr Wiggins — Okay, I'll give you an example, nothing is ever said, but as a contractor I did quite a bit of work at Eagle Pitcher. Some of those buildings that I work on there are a lot, were a lot more dangerous than what I have. A lot more dangerous and we-we-we-we have eventually redone some of the buildings for Eagle Picher. I mean, this is not down on the middle of Main St., no one is going to walk by that building and have any rocks thrown on them –

Mr Callihan — Excuse me, Mr Wiggins, Mr Wicklund, do you have something?

Mr Wicklund — Jeff, do you have something the date of the fire? Or-or Mr Wiggins do you remember the date that the fire occurred?

Mr Wiggins — Uh, it was the end of March of last year.

Mr Wicklund — Two-thousand-eighteen?

Mr Wiggins — Yeah –

Mr Wicklund — Okay –

Mr Wiggins — Yes, sir.

Mr Wicklund — Alright.

Mr Callihan — I'm sorry, this is Mark, again, it's like Mr Ledford said, we have the same conversation every time and I just don't have it in me to continue the conversation about it. Um, we have talked about it-talked about it –

Mr Wiggins — Well –

Mr Callihan — We have a difference of opinion on the status of the project.

Mr Wiggins — Without money there is only a certain amount that I can do. I have already put about thirty-thousand dollars in the clean up and it got all the major things if you ever looked at the drawings or the pictures of when we started –

Mr Callihan — That's not the point, sir. We have to deal with what we are presented with right now and what we have been for eight months and this board has a function that we have to come to some sort of decision of what needs to happen. We have no schedule, no budget, no nothing, it just, we have the same conversation every meeting and there has been no significant improvements.

Mr Wiggins — (Unable to translate audio) Your born, your going to die and you're going to pay taxes. I don't know, I believe we have got a contract on it –

Mr Wicklund — I-I don't think the mic is picking you up.

Mr Wiggins — I said that we've got a contract on it, but that doesn't mean that somebody is going to go through with it. It could fall through, I totally agree with you. But I lost about two million dollars in that damn fire and that was all I really had. And, I am doing my very best I can, and we keep a lot of it but if you are wanting to know when I can get that one building secured. That's the very first one thing on the, and that's most important thing is to get that east building secured. But that west building is no problem, it's already secured, okay? And, I, you can go by and look at that tremendous amount of things and I'm not harping, I'm not saying it's in great shape but I'm saying it, there is nothing wrong with that rest building is going to hurt anybody. And, the east building we've got to get it secured. And, that's my very first, that is number one on the priority.

Mr Wicklund — Have you secured the west building in the last couple weeks?

Mr Wiggins — Have what?

Mr Wicklund — Have you-you said, the west building is secured, have you done that in the last couple of weeks?

Mr Wiggins — Well, it has been secured since our last meeting. I put new doors in it and the other building is all done except for one lock door that could be pushed open, that has been replaced, okay? Anything else –

Mr Wicklund — Well I was-I was there it's been -it's been two or three weeks ago, and you may have replaced the doors but because of the condition of the building it is still accessible, there-there is still ways to get in the building that –

Mr Wiggins — How?

Mr Wicklund — People have access into the building.

Mr Wiggins — All those-all those holes, all the opens have been, not with wood, they have been put metal over all the opens in that (Unable to translate audio).

Mr Oliver — I think it quit –

Mr Wicklund — I think the battery –

Mr Hartwell — The battery –

Mr Wicklund — I think the battery went out –

Mr Wiggins — It's dead?

Mr Hartwell — The batteries went dead.

Mr Wiggins — I'm sorry, uh, those-those that other building has gotten metal on all the openings except for that one door which was a problem and we finally got in about, I think about probably a couple of weeks ago on the entrance block door and the other holes have all been, are all been put metal over, I didn't put wood over them because they could just break through that, I did put metal on all the other doors.

Mr Wicklund — Okay –

Mr Wiggins — Openings, yes. Uh, so the main thing that's creating a problem I think right now is that east building. There really isn't much I can do without spending a whole lot more money and It's just not available right now.

Mr Wicklund — Okay –

Mr Hartwell — Mr Wiggins, thank you very much, I think we are beginning to move to our next item, if there isn't anything else you would like to add.

Mr Wiggins — I will get you some schedules by the next meeting –

Mr Hartwell — Okay, so I think its reasonable that we ask for the schedule and the time frame as well as Mr Ledford did and you bring that to the next meeting. And, I would like to say that thank you as-as Mrs Harrington said, thank you for coming. And, I can't tell you how much that does mean to us because we don't get to have these conversations with every property owner at the end of the day. And, it is, and I apologize that you lost a significant amount of money in this project. I completely understand that would be a financial blow to you. And, I-I want to work with you on this property, however it is within our-our right to move forward on this. Just like we said, our financial constraints shouldn't, couldn't, shouldn't not constrain us. Just as we have to account for the money that you may have lost in this, but that can't be a decision maker for us as we move forward. And, like I said, it's my apologizes that, that occurred but I do believe as a general sense of the board that they are inclined to move forward on this

without A. a definitive time line or B. unless something changes, uh, I-I think that the clock has run out for some of my colleges here and they would like to see that action as we move forward. So, go, as we go into December just know those things, and like I said, we are willing to work with you, we thank you for coming in and we appreciate it.

Mr Wiggins — Well, I would like, if in the event that we, if we have to go to court, I hope not. My problem is a little more deeper than what you have in the event that you elect, and we cannot salvage this and all of my equipment I'll just, it will just have to be scraped all of my big equipment. I can't get it, there is no place I can move all of that big equipment so it will just have to be scraped.

Mr Hartwell — And, that's something that I think everyone here will take into consideration.

Mr Wiggins — I would appreciate it because that's, there's-there's, I appreciate that.

Mr Paul — So-so, it sounds like two things for December, the schedule and then I think you also specifically wanted a project budget, right.

Mr Hartwell — Mr Ledford.

Mr Ledford — I do.

Mr Hartwell — So, the schedule of time and then in addition to the schedule, uh-uh, of budget of what your plans are moving forward, okay? Okay, thank you, sir.

Mr Callihan — Mr Chairman, I make a motion that item 2860 located at 1201 S. Byers be extended to our next-next meetings agenda on December 13th for a Progress Report and Demolition Hearing.

Mr Ledford — Second.

