MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
OCTOBER 26, 2018
9:00 AM

Crystal Harrington, Chairman, called the October 26, 2018 Building Board of Appeals meeting to order with the following Board members present: Mark Callihan, Rylee Hartwell, Ervin Wilson, Curtis Ledford, Crystal Harrington. City Officials present: Jordan Paul, Assistant City Attorney, Bryan Wicklund, Building Specialist, Jeff Oliver, Building Inspector and Bet Willhite, Notary Public.

Mrs Harrington	Call to order the regular meeting of the Joplin Board of Appeals, um, I'll call the role to start, um, Mr Hartwell?
Mr Hartwell	Present.
Mrs Harrington	Mr Callihan?
Mr Callihan	Here.
Mrs Harrington	Mr Ledford?
Mr Ledford	Present.
Mrs Harrington	Mr Wilson
Mr Wilson	Here.
Mrs Harrington	Mr Tylle?
Mr Wilson	Madam Chairman, I make a motion to excuse Mr Tylle.
Mrs Harrington	Uh, motion bidden. Second?
Mr Callihan	Second.
Mrs Harrington	**Bade and seconded to excuse Mr Tylle at this time. All in favor "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham and Mrs Harrington) Those opposed (none).**
Mrs Harrington	Um, we, uh, would ordinarily would review the minutes of the meeting at this point but we don't have minutes yet and I'm sure that the staff is working hard to get to that point. So, we'll just, uh, uh, move past that and

um, move on. Do we want to make arrangements for the next meeting date so that we have those, uh, for the record for this time?

Mr Oliver — Correct. Uh, yeah, the November, December meetings are combined because of the holidays, um, so either December 7th or 14th would probably work out really well. You guys want to vote on which date?

Mrs.Harrington — Those are both Fridays right, Jeff?

Mr Oliver — Correct.

Mrs Harrington — Anybody have any, um, it's just one way or the other. The 7th or the 14th.

Mr Callihan — Not really.

Mr Hartwell — I have something on the 7th.

Mrs Harrington — The 7th and then, um, that will combine both November and December and then after that our next meeting will be January 25th. Is that right?

Mr Callihan — Yeah.

Mrs Harrington — Alright, so, um, do we have to have a motion for that, can we just decide on that, to change the meetings.

Mr Paul — Sorry, I was distracted.

Mrs Harrington — I'm sorry, were changing the meeting date, uh, for November, December because of the holidays and so, uh, we don't need a motion to do that we've just agreed to do it on the 7th, I believe.

Mr Paul — Uh, we have, we have, that's not written in stone anywhere is it?

Mr Hartwell — No.

Mr Paul — And, I know that we combine um' every year. I'm trying, I don't recall us ever having done a motion but I, uh, without having it in front of me I…

Mrs Harrington — We don't have a motion it keeps it a little a fluid so that if there is a conflict here with another group we could change it at the last minute.

Mr Paul — I think it would be better to have a motion to combine um' and have them on the dates…

Mr Wilson — Madam Chairmen, I make the motion that our combine November and December meeting be on December 7th at its regular scheduled time.

Mr Callihan — Second.

Mrs Harrington — **Kay', um, meeting. Motion has been made by Mr Wilson, Seconded by Mr Callihan to, uh, combine the November, December meetings and make that happen on December 7th. All those in favor "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham and Mrs Harrington) Those opposed (none). Thank you, gentlemen.**

Mrs Harrington — That gives us a good solid date for forwarding anything and keeping in mind not so much for the their (Mis-spoke), the thirty days for but for the sixty-day ones those will either have to happen at, on the 7th or 25th of January.

Mr Callihan — Correct.

Mrs Harrington — That might vary with what we want to do with some of them. Okay, um, I think we are ready to start, so, um, if there is anybody in the audience that wants to talk about a case that we've got, step forward, give us your, uh, name and address and the item number that you're talking about and uh, we'll get started.

ITEM # 2836 — **1308 S SERGEANT AVE**
OWNER: Ethan Turner
ADDRESS: 1308 S Sergeant Ave, Joplin, MO 64801
Ordered demolished at the May 25, 2018 meeting. Continued from the August 24, 2018 meeting.

Mr Turner — My name is Ethan Turner, I am here for item 2836 at 1308 S Sergeant Ave um, I'm here to report that since our last meeting the exterior of the property is one hundred percent complete now, um, I've also since pulled permits for HVAC, plumbing and extended my electrical permit and our general building permit until January the 8th, so by next meeting HVAC, plumbing, electrical will all be complete and uh, amongst other interior construction work and uh, total completion of the project, one hundred percent interior, exterior will be done before year end.

Mrs Harrington — Anybody have any questions?

Mr Callihan — Not really, um, sounds like you got your loan.

Mr Turner — Yeah. Brought him just in case.

Mr Callihan — Okay, I, I'm not sure that, I, I guess we will need to keep it on until it's complete? I'm still not sure as if to we keep it on till it's complete or he's very, very close, close enough I don't know if we've got a mechanism in place to monitor that, but it sounds like it's your objective to get it done.

Mrs Harrington — Ordinarily it has kind of has depended I think on whether or not we've um, been moving forward with, um the focus, if, if some of the jobs, um have, have not moved at the pace that we'd like them to, or we, we have kept them on until the end. I'll refresh your memory with maybe the project over at 20th and Indiana that we had on the agenda for quite a long time, and even though it did get to one point where it maybe could have been followed for much longer. So, that's, that would be my only thing to put on that. I'd be more inclined to watch this one till the end. Bryan, do you have any…

Mr Wicklund — It's, it's certainly up to the decision of the board, um, we, we've handled um' both ways. We've released them as soon as soon as the exterior is done, but if the board has any concern about the, the speed of which the inside would get done or if it would be a continuing concern. There been times, many times where we've held onto 'um until it passes a final inspection and the house is actually, livable.

Mr Turner — Could I make another statement about that?

Mr Callihan — Yes, sure.

Mr Turner — Uh, my banker can attest to this as well, this isn't my first project in Joplin that we've remodeled, we've remodeled a ton of properties in Joplin. This one was just kind of unique with how long it took to close and what kind of battle I had with insurance. Um, I mean of course it's your decision but with the exterior being one hundred percent complete, I think it would be fair to go ahead and remove it, at least from a demolition, and let me complete it en' move on.

Mr Hartwell — Well, we've already put a stay on the demolition so, it just means that we are wanting a progress report when you show back up. It's not on a list to be demolished anywhere so, that's not a concern right now. I think what our concern is, I think that what our concern is that, we have a situation here where we see a lot of people like you, just different faces and names who do properties in the City of Joplin but, sometimes they don't always get complete, and unfortunately, I'm of the opinion, um, on the board that we certainly need to start following some of these homes completely through. And, unfortunately that applies to everybody so, that's my opinion and I think we should follow this till the next meeting until as it has a certificate of occupancy.

Mr Callihan — You said, uh, you feel like you have completion by the end of the year?

Mr Turner — Yes.

Mr Callihan — Or for the next meeting?

Mr Turner — No, I'll have completion before year end. Um, I mean I should be very close by the end of or by next meeting but…

Mr Hartwell — Okay.

Mr Ledford — Jeff, have you inspected the outside?

Mr Oliver — It's done. I've had a conversation with em' and you know, I don't believe the property is a dangerous property any longer but certainly you could keep it on until it's complete.

Mr Ledford — Permits are good through next month?

Mr Turner — January the 8th.

Mr Callihan — No, January the 8th.

Mrs Harrington — The, um, meeting being a little bit later next month, uh, moving it to December 7th gives some extra time and you might be closer to the end, um, of his progress. Um, so…

Mr Callihan — Madam Chairman, I make a recommendation that item number 2836, 1308 S Sergeant be put on our December 7th continue for a progress report and demolition hearing.

Mr Wilson — Second.

Mrs Harrington — **Um, 'kay I have a motion that item number 2836 at 1308 S Sergeant Ave be continued to our December 7th meeting. Motion was made my Mr, uh, Callihan, seconded by Mr Wilson. All in favor "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham and Mrs Harrington) Those opposed (none). Thank you, gentlemen.**

Mr Turner — Thank you.

Mrs Harrington — Thank you. I don't do, once at the beginning, once at the end, I can use this any time I want?

Mr Paul — You can.

Mr Callihan — There you go.

Mr Paul — Don't let the power go to your head.

ITEM # 2836	**1711 PORTER AVE** **OWNER: David & Cynthia Amayo** **ADDRESS: 11109 Helenben Ln. Joplin Mo. 64804** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the September 28,2018 meeting for a "Demolition Hearing" And Progress Report (FOURTH TIME BEFORE THE BOARD)**
Mr Amayo	Good morning, I'm, uh, David Amayo, item number 2545 (Misspoke, should be 2845) 1711 Porter, mhhmm. I've got almost everything out of the house, I just need to get with Mr Jordan as to when he can tear it down and depending on his schedule I, I believe it should be tore down by the next meeting.
Mrs Harrington	Anybody have any questions?
Mr Callihan	Mr Mayo (mispronounced name should be Amayo), thanks for coming in was there, I know Mr Wicklund indicated that, uh, leaving the, uh, garage, uh, would be, could be an issue. Did you make any steps towards…?
Mr Amayo	I'm sorry, I didn't hear, I can't hear that.
Mr Callihan	Is my mic on?
Mrs Willhite	Yes, it sounds like it's on, is it close to your chest?
Mr Callihan	Yep.
Mrs Willhite	I'm having trouble hearing Mrs Harrington, if you could bring it closer?
Mrs Harrington	Closer? I'm horrible, I'm sorry.
Mrs Willhite	It's fine, Thank you.
Mr Callihan	Sorry 'bout that. Um, what's the status of the garage? Have you made any steps towards, uh, with Code Enforcement with that?
Mr Amayo	Uh, the garage is, uh, perfect. Everything's fine with the garage. What I plan on doing, ag, again, is, uh, after the house is tore down, next summer, um, build, uh, new rental house there.
Mr Callihan	Right, I agree the garage is in good shape, uh, but there is some code that you can't have a garage without having a dwelling on the property and you said to contact Code Enforcement about that?

Mr Wicklund — Well, so, what, what, we normally do is, when, um, the application is turned in for the demolition permit for the house, we'll just have the, have Mr myo (mis-spoke) write down on a sheet of paper that it's his intention to pull a permit to build a new house with in a year and if it's, if it's not pulled within a year at that point the city may end up showing up and tearing down the garage but you would have a year to pull a permit to build the house.

Mr Amayo — Okay, and I can do that anytime? Or have to do that at the time of demolition, I, I don't understand.

Mr Wicklund — We have to have that sheet, that paper signed by you before we sell you the demolition permit for the house. It will be filed with it.

Mr Amayo — Okay, so then I need to go downstairs and, uh, forget, talk to who?

Mr Wicklund — You can, you can, talk to me downstairs is fine.

Mr Amayo — Okay.

Mr Wicklund — It's really not a, a, it's not a premade document we just have you write it on a sheet of paper what your plans are.

Mr Amayo — Okay.

Mr Callihan — Jordan will actually pull the permit, right?

Mr Wicklund — Probably, yeah.

Mr Amayo — Yeah. He's already cleared, I think the utilities en' all that. So…

Mr Wicklund — Just yeah, if you would just come down, um, at your convivence en' we could put something down on paper that would be good.

Mr Amayo — Alright.

Mrs Harrington — Anybody else have any questions or comments?

Mr Wilson — Madam Chairwomen, I make a motion that item 2845, 1711 Porter be continued till our December 7th meeting for progress report and demolition hearing.

Mr Hartwell — Second.

Mrs Harrington **'Kay, I have a motion by Mr Wilson, seconded by Mr Hartwell that item number 2845, 1711 Porter Ave be continued until December 7th for progress report and demolition hearing. All in favor "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham and Mrs Harrington) Opposed (none). Thank you.**

Mr Amayo Thank you.

ITEM # 2836 **1711 PORTER AVE**
OWNER: Gilford Wright
ADDRESS: 801 Kentucky Ave. Joplin Mo. 65801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the September 28, 2018 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)

Mrs Harrington Good Morning.

Mr Wright Earnest Wright, on the property on 101 N. McCoy, um, it was, that building is too far gone to try and rebuild, so, we are having it demolished. We relayed information on the estate to use the state money to have the house removed. Uh, Mr Jordan said he, since he got the permits he could start on it so, we have contacted him.

