MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
December 13, 2019
9:03 AM

Rylee Hartwell, Chairman, called the December 13, 2019, Building Board of Appeals meeting to order with the following Board members present: Rylee Hartwell, Curtis Ledford, Gary Wilson, Mark Callihan, Garret Wagner. City Officials present: Jeff Oliver, Building Inspector; Bryan Wicklund, Building Official; and Olivia Stockdale, Notary Public.

Mr Hartwell	I'll call to order the December meeting of the Building Board of Appeals, first, we will begin with roll call. Mr Callihan?
Mr Callihan	Here.
Mr Hartwell	Mr Ledford?
Mr Ledford	Here.
Mr Hartwell	Mr Wagner?
Mr Wagner	Here.
Mr Hartwell	Mr Wilson?
Mr Wilson	Here.
Mr Hartwell	Okay, all are present. We will begin with the meeting minutes from our previous meeting. Do we have amendments to those after reading them?
Mr Callihan	No.
Mr Hartwell	Seeing no amendments, I entertain a motion to accept the minutes from our October board of appeals meeting.
Mr Ledford	Mr Chairman, I make a motion that we accept the October 25th, 2019 minutes.
Mr Callihan	Second.
Mr Hartwell	**We have a motion by Mr Ledford, a second by Mr Callihan to accept the October 25th meeting minutes. All in favor say, "aye," (Mr. Callihan, Mr. Wagner Mr Wilson, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**

Mr Hartwell — Okay, if you are here to speak on a given item this morning, please come forward, state the item number, your name and please remember to sign in for us so we know who all was here this morning. So, please come forward and address your concerns.

ITEM #2883

220 S. Florida Ave
OWNER: Mike & Aubrey Bradley
ADDRESS: 16285 Cimarron Rd. Carthage MO. 64836
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 25, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)

Mrs Bradley — Aubrey Bradley, item 2883 at 220 S. Florida. Progress Report is that the demolition has been awarded to Fred Jordan and he filed for permits yesterday. Um, he has informed me that he is about 2-3 weeks out, but, um, payment has already been awarded, he has filed for the permit and it will be done in that time frame.

Mr Oliver — The permit has been purchased, it would be up to the board whether they want to release it or hang on to it till it's gone.

Mr Hartwell — I would entertain a motion if, does anybody have any questions? I'd entertain a motion to release item number 2883 at 220 S. Florida from our agenda.

Mr Callihan — Mr Chairman, I make a motion that item number 2883 at 220 S. Florida be removed from our agenda.

Mr Ledford — Second.

Mr Hartwell — **We have a motion by Mr Callihan, a second by Mr Ledford that item number 2883 at 220 S. Florida be removed from our agenda. All in favor say, "aye," (Mr. Callihan, Mr. Wagner Mr Wilson, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**

Mrs Bradley — Thank you.

Mr Oliver — Thank you.

Mr Hartwell — Thank you, ma'am.

Mr Callihan — Thank you very much.

ITEM #2887 **2425 Annie Baxter Ave**
OWNER: Gloria Davies & Etal Talison Davies
ADDRESS: 119 Stites St. Goodman MO. 64843
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 25, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)

Mrs Davies — Okay, I am here about item number 2887, 2425 Annie Baxter. Um, I've never been here before, and don't have any clue why I am here, except for the fact that I know it's up for demolition. I, part owner, I am Talision Davies wife. He's no longer in the picture, I don't even know where to get ahold of him at. Um, his mother is Gloria Davies, which is also on the list and she's selling the property or her portion of it to me. Um, and I own the property next to it, the 2320, what was it, 2324 Annie Baxter is the next-door property and I own that as well. So, I am wanting to keep the property, I have three children. I want to either demolish or rebuild and, um, and keep it. I don't, I've spoken to Jeff Oliver.

Mr Oliver — Yeah, we've talked on the phone a couple of times, um, when I was by actually, yesterday, when I was getting photos, I actually have this set out as a case for demo today. Um, the property was open, so I don't think there has been a lot of concern with getting over there and keeping it secured and things of that nature.

Mrs Davies — Yeah, it has been broken into multiple times, squatters, whatnot, and I know the cops were there. I just moved back, I-I moved away for a couple of years, left it to my adult children, they did not take care of it and then I just got back, May, beginning of May. And, I was getting mail there for a while, but people were stealing my mail, so I ended up having to switch my mail-mailing address to somewhere else, but now, you're saying it is up for demolition today?

Mr Oliver — Well, the board could consider it, I had it sat out as a case for that. Doesn't mean that they are going to do it.

Mrs Davies — Okay.

Mr Oliver — Um, if you, what's your time line I guess as far as –

Mrs Davies — Well, I have taken –

Mr Oliver — Try and rehab it or demolish it –

Mrs Davies — You've given me a list and I've taken, um, I've taken bids from three or four people already, um, I also, um, with some guys that wanted to go by

and see what they could do. Um, I don't-I don't have a time frame because I didn't know I was under a time-time management or time concern.

Mr Hartwell — Jeff, what are the items that you have presented to Mrs Davies regarding the property?

Mr Oliver — Um, let me see if I've got the list or if it was just a conversation, hold on a second.

Mr Hartwell — Do you recall what those items were ma'am?

Mrs Davies — The-the contractors?

Mr Hartwell — What Jeff Oliver told you?

Mrs Davies — Um, he gave me-he gave me the thing for today, um we spoke about the contractors for demolishment. He gave me I think like five names, um, I have spoken to all of them. Gotten three back, um, other than that-that's really what we spoke about.