Mr Hartwell — **We have a motion by Mr Callihan a second by Mr Ledford that item number 2860 at 1201 S. Byers be continued to are December 13th meeting for a Progress Report and Demolition Hearing. All in favor say, "aye," (Mrs. Harrington, Mr. Callihan, Mr. Wagner Mr Tylle, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**

Mr Paul — Assuming –

Mr Hartwell — Okay, please come forward on the next item.

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 August 23, 2019 meeting for a "Demolition Hearing" And Progress Report (FOURTH TIME BEFORE THE BOARD)**
Mr Hartwell	Good Morning.
Mrs Lopez	Good Morning.
Mr Hartwell	Go ahead and give us your name and the property you are here to speak on.
Mrs Lopez	Um, I am going to translate for him, Melsin Lopez, and the property's address is 1911 Bird Joplin, Missouri.
Mr Hartwell	Thank you.
Mrs Lopez	Okay, the last time that we came we said that we were going to get like the estimates for every single person that we needed.
Mr Oliver	Speak up.
Mr Hartwell	Speak up some ma'am.
Mrs Harrington	I'm sorry.
Mr Callihan	That's alright.
Mrs Lopez	And, um, right now I've been really busy –
Mr Oliver	I still can't here you.
Mr Hartwell	Speak up.
Mrs Lopez	Um, he said that he already has, he already has the estimates but not the electricity person. But what I know of right now is that the electricity that we have right now on that house it's kind of like, um, they put it on in 2012. So, that's good, so he is just figuring out right now what he is going to do the rest of it.
Mr Hartwell	Sir, do you have a permit in place with the City?
Mrs Lopez	Um, for the house?

Mr Hartwell	A building permit?
Mr Wicklund	No, there is no building permit currently.
Mr Callihan	Um –
Mr Hartwell	Mr Callihan.
Mr Callihan	This, I noticed the property is for sale?
Mrs Lopez	Which one?
Mr Callihan	Is it for sale?
Mrs Lopez	Translating for Mr Lopez. Um, no.
Mr Callihan	Didn't I see a realtor sign out front?
Mrs Lopez	Hmm-mm, no.
Mr Callihan	Pretty sure I did.
Mrs Lopez	Right now?
Mr Oliver	Was it for sale by owner type sign?
Mr Callihan	Um, it was, um, I thought it was a realtor sign.
Mr Oliver	Oh, I don't think so, but unless something has happened in the last few days. They bought this property from Helping, uh, Helping Property Owners. Um, when did you purchase the property? It's been like three months, correct?
Mrs Lopez	Yeah.
Mr Oliver	Okay.
Mrs Lopez	That –
Mr Oliver	And, I think we asked for a permit to be in place sometime ago.
Mrs Lopez	Yes, we already have an estimate for the plumbing, but we just need an estimate for the electrician.
Mr Oliver	Okay, I don't think it should take three months to get a permit and find a contractor. I actually have this set out to hold a demo hearing on it today –

Mrs Lopez	Hmm-mm
Mr Oliver	Because a permit had not been purchased and nobody had really tried to stay in communication.
Mrs Lopez	Okay –
Mr Oliver	I mean, it's sitting there three months later just like it was, basically.
Mrs Lopez	Okay, Translating for Mr Lopez. Okay.
Mr Lopez	Speaking in foreign language.
Mrs Lopez	So, you guys need, I just want to get it clear for him. Uh, you guys need, um, all the estimates and then get the permit so I can start right?
Mr Oliver	We don't need the estimates, that-that is on him to figure out what subs he wants. We want a permit in place and we kind of asked for that basically three months ago.
Mrs Lopez	So, I can start –
Mr Lopez	Speaking in foreign language.
Mrs Lopez	Speaking in foreign language. Okay, well what he doesn't understand about this is that he has to get the permit and whenever he gets the permit can he start like right away? Or –
Mr Oliver	Of course, yes.
Mrs Lopez	Okay.
Mr Oliver	That's what we want.
Mrs Lopez	Speaking in foreign language.
Mr Lopez	Speaking in foreign language.
Mrs Lopez	What I understood last time is I thought every single one of them that he needed a permit so I can start.
Mr Ledford	So –

Mrs Harrington — Does he, is it that he thinks he has to have all of the, uh, trades in place? I know that's required, but there is a way to move forward without that. Isn't there, Jeff?

Mr Oliver — That's correct. He needs to have a licensed electrician, plumber, he can be the general. But I still don't think that should take –

Mrs Harrington — No.

Mr Oliver — Three months to have that in place.

Mrs Harrington — He mentioned an electrician earlier and I'm wondering if that's what the holdup was, but –

Mrs Lopez — Yeah.

Mrs Harrington — Okay choose him and then negotiate price later.

Mrs Lopez — Okay.

Mrs Harrington — That's the right thing to do.

Mrs Lopez — Oh –

Mrs Harrington — The sooner that you get this permit –

Mrs Lopez — Uh-huh –

Mrs Harrington — The more inclined we are to work with you because that shows us good faith.

Mrs Lopez — Okay-okay, speaking in foreign language.

Mr Ledford — So, I have a question for Bryan.

Mr Hartwell — Mr Ledford.

Mr Ledford — Can we submit a general contracting permit without the subs listed on it?

Mr Oliver — Uh, when it is this big of a project where you need the electricians and plumbers and HVAC –

Mr Ledford — So, it needs to be included in the main permit –

Mr Oliver — Correct –

Mr Ledford — You can't issue those separately?

Mr Oliver — I'm not saying that we haven't done it the other way –

Mr Ledford — Okay –

Mr Oliver — But –

Mr Ledford — Okay, because last-last meeting we-we had a conversation about the outside stuff that he was going to take care of –

Mrs Lopez — Yeah –

Mr Ledford — He was going to take care of the roof, the siding and I think he gave us a twelve-thousand dollar estimate to do that. And, by this meeting you were going to have a permit pulled and you were going to be doing your part –

Mrs Lopez — Mm-hmm

Mr Ledford — Of what you could take care of –

Mrs Lopez — Mm-hmm

Mr Wicklund — We, and we could do that, we, if they would come in and apply for a permit for the roof and the siding, get the outside done –

Mr Ledford — Perfect –

Mr Wicklund — We can do that.

Mr Ledford — Perfect, that would give you the chance to start showing us some progress on that house cause' we need to see that.

Mrs Lopez — Okay. (Speaking in foreign language).

Mr Ledford — And, you were also meeting with the plumber that afternoon I think last meeting?

Mrs Lopez — (Speaking in foreign language)

Mr Lopez — (Speaking in foreign language)

Mrs Lopez — The person that is going to do the plumbing, he wants me, whenever I am going to remodel inside the house, he wants to check all the tubes on the bottom whenever he opens.