Mr Paul And, he has provided a court order for us to show the probate court has approved expenses to allow, uh, Jordan Disposal to demolish the structure, looks like that was just signed this week so, um, there is probate court but, that does take a while sometimes so, it does look like they have everything in place he needs to get the contractor hired so…

Mrs Harrington Does anybody have any questions or comments for Mr Wright?

Mr Hartwell Madam Chairwoman, I make a motion that item number 2850, 101 N. McCoy be continued until our December 7th meeting for a progress report and demolition hearing.

Mr Wilson Second.

Mrs Harrington **'Kay, I have a motion by Mr Hartwell, seconded by Mr Wilson that item number 2850 at 101 N. McCoy be continued until December 7th for a progress report and demolition hearing. All in favor "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham and Mrs Harrington) Opposed (none). Thank you Mr Wright.**

Mr Wright Thank you.

Mr Paul — And, Mr Wright, if you get it taken care before then you don't need to come back…

Mr Wright — I'm Sorry…

Mr Paul — If you get it taken care of before the next meeting you don't have to come back but, if for some reason if there is a delay would you please come back and let us know what the status is.

Mr Wright — Okay, thank you very much.

Mr Callihan — Thank you.

Mr Wright — Appreciate it.

ITEM # 2838

OWNER: David Williams
ADDRESS:
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the May 25th, 2018 meeting for a "Demolition Hearing" And Progress Report (UNDETERMINED TIME BEFORE THE BOARD)

Mr Mann — My name is Thomas Mann, I represent David Williams, uh, you have already ordered a demolition of 2213 S. Adele in Joplin, uh, David has numerous properties in Joplin but also spends a lot of time in Wyoming and didn't receive a lot of the notices until it was too late and the bulldozer is in the yard and we asked for it to be called off 'en, uh, they called it off the other day and we paid the contractor, uh, we're asking that you, uh, allow us to, uh, have the demolition order resented, uh, we've got several, we've already got a building permit issued since then, uh, general permit and we plan fix the north wall and repair a new roof on the house and new electrical and repair the floor and, uh, new paint around the house and siding and a front porch so, we've got several items on the agenda and we've already got the plans to do that if, if, you will allow us to proceed.

Mr Paul — Mr Mann contacted me on Monday, uh, the contractor was on site, I do believe he went ahead and fronted the fee to have the contractor pulled off site, understanding he would need to come today and it's at this boards discretion whether or not you want to put a stay on your order, in order to give him an opportunity ta' take care of the property, uh, for what it's worth it seems like and, uh, Bryan your department would have been the ones that had the contact with 'em this week but it seems like he's been serious about it. I don't know if…

Mr Wicklund — Well, I've, yes, they do have a permit they actually hired a, an electrician as well. I'm a little concerned with on the application, one of the pieces of information we ask is, what the project is estimated to cost and it was put in there at seven thousand dollars and the, the list of stuff that you went through, I agree those things need to happen but, from my experience you can't even buy the materials to do that much stuff for seven thousand dollars. So, my question is, really about the sincerity of, of, how the owner see's this ending. What, what, kinda' house is it going to be when he's done?

Mr Mann — David do you want to address that?

Mr Williams — What's that?

Mr Mann — Come on up here.

Mrs Harrington — Could you, could you give us your name and address please?

Mr Williams — David Williams, I am at 4601 Hickory Ln, and, uh, I understated that, I agree. It was, you know, kinda' nervous didn't know what to do and what to put down but it was sustainably understated.

Mr Wicklund — Okay.

Mr Williams — I agree, I agree.

Mrs Harrington — Which, Bryan if I am not wrong, am I correct, uh, that the price that they state effects the amount of the building permit that they pay for the building permit?

Mr Wicklund — It does. And, I, it's, it's not that I'm concerned about the fee's that were collected…

Mrs Harrington — Well, I am, I am.

Mr Wicklund — It doesn't affect it that much, we can certainly change it if we need to but, I, I'm really interested in how much money you really intend to invest…

Mrs Harrington — Yeah.

Mr Wicklund — To see this through.

Mrs Harrington — Give us an actual…

Mr Wicklund — It will help me see, help me determine what kinda' house we are gunna have when it's done.

Mr Williams — I think it's closer to twenty-five thousand.

Mrs Harrington — I would like to see that building permit amended and the additional fees paid and get that on the record, um, and if, if you think that's appropriate or an accurate number but, for my part, uh, you know, when somebody comes in and underestimates the amount of money that they are going to spend on a project, they are cheating every other contractor in this community, uh, who do pay the appropriate fees to get there permits. That's one of the, the, uh, hidden factors with some contractors in town.

Mr Mann — We have intended to go and obtain further permits as work was being done on it. We weren't trying to do that. We just had to get something planted with the City…

Mrs Harrington — On the, on the, record.

Mr Mann — So that we could start working on it, so, that we could have something, you know, positive to show today.

Mr Hartwell — So, this, this was a home that was scheduled for demolition it appears that it was tagged January 19th of 2008 (mis-spoke, should be 2018) a little, uh, under a year ago it came to us in May, it was ordered demolished in June, it was, um, bids were received in August. So, it's a pretty long period of time. It appears that, um, there was no contact made with us, is that correct?

Mr Oliver — I had a conversation, uh, with the gentleman, uh, at the counter, months ago about this, um, probably had couple of phone conversations, if I recall right with the owner and I actually sat on it and put it off for two or three months for him…

Mr Hartwell — Yeah, because it looks like it, when, it was five months.

Mr Oliver — He said he was going to start in the spring and then that didn't take place, so it was brought to you guys.

Mr Hartwell — And, uh…

Mr Williams — I apologize about that.

Mr Hartwell — And, uh, another question is why was a building permit given to a home that was scheduled to be demolished?

Mr Wicklund — That, and that's a very good question. Um, it is not something that we are in the habit of doing, we are in the process of making some changes with our permitting process and the ele (mis-spoke), the, the, hardware so, that it

would prevent that from happening but, there is to many individuals that issue permits to keep them aware of where the status is on every property in town, even the ones that have been ordered demolished so, the computer software is supposed to help track that and, and, we are getting it set up that way but, this one slipped through. Normally in this case, um, I would refuse to issue a permit or in the rare situation where I would go ahead and issue one, I would only make it good until today's meeting and then it would expire so that you guys could then move forward. With that being said this type of permit for this type of remodel on just your average project in town is usually good for a year. Um, it's certainly within the authority of the building board if you choose to limit the length of the one that they have, um, to whatever you are comfortable with, to see the progress that is being made.

Mr Hartwell — Thank you, um, quick question, how long do you think this would take if we were to put a, if we were to allow this ta' go, move forward.

Mr Williams — The estimate that I've, uh, gotten was somewhere between three, five month.

Mr Hartwell — Three to five months?

Mr Williams — I'm not saying that it couldn't be quicker but, ya know, people want to be conservative when they…

Mr Hartwell — Okay, um…

Mr Wicklund — Just introduce yourself en'…

Mr Nelson — I'm Steve Nelson, the demo contractor, my excavator is sitting there now. I got three hundred dollars from the gentleman because I was gunna' go there that day, tear it down and that was to pay my help, because I had help, you know, so now my excavator is sittin' there so, I'm kinda stuck now because I've got a contract with the City of Joplin to tear this thing down and my excavators just sittin' there so, I've got time and money and a permit and all this kinda' stuff and I'm like sittin' not knowing what I'm gunna', what I'm gunna' do. And, he's, no offence, but he soon as my excavator gets there…

Mr Paul — Can you please speak into the microphone.

Mr Nelson — As soon as my excavator gets there is when he is calling the City now.

Mrs Harrington — Yeah…

Mr Nelson — So, that's kinda' my position. If I've got a contract and now I'm not sure what were goin' to end up doin' so, but that's the three hundred dollars that I got from him, and he was, I guess pulled a bunch of lumber out or somethin' getting ready to, for me to tear it down, so…

Mrs Harrington — Um, Bryan, after looking at the pictures of this property is the twenty-five thousand dollars even, uh, uh, realistic amount that will cover this? I mean this property is…

Mr Wicklund — Well, it's certainly closer than the seven-thousand-dollar figure but, uh, Jeff's more familiar with the specific needs or repairs. I would defer to him on that.

Mr Oliver — I'd be getting close. I mean I haven't done any estimates on any projects for over a year now but, uh, it would be gettin' close.

Mr Mann — I would hope the City would want to retain the assessed value on the property as high as it could be and that's the purpose of us, I mean, he bought it in an auction with several other houses, he's probably paid more attention to the development of those houses than he has this one but he's got full attention to it now en' he plans to repair it and as I said he's got several properties, he's tried to maintain those properties to the best of his ability.

Mr Wicklund — Do you, do you, know how long, when did he purchase this at the tax sale? How long has he owned it?

Mrs Willhite — Please speak into the microphone.

Mr Williams — I don't remember the exact date, um, it was an auc (mis-spoke), auction at John Lotton Web when they sold like eighty homes or it was a whole bunch of homes they sold that day. Uh, at John Lotton Web, uh, um, you know, out, um, Rangeline.

Mr Wicklund — Was that five years ago, ten years ago?

Mr Williams — No, I want to say two.

Mrs Harrington — Two years?

Mr Williams — Okay, maybe.

Mrs Harrington — You've owned it for two years?

Mr Williams — I'm sayin maybe two years?

Mr Wicklund	Have you ever had anybody renting it out?
Mr Williams	No.
Mr Wicklund	Have you ever had anybody living in it?
Mr Williams	No.
Mr Oliver	It's not livable.
Mrs Harrington	Oh, no.
Mr Hartwell	Sir, your plan is to turn it into a rental, is that correct? Or sell it?
Mr Williams	My plan is to sell it.
Mr Hartwell	Okay, and what's your goal if you, if this were to happen what's your goal be to get it to where it needs to be, I mean, your, your planning on selling it outright.
Mr Williams	Yes, Sir.
Mr Hartwell	And, you have the funds to do that I assume?
Mr Williams	Yes, Sir.
Mr Hartwell	And, twenty-five thousand dollars is what you plan to put into it.
Mr Williams	I mean, if it's a little more, it's a little more, I mean I can't control totally of what…
Mr Hartwell	I, I get that and I think, I think, you saw at the beginning of this meeting the gentleman that had a home ordered demolished and then we had put a stay on that demolition, um, and now he has completed the home, so, it's not completely out of question but, I just, I'm interested to see your time line on how this would work and why the urgency now. And, I understand that there is bulldozer in your yard so that makes things pretty urgent.
Mr Williams	Right.
Mr Hartwell	So, I, uh, can sympathize with that but my other question is for the City Attorney, so, what risk does this put the city if we were to give, to put a stay on the demolition of this property, um, what risk is the city at for Mr Nelson, having recourse against the city or, or, would we owe him or what would that look like, can you explain that?

Mr Paul — Well, I'd hope that he could maybe give us an estimate of his out-of-pocket in the owner would just agree ta' pay that in the, I, I don't know, do you have any idea what that looks like?

Mr Hartwell — Would you agree to pay that?

Mr Williams — Yes.

Mr Hartwell — Okay.

Mr Paul — Well, let's not do a blank check here, I mean…

Mrs Harrington — I was gunna' say.

Mr Hartwell — Is he willing to do that?

Mr Paul — Do you have an idea of what…

Mr Williams — I thought, I thought we had an agreement but, I was mistaken it was another gentleman that was talkin' to him and I thought we were copasetic so to speak. But, it doesn't appear so, my, my mistake.

Mr Nelson — Well, that three-hundred dollars was just for that day…

Mr Williams — Sure, sure.

Mr Nelson — For me not ta', ya know, tear, tear it down so, can I have a minute to try and figure it out in my head, I mean 'cause I got a contract for thirty-seven fifty with the City of Joplin and now, ya' know where not sure what's goin' to happen. He's had two years and ya' know shows up when my excavator is sittin' there. I'm not trying to lose a, lose a job here but, I'm trying to be, be fair too, ya' know 'cause it's sittin' there isn't making any money ya' know and I still pay, ya' know. So, should I try and figure it out in my head, I mean try to be…

Mr Hartwell — Well, I wasn't asking for a number right now…

Mr Nelson — Oh, Okay.

Mr Hartwell — I asking just if he…

Mr Paul — But, I, I, I, I also don't want you to come back later and say ghee' it was ten thousand dollars…

Mr Nelson — Oh, no.