Mr Hartwell — Is it-is it your intention to demolish this structure and rebuild? It doesn't sound as though that you want to rehab this house?

Mrs Davies — I'm not sure, I have to still find out if it can be rehabbed. Like the price difference between rehabbing and then just tearing down and putting something on it.

Mr Hartwell — Jeff, is it your opinion is able to be rehabilitated?

Mr Oliver — Well, anything can be rehabbed if you have the money to throw at it, um, it is a pretty large house –

Mrs Davies — Yeah –

Mr Oliver — So, obviously it's going to have more expense to it. I don't have a list in here, from my recollection, um, It was a phone conversation, I did give you the demo contractors names?

Mr Davies — You emailed it, yep. I got an email.

Mr Oliver — I think you had mentioned that you were looking towards tearing it down because, you would have both the lots and you were thinking about putting two homes?

Mrs Davies — Right, correct. I actually want to build two homes and like a half. I want to live in the back. I have three kids, I have three, two adult boys and one

that's a twelve-year-old, so, and my job is here in Joplin. So, I right now live in Goodman and have to drive back and forth. It's kind of a pain, um, but yeah, I do want to rebuild on one or both properties.

Mr Oliver — So, you have talked to the demo contractors?

Mrs Davies — I have talked to three, and I haven't gotten back from anybody else.

Mr Oliver — And, they gave you some bids –

Mrs Davies — Yeah, I had, um, two that were $4,200.00 and one that was five grand ($5,000.00).

Mr Oliver — Yep, um, is that something that you think you can swing and get done here –

Mrs Davies — Um –

Mr Oliver — In six, eight weeks or something?

Mrs Davies — I don't, not in six to eight weeks. Um, I'm by myself, so, it's just me, um –

Mr Oliver — If you-if you get the house tore down, when do you think you would build on them? Would it be two or three years?

Mrs Davies — No, probably within the next year or so. Again, my jobs here, I kind of want, I have to-I have to gain money. It's mainly about money, I don't have the good-I don't have good credit and so I'm trying to get family to sort of help in investing. It's just been a process.

Mr Oliver — Would you be interested in signing a consent form to allow the City to tear the property down?

Mrs Davies — Um –

Mr Oliver — There-there would be a lien on the property –

Mrs Davies — Right –

Mr Oliver — But, you would have the option of paying it out. Rather than coming up with five grand ($5,000.00) at one time.

Mrs Davies — It would depend about, like, if-if, um, how much the payments would be and how much the total amount would be as opposed to hiring someone else.

Mr Oliver — Right –

Mrs Davies — It just kind of boils –

Mr Oliver — You have an idea now about how much it will cost because I will advertise it in the paper. The gentleman that you've talked to will just re-bid it through the City –

Mrs Davies — Mm-hmm.

Mr Oliver — Um, so that's the price range that you're going to be in.

Mrs Davies — Okay –

Mr Oliver — As far as payments, um, you can probably pay about any amount that you want, um –

Mrs Davies — Okay –

Mr Oliver — It's, you actually have like five years to pay it out.

Mrs Davies — Oh, okay.

Mr Oliver — So, as long as you're –

Mrs Davies — I would definitely consider it, yeah.

Mr Oliver — Making payments towards it I believe they are okay with it. It's not necessarily a set, you know, pay me three hundred dollars a month for the next –

Mrs Davies — Okay-okay.

Mr Oliver — You know –

Mrs Davies — I mean, yeah, I have a full-time job, so I'm working towards that but –

Mr Ledford — So –

Mrs Davies — I, yes, I would consider those –

Mr Hartwell — Mr Ledford?

Mr Ledford — Were those demo bids that she got? The forty-two and the five?

Mr Oliver — Yeah –

Mrs Davies — Yeah, I had forty-two hundred from two of them –

Mr Ledford — So, we are not looking for bids to repair the home then?

Mrs Davies — I actually –

Mr Ledford — You said you gave her a list, was that list just exterior stuff? Is that basically, probably –

Mr Oliver — It was a phone conversation, I haven't actually written out a list. In that phone conversation, I think, we were leaning towards demo –

Mrs Davies — Yeah –

Mr Oliver — So, I gave her the names of the contractors –

Mr Ledford — Got-cha.

Mrs Davies — Yeah, It was basically just demo I've asked about. But, when I spoke to a couple of guys that I work with, they rebuild homes and so he told me, um, he was going to take a look at it and they haven't gotten to it yet, but they are supposed to take a look at it and see if they can redo it versus demolishing it.

Mr Oliver — Um, so you would be interested in signing the consent form?

Mrs Davies — I would, yes, I would be interested in it. Just, yeah, it all boils down to money and my credit, really.

Mr Oliver — This doesn't have the correct address on it, um, I've got another gentleman here that may be signing a consent, but I will let you read this just so you can basically see what it says, okay?

Mr Callihan — Uh, this is Mark, my-my concern ma'am is just the property is open. You said it has been broken into multiple times –

Mrs Davies — Yes –

Mr Callihan — It really creates a-a danger for the neighborhood, the-the-the lack of a schedule is a concern because it needs immediate attention. Uh, and –

Mrs Davies — Okay –

Mr Callihan — I'm not an expert but it looks like that structure would require quite a bit of work to bring it back –

Mrs Davies	Yeah –
Mr Callihan	Sometimes you're better off to demo and rebuild new –
Mrs Davies	Yep –
Mr Callihan	Than trying to fix an old structure.