Mr Ledford	So, he is wanting you to take all the floor out, or?
Mrs Lopez	Mm-hmm
Mr Ledford	Yes.
Mrs Lopez	He is going to change everything.
Mr Ledford	So, okay. You have no other options there? You can seek some quotes from some other plumbers too.
Mrs Lopez	Okay.
Mr Lopez	(Speaking in foreign language)
Mrs Lopez	And, maybe if the person that is going to the electrician maybe he wants me to be there to and whenever we are going to open the house from the bottom. Okay, that's it.
Mr Oliver	Alright, so I think at this point according to Bryan you can go ahead and go down today right when you leave here, pull a permit for your siding, windows, and roof. I would do that when-when you leave here.
Mrs Lopez	Okay-okay. (Speaking in foreign language) Okay.
Mr Oliver	Yeah, go down to the fourth floor.
Mrs Lopez	Fourth floor?
Mr Oliver	Fourth floor and just ask for Kim.
Mrs Lopez	Kim.
Mr Oliver	Okay?
Mrs Lopez	Okay, all right. Okay, we are going to come back for next appointment right on December 13th?
Mr Hartwell	December 13th.
Mrs Lopez	Okay, same time?
Mr Hartwell	Do we have any other questions of, on this property?
Mr Oliver	I actually have one. Maybe here, I've got your address down as 1112 W. Macon St?

Mrs Lopez — Macon St.

Mr Oliver — I, nobody signed for the last certified letter, so I was starting to wonder –

Mrs Lopez — Oh, okay.

Mr Oliver — Oh, okay. Just wanted to make sure I had it right.

Mrs Lopez — Yes.

Mr Oliver — Thank you.

Mr Hartwell — Did you sign in?

Mrs Lopez — Yes, I put his name and address in the properties name.

Mr Hartwell — Okay, thank you very much. Any other questions? I would like to entertain a motion on 1911 S. Bird. J

Mr Wagner — Mr Chairman, I make a motion that item 2876 located at 1911 Bird Ave. be extended to our next meeting's agenda on December 13th for a Progress Report and Demolition Hearing.

Mrs Harrington — Second.

Mr Hartwell — **We have a motion by Mr Wagner a second by Mrs Harrington that item number 2876 at 1911 S. Bird be continued to are December 13th meeting for a Progress Report and Demolition Hearing. All in favor say, "aye," (Mrs. Harrington, Mr. Callihan, Mr. Wagner Mr Tylle, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**

Mrs Lopez — Thank you.

Mr Hartwell — Thank you very much. See you on December 13th.

ITEM #2881 — **1404 W. 4th St.**
OWNER: Ronald Roeber
ADDRESS: 1404 W. 4th St.
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the August 23, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Hartwell — Good morning, sir. Can you please sign in, there is a sheet next to you and put your name and address there?

Mr Roeber — It's already on there.

Mr Hartwell — Good, you are ahead of the game.

Mr Roeber — I am number one.

Mr Hartwell — It's good to be number one. Good Morning, sir.

Mr Roeber — Good Morning. Uh, I'm Ronald L. Roeber and I am here for item 2881, um, I have made no progress at all on the condition of the house. I have no explanation for that other than I am a terrible procrastinator, uh, I just keep putting things off and putting things off. Um, I want very much to hope this is not just a dream, but I hope, very much I would be able to move back in to that house. At the present time I am living in a trailer court, uh, east of Missouri Southern, uh, I have no mode of transportation, so whenever I come to town, so to speak I have to walk down about a mile to the college and catch the trolley. And, then on the way home do the reverse, of course. Uh, so it has been difficult to do that. But I have no excuse, I am not making excuses, uh, I am giving reasons for sometimes I didn't do things, but like I said mostly I have just procrastinated. Uh, what I would like to do is to continue until December to come back and to tell you and to even maybe contact Jeff during that time on different progress I've made. One thing I can tell you is I have, uh, contacted Economic Security Corporation, the weatherization people, they needed a copy of what needed to be done to bring the house back to-to, uh, where it would pass a City inspection. I received a copy of that today from Jeff, uh, he had sent me one a few months before, but I had miss placed it. Uh, but now I would like to be able to go to Economic Security to show them, to let them look at the property to see if there is any way they can help me. I know maybe, maybe not but, um, any suggestions I receive I-I'm grateful for. Like I say, I have no excuse for the way that things have gone so far and I would say that by December the 13th if I haven't done, uh, some progress that is so to speak substantial, then I would say I would see the need for, uh, you guys to no longer put up with me and, uh, go ahead with the Demolition Progress. But, that's-that's my situation today.

Mr Hartwell — Well, Ron, we can add to the list, uh, the things that you are, you are an honest man. So, thank you for being candid with us and telling us of your plans. That is greatly appreciated and, uh, I know, I speak for myself, but I think I speak for everybody here that is greatly appreciative that you are candid, and you are honest with us regarding your situation and your plans moving forward, so thank you.

Mr Roeber — Thank you very much.

Mr Oliver — So, as he had said, I had mailed back in May, um, a list of what he would need to have as far as pulling a permit, um, and I believe when he came to the last meeting, um, you had mentioned Economic Security. I encouraged you to get ahold of them. My opinion is this house is too far gone that they probably won't, uh, be able to help you with it. Um, it's up to the board if they want to give you time to, uh, get with them or any other contractors and, uh, see if you can come up with a plan. If Economic Security cannot help you, do you have the funds to move forward or are you saying you're basically conceding, and you would be willing to go ahead and sign a consent form for demolition?

Mr Roeber — Yes, I, uh, I don't have the funds.

Mr Oliver — Okay, um, I actually have the form here. You could sign it today, but if the board wants to give you six weeks to see if they can help you, if you keep the property secured until that time, it's up to you guys.

Mr Hartwell — Mrs Harrington, do you have a comment?

Mrs Harrington — Um, I am wondering, do you, have you contacted a church, or any organization that might be able to help with donations to fix your house?

Mr Roeber — No, ma'am.

Mrs Harrington — No, ma'am. How long did you live in this house?

Mr Roeber — Uh, oh, ten years or more.

Mrs Harrington — I see.

Mr Roeber — And, the problem now is, uh, my income is totally from social security benefits.

Mrs Harrington — Mine too.

Mr Roeber — And, uh, I hope yours is better. My, mine is less than eight-hundred dollars a month. So, at, me paying rent hurts.

Mrs Harrington — Are you worrying about this house?

Mr Roeber — Yes.