Mr Paul — So…

Mr Nelson — Jeff and Bryan know me. I'm not that away. I just, I try to be fair.

Mr Paul — I think the board is inclined to agree, I mean you, you, bid the contract you're out there on site, um…

Mr Nelson — Yeah…

Mr Paul — You've got some kind of loss here and that's probably something should take care of their asking to be reinstated here, I, I, just don't want it to be open ended on their end.

Mr Nelson — Oh, no, no. I whadn't tellin'…

Mr Paul — Take whatever time you need to figure it out here …

Mr Nelson — Okay, should, can him and I talk about it er'…

Mr Paul — And, I think the board…

Mr Wicklund — And, I think at this point, it's probably good for, uh, the owner to consider whatever this expense is to just be part of the overall expense of rehabbing the house so, it just, it might go up from twenty-five thousand ta' a larger number and it's just part of the rehab at this point.

Mr Williams — Yes, I agree, I agree. And, that was my mistake I thought he was going to move the excavator for the three-hundred dollars so, I was mistaken.

Mr Paul — But, does the board wanna', do you have any more questions before they go talk?

Mrs Harrington — Yes, I do.

Mr Paul — Okay.

Mrs Harrington — I do.

Mr Wilson — And, I got a statement to make also.

Mr Paul — Okay.

Mrs Harrington — Well, my, my concern is that you have owned it for two years, we started sending you, according to our files here notices in, um, January I believe.

Mr Wilson — January 25th.

Mrs Harrington — In May you came in, finally. We have signed receipts here where you did receive the notification. I came in and may and talked about it, no show in June, we ordered it demolished. Looking at the pictures, there would have been question in my mind that this property needed to be demolished. It…

Mr Williams — Yes ma'am.

Mrs Harrington — It look like its barely holding up as it is. I'm very concerned and have been in the past as well with, with contractors or, or, um, uh, rental agents that purchase large group of properties, attend to the ones that are the easiest first and meanwhile the neighborhoods, the people that live there and, and, all of the people that have any, any contact any reason to be in that area have to bear the brunt of an owner who just lets the property sit for that long. I, I, you know I've said in the past I'm sorry that you bought to many properties that you couldn't handle rehabbing all of them at once. And, yes you do need to set your priorities but, the priority always seems to fall off on the ones that are in the worse condition and the attention never seems to float to the surface until this board gets involved. This is not a new situation for us, I can think of four or five times, just since the first of this year that we have dealt similar situations. And, it makes me very reluctant to, uh, overturn a decision that we have made based on the fact that we the due diligence in this file. We've got the pictures, we've got all the dates, we've got information. I you would have told me I bought it in November or December of last year I would have gone, okay, I can see how it would take a while, especially if you bought several properties. And, I'm not unwilling to consider that, but the fact that you bought it two years ago and, owned it for all of that time and, the people in this community and this neighborhood have had to just, you know, fold their hands and wait for you to do something and when it became apparent that you weren't, uh, we took action and, that action obviously is what, according to the demolition expert here, ya know, that action is what got you to say, oh yeah, I'm gunna' to fix this. So, it, it doesn't bode well for me and, I, I, I, really do want to hear something from you that, that will change my mind about that. Because, this is not, our goal is not to demolish properties. That's a failure as far as I'm concerned, we, we, are here to help property owners do a better job en' get their properties in shape so, I don't want to demolish it if we don't have to.

Mr Williams — And, I apologize, uh, I should have gotten to it faster and, you're correct, I mean, your explanation of how it works, you're absolutely correct, all I's can say is I'm sorry I missed the, I missed, the notices I didn't know exactly where I was on it. And, uh, I just hope I can have a change to go ahead and bring it back to life. I know I can, it will be a beautiful property in Joplin. We're going to follow all the laws and rules that the, that we're supposed to, to make it right. I know we can bring it back ta' a beautiful

property and if you will just give me a chance I know we can get er' done. And, I'm, once again I'm real sorry, uh, about...

Mrs Harrington — Is this the first time you have had a property before this board?

Mr Williams — No.

Mr Wilson — According to what I've read on these files, and the notations that have been made, you said, that you would start in the spring of this year...

Mr Williams — Yes.

Mr Wilson — To rehab this home. And, you were also told at that time that if you had not started by the end of March of this year that the property would be put on the agenda, which it was because you're, no response. As far as I'm concerned and as far as the, everything pretends (Mis-spoke should be pertains) to this is in the file, I am not in favor of retracting...

Mr Williams — I do have a new um...

Mr Wilson — The decision, I'm not in favor of retracting the decision and to let the demolition stand. That is my opinion.

Mr Mann — He has put three quarters of a new roof on, so far.

Mr Wilson — That house has been ordered demoded, that is his expense.

Mr Hartwell — My concern is that the city...

Mr Williams — That has been in progress for a whole Sir.

Mr Callihan — When did you start...

Mr Mann — When did you start putting a new roof on?

Mr Williams — It was spring, it was you know, and then as it was pointed out I did get side tracked with other projects that I was trying to finish. I apologize.

Mr Mann — He also went to Wyoming for several months.

Mr Wilson — It's still the fact of the matter is that you did not follow through as requested. And, we've only got one signed receipt, there are several notations that you talk to people but, you did no action. As far, like I say, as far as I'm concerned, I would not vote to retract a...

Mr Williams — I mistakenly thought I had a little more time it was my fault. But, I did think I had a little more time. I wasn't trying to ignore or…

Mr Wilson — Well, the condition I see from the photographs of the building in my estimation would cause over twenty-five thousand and possibly closer to thirty-five or forty thousand.

Mr Mann — He rehabbed 2128 Harlem when he had problems before, successfully en' he also got several other properties that he's you know, successfully…

Mr Wilson — And they, several of them have also been before this board before if I remember, if I remember his statement. You said, you were asked…

Mr Williams — Not several…

Mr Wilson — Did you have any properties before and you said yes.

Mr Williams — I didn't say several, I said yes. I've had one. 2128 Harlem. I purchased it and didn't know it was scheduled for demolition and it got reprieve on that one and it's a really beautiful home now, uh, a family living in it and enjoying it.

Mr Mann — He has only had one, sir.

Mr Callihan — I've got a, I hate to be a stickler on procedure but, uh, we made a decision on this, we kicked it and then it went to the city council. My question is, do we have the authority to override City Council decision er' is he speaking to right group of people, should it be back to the Council, should it be to us? And, and the other thing is, I've known Mr Mann for a long time, that will not influence whatever decision I make.

Mr Mann — Yeah, I've known Mark Callihan for a long time.

Mr Paul — Council really just, uh, approved the contract to have it, uh, approved the funds to have it demolished. I, as far as the kind of administrative body that actually issues orders, that would come from this body.

Mr Callihan — I'm just kinda' goin' through the motions of asking questions to make sure that were, you know, we don't supersede what the council has already.

Mr Mann — I think that is a very appropriate question.

Mr Wicklund — Well, that, and this has been asked before and it, it's, my understanding the only authority that Council has in these situations is to withhold the funds to pay the contractor or to approve 'um. They have no authority to override any decision that the Board makes that, that's all handled through the court

system. And, even at that, all the judge would do would be send it back to the board to start over if the process was not followed as it should have been.

Mr Callihan — Again, I just want to clarify…

Mr Paul — Sure.

Mr Callihan — Procedural, you know, steps.

Mr Paul — I mean for instance the administrative record that would be before the Circuit Court, I don't think would have anything from counts load be entirely the proceedings of this body.

Mr Mann — That would only be necessary in an injunction anyway so and were hopefully not having to go to the extra expense of something like that. That is why we are addressing this board today.

Mrs Harrington — What date was it when, uh, the demolition was stopped?

Mr Paul — Monday?

Mrs Harrington — Was it Monday this week?

Mr Paul — It was Monday.

Mr Nelson — Yes.

Mrs Harrington — And, your equipment is still there? You haven't been able to move it ta' something else.

Mr Mann — We're willing to negotiate and pay whatever is necessary to the contractor.

Mrs Harrington — I'm just trying to get it straight in my mind with the sequence of events.

Mr Williams — I thought it was going to be removed Monday, I, I didn't, I didn't…

Mrs Harrington — Any other questions?

Mr Ledford — Yes, what kinda' shape's the foundation in on this house?

Mr Oliver — Mhmm, I probably would need to revisit it on that. I know the floor is terrible as far as joist, things of that nature, sill plate.

Mr Mann — Repairing the floor is one of the things on the list.

Mr Oliver — I don't think the footing and foundation is bad. Yeah.

Mr Callihan — It's really tough, with the time that has gone by, two years, you said you started putting the roof on, can you hear me okay? When you started putting the roof back on in May, I mean, we'd I, I actually think I remember seeing a bundle of shingles on the front porch but still, it's you sat on it for two years, you go to Wyoming and it's like, my concern, I'm all for the preservation of, of, of architecture but, I'm more concerned about the neighborhood and what it means to our City. Ta', ta' buy a piece of property at a tax sale two years ago, sit, on, sit on, sit on it and you come up with the dozers show up. It, it just screams of a lack of respect, attention, uh, and I'm having a hard time with it. As much as I try to maintain structures that are out there, I'm having a really hard time with it en'…

Mr Williams — Well, I've worked very hard to try take care of properties and I'm all about the City, I'm all about Joplin and, and, having nice houses and I think I've done a good service to Joplin and all the homes that I've had, the renters that I've had, and I intend to continue. I've tried to abide by all the rules and regulations, this one I didn't know it was, I'm not saying I shouldn't have known but, I thought I had a little time and I didn't. It was my mistake and I hope that you will give me a chance to fix this house up. I know, I can do it, if it takes a little more then we can get er' done not a problem.

Mr Callihan — Well, we're also looking at, you boil it all down we are looking at two things, schedule and funding. It's been two years of, of an eye sore situation and you're talking about maybe another three to five months probably more like the five en'…

Mr Williams — Oh, I think we can move that schedule up, I can push that forward if you tell me it's got to be so and so soon, I'll crack the whip on um'.

Mr Callihan — Considering the time, um, that's pretty much a requirement.

Mr Mann — Plus, we'll work on the exterior fist so that's not as much as a problem.

Mrs Harrington — Your, the eye sore part of it is really a soft petal I think, it's more that it's a dangerous building. It, it, is a extremely dangerous building. Jeff, do you have any other comments er' concerns?

Mr Oliver — Uh, you pretty much covered it. Um, I would like to just reiterate that, uh, the property was posted, I had conversations with the owner, in those conversations, uh, I agreed to sit on this before I brought it to you for several months. No permit was purchased, it was brought to you. The City has allotted time, the board has allotted time into this, um, I don't know, that's just my opinion. He…

Mr Ledford	So, the permit you ran down and grabbed earlier this week?
Mr Williams	Yes.
Mr Wicklund	Monday, yes.
Mr Ledford	You're listed as the contractor?
Mr Williams	Yes.
Mr Ledford	And, electrician listed on it?
Mr Williams	Yes, sir.
Mr Ledford	Plummer? Mechanical?
Mr Williams	Yes, I, I'll provide all of that.
Mr Wicklund	Yeah, that's, that's not currently on the permit. It's, it's just the electrician right now.
Mr Ledford	Then my next question for you is, how many permits have pulled as a contractor?
Mr Williams	Not that many, I mean I'm not a contractor per say, it's just my rental houses. I don't do any other houses.
Mr Ledford	Well, that's where my concern is, is have you had a professional in there to actually evaluate the house?
Mr Williams	Yes, I have.
Mr Ledford	Who would that be?
Mr Williams	Well, you know, I've done a lot of houses myself I know I've, as you say, I've don't twenty, thirty, forty houses.
Mrs Harrington	But, you just said you had a professional into look at it. So, who was that?
Mr Williams	I've had several professionals, uh, I've had the electrician, I've had, uh…
Mr Mann	No, you have to give their names.

Mr Williams — There is a plumber, uh, Freddie Ricky who's looked at it, uh, I've had, uh, Charlie that, I'd have to get his correct name on the, on the back side, I just call him Charlie, um…

Mrs Harrington — So, um, my question would be, um, uh, if this home is demolished, if we go ahead and just let this stand then as I see it you have an empty lot that you can build a new home on. A new rental property on.

Mr Callihan — Bryan, I just want to confirm, you were saying that as far as a permit that was issued, if we had the structure in place today, the permit that was issued would not have been issued.

Mr Wicklund — That is correct.

Mr Ledford — That permit doesn't get us where we need to be either though.

Mr Wicklund — That's correct.

Mrs Harrington — Not valid.

Mr Wicklund — If, if the board chooses to put a stay on the demo, then as we discussed then the permit really needs to be adjusted and brought up to being accurate.

Mr Mann — And, we plan to do that. That's exactly what our plans are is to…

Mr Ledford — But, it's not just a dollar amount were talking about.

Mr Wicklund — Right, there is trades that are not included in that.

Mr Mann — Those are, those are, I mean you got to decide whether you're going to make a substantial investment based on whether it's going to be somethin' that's gunna', uh, obtain function or not en' this is a moment that makes that determination so, that's why we are here.

Mrs Harrington — Anybody have any other questions or comments?

Mr Mann — I'd ask for a thirty-day stay at the very least. Give him a chance at the very least to do whatever needs to be done to satisfy the board that he is making substantial progress, more so than three to five months. Definitely within the two to three-month period of time.

Mrs Harrington — I'd entertain a motion.

Mr Paul — So, was that, I mean was that an offer that you can get the whole thing done in thirty days er'…

Mr Mann — No, I'm saying to stay us thirty days, so we can obtain the contactors that you want listed on your permit, bring the permit up to the standards that are necessary and, uh, also to start construction so that it's completed within two to three months instead of three to five months like he mentioned.

Mr Williams — And, have the exterior lookin' nice in the thirty days so it wouldn't be an eye sore.

Mr Harrington — Do we need a motion? If we choose to do nothing.

Mr Wilson — We don't do nothing.

Mrs Harrington — We choose to do nothing, we just start…

Mr Paul — We only need a motion if you wanna' lift the stay. Or take some other action.

Mr Wicklund — If, yes, if the board chooses to do nothing and to leave the demo order in place, um, in the past the Building Board has actually taken a motion to end situations like this that have come up to, um, void the permit that was issued. So, that we don't have an ongoing permit on a house that is not there any longer. But, that would be the only action that the board would need to take if you choose to allow the demolition to continue.

Mr Paul — If you needed to do that though couldn't you, couldn't you, do that administratively since it sounds like it shouldn't issued in the first place?

Mr Wicklund — I can. If I, If I do it through the Building Department it's a little bit slower process, I have to do it in writing, um, I have to give a, give a ten-day notice but, the Building Board can actually just…

Mrs Harrington — Invalidate it…

Mr Wicklund — Void it.

Mr Wilson — Well, make a motion.

Mrs Harrington — Well, gentlemen, what's your pleasure?

Mr Wilson — Well, I'll make a motion that the item in question, the Building permit be voided.

Mrs Harrington — Do I hear a second?

Mr Callihan — This is a tough one.

Mr Paul	Are we muted? #1 11:07
Mr Callihan	I don't know. Before It gets seconded, question, kinda open ended question, can be the structure be repaired for a reasonable amount of money? Whatever the heck reasonable is.
Mr Paul	You could.
Mr Oliver	Again, anything can be rehabbed.
Mr Williams	Certainly thirty-five or forty thousand gunna take care of it. I mean, that's got to be the far high end.
Mrs Harrington	I hear no second.
Mr Callihan	(Sigh)
Mrs Harrington	So, that motion fails. Is there any other action that this board wants to take?
Mr Callihan	Regardless of the time that has lapsed, if the structure can be saved I'd like to save it. But, we've got Mr Nelson that needs to be satisfied immediately. We need, I think we need a, a, a, a, uh, air tight time frame with who the players are if this is extended, allowed to proceed. It's got to be very well organized.
Mr Mann	David, pay attention.
Mr Callihan	No, five-month situation,
Mr Williams	No, five-month situation.
Mr Callihan	It's got to turn, quickly. That's my opinion. Again, trying to save structures that we've got, we have lost so many structures already. Take the emotional side of not doing anything for two years, setting that aside, trying to save a piece of property, this can't go on as we've extended other properties. This has got to be quick, quick, quick, very well organized, documented.
Mr Mann	Can you do that?
Mr Williams	Yes.
Mr Callihan	That's just my thoughts.

Mr Hartwell — I'm of the opinion that I've seen a number of these types of situations as other members of the board have as well over the past couple of years, and, uh, I agree with Mr Callihan that it has to be air tight and has to be quick. You can't come to us in a month and say ah, I didn't get my loan or not saying that you are going to get a loan, but you can't give us excuses that hey they didn't show up, you know that doesn't cut it, that's not good enough. So, I agree, that we have, that it's, you have a situation where you don't want to have neighborhoods dotted with holes, if you, if you have, if you have a situ (mis-spoke), if you have a home that can be fixed. And, it appears by all, um, by all the experts in the room that it can be fixed. So, I am of the opinion that, um, we only put a thirty day stay on, as, uh, the attorney asked we put a thirty day stay on this and if were not satisfied at the next meeting, so actually more than thirty days, uh, at the time of our next meeting, um, then we pull it and we demolish it. And, we, we, lift the stay and we demolish it.

Mr Paul — So, would that be a motion ta'…

Mr Hartwell — So, I would like ta' move…

Mrs Harrington — Just a second, I want to hear what…

Mr Nelson — So, I just had a quick question, so in the thirty days if he doesn't, uh, meet what the Board is requesting, will another bid have to be put out or will I still have the job er'…

Mr Wicklund — That's, we leave that up to you. If you're willing when the time comes if you're willing to hold onto your original bid, you would have the right, if you chose to not do that, then it would go out to rebid.

Mr Nelson — I'd be happy with that. Can I talk to Mr Mann and the owner here for a quick minute?

Mrs Harrington — Absolutely.

Mr Nelson — Okay, let me talk to you guys…

Mr Paul — So, it sounds like, the motion would be, uh, stay till the December meeting, contingent on reimbursing the contractor whatever amount they are about to give us, en' a waiver being in place. Is that what I'm hearing from you two.

Mr Callihan — Yes, sir.

Mr Ledford — We also require him to get the legitimate Building Permit en' …

Mr Paul — Sure.

Mr Ledford — Placed Immediately.

Mr Hartwell — So, what do we want in this motion?

Mrs Harrington — Well, we'll, will he be willing to get that permit before the thirty days is up? If we, because that's assuming that we…

Mr Ledford — He needs it before that though if he gunna' do work.

Mr Callihan — Yeah.

Mr Paul — And, he's got a little more than thirty days here, I mean the December meeting gives him six, six-ish weeks. Is that about right?

Mr Wilson — Roughly.

Mr Callihan — I know, that's why it's hard to take emotion out….

Mr Mann — We've discussed with the contractor and he's agreed that, uh, the total amount that he is owed on this job so far is about fifteen-hundred and we've paid him three hundred and ninety-nine or whatever it was, and, he's given us the check back and we'll write him a check for fifteen-hundred. So, it will resolve any matter with the contractor today. And, he'll still stay on the contract in case, and still be able to collect under the contract if, you know, if demolition is necessary after the next meeting, if progress hasn't been made to the satisfaction of the board.

Mrs Harrington — So, as I understand it then, the, um, uh, should we decide to give you a thirty day stay, it would be contingent on reimbursement, verification of reimbursement, uh, uh, to the contractor and you would sign a waiver that states…

Mr Paul — The waiver that we usually have people sign whenever the board institutes a stay, says that, uh, basically it doesn't disrupt the five thirty six review process and so, ya' know, you've got to appeal that within thirty days of the original, uh finding of facts conclusions of law and this does not supplant that extend it, that it's not construed as a waiver the City and, it also says that basically performing all of this at your own risk and so that you understand that there is a demolition order in place and that you know, in December the Board very well may decide that not enough progress has been made, stay gets lifted and then…

Mr Mann — I understand that Sir.

Mr Paul — And, then you're on the hook for that. There is no complaining about the fact, I've put a new roof on it and now it's getting' torn down. And…

Mr Nelson — It's already got a brand-new roof.

Mr Callihan — Well, and any permits that may be issued can be retracted?

Mr Paul — Sure.

Mr Mann — We understand. And, you might add in there that, also a requirement would be that he apply for and acquire any necessary permits to achieve what construction is necessary to complete the job.

Mr Ledford — Immediately. Quick.

Mr Mann — As soon as feasible, 'cause he'll have to have substantial progress done by December or else he'll be what we call in the legal profession, SOL.

Mr Ledford — Class.

Mr Nelson — So, I have a question for Bryan, so, since I've already had all the utilities removed and I've got the permit should I just give you back the permit or throw it in the trash er' what should I do with it?

Mr Wicklund — That, that permit Is good for thirty days, um, I have the ability to extend it another thirty days if that ends up needin' to happen. At the end of those sixty days the permit is not good anyway so…

Mr Nelson — Okay, okay. Alright.

Mr Ledford — Can you extend it after the expiration date?

Mr Wicklund — Not more than one time. Then he can either, it's up to the contractor to either purchase a new permit, uh, or he can come to the Building Board and the Building Board has the authority to extend even further if they choose.

Mr Mann — But, ninety days is three months, so we shouldn't, that shouldn't be necessary if we follow the timeline.

Mr Wicklund — Well, sixty days is the longest that, that demo permit good for.

Mr Mann — Right, but then we could re-apply if we had to.

Mr Wicklund — Sure.

Mr Mann — For a permit.

Mr Wicklund	Sure.
Mr Mann	Especially if we had permission from the Board to do so.
Mrs Harrington	Okay, any other questions, comments, motions? Mr Hartwell?
Mr Hartwell	Madam Chairwoman, I make a motion, item number 2838, 2213 Adele be continued until, er' excuse me, the stay be put on the demolition of this structure, until our December 7th meeting, contingent upon the reimbursement of the contractor, demolition contractor, also contingent upon acquiring a building, a complete building permit by the owner and that the owner signs a waiver that he proceeds at his own risk until the December 7th meeting and the stay will be re-evaluated.
Mr Ledford	I second that motion.
Mrs Harrington	**Okay, I have a motion by Mr Hartwell, second by Mr Ledford that item number 2838 at 2213 S. Adele be stayed for, the demolition order be stayed until December 7th. Contingent on the acquisition of appropriate permits, a signed waiver to legal at the City of Joplin. Reimbursement of the demolition of the demolition contractor. All in favor "aye" (Mr Callihan, Mr Hartwell, Mr Ledford, Mr Denham and Mrs Harrington) Opposed (Mr Wilson) Nay.**
Mr Wilson	**Nay.**
Mrs Harrington	**Motion Carries.**
Mr Mann	We appreciate your time.
Mr Paul	Tom, do you want me to email you the waiver once I have it prepared and then you…
Mr Mann	If you would, I'd appreciate it.
Mr Paul	Can take care of it. Okay.
Mr Mann	Thank you.
Mr Callihan	Thank you.
Mr Nelson	And, just to let you know, I buy houses too and, I fix um' up. I'm not just the demo man. I try to save houses too. So…
Mr Hartwell	Thanks. Very good.

Mr Paul	Eh, everybody earned their paycheck today.
ITEM # 2835	**309 MICHIGAN AVE** **OWNER: Anglin & Associates #12** **ADDRESS: P.O. Box 794548 Dallas TX. 75379** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the September 28th, 2018 meeting for a "Demolition Hearing" And Progress Report (SEVENTH TIME BEFORE THE BOARD)**
Mr Oliver	Item 2835, 309 Michigan, um, still sittin' in about the same condition. The contractor came in last month and kinda' gave you an update, I was hoping to see a little more progress.
Mr Callihan	There's been none.
Mr Hartwell	There's none. I would like this to go forward to demolition.
Mr Oliver	We do have a permit in place.
Mr Hartwell	If we don't see anything.
Mr Oliver	They do have a permit in place, um, maybe he is making some progress on the inside but…
Mrs Harrington	What, uh, the windows were in there last month…
Mr Callihan	Yes.
Mr Ledford	Yes.
Mr Callihan	As far as the exterior, I can't see that there has been anything done to it. But, they have done some work to the exterior, they haven't done apparently done in the last thirty days. And, I thought we made em', kinda' a believer out of the, the contractor that, you know it's a priority. One question is, in the condition the exterior is in today would we move on it. Would it be added to our agenda?
Mrs Harrington	Would it be considered, uh…
Mr Paul	Dangerous building...
Mrs Harrington	Dangerous building, today if you were doing it for the first time, Jeff.