Mrs Harrington — Is it causing you a lot of stress?

Mr Roeber — Yes.

Mrs Harrington	Would it be easier if we just went ahead and had it demolished and you didn't have to worry about it?
Mr Roeber	Uh –
Mrs Harrington	I know it would be sad.
Mr Roeber	It would, yeah it would be terribly sad and –
Mrs Harrington	But, would it be a relief?
Mr Roeber	Um, I don't think so.
Mrs Harrington	You don't think it would at this point?
Mr Roeber	Um –
Mrs Harrington	Do you want us to wait until next month? Do you want us to give you another month?
Mr Roeber	I would-I would really appreciate that, I want to see, the determination that I feel right now, I know my history is zero. I know that –
Mrs Harrington	Yeah, well –
Mr Roeber	I am so determined right now –
Mrs Harrington	Mm-hmm.
Mr Roeber	To do something and as said before there is a possibility when I contact Economic Security again and if they come out and look at it and they say there is nothing that they can do, I don't have the funds to, as I said before, to go somewhere else and I feel like I have done enough.
Mrs Harrington	Then you would be willing to throw in –
Mrs Roeber	From worrying so much about it.
Mrs Harrington	Right.
Mr Roeber	But, the way that I look at it now is, uh, at the limited amount of income that I have if I did not have to pay that rent, uh, you know my one months rent payment out there is you know could pay my taxes on that house for a year almost.
Mrs Harrington	Yeah –

Mr Roeber — And, I-I just so many things that, like I said before, living, uh, probably a mile or so east of Missouri Southern now, uh, all of the contacts and shopping or whatever I do in Joplin, have to take the trolley and all of that –

Mrs Harrington — Yeah.

Mr Roeber — Well, if I lived back at 1404 W. 4th St., uh, Access Family Care is just right off of that corner.

Mrs Harrington — Right.

Mr Roeber — Um, Seventh and Maiden Lane has all that business and stuff –

Mrs Harrington — Sure –

Mr Roeber — Things I can walk to easily.

Mrs Harrington — Yeah –

Mr Roeber — I do a lot of walking.

Mrs Harrington — Well –

Mr Roeber — And –

Mrs Harrington — Well, I suggest that maybe I procrastinate a lot too, it's one of those things that, um, some of us just aren't compelled to do it quickly, but we are usually more determined. Call Economic Security and have them come and look and if they say that it is to much and that they can't do it and that they don't have a suggestion then I'd like to see you get out from under the stress of it and the worry of it.

Mr Roeber — Alright.

Mr Hartwell — Does anybody else have more comments for Mr Roeber?

Mr Ledford — I would like to hear –

Mr Hartwell — Mr Ledford –

Mr Ledford — Sorry, I would like to hear what Economic Security has to say with it. And, you have a list now from Jeff? So, I would take that list to Economic Security and see what they come back with, if they can help you out.

Mr Roeber — Okay.

Mr Ledford — And we will go from there in December.

Mrs Harrington — Mr Chairman –

Mr Hartwell — Do we have a motion?

Mrs Harrington — I would like to make a motion that item number 2881 at 1404 W. 4th St be continued until December 13th for a Progress Report or Demolition Hearing.

Mr Tylle — Second.

Mr Hartwell — **We have a motion by Mrs Harrington a second by Mr Tylle that item number 2881 at 1404 W. 4th St. be continued to are December 13th meeting for a Progress Report and Demolition Hearing. All those in favor say, "aye," (Mrs. Harrington, Mr. Callihan, Mr. Wagner Mr Tylle, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**

Mrs Harrington — Mr Roeber, why did you move out of this house?

Mr Roeber — Uh, at the time there was a disabled veteran who lived in that trailer court that I am in now and he was on his own and, uh, I moved from that house out there and lived with him.

Mrs Harrington — Yeah –

Mr Roeber — He passed away in 2007.

Mrs Harrington — Was the house in disrepair when you left?

Mr Roeber — Uh, it was getting there, not in the shape that it is now of course with complete neglect, but it was in bad shape.

Mrs Harrington — Alright, we'll plan to see you back here on December 13th. Did you ride the trolley today to get here?

Mr Roeber — Pardon?

Mrs Harrington — Did you ride the trolley to get here today?

Mr Roeber — Uh, no, I had my nephew bring me.

Mrs Harrington	Good, because I was going to say, if you rode the trolley, I hope December 13th is better weather.
Mr Roeber	Right.
Mr Hartwell	Don't get your hopes up.
Mrs Harrington	Alright, take care and let us know what Economic Security says.
Mr Roeber	Thank you very much –
Mrs Harrington	Thank you for coming.
Mr Roeber	I appreciate you listening to me and I am very sorry that all of this happened and I just I looked back and I just can't believe I let it get where it is.
Mrs Harrington	Well –
Mr Hartwell	Mr Roeber, thank you for your candidness and we really appreciate you being here. So –
Mr Roeber	Thank you –
Mr Hartwell	Thank you and we will see you December 13th, okay?
Mr Roeber	Thank you.
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 August 23, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)**
Mr Hartwell	I believe we have one for demolition today, is that correct?
Mr Paul	Yes, sir.
Mr Hartwell	Do we have a motion –
Mr Paul	Sorry, messing with Jeff. It's item 28, I know we have a celebrity among us. We have item 2879 on the agenda which is 422 N Pearl.

Mr Hartwell — Good, do we have a motion that item at 422 N. Pearl item 2879 be the subject of a dangerous building, a Demolition Hearing.

Mr Callihan — Mr Chairman, I make a motion that item 2879 located at, um, 422 N. Pearl Ave be declared a dangerous building in accordance with Joplin's. Do I need to back up? Sorry, I forgot to hold up my microphone. I'll start that over. Mr Chairman, um, I make a motion that item number 2879 located at 422 N. Pearl Ave be declared a dangerous building in accordance with Joplin Code of Ordinance Chapter articles nine and ten, section twenty-six - six twelve –

Mr Paul — Do the other one –

Mr Callihan — Hello, first time on the Job. It's that whole reading and writing thing –

Mr Hartwell — I hate it when that happens –

Mr Callihan — Okay, one more time. Maybe the third time is the charm if, Mr Chairman, I make a motion that item number 2879 located at 422 N Pearl be the subject of a dangerous building hearing.

Mr Hartwell — Do I hear a second?

Mr Wagner — Second.

Mr Hartwell — **We have a motion by Mr Callihan a second by Mr Wagner that item number 2879 at 422 N. Pearl 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). Motion Carries. Mr Oliver?**

Mr Paul — Thank you.