Mr Oliver — Um, I mean obviously it had a fire, the exterior doesn't meet code. So, I mean, that in itself you could use. Um…

Mr Callihan — Again, that's kinda' one of those times where I ask a question, just to kinda' get it on the record.

Mr Wicklund — Does the photos show the house as it is today?

Mr Oliver — Eh, I mean there has been some progress. Um, as far as demolition, new windows set in it en' stuff like that from the original pictures that are in the file.

Mrs Harrington — Well, it doesn't really look like anybody's been there.

Mr Wicklund — Well, I'm just looking at, the one, the one here, is that, is that a…

Mr Oliver — That was taken probably two weeks ago. And, he may have, it looked like was some new post put in on the front porch since last month as far as the exterior goes.

Mrs Harrington — You had to come by to check his…

Mr Wicklund — So, Mr Callihan to answer your question, I mean, some of the first things that we look at are whether the building is secured or not ta' unauthorized entry. I'm not, I can't tell that by the photo, the one thing I can tell by the photo is, the exterior clearly is not finished to a point to, um, protect the interior from, from, weather, it's, it's got chip board on the front wall and a couple of windows and that's not designed for an exterior product so, en' that's, I don't know what the inside's like, Jeff would be more familiar with that.

Mr Callihan — Again, it's just kinda of a procedural, just want to document. Even though they've done some work on the outside, it's still in our radar.

Mr Wicklund — It would still qualify.

Mr Callihan — Right.

Mrs Harrington — We've had it for three months.

Mr Callihan — And, as I recall the contractor said he was doin' ten or fifteen a month…

Mr Hartwell — That's nuts.

Mr Callihan — Mr Ledford?

Mr Ledford — Uh, I just, it's just very frustrating to see that set, there you got a, a, professional contractor in charge of a structure and we were very emphatic about the priority on this and virtually nothing has been done on the exterior and if anything, you're gunna' work on would be the exterior, I drove by this morning hoping and I thought I don't think they have done a thing to it.

Mr Harrington — Hmhmm.

Mr Hartwell — Hmhmm.

Mr Callihan — I think he was worried to make this priority too.

Mr Hartwell — We told him that, and, this has been in front of us seven times actually.

Mrs Harrington — Oh, it has?

Mr Hartwell — Yeah this has...

Mrs Harrington — Oh, I'm looking at the wrong one. I'm sorry, I'm sorry. You're right.

Mr Hartwell — So, we've, we've had this in front of us for quiet, quite some time so that's what makes me inclined to think that it needs some action.

Mr Callihan — I agree.

Mr Wicklund — Jeff, what kind of permit does he have? When does it expire? What work does it cover?

Mr Harrington — I just, you know if we demolish it were going to be doing the same song and dance next month. I mean, I mean…

Mr Ledford — It's the best lookin' house on our list.

Mrs Harrington — Pardon me?

Mr Ledford — It's the best lookin' house on our list.

Mrs Harrington — Yeah, that's what's sad.

Mr Callihan — But, it's still an issue.

Mrs Harrington — We don't discriminate.

Mr Callihan — Well, no.

Mr Hartwell No, we…

Mr Callihan We were pretty emphatic a month ago.

Mrs Harrington Yeah.

Mr Callihan And, nothing's happened. That's what's frustrating

Mr Hartwell I couldn't believe they are re-doing it to begin with.

Mr Oliver That's what it originally looked like.

Mrs Harrington Oh, well…

Mr Oliver I mean he has made some progress.

Mrs Harrington Geez.

Mr Ledford Yeah, I remember that.

Mr Callihan I do, yeah.

Mrs Harrington Well, you know, I mean, it, it, comes…

Mr Ledford It has quite a bit a money in this getting it back.

Mrs Harrington If we could see if from the other side, it might be different.

Mr Oliver I know I've had a copy of that permit in this file before but, for whatever reason I'm not finding it.

Mrs Harrington Did he get that we have a notice for today, right? We have a signed receipt for the notice for today?

Mr Paul Yes, yes.

Mr Oliver The owner of the property actually is, this mail goes to Texas, Dallas, Texas.

Mrs Harrington And, who did we talk to last month?

Mr Oliver The contractor, um…

Mr Callihan Dan, Dan Gosser?

Mr Oliver I don't have the current documents in here 'cause we are a little behind so,

Mrs Harrington	Yeah, I wish we had those minutes 'cause it helps 'ta remember what we said to the guy.
Mr Hartwell	Yeah that's irritating.
Mr Wilson	Well, when we don't have the minutes to review.
Mrs Harrington	They are doing the best they can.
Mr Wilson	Yeah.
Mr Ledford	I have since, I'd still look like this.
Mrs Harrington	Jeff?
Mr Oliver	Pardon me?
Mr Ledford	Does the inside still look like this?
Mr Oliver	No, they have done some reframing 'en what have ya.
Mr Callihan	It may have been a lot of work but…
Mrs Harrington	At what point to they start to take you seriously?
Mr Ledford	The lack of response…
Mrs Harrington	Yeah…
Mr Ledford	The lack of action it's like eh, no, unacceptable.
Mr Callihan	Well, you let two years go by 'en.
Mrs Harrington	Yeah.
Mr Wilson	The main reason that I voted…
Mr Callihan	I know, I know.
Mrs Harrington	Well, what's your pleasure gentlemen. Uh…
Mr Paul	If you guys want to have a demo hearing on it at some point, I'm going to have to have Peter do it. I've got a conflict on it.
Mr Callihan	Okay.

Mr Paul	So, if you guys want to have it ready next time I just need to let him know so that he can…
Mr Callihan	I would, I would like to have it ready. Uh…
Mr Hartwell	Let's have it ready.
Mr Callihan	Uh, until we make a believer out of him, it's these property's that sit in a neighborhood that sit there, sit there, sit there, with no priority and we look….
Mrs Harrington	Yep.
Mr Callihan	Foolish.
Mr Paul	'Mmkay.
Mrs Harrington	Yep, it's very frustrating to not be able to get a result that, uh…
Mr Oliver	Besides sending a letter, I'll, I have a phone number somewhere down in the office for the contractor, it would be on the permit as well and, um, I'll try and talk to him again and see if I can light a fire. I'll tell 'um you guys are preppin' it.
Mrs Harrington	And, then he'll come, and he'll say oh, no, no, I'll do it, I'll do it and we'll give him another forty-five days, he won't show up.
Mr Hartwell	Madam Chairwoman, I make a motion that item number 2835, 309 Michigan Ave be continued for a progress report and demolition hearing until our December 7th meeting.
Mr Wilson	Second.
Mrs Harrington	**I have a motion by Mr Hartwell, a second by Mr Wilson that item number 2835 at 309 Michigan Ave be continued until December 7th for a progress report and demolition hearing. All in favor "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham and Mrs Harrington) Opposed (none). Thank you. Motion Passes.**
ITEM # 2846	**1419 W. 9th ST.** **OWNER: Donald & Connie Hunsaker** **ADDRESS: 420 N. Sergeant Ave. Joplin MO. 64801** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the September 28th, 2018 meeting for a**

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

Mr Oliver — Item 2846, 1419 W. 9th ST, um, Bryan and I have met the owner shortly after our meeting last month, had a good conversation with him, you could see by the photo they are in the process of demolition right now, uh, getting it ready to, rehab, so…

Mr Callihan — Rehab?

Mr Oliver — Yep. They have taken the front porch off, they are going to take the shed down, uh, to the side.

Mr Wilson — Ill interject here, I know the guy personally. He is the maintenance man for the target store here in Joplin, uh, he is also a Navy vet that was in construction. So, he knows what he's doing as far as this. And, he's got several rentals that I know of that he has rehabbed up in different areas for different people en' plus a couple I think for his self so, uh, when he says he's, he'll get it done. It may take him a little while because, uh, other job restrictions, like where he works at full time but, uh, he does have the expertise to do it. I know that for a fact, so…

Mr Callihan — Why isn't he here?

Mr Wilson — I would say he is right in the middle of a big remodel type deal they are doing in the, uh, store. I noticed the other day, they are changing a whole bunch of fixtures there and, uh, doing some moving around. Stuff only the maintenance man can handle as far as, well I'll probably see him next day or two, so I'll talk to him myself.

Mr Hartwell — So, you have a pretty good relationship with him.

Mr Wilson — Yeah, we, uh trade jives as ex-navy men.

Mrs Harrington — Do I hear a motion?

Mr Wilson — I make a motion that item number 2846, 19, 1419 W 9th St. be continued until our December 7th meeting for progress report and demolition hearing.

Mr Hartwell — Second.

Mrs Harrington — **I have a motion by Mr Wilson, second by Mr Hartwell that item number 2846 at 1419 W. 9th St. be continued till December 7th for a demolition hearing or progress report. All in favor "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham and Mrs Harrington) Opposed (none). Motion Passes.**

Mr Callihan — I would really like to get them in here to find out what the schedule is. I understand he's busy, but this guy was in Wyoming for two years or whatever…

Mrs Harrington — Yeah, yeah, I agree, I think that, uh, I think we need to move along.

ITEM # 2851 — **1307 CENTRAL AVE**
OWNER: Austin Hayes
ADDRESS: 904 W. 3rd ST. Joplin MO. 64870
"Finding of fact Hearing" Scheduled for this date.

Mr Oliver — Kay'. I'm going to skip the next two and come back. I'm going to 2851, 1307 Central, it's a new item, uh, I have had a couple phone conversations with Mr Hayes. He acts like he intends to take care of this himself, but we will see.

Mr Hartwell — Okay, Madam Chairwoman, I make a motion that item number 2851, 1307 Central Ave. be continued for a progress report and demolition hearing till our December 7th meeting.

Mr Callihan — Second.

Mrs Harrington — **I have a motion by Mr Hartwell, second by Mr Callihan that item number 2851 at 1307 Central Ave be continued until December 7th for a progress report or demolition hearing. All in favor "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham and Mrs Harrington) Opposed (none). Motion Carries.**

ITEM # 2852 — **523 HIGH AVE**
OWNER: Gerald Jackson
ADDRESS: 4764 Fraser Way Denver CO. 80239
"Finding of fact Hearing" Scheduled for this date.

Mr Oliver — Item 2852, 523 High Ave, um, don't really have any new information since it's been posted to the agenda so, new item just continues it to December 7th, please.

Mr Wilson — Mrs Madam Chairperson, I, I make a motion that item number 2852, 523 High St be, uh, excuse, pardon, December 7th meeting for progress report and demolition hearing.

Mr Callihan — Second.

Mrs Harrington — **I have, uh, motion by Mr Wilson, second by Mr Callihan that item number 2852 at 523 High Ave be continued to December 7th for a demolition hearing or progress report. All in favor "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham and Mrs Harrington) Opposed (none). Motion Carries.**

ITEM # 2853 — **132 S. ST. LOUIS**
OWNER: Mega Holdings
ADDRESS: 222 Rover Edge Rd. Ozark MO. 65721
"Finding of fact Hearing" Scheduled for this date.

Mr Oliver — Item number 2853, 132 S St. Louis, uh, this item was subject of a fire. I have had contact, uh, with, uh, the owners. Had a short Phone conversation and I've also had a conversation with a demo contractor, so, I believe this one will probably take care of itself by the time its, uh, back to you on the 7th.

Mr Callihan — Madam Chairmen, I make a motion item 2853, 132 S. St Louis be on our, uh, December 7th, uh, agenda for progress report and demolition hearing.

Mr Wilson — Second.

Mrs Harrington — **I have a motion by Mr Callihan, second by Mr Wilson that item number 2853 at 132 S St. Louis be continued until December 7th for a progress report and demolition hearing. All in favor "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham and Mrs Harrington) Opposed (none). Motion Carries.**

ITEM # 2854 — **3035 & 3035 ½ E. 12th St.**
OWNER: Danny Cardoso
ADDRESS: 5301 W. Country Rd. 350N. Muncie In. 47304
"Finding of fact Hearing" Scheduled for this date.

Mr Oliver — Item, uh, 2854, uh, 3035 & 3035 ½ E. 12th St., um, I just posted that one recently and decided to go ahead and put it on. I did that based on the condition, um, um, I just thought it was better off to go ahead and put this one on the agenda. We got an out of state owner, and this is probably one of the nastiest places I've been in.

Mr Hartwell — Oh, wow.

Mrs Harrington — Really.

Mr Oliver — Yeah.