Mr Hartwell — Or Mr-Mr Paul.

Mr Paul — You're close enough.

Mr Hartwell — Close enough.

Mr Paul — This is the Joplin Building Board of Appeals meeting of the Joplin Municipal building this 25th day of October 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, can you hear me? As well as present witnesses or exhibits. Uh, the case for today is item number 2879 on the agenda, also known as 422 N. Pearl Ave. City calls Jeff Oliver.

Mrs Stockdale	Jeff, do you solemnly affirm, under the penalty of 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	Going on eleven years.
Mr Paul	And, have you, in the official performance of your duties, had occasion to inspect the property known as 422 N. Pearl Ave?
Mr Oliver	Yes, I have.
Mr Paul	I'm going to show you what has been marked as exhibit one; do you recognize exhibit one?
Mr Oliver	Yes, these are photos that I've taken of the property, um, the day I posted it, which was May 15th of this year.
Mr Paul	Now, I think the last two pages of the exhibit are maybe some more resent photographs, is that correct?
Mr Oliver	Correct.
Mr Paul	And-and regardless of the date of the photographs, do the photographs show reasonable lackness of the premises in their present condition?
Mr Oliver	Yes.
Mr Paul	So, in other words, there has been no improvement between May and October?
Mr Oliver	Correct.
Mr Paul	And, while you have got it in your hand there, can you describe the first page of exhibit one?
Mr Oliver	Um, with every property, uh, that is brought to the board or, uh, considered dangerous we put a placard on that property with the date. The address, the date, basically, so if anybody has any interest in the property and they see that they will try and contact us.

Mr Paul	Sure, uh, if there is no objection, I'd offer exhibit one.
Mr Hartwell	Board accepts.
Mr Paul	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 the search received from Great American Title; shows a David Gwin as the owner.
Mr Paul	And, just to be clear, Jeff, uh, on this title does it appear that it was sold at tax sale, uh, it looks like maybe the Troy and Gene Mark Yager, Troy and Gene Marie Yager were the original owners and the after tax sale it was sold several times to where you show David Gwin as the current owner, is that correct?
Mr Oliver	Correct.
Mr Paul	And-and, I guess one of the issues is with this that the-the title was never quieted, right? So, there is a whole string of ownership here, but I guess the bottom line is that, uh, Troy and Gene Marie were the owners when it went to tax sale and then to the extent the tax sale is good, David Gwin would be the current owner, is that your understanding?
Mr Oliver	Yes.
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 try and 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	Exhibit three, um, is certified letters that have been sent to, uh, David Gwin. The only address that we had for him which is the subject of property at 422 N. Pearl Ave. I have no, uh, signed receipts for this.
Mr Paul	And, is that address also the address that is on file with the Jasper County Assessors for the purpose of property tax purposes?

Mr Oliver	Yes.
Mr Paul	If there is no objection, I'd offer exhibit three.
Mr Hartwell	Board accepts.
Mr Paul	Um, I'm going to show you what has been marked as exhibit four; do you recognize exhibit four?
Mr Oliver	Exhibit four is a certified letter sent to the Yagers, Troy and Gene Yager. I do have a signed receipt for that letter. I would also like the board to know that I did have a phone conversation with him approximately a month ago. He has no interest in it.
Mr Paul	Okay, if there is no objection, I'd offer exhibit four.
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 five; do you recognize exhibit five?
Mr Oliver	This is the affidavit for publication with the publication dates of 8/1, 8/8, 8/15 and 8/22 of this year.
Mr Paul	Okay, if there is no objection, I'd offer exhibit five.
Mr Hartwell	Board accepts.
Mr Paul	What school and education have you had in the Building Industry which would qualify you as an expert in the construction of buildings?
Mr Oliver	I've been a general contractor on several residential projects in the Joplin area over a twenty-year period.
Mr Paul	And, from an inspection of the property at issue here do you have an expert opinion as whether or not these premises constitute a dangerous building as defined in chapter twenty-six, article ten, section twenty six – six, one, two of the code of ordinances of the City of Joplin, and, if so, on which of the definitions of dangerous building do you base your opinion if any?

Mr Oliver

Yes, I do, subsection line two, "Whenever any portion thereof has been wracked or has warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds or snow than is required in the case of similar new construction." Line four, "Whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or nonsupporting members, or enclosed or outside walls, or wall coverings." Line six, "Whenever any portion thereof has been damaged by fire, earthquake, tornado, wind, flood, vandals, or any other cause to such an extent that the structural strength or stability thereof is materially less than it was before such a catastrophe or damage and is less than the minimum requirements of this code for similar new construction." Line thirteen, "Whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry." And then, finally, line eighteen, "Whenever the building or structure is in such condition as to constitute a public nuisance known to the common law or in equity jurisprudence." So, you can see by the photos that are being passed around, uh, this property has been vacant for some time. Um, the, there is one photo in there that I believe would be on the north side of the structure where it is so severely dilapidated that there is actually holes in the walls. Um, so structurally, uh-uh, it's weakened and, uh, all together it is dilapidated and certainly does not meet the City of Joplin's Codes or Ordinances in it's current condition.

Mr Paul

Uh, thank you, Jeff. Now would be any interested party opportunity to ask Mr Oliver questions. My understanding is that nobody here in the audience is here on this today? No-no? Right, okay, thank you just making sure for the record. And, not aware of anybody who intended to be here today but couldn't. Does the board have any questions for the witness on this matter?

Mr Hartwell

No.

Mr Paul

Thank you, uh, Jeff, you are excused. 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 the opportunity for any interested party to present evidence or otherwise be heard. Again, not aware of anybody here in the audience here today or any interested otherwise wanted to be present and be heard but could not for some reason. Therefore, the matter is returned to the Board for deliberation and a decision.

Mr Hartwell

Motion?

Mr Wagner — Mr Chairman, I make a motion that item 2879 located at 422 N. Pearl be declared a dangerous building in accordance with Joplin Code of Ordinances chapter twenty, articles nine, ten, sections twenty-six, six, twelve, subsections, two, four, six, thirteen, and eighteen and so ordered demolished to include any outbuildings.

Mr Callihan — Second.

Mr Hartwell — **We have a motion by Mr Wagner a second by Mr Callihan that item number 2879, at 422 N. Pearl Ave. be declared a dangerous building in accordance with the Joplin Code of Ordinances chapter twenty, articles nine, ten, sections twenty-six, six, twelve, subsections, two, four, six, thirteen, and eighteen 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.**

Mr Paul — That's all for me, we had three others, but they all got cleared up one way or the other.