Mr Paul	That's quite the set up.
Mrs Harrington	That's right. You've been in a lot of nasty places.
Mr Wicklund	With what Jeff was saying when he didn't, he decided, he choose not to choose to send the pre-letter. That doesn't mean the owner was not served a certified letter about today's meeting. It's just depending on the condition. We try and work with 'um before it gets to this point if we can. But, this one if in bad enough shape, we just decided it just needed to happen now.
Mrs Harrington	Are we working, waiting on title work for this still?
Mr Oliver	Oh, yeah.
Mrs Harrington	Yeah, were waiting on it.
Mr Wilson	So, this is one type even a rat wouldn't get into it.
Mr Oliver	Well, yeah.
Mr Paul	So, Bryan to be clear there was no curtesy notice.
Mr Wicklund	Correct.
Mr Callihan	Jeff, uh, we might change, the photo shows 11th St, it is 12th St. correct?
Mr Oliver	Yes.
Mr Callihan	Okay.
Mrs Harrington	Okay, well, um, we have to give it thirty days, so do I hear a nomination er' a motion.
Mr Ledford	I make a motion.
Mrs Harrington	Motion.
Mr Ledford	I make a motion that 3035 & 3035 ½ E. 12th St. be continued till December 7th for a progress report and demolition hearing.
Mr Hartwell	Second.

Mrs Harrington — **I have a motion by Mr Ledford, second by Mr Hartwell that item number 2854, 3035 & 3035 ½ E. 12th St. be continued until December 7th for a demolition hearing and progress report. All in favor "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham and Mrs Harrington) Opposed (none). Motion Carries.**

Mr Paul — We'll see…

ITEM # 2848 — **315 E. 13th ST.**
OWNER: Irene Kay Ebner
ADDRESS: 315 E 13th
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the September 28th, 2018 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — Kay' item number 2848, 315 E. 13th St. I believe we are ready on this one.

Mrs Harrington — Oh, dear. Do I hear a motion?

Mr Wilson — Madam Chairwoman, I make a motion that item number 2848, 315 E. 13th ST. be considered a dangerous building and…

Mrs Harrington — Be the subject…

Mr Wilson — Be accepted for a demolition hearing.

Mrs Harrington — Do I hear a second?

Mr Callihan — Second.

Mrs Harrington — **I have a motion by Mr Wilson, second by Mr Callihan that item number 2848, 315 E 13th St be the subject of a demolition hearing. All in favor "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham and Mrs Harrington) Opposed (none). Motion Carries.**

Mr Paul — Thank you, this is the Joplin Building Board of Appeals meeting, job municipal building this 26th day of October, 2018 for the purpose of conducting a dangerous Building hearing, the City will present its evidence first, afterwards the public has the right to cross examine witnesses and be heard as well as present witnesses or exhibits, uh, the case for today is item number 2848 on the agenda, also known as 315 E. 13th St. Uh, City calls Jeff Oliver.

Mrs Willhite — 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.

Mrs Willhite — Thank you.

Mr Paul — Will you please state your name and occupation?

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

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

Mr Oliver — A little over ten years.

Mr Paul — Have you in the official performance of your duties had occasion to inspect the property known as 315 E 13th St?

Mr Oliver — Yes, I have.

Mr Paul — I'm going to show you what is marked as exhibit one, do you recognize exhibit one?

Mr Oliver — These are photos taken of the property, uh, the day that I posted the structure.

Mr Paul — And, do the photographs show reasonable lackness of the premises in their current condition?

Mr Oliver — Yes.

Mr Paul — If there is no objection, I'd offer exhibit one. And, Jeff while you've got it in front of you, can you describe to the Board what the first page of exhibit one depicts?

Mr Oliver — Um, the first photo in this group of photos is a picture of a placard that, uh, the City uses when they post a property, letting people know that it's a dangerous property.

Mr Paul — And, that's designed to give notice to any interested party that might, uh, be on the property, that it is a subject of a proceeding before this Board, correct?

Mr Oliver — Correct.

Mr Paul	Thank you. 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 is marked as exhibit two, do you recognize exhibit two?
Mr Oliver	This is a title search received from Great American Title, shows an Irene Kay Ebner as the owner.
Mr Paul	If there is no objection, I'd offer exhibit two.
Mr Harrington	Board accepts.
Mr Paul	What If anything did you do to notify the owner of the property of this action?
Mr Oliver	We sent, uh, Certified Letters.
Mr Paul	I'm going to show what has been marked as exhibit four, do you recognize exhibit four?
Mr Oliver	These are Certified Letters that were sent to the address of 315 E 13th St. and I do not have a signed receipt for these.
Mr Paul	I'm going to also show you what is marked as exhibit three, do you recognize exhibit three?
Mr Oliver	This is a print out from the beacon website, um, showing the property at 315 E 13th St. and it shows an Irene Kay Ebner as the owner, uh, with the address of 315 E 13th St.
Mr Paul	And, to be clear that, uh, information from the Jasper County Assessor's Office is the same address where you have sent these certified letters, correct?
Mr Oliver	That's correct.
Mr Paul	And, so this the, um, same address they have for tax purposes and by virtue of the fact that, uh, it hasn't been sold at tax sale in the last couple of years, at least within the last couple of years, someone has received tax statements at this address and taken care of um'.
Mr Oliver	Yes.

Mr Paul — If there are no objections, I'd offer exhibits three and four.

Mrs Harrington — Court accepts.

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

Mr Oliver — It was published in the Joplin Globe.

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

Mr Oliver — This is the, uh, paper received from the Globe, letting them that, to, uh, publish, uh, in the Joplin Globe with the publication dates of Thursday October fourth, Thursday October eleventh, Thursday October twenty-eighth and Thursday October twenty fifth of this year.

Mr Paul — Thank you. If there is no objection, I'd like to offer exhibit five.

Mrs Harrington — Court 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 in on several residential projects in the Joplin area over a twenty-year period.

Mr Paul — An from an inspection of the property at issue here, do you have expert opinion as to 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 which of the definitions of dangerous building do you base your opinion, if any.

Mr Oliver — Yes, I do. Subsection line ten, whenever the building or structure, because of inadequate maintenance, dilapidation, decay, damage, fault 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 condition that it is like, likely to cause sickness or disease. As you can see by the photos being passed around, um, this property does not meet City of Joplin's Codes or Ordinances, um, quite a bit of trash and filth inside the property which would lead to item thirteen. Um, Whenever the building or structure has become an attractive nuisance to children or is open to unauthorized entry. Um, so this property is open, that's how I was able to see in en', uh, and see that it's in pretty dire condition inside with trash and debris everywhere. And, uh, along with

that whenever the electrical system is total or partially damaged, destroyed, removed or otherwise made inoperable, unsafe. So, the overall condition of the property is very poor and, uh, is not a habitual structure at this time.

Mr Paul — Thank you, Jeff. Now would be the opportunity for, um, any interested party to ask Jeff questions, there is nobody here in the gallery, um, City has not been contacted by anybody who intended to be here today. Does the Board have any questions of Jeff? I see none, Jeff your excused. If there is no objections, Id offer chapter twenty-six articles nine and ten of the Code of Ordinances in evidence before the board. I'd also ask that the record be held open to include a copy of the Joplin Globe on the dates of publication and the minutes of this hearing. Uh, City rest now would be any interested party's opportunity to present evidence, address the board or otherwise be heard, again there is nobody in the gallery here today and the City was not informed of anybody who intended or wanted to be here but otherwise was not able to do so. Uh, therefor matter will return to the board for deliberation and a decision.

Mrs Harrington — I'd entertain a motion.

Mr Wilson — Madam Chair, I make a mo(mis-spoke), move that item 2848, 315 E 13th St. be considered, a dangerous building in accordance with the Joplin Code of Ordinances, chapter twenty-six, articles nine and ten, sections twenty-six, six twelve, lines twelve, thirteen and so ordered demolished to include any out buildings.

Mr Callihan — Second.

Mrs Harrington — **Okay, Here. I have a motion by Mr Wilson, second by Mr Callihan that item number 2848, 315 E 13th St be considered a dangerous building and ordered for demolition, according to section twenty-six…**

Mr Wilson — Articles nine, ten.

Mrs Harrington — **Nine, Ten? Which one what is it?**

Mr Wilson — No, articles nine, ten.

Mrs Harrington — **Articles nine, ten sections twenty-six, line ten. Line ten? What is it?**

Mr Wilson — Its twelve and thirteen.

Mrs Harrington — **Subsection six, twelve. Oh, subsection ten, thirteen and fifteen of the Joplin Code and Ordinance.**

Mr Paul — Sure.

Mr Callihan	Ouch.
Mrs Harrington	**Oh, all in favor "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham and Mrs Harrington) Opposed (none). Motion Carries.**
Mr Paul	No, you're good, you're good.
Mr Callihan	Nailed it.
Mr Paul	You're good. You don't need to apologize.
Mr Harrington	I had the lines I had these correct. I need Kyle here again.
Mr Wilson	I tell you what, you take one of the old ones, that describes it and I put it right in my clip board and I've got it.
Mr Paul	Did we vote on that?
Mrs Harrington	Yeah, we did.
Mr Paul	Okay.
Mrs Harrington	A motion carried.
ITEM # 2848	**1242 Roosevelt Ave.** **OWNER: Robert & Jennifer Lee** **ADDRESS: 1518 Logan Dr. Webb City. 64870** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the September 28th, 2018 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)**
Mr Paul	Very good. And, we've got, uh, item 2849, 1224 Roosevelt.
Mr Callihan	I went, I went by that, it's kind of over grown, it's hard to see. I'm sure you've got a lot view of it than I do. I, I, drove around back and I, it, you know, obviously it looks real rough but, it's actually, lookin' at, you know, what specifically are we, uh, what are the big issues with it?
Mr Oliver	Well, it's been abandoned. I've had a conversation with the previous owner, went through a bankruptcy, um, construction was started, it's got open floors in it. It's open, unsecured. You know from the outside it doesn't look bad…

Mr Callihan Yeah.

Mr Oliver Could be rehabbed.

Mr Callihan Yeah, that's what I thought.

Mr Oliver But, you've got to have somebody do it. So…

Mr Callihan Right. No, no, I, I just, just, we've looked at others that from the outside, you know, from the front and back like they are pretty blatant, this one I thought, well, you know, we've all seen far worse. Yeah.

Mrs Harrington Yeah.

Mr Callihan I didn't see that from the front street.

Mr Wilson No…

Mrs Harrington You mean you didn't press your nose against the glass to see…

Mr Callihan It's completely perspectival…

Mrs Harrington Oh, dear. Yeah, see you can see…

Mr Callihan Yikes.

Mrs Harrington Lost your paper clip, Jeff. Sorry. It flew. Alright, here ya' go.

Mr Callihan 'Kay.

Mrs Harrington It always bothers me to think that they have children in these places. Just think about it. Do I hear a motion?

Mr Wilson Madam Chair, I make a motion that item 2849, 1224 Roosevelt Ave, be declared a dangerous building and so ordered demolished.

Mr Callihan Second.

Mrs Harrington **I have a motion by Mr Wilson, second by Mr, uh, Callihan that item number 2849 at 1224 Roosevelt Ave be considered a dangerous building and a subject of a demolition hearing. All in favor "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham and Mrs Harrington) Opposed (none).**

Mr Paul Thank you this is the Joplin Building Board of Appeals meeting the Job municipal building on this twenty sixth day of October twenty-eighteen for

the purpose of conducting a dangerous building hearing. The City presents its evidence first after which the public has the right to cross examine witnesses and be heard as well as present witnesses or exhibits, the next case for today is item number 2849, also known as 1224 Roosevelt, City calls Jeff Oliver and reminds you that you're under oath. Uh, 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 you been employed in your current position with the City of Joplin.

Mr Oliver — A little over ten years.

Mr Paul — And, have you in the official performance of your duties had occasion to inspect the property known as 1224 Roosevelt?

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 I took of the property the day that it was posted on April eleventh of this year.

Mr Paul — And, the photographs show reasonable lackness of the premises in their current condition?

Mr Oliver — Yes.

Mr Paul — And, does the first page or can you describe on the first page what is depicted on the first page of exhibit one?

Mr Oliver — These are photos that I took of the property of the day it was posted on April 11th of this year.

Mr Paul — And, the photographs show reasonable lackness of the premises in their current condition?

Mr Oliver — Yes.

Mr Paul — And, does the first page, or can you describe to the board what is depicted on the first page of exhibit one?