Mr Hartwell — That's great. Okay, Jeff.

ITEM #2856 — **1603 Murphy Ave**
OWNER: Jim Ames
ADDRESS: 8072 Estates Dr. Sarasota FL. 34243
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the August 23, 2019 meeting for a "Demolition Hearing" And Progress Report (NINTH TIME BEFORE THE BOARD)

Mr Oliver — Okay, Uh, back to the top item 2856, 1603 Murphy Ave. It is a Jim Ames property. I actually met with Greg on site yesterday, um, I believe this house can be released at this time. My opinion is that it will end up in front of you guys again because it will probably sit vacant and get damaged again, but at this point he has met enough that I don't consider it a dangerous structure any longer right now.

Mr Callihan — Mr Chairman, I make a motion to, unless anybody has any other questions? I make a motion that item 2856 located at 1603 Murphy Ave be removed from our agenda.

Mrs Harrington — Second.

Mr Hartwell	**We have a motion by Mr Callihan a second by Mrs Harrington that item number 2856 at 1603 Murphy Ave. be removed 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 #2857	**819 Murphy Ave** **OWNER: Jeimi Gonzalez** **ADDRESS: 2011 Quest Ln. Carthage MO. 64836** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the August 23, 2019 meeting for a "Demolition Hearing" And Progress Report (NINTH TIME BEFORE THE BOARD)**
Mr Oliver	Item 2857, 819 Murphy Ave, um, we have a singed consent for demo on this. The new property owner had about a month to, uh, go out and get quotes for various things and, uh, decided to just demo it and hopefully build on it in the future.
Mr Callihan	Uh, did he know –
Mrs Harrington	What's going to happen to all that video?
Mr Callihan	Jeff, did he know that it was a dangerous building when it bought it?
Mr Oliver	It was a young lady –
Mr Callihan	Of course –
Mr Oliver	And, to my understanding, no.
Mrs Harrington	She-she didn't know what the condition was, you said?
Mr Oliver	She didn't know that it was in front of this board.
Mr Paul	The irony.
Mr Hartwell	Okay, any other questions regarding this? You want to release it or continue it, Jeff?
Mr Oliver	Uh, I do have the signed consent form so it could be released.
Mr Hartwell	Okay, I would entertain a motion to release item number 2857.
Mr Ledford	I make a motion that item number 2857, 819 Murphy Ave. be removed from our agenda.

Mr Callihan	Second.
Mr Hartwell	**We have a motion by Mr Ledford a second by Mr Callihan that item number 2857 at 819 Murphy Ave. be removed 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.**
Mrs Harrington	How did you find out –
Mr Paul	I think that didn't we, uh, follow up with him about the next meeting and then he said I'm not the owner.
Mr Oliver	We did have that as well as, I think, the placard was still up at that time, but I am not sure. So –
Mrs Harrington	It's never been up –
Mr Callihan	It was up, I remember, I think Bryan said one day that, uh-uh, have the placard back up on it and, uh, it was there for a couple of days or whatever –
Mr Oliver	I know I've put a couple on there, so
Mr Callihan	I understand, you can only have so many placards, so –
Mr Oliver	Yeah, right –
Mr Wagner	So, after all of his issues of not disclosing, he sold it to someone that did not disclose that it was in front of this board.
Mr Oliver	Correct.
Mr Callihan	Shocking.
Mrs Harrington	And, again, what happens to all of that video?
Mr Hartwell	Maybe we will be famous with it someday. Okay –
Mrs Harrington	Check YouTube –
Mr Hartwell	Moving on.

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 August 23, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)**
Mr Oliver	Alright, now we are going down to item 2880, 231 S. Park Ave. They have a permit in place, uh, there has been no work. Um, I will try and get ahold of the owner. I believe he is actually in St. louis, I don't know if that was permanent? The last time I talked to him he was coming back to town, but, um, I will try and get ahold of him, see if he can get the contractor to get into gear and if not you know you might be in a position that you might want to revoke it and demo it. Because it is not secured, still not secured.
Mr Hartwell	Jeff, I am of the opinion that if, it's, if there is no progress and it still is in the state that it is by late November, early December, I would like it to be brought to us.
Mr Oliver	Okay.
Mr Callihan	Ready for demo.
Mr Hartwell	Okay, do we have a motion to continue item number 2880?
Mr Callihan	Mr Chairman, I make a motion that item 2880, located at 231 S. Park Ave. be continued to our next meeting on December the 13th for Progress Report and Demolition Hearing.
Mrs Harrington	Second.
Mr Hartwell	**We have a motion by Mr Callihan a second by Mrs Harrington that item number 2880 at 231 S. Park Ave. be continued to our December 13th 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 #2882	**328 N. Connor Ave.** **OWNER: Jesus & Tiona Rodriguez** **ADDRESS: 328 N. Connor Ave. Joplin MO. 64801** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the August 23, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)**

Mr Oliver — Item 2882 328 N. Connor Ave. Um, they have been working on it as far as the exterior, um, I think put some new windows in. I think painted, just a few things like that. But they actually just purchased there permit yesterday, so anyway it is looking better.

Mr Callihan — I drove by, this is Mark, I drove by and it was looking pretty good from the exterior. It looked like they had done a lot of work on the outside and had a big pile of stuff out back, but that's to be expected.

Mr Oliver — Yep.

Mr Hartwell — Do we have a motion to continue item number 2882?

Mr Ledford — Mr Chair, I make a motion that 2882, item number 2882 located at 328 N. Connor Ave. be extended to our next meeting's agenda on December 13th for a Progress Report and Demolition Hearing.

Mr Tylle — Second.

Mr Hartwell — **We have a motion by Mr Ledford a second by Mr Tylle that item number 2882 at 328 N. Connor Ave. be continued to our December 13th 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 #2884 — **720 S. Picher Ave.**
OWNER: 720 Picher TR.
ADDRESS: P.O. Box 3133 Joplin MO. 64803
"Finding of fact Hearing" scheduled for this date"

Mr Oliver — Item 2884, 720 S. Picher Ave. uh, this property was a subject of a fire, um, I'd ask the board to continue it to December 13th because it is new.

Mrs Harrington — Mr Chairman, I make a motion that item 2884 at 720 S. Picher be continued until December 13th for a Progress Report or Demolition Hearing.

Mr Callihan — Second.

Mr Hartwell — **We have a motion by Mrs Harrington a second by Mr Callihan that item number 720 or item number 2884 at 720 S. Picher Ave. be continued to our December 13th 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 #2885	**1011 S. Jackson Ave.** **OWNER: Sunnyvale Investments** **ADDRESS: 14604 Tamarack Rd. Jasper MO. 64755** **"Finding of fact Hearing" scheduled for this date"**
Mr Oliver	Item 2885, 1011 S. Jackson Ave. I'd ask the board to continue this to the next meeting as well.
Mrs Harrington	Yeah, um, Mr Chairman, I have a motion that item number 2885 at 1011 S. Jackson Ave. be continued until December 13th for a Progress Report or Demolition Hearing.
Mr Wagner	Second.
Mr Hartwell	**We have a motion by Mrs Harrington a second by Mr Wagner that item number 2885 at 1011 S. Jackson Ave. be continued to our December 13th 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 #2886	**1218 Kentucky Ave.** **OWNER: Edna Ebener** **ADDRESS: 1218 Kentucky Ave. Joplin MO. 64801** **"Finding of fact Hearing" scheduled for this date"**
Mr Oliver	Item number 2886, 1218 Kentucky, I'd ask the board to continue this to December 13th as well.
Mr Ledford	Mr Chair, I make a motion that item number 2886 located at 1218 Kentucky Ave. be extended to our next meeting's agenda on December 13th for a Progress Report and Demolition Hearing.
Mr Wagner	Second.
Mr Hartwell	**We have a motion by Mr Ledford a second by Mr Wagner that item number 2886 at 1218 Kentucky Ave. be continued to our December 13th meeting for a Progress Report and Demolition Hearing. All in favor say, "aye," (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none). Motion Carries.**
ITEM #2887	**2425 Annie Baxter Ave.** **OWNER: Gloria Davies & Etal Talison Davies** **ADDRESS: 119 Stites St. Goodman MO. 64843** **"Finding of fact Hearing" scheduled for this date"**

Mr Oliver — Item 2887, 2425 Annie Baxter, um, I would ask the board to continue this one as well.

Mr Tylle — Mr Chairman, I make a motion that item number 2887, 2425 Annie Baxter Ave be continued until December 13th for Demolition Hearing and Progress Report.

Mr Callihan — Second.

Mr Hartwell — **We have a motion by Mr Ledford a second by Mr Wagner that item number 2887 at 2425 Annie Baxter Ave. be continued to our December 13th meeting for a Progress Report and Demolition Hearing. All in favor say, "aye," (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none). Motion Carries.**

ITEM #2888 — **603 Monroe Ave.**
OWNER: Gary Winchester
ADDRESS: 603 S. Monroe Ave. Joplin MO. 64801
"Finding of fact Hearing" scheduled for this date"

Mr Oliver — Item 2888, 603 Monroe Ave. Uh, this house was a subject of a fire, um, we may have some issues with this one as far as the people that were living in it. Um, we will see how it goes, um, well, come to find out they were living in it with no power, no water, generator I believe was what caused the fire. Um, they have been told not to stay in the structure, however, I do think that they are there some of the time, still. Even with the condition that it's in, but, uh –

Mrs Harrington — The people that own it?

Mr Oliver — Yeah, um –

Mrs Harrington — I mean, they were the Winchester –

Mr Oliver — I believe the gentleman is the son of Gary, Gary had passed away I believe. If I recall everything right, but, uh, it may need the order to vacate and demolish. And, uh, just, uh, maybe get the point home to them that they need to move on. They have been told –

Mrs Harrington — Yeah –

Mr Oliver — Uh, by Fire, by us, by Police, you know. Hey, you guys can't stay here.

Mrs Harrington — Yeah, Mr Chairman I make a motion that item number 2888 at 603 Monroe Ave. be continued until December 13th for a Progress Report and Demolition Hearing.

Mr Callihan	Second.
Mr Hartwell	**We have a motion by Mrs Harrington a second by Mr Callihan that item number 2888 at 603 Monroe Ave. be continued to our December 13th meeting for a Progress Report and Demolition Hearing. All in favor say, "aye," (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none). Motion Carries.**
ITEM #2889	**3207 N. St. Louis Ave.** **OWNER: Gerald Koehler** **ADDRESS: 3207 N. St. Louis Ave. Joplin MO. 64801** **"Finding of fact Hearing" scheduled for this date"**
Mr Oliver	Finally, item 2889, 3207 N. St. Louis Ave. this also was a subject of a fire and I would also ask the board to continue it to December 13th, please.
Mrs Harrington	Is it the whole structure?
Mr Oliver	Yes.
Mrs Harrington	What is it?
Mr Oliver	Uh, it was a living quarters as well as some storage in the back. Um, the gentleman collected, uh, -
Mrs Harrington	So, it's a house?
Mr Oliver	In the front, yes. The gentleman collected like pianos and different instruments, uh, which were kind of in the middle section of this property, so, he is pretty devastated, but hopefully he can get it resolved with the insurance.
Mrs Harrington	Is it salvageable?
Mr Oliver	My opinion, no.
Mrs Harrington	Which section caught on fire?
Mr Oliver	Mostly in the middle.
Mrs Harrington	Really –
Mr Oliver	Middle fire –
Mrs Harrington	Where he had all the storage stuff.

Mr Oliver — Front and middle, yeah.

Mr Callihan — This is barely in the City.

Mr Oliver — Yep.

Mrs Harrington — Barely.

Mr Hartwell — It's like right on the line.

Mrs Harrington — Um, okay, Mr Chairman, I have a motion that item number 2889 at 3207 N. St Louis Ave. be continued until December 13th for a Demolition Hearing or Progress Report.

Mr Tylle — Second.

Mr Hartwell — **We have a motion by Mrs Harrington a second by Mr Tylle that item number 2889 at 3207 N. St. louis Ave. be continued to our December 13th meeting for a Progress Report and Demolition Hearing. All in favor say, "aye," (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none). Motion Carries.**

Mrs Harrington — Jeff, have you been in touch with anybody about this one on Annie Baxter?

Mr Oliver — Yes, I have, um, I've talked to the owner a couple of times. I've offered the consent form to them. Um, my last conversation which would have been Monday or Tuesday of this week, she told me she turned it over to her daughter and I haven't heard from her, so –

Mrs Harrington — This isn't like tornado?

Mr Oliver — Actually it's left from the tornado.

Mrs Harrington — It's tornado damage, nine years later.

Mr Oliver — Yep-yep.

Mr Harrington — Seven years later, nine years later, whatever.

Mr Hartwell — Before we leave, I think, just, um, does anybody have any more comments or questions of the staff?