Mr Oliver — Yeah, the first photo in this group of photos is a picture of a, uh, placard that's posted on, uh, each property that is brought to this board. It's

basically a warning letting the public know that the property has been posted as a dangerous building.

Mr Paul — And, it's also designed to give notice to any interested party that, um it's a subject of a proceeding before this board, correct?

Mr Oliver — Correct.

Mr Paul — If there is objection, I'd offer exhibit one.

Mrs Harrington — Court accepts

Mr Paul — What if anything did you do to as retain ownership of the property.

Mr Oliver — Had a title search done.

Mr Paul — I'm going to show you what has been marked as exhibit two. Do you recognize exhibit two?

Mr Oliver — That's, uh, title search received from Great American Title that shows a Robert E Lee and a Jennifer G Lee as the owners.

Mr Paul — And, Jeff does the title work indicate that this property was purchased at tax sale?

Mr Oliver — Yes.

Mr Paul — And, I, I, I, does the, it indicates that the tax pur(mis-spoke), tax sale purchasing intently is 18 Cert D LLC?

Mr Oliver — Yes.

Mr Paul — Um, and the title work also indicates that at some point there was a note from Southwest Missouri Bank on the property, correct?

Mr Oliver — Correct.

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

Mrs Harrington — Court accepts.

Mr Paul — What if anything did you do to notify the owners of the property of this action?

Mr Oliver — Sent out certified letters.

Mr Paul	I'm going to show you what is marked as exhibit three. Do you recognize exhibit three?
Mr Oliver	Exhibit three are certified letters that were sent to, uh, Robert and Jennifer Lee, uh, to the address of 1518 Logan Dr. I do not have a signed receipt.
Mr Paul	And, the last page of exhibit three includes a print out from the, uh, assessors website, correct?
Mr Oliver	Yes.
Mr Paul	And, it shows the address of 1518 Logan Dr. in Webb City?
Mr Oliver	Correct.
Mr Paul	And, is that where you sent Certified Letters?
Mr Oliver	Correct.
Mr Paul	And, it also looks like you sent Certified Letters to the address in question, correct?
Mr Oliver	Yes.
Mr Paul	If there is no objection, I'd offer exhibit three.
Mrs Harrington	Court accepts.
Mr Paul	Um, I'm going to show you what is marked as exhibit four, do you recognize exhibit four?
Mr Oliver	These are certified letters sent to 18 Cert D L.L.C, um, address here in Joplin.
Mr Paul	And, is that address the address listed on the secretary States website as the registered agent for that L.L.C?
Mr Oliver	Yes.
Mr Paul	I also see that at some point one of the owners sent you a copy of the certificate of purchase from a tax sale indicating, uh, that Tim Bendor was the person in charge of that L.L.C. I suppose, is that correct?
Mr Oliver	Correct.

Mr Paul — And, it looks like on that certificate of purchase he listed an address of 2401 E 32nd St., is that correct?

Mr Oliver — Correct.

Mr Paul — You also sent a letter to him at that address, correct?

Mr Oliver — Yes.

Mr Paul — Um, if there is no objection, id offer exhibit four. And, finally I'm going to show you what is marked as exhibit five. Do you recognize what's marked as exhibit five?

Mr Oliver — It's, uh, certified letter sent to, uh, southwest Missouri Bank, um, letting them know of today's meeting. I do have a signed receipt for that.

Mr Paul — And, went sent that to the address on file with the Secretary of State, correct?

Mr Oliver — Uh, yeah.

Mr Paul — If there's no objection, I'd offer exhibit five.

Mrs Harrington — Court accepts.

Mr Paul — What if anything else did you do to notify interested parties of this action?

Mr Oliver — It was published in the Joplin Globe.

Mr Paul — I'm going to show you what is marked as exhibit six. Do you recognize exhibit six?

Mr Oliver — This is a copy of the advertisement in the legal section of the Joplin Globe for the property at 1224 Roosevelt, with the publication dates of Thursday October fourth, Thursday October eleventh, Thursday October eighteenth and Thursday October twenty-fifth of this year.

Mr Paul — If there's no objection, I'd offer exhibit six. 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 to 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 — I do. Subsection 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, use, location or maintenance of the building, structure or land. Line Thirteen, whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry. Also, line eighteen, whenever the building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence. And, last line nineteen, whenever any portion of the building or structure remains on a site when construction or demolition work is abandoned. As you can see by the photos that have been passed around, um, this house had, uh, been started remolding and apparently has just been walked away from. So, it's been abandoned. I have had conversations with the previous owner, um, obviously he has no interest any longer, um, it's just been sittin' like this and does not been the City of Joplin's Codes or Ordinances.

Mr Paul — Thank you, Jeff. Now would be the time for the, uh, owners or any interested party to ask Jeff questions. Nobody in the gallery today, the City has not been contacted by anybody who desired to be here but wasn't able to for any reason. Does the board have any questions for Jeff? I see none, Jeff your excused. If there is no objection, I would also offer chapter twenty-six articles nine and ten of the Code of Ordinances into evidence before the board and ask the record be held open to include a copy of the Joplin Globe on the dates of publication. Uh, City rests now would be the opportunity for, uh, the property owner or any interested party to present evidence before the board or otherwise be heard. Again, nobody in the gallery here today, City has not been contacted by anybody who intended to be here, desired to be here but otherwise couldn't be, therefor matter will return to the City for deliberation and a decision and to be clear here, uh, Madam Chairwomen, were all the exhibits accepted by the board today, one through six?

Mrs Harrington — Yes, the board accepted.

Mr Paul — Okay, thank you.

Mrs Harrington — Okay, um, I would entertain a motion.

Mr Wilson — Madam Chairwomen, I move that item 2849, 1224 Roosevelt Ave be declared a dangerous building in accordance with Joplin Code of

Ordinances, Chapter twenty-six, articles nine and ten, section twenty-six, six twelve, line items twelve, thirteen, eighteen, and nineteen and so ordered demolished to include any outbuildings.

Mr Callihan — Second.

Mrs Harrington — **I have a motion by Mr Wilson, seconded by Mr Callihan that item number 2849 at 1224 Roosevelt Ave be considered a dangerous building and ordered demolished according to Chapter twenty-six, articles nine and ten, section twenty-six - six twelve, line items twelve, thirteen, eighteen, and nineteen in the Joplin Code of Ordinances. All in favor "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham and Mrs Harrington) Opposed (none). Motion Carries.**

Mrs Harrington — Okay, gentlemen any other business today?

Mr Hartwell — I'd like to make a comment real quick. Um, over the past, over the past few, um, meetings, and really over the past, ever since I've been on the board, I think you can attest to this. We find ourselves asking questions in the middle of our, um, hearings, well, what do we want to do on this? Well, how far do we want to follow this? Or whatever the case may be. And, I've noticed as a recurring trend I believe we should answer those questions. It's probably something as a board we should see about.

Mrs Harrington — Establish, um, are you saying establish a…

Mr Hartwell — Some sort of a president that at least as the board sits now as where we would like to go. So, I am personally in favor of some type of informal setting, I mean, It could be in public but, uh, not a regular meeting to be able to just sit down and chat about these things of what we want, I understand we have to have notice and so and so forth, probably of that, but, in however, however that looks for us to speak handedly and frankly where we would like to go, that's not in a setting of a meeting. And, I think we would all have the time if were to plan to be able to do that. So, were not necessarily asking those questions in the meeting. And, I, I ask those, and I think we've all asked those at some point or another. But, I think as we continue with, um, the new members and new membership and as we forward I think that is something we need to do. And, I would. I would certainly be in favor of moving forward with an idea, uh, like that and to kind of just plan where we want to be.

Mrs Harrington — Are you saying to try and establish some sort of criteria that we operate on?

Mr Hartwell — Some sort of criteria and also some goals, more or less of what we want to see and so everyone knows what are goals and objectives are as a board, together.

Mr Wilson — There is one thing we've got to consider though. Uh, uh, meetings like that kinda', kinda' close bein' under the sunshine law. If I remember my deals that I had to go to, on several boards and committees and we've got to be real careful that we don't, you know, don't, I, I, I I'm all for getting different things set but it has to be, to do that to set priorities to, uh, initiating a changes like that, you need to be within the law and if you, uh, I can sight for resent, what was it Neosho where the council members or board members, uh, contrib (mis-spoke), talked together over the phone and they're, they came right on the boarder line of that.

Mr Hartwell — Well, I'm not proposing that we do anything that's not in the realms of any legality, I don't want that to be misconstrued at all. I think, that's why I said we should, if we have to provide notice of that meeting, I'm more than happy with, uh, uh, I don't care if the whole gallery is full and they hear us about what we want to do. I doubt anybody will show up, but I do think that, um, if we have to provide notice to people that's great but just more of an informal setting, I know council has these work sessions, they have formal meetings. If we just able to do that not within the realms of this, that would be good I think.

Mrs Harrington — Each of us has that, those lines that we go up to in our own minds and, um, and we kind of bring those out during the meeting I think is what your saying but, I'm wondering about the appropriate nature of applying a, here's what we do in, you know, this case or that case, because every one of them is so unique, is, is, is that right or is there a way, and I'm thinking as an example that you might possibly be saying, you know, are we going to be satisfied with getting the exterior finished or do we want to follow this until the interior is finished as well er' like or, you know, like you mentioned a certificate of occupancy, I, Bryan is probably and Jordan the best equipped to tell us if that's even, uh, if that would be a mistake or if that would be a good line to follow, um…

Mr Paul — I mean, shooting from the hip here, the only danger is adopting, I mean, you can have informal conversations all you want if you are just wanting to talk stuff out…

Mr Hartwell — I'm not saying we make any, I'm not saying we adopt policies across the board, I'm not advocating for that, but I am advocating ta' see what's in everybody else's mind and where they see this going because I don't think this is the best setting to do that.

Mrs Harrington — Rather that doing it in front of a property owner.

Mr Hartwell — Well, yeah while they are standing there and were saying oh, well, well, you know, what do we do…

Mr Paul — Yeah.

Mr Hartwell — That's, um, unfortunately something that has happened a lot of times.

Mr Paul — The only, the only kind of caution, uh, I would raise to that is you want to be careful you're not tying your hands in the future.

Mrs Harrington — Sometimes less is more.

Mr Paul — It is real estate, everybody here is familiar with real estate, every property is different, every owner is different, and you know, things may sound good in the abstract and then when you down to this particular situation you go ah, ghee maybe, maybe not in this case and, um, but I certainly don't see a problem with having a conversation about…

Mr Hartwell — Yeah, I think…

Mr Paul — The general things you would like to see.

Mr Hartwell — For the third time, I'm not purposing that we adopt anything. Er', er', er', hold ourselves to a certain standard. I would just like to see what the other members of this board are thinking and what they would like to see moving forward. Nothing that is formal and nothing that's formally adopted but, more or less just, uh, informal conversation where we can talk handedly about what we think this…

Mr Paul — Do you just wanna', would you be interested in sticking that at the end of the next meeting and doing it at the end…

Mr Hartwell — That's fine. I, I'm, I have no other commitments after this, so, it's okay I just don't want to tire anybody out by the end of the meeting.

Mr Paul — Sure.

Mr Hartwell — I would be more than satisfied doing, doing it then.

Mrs Harrington — Bryan, what's your take on the appropriate nature of this?

Mr Wicklund — There's no question, um, that the process as far as, um, on average how each property is handled has changed since the first time I was involved with any of these meetings, sixteen years ago. The tornado I'm sure had, um, a big part, er' a big reason why it's evolved to where it's at today. What's being discussed here has actually come up multiple times in the last few years. I know, that they previous chairman, actually requested that, um, something be set up with City Council to really have their input. I know

staff has made that same request, but no discussion has come from that, from council down to the board so, I don't know the proper setting for it but, I think it, it would be beneficial for the board to have this discussion get it on paper, not changing any ordinances not, not even adopting a new policy's or procedures, just the thoughts of the board get it on paper and then present it to Council to see if that fits in with, with their intent for the board and the, the definitions of a dangerous building are very, um, open ended, we can take those definitions and apply um' to really any building that, that we feel like somethin' needs to happen, we can always pick three or four of um'. And, it's written that way on purpose so that, that we've got the tools ta' get the owners to step up and take responsibility and fix their structures, but, this, like the specific thing about how concerned, should the board be with the inside of a structure if the outside is completely redone and brand new. I honestly don't know how the Council feels about that, how they would like the board ta', ta', act on those issues and it would be helpful to actually have a discussion and maybe it needs to happen with the board first and then, then, be presented to council maybe.