Mrs Harrington — No.

Mr Hartwell — Jeff?

Mr Oliver — Well, you, have you got some for me?

Mr Hartwell — I-I have one quick comment, really quick I know we need to get out of here, but uh, I have talked about this before, I have mentioned to this to you personally. I would like to say it publicly that I would really like the City to look at the apartment complex at 2nd and Byers. The horseshoe shaped apartment complex that has been before us before. I drive by there, uh, windows are out, there are no doors as far as I can tell in a certain area. I would like, I-I do think that it is something that would constitute as a dangerous building and maybe something that you could look into because I-I see severe issues there. Um, in terms of the structural integrity of the building let alone some of the other things.

Mrs Harrington — Are there people in it?

Mr Hartwell — Yes, this is-this is the property if you can remember that was sold by pinnacle bank to a gentleman in a bundle package, uh, from Webb City and he bought this as a result of buying other properties and he-he came to us with an attorney, probably about three years ago.

Mr Paul — Mm-hmm

Mr Hartwell — And, they cleaned the basement up and they, the fire marshal went in and they put some fire doors up and, um, I still think, I still believe that it constitutes as a dangerous building and I would-I would like somebody to look at it. I really would.

Mr Oliver — Okay, I will get with Bryan and we'll –

Mr Wicklund — Are these the blue buildings?

Mr Hartwell — This is the blue, yeah, U shaped building. There are two structures there. Do you have a comment about that?

Mr Wicklund — Well, the missing doors, um, are not even required because they are openings into public way, just hallway. So, it can be a breeze way.

Mr Hartwell — So, it doesn't need doors on it?

Mr Wicklund — No.

Mr Hartwell — Wow. Okay, uh –

Mr Wicklund — Not on the hallways.

Mr Hartwell — It doesn't need doors –

Mr Wicklund — The windows, uh, there are some broken windows, uh, he reported to the board that he had brand new windows to install on the whole building or both buildings. That's never happened, I don't know that it ever will, but, um, he does replace the glass with lots of time plexiglass that does not look good, but it does keep the water out, um, a lot of the windows that appear to be broken are windows that the tenets for whatever reason decide to leave open and let their curtains just blow all over the place. I know it's trashy, uh, he is keeping up with the dumpster better than he was and the last time the fire marshal and I walked through, uh, the basements were kept empty, um, I hate that properties that look like that remain in that kind of condition. But, currently, uh, it's my opinion that it does not meet the dangerous building.

Mrs Harrington — I am out of here. They, apparently, I have been replaced.

Mr Oliver — Yes –

Mrs Harrington — It took a- it took a professor at Pitt State to replace me, this little old house wife. But you guys are getting a smart one now.

Mr Hartwell — We like you anyway a lot.

Mrs Harrington — But, I may come and watch just cause this little guy just almost made me cry.

Mr Paul — Closure, you need closure.

Mrs Harrington — I got closure on Murphy, I guess.

Mr Paul — Such as it is.

Mr Hartwell — Anything else?

Mrs Stockdale — Yes, we need an official motion to make Mr Hartwell the Chairman. I know that we have talked about it, but I don't think we have had an official motion.

Mr Hartwell — We haven't officially.

Mr Paul — Does somebody want to make that motion.

Mr Oliver — Do we need to wait until we have the two new members?

Mr Paul — Pardon?

Mr Oliver — Do we need to wait until –

Mr Paul	That's up to you and the board. The board can pick today, I mean, if you all remain members (unable to transcribe audio)
Mrs Harrington	I thought this board was supposed to be nine people? Its only seven?
Mr Paul	I thought it was seven. Nine is a lot of people.
Mrs Harrington	Well, I agree, Um, I guess I was just thinking that we had lost people and- and not replaced, but apparently, we have.
Mr Paul	(unable to transcribe audio)
Mrs Harrington	Well, Mr Chairman, or whoever, I make a motion that, um, Mr Rylee Hartwell be appointed the Chairman of the Joplin City Board of Appeals.
Mr Ledford	Second.
Mr Hartwell	**We have a motion by Mrs Harrington a second by Mr Ledford that Rylee Hartwell, myself, be named the Chairman of the Board of Appeals. All in favor say, "aye," (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none). Motion Carries.**
Mrs Harrington	Do you need to go one step further?
Mr Paul	Choose, choose a vice chair while your –
Mr Hartwell	**Motion Carries. Thank you, guys.**
Mrs Harrington	Okay –
Mr Hartwell	Moving on to the Vice Chair.
Mrs Harrington	Interest? Mr Callihan is going –
Mr Hartwell	Mark Callihan, Mr Ledford, Mr Wagner –
Mrs Harrington	That's the ranking of order isn't it? Mr Tylle, Callihan, Ledford.
Mr Paul	And, if you don't have to decide today, if you want to take some time to think about it you can do it your next meeting.
Mr Ledford	Lets check out this professor.
Mr Hartwell	Professor, okay. So, let me ask this real quick, does anybody have any interest in that position? Does anybody have any interest in it? Mr Tylle? Mr Callihan, do you have any interest at all? Sadly, no.

Mrs Harrington	I think you should just take a vote then.
Mr Hartwell	Okay, uh, I don't, I-I-I unless they want to wait. I am not inclined to have, um, a new person do it, but it's totally up to everybody else.
Mrs Harrington	No-no, I think procedure needs to –
Mr Hartwell	Sounds good, I entertain a motion for a Vice Chair of the Board.
Mrs Harrington	Mr Chairman, I would make a motion that Mr Tylle take the position of the Vice Chair for the Joplin City Board of Appeals.
Mr Ledford	Second.
Mr Hartwell	**We have a motion by Mrs Harrington a second by Mr Ledford that Mr Tylle be named the Vice Chair of the Board of Appeals. All in favor say, "aye," (Mr. Callihan, Mr. Wilson, Mr Tylle, Mr Hartwell, and Mr Ledford). All opposed (none). Motion Carries. Congratulations Mr Tylle.**
Mr Paul	Does not result in an increase in pay.
Mr Hartwell	Right, we will take it out of the building fund.
Mr Callihan	Yeah –
Mr Hartwell	Any other comments? Do we have a motion the adjourn?
Mrs Harrington	So moved.
Mr Hartwell	**Alright, all those in favor of adjournment 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 10:36 a.m.

Approved Rylee Hartwell
Rylee Hartwell, Chairman

Approved Olivia Stockdale
Olivia R Stockdale, Notary Public

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

My commission Expires: December 11, 2022