Mrs Harrington

I've wondered in the past if were, if we wonder into areas that aren't meant for us to be, um, and I see how some of what we apply could impact other situations and in my former life became very concerned when we set a criteria and that we wanted the interior to be finished so, that we knew it was done. We made those comments today, but having associated with general contractors who, um, many times build home and leave the interior incomplete until it's sold so that, so that a buyer can establish their own custom, um, choices, um, I, I've often wondered about that line where were horsing a little bit there. So, um, but I do find comfort in is being able to look at the individual members on the board and have an idea of where their mind takes them, where their, where they lean to what's appropriate or not. I think, you know, we each have our have our own individual impressions and opinions about how far we should go or what's right or wrong and as we spend time together we kind of get to know what those are a little bit more, and so we can lean on each other for the balance. I think we do a good job of finding the middle ground always by each of us contributing, um, but I, I, do share Mr Hartwell's concern that when we do that in front of the property or the person that is being directly affected that we may be wiggling into what's appropriate. Especially if they have attorney at there side, I'm sure that it makes some folks on this dais a little bit uncomfortable and, and, um, while they would never shut us down or put words in our mouth, they also what to protect the system that were working within, So I, So, I, think that ya' know Bryan suggestion about just having a short session after one of our meeting to kind of establish and get on some paper some questioning about where we go or opinions about where we should go to get to the council to be appropriate if they choose to read the minutes and get that information out.

Mr Wicklund — And, I think they do, I think some of them pay closer attention than others but they, I know they do go through the minutes and to keep up with what's going on. I don't know, I think they, they just had other things on their agenda.

Mrs Harrington — It's not like they're not busy. So…

Mr Paul — We can do it either way I, if you all don't want to do a special meeting we can tack another new business here, but we do run late sometimes and it's eleven and people are kind of burned out and not ready for a new conversation or we can find some day that works for everyone and you know set aside an hour or two ta' sit down and talk. It's, you know whatever direction y'all want to take it.

Mr Callihan — I think some clarification needs to be given as to as far we do take it. My concern is for the neighborhood. The neighborhood primarily is for the exterior, although, I know what you're sayin' my brother used to build homes and he would build 'um, you know, where it was stick frame on the inside. People come and see it, my concern there is if somebody buys it and they go well with all the other expenses they don't have the money to dry wall and all that, you know, it's still, I've been on here for a while and I'm still tentative about how far do we take this, uh, the exterior is finished, uh, the fellow over there on Sergeant or whatever, you know, I think there are special circumstances, I don't know, maybe we have created special circumstances and they want us to take it further, um, I want all the homes to be nice and, uh, in Code and all that and it's a fine line um, um, that I, I, I think were going to look a little more prepared if we have those guidelines established as far as how we go and whatever other issues need to be predetermined because it keeps popping up, uh, how far do we take this one? Um, I mean I'm sure we have driven by homes that look great from the exterior and walk in it's a complete train wreck, were just, we've got the benefit that the outside looks bad, you draw a conclusion about the inside, we're usually right. So…

Mrs Harrington — Once it's established as a dangerous building or its, um, it gets on the list as a possible dangerous building, uh, I always find myself anxious to make sure that the property owner of the, my opinion is that if they are going to let that go they are not going to worry too much about the interior as well and I like having the ability to hold their feet to the fire a little bit and make sure that, that property is safe and safe is that's the line that's hard to find. Say, from the outside, isn't necessarily the same as safe to live at.

Mr Wicklund — It is, when I, when I was being trained, um, ta', as the building inspector bringing these items to the building board, one thing that was really good that was communicated to me was that I should never consider or allow a property to be brought before the board that I was not comfortable with it

goin' all the way to demolition, um, that helped me determine which ones needed to come to the board. And, I would say that, that thought would be good for the board. Once a, my opinion, and I know this can happen later at another discussion but, if a property gets to the point regardless of where it started, if it gets to the point that you're not comfortable to carrying it through to a demolition its time to release it. That's my opinion, um, regardless of how far they are.

Mr Ledford — What determines that?

Mr Hartwell — That's helpful.

Mr Wicklund — What determines, well that…

Mr Ledford — How much we think that they're gunna'…

Mr Wicklund — I think, I think that's the discussion the board needs to have but it's also it's up to you as an individual as to when you're comfortable or not comfortable ever voting to approve for demolition or, or say it, it shouldn't be demolished now.

Mr Ledford — But, go in and wrap an entire outside up takes um' three months to do it, but they have completed the outside of the home.

Mr Wicklund — And, this is the discussion that probably needs to happen.

Mr Ledford — Yeah.

Mr Wicklund — Yeah.

Mrs Harrington — Well, and part of that, what we have had in the past several months, I 'm trying to think how far back was when we had the fire marshal involved. And, the apartments and, you know, that kind of thing, I mean from my part that made me extremely uncomfortable to think about releasing it before the fire marshal was ready to say it was ready for release but, that didn't have anything to do with the exterior.

Mr Ledford — But, they wrapped the exterior up is there a process in order that them a C of O? Is there a time frame is there anything forcing them to complete the home?

Mr Wicklund — My opinion, no, because there is no ordinance against having a vacant house in Joplin…

Mrs Harrington — So they just…

Mr Ledford — So, even if the permit is expired there is nothing forcing them…

Mrs Harrington — Good for a new construction but not good for a…

Mr Ledford — Permit renew…

Mr Wicklund — So, I will be available if you guys have any questions like this, I, I would be happy to be part of the conversation but, I agree it would help the board if the board just knew how each board member felt and was, that way those discussions don't have to happen during the hearing.

Mr Callihan — And, the house over on Sergeant, the guy had his banker here, you know, we've got that on the books, he's going to finish, my opinion, he's goin' to finish that. Where…

Mrs Harrington — Finally…

Mr Callihan — Well…

Mrs Harrington — I wouldn't trusted him last month when he didn't have his banker or his financing.

Mr Callihan — I, I would have, that's not his only location, uh, but, where going to have him come back in, where going to be looking at that next month when we could, in my opinion, we could be looking at something else…

Mrs Harrington — Yeah…

Mr Callihan — Far more important. I mean, we, we, on the way look at the projects on our, uh, uh, our agenda, we drive by houses goin' why aren't we talkin' about that one, you know? So…

Mrs Harrington — And, I agree with that, the, the, the only problem, I, I, I, tend to want to come back until I'm satisfied but, but, the one I think I would consider is the expense of it. I'm not just talking about how much it cost to send them another letter, but, the staff time involved in all of that.

Mr Callihan — And, I mean, no offense Jeff, or Bryan, but you guys deal with them far more than I do, but you know, we drive by and like which one is it.

Mr Wicklund — Right.

Mr Callihan — I wanna', I wanna' do what we can, I want to be as efficient as we can for the citizens of Joplin and be focusing on the high priorities, the one on Sergeant, my gut feeling he is goin' to finish it. Uh, uh, you know in months and I look at properties, we all look at properties, you kinda' size it

up. Um, I don't know of a true story until somebody that shows up here and pleads their case or they don't. And, when they don't it makes easy.

Mr Harrington — Mhmm.

Mr Callihan — So…

Mrs Harrington — The month after when they come back…

Mr Hartwell — But, I think at the end of the day, we do demolish more than we put stays on, I mean...

Mr Callihan — Oh, sure, sure.

Mr Harrington — Gained four and lost two this month.

Mr Hartwell — Well, well, that is true. Uh, another question real quick, and I know we need to get out of here but, I've noticed that the agenda is slimming down some, um, I don't think houses have gotten any better, so, uh, kind of echoing Mr Callihan's thoughts, why is the agenda slimmer than it has been in the past?

Mr Wicklund — Um, I'll take responsibility for that, um, the agenda right now is at about the same number of items that it was…

Mrs Harrington — Pre-tornado…

Mr Wicklund — Pre-tornado…

Mr Hartwell — Okay.

Mr Wicklund — Um, if the board feels like where not keeping up with the housing condition stock in Joplin, we can certainly add to it but, where right at, we don't want to cause these meetings to last longer than you guys are comfortable with and, and, have time for and where right at the number eleven, twelve, thirteen, no more than fifteen is right where we where at pre-tornado.

Mr Hartwell — Okay.

Mrs Harrington — I just always, you know I am uncomfortable if there is somebody here that said what about the one on the corner that looks twice as bad as mine, and that's, those are the homes I like to be addressing but, I do…

Mr Hartwell — I'd like to see…

Mrs Harrington — If you all have a handful of that needs to be on that agenda, but I expect you to put it on there if it, if it needs to be I expect it to be on there.

Mr Oliver — Well, I'll go back to what Bryan said as far as would I be comfortable myself ordering one demolished, we have a lot of complaints, I do drive by, ugly doesn't make them dangerous…

Mrs Harrington — Right…

Mr Oliver — So…

Mr Callihan — Agreed. My gut feel is we can view more, we could probably get more efficient, I mean, you prove efficiency every time you try, um, with, you know, a little bit of efficiency, uh, a little bit of stream lining, answering the questions we answer over and over again about far we take this one, uh, have those pre answered if we can, I, I, I think we can do more quicker.

Mr Ledford — Do you have a waiting list?

Mr Wicklund — Well, and it, it needs, it needs to be made clear, everybody needs to realize the items that are on the agenda are by no means the only items that, that Jeff is working on.

Mr Callihan — Oh, I know.

Mr Wicklund — And, um, today you guys held demolition hearings on two of um' that this is only the second time before the board. That again, is the way it was pre-tornado, it was…

Mr Wilson — Returned…

Mr Wicklund — It was two or three times before the board and that, that was it, it wasn't twenty-five, twenty-seven…

Mrs Harrington — Yeah.

Mr Wicklund — So, as, as that has also been dwindled down, you may not see as more, as many on the agenda but you're going to be going through them much quicker.

Mrs Harrington — Yeah.

Mr Hartwell — Yeah, I agree. So, when would we like to do this? It sounds like this is a everyone is somewhat supportive of this.

Mrs Harrington — Well, I, I think we could do, uh, if we planned for twenty minutes to a half hour to visit about it next time, would that be okay with everybody?

Mr Callihan	That's fine. That's fine, whatever works for everybody.
Mrs Harrington	Anybody that is employed should speak up 'cause the retired people probably don't have as big uh…
Mr Hartwell	That's fine with me, but…
Mrs Harrington	Well, lets plan to do that if we can put some chat time on the agenda for next time Jeff.
Mr Oliver	Okay.
Mr Callihan	Maybe put some thoughts or jot down some notes on, you know what to address when we do get together.
Mrs Harrington	Alright.
Mr Paul	Is that, uh, meeting usually heavier though since were having two in one, or is it, or is it….
Mrs Harrington	So do you think until of the first…
Mr Paul	Well I'm asking…
Mrs Harrington	Of the year…
Mr Wicklund	Well, actually, I don't think it will be.
Mr Paul	Okay, if it won't be that's fine, but it's really a two for one sale, then January would be more appropriate but, if, if it's not, if it's just normal then…
Mr Wicklund	Yeah, its not…
Mr Paul	Okay.
Mr Wicklund	It's not going to be any heavier agenda…
Mrs Harrington	There is only one from this time that we've asked Jeff 'ta prepare for demo for next time. The one that we put off.
Mr Hartwell	'Kay.
Mr Oliver	There may be some others, I usually try and always add at least one, I think in my ten years there may be one meeting I, I didn't add a new item…

Mrs Harrington	Yeah…
Mr Oliver	But, you know, we take two off, I'll at least put two back on, maybe four, you know, I think there is four new ones this month, so…
Mr Paul	Well, we will tack that on the agenda for next meeting then.
Mrs Harrington	'Kay.
Mr Callihan	Sounds good.
Mrs Harrington	I would entertain a motion to adjourn.
Mr Hartwell	So moved.
Mr Wilson	So moved.
Mrs Harrington	**So moved. All in favor "aye" (Mr Callihan, Mr Hartwell, Mr Wilson, Mr Ledford, Mr Denham and Mrs Harrington) Opposed (none). Have a good month.**

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 11:43 a.m.

Approved _____
Crystal Harrington, Chairwoman

Approved _____
Olivia R Ball, Notary Public

OLIVIA RAE BALL
My Commission Expires
December 11, 2022
Jasper County
Commission # 1[illegible]04967

My commission Expires: December 11, 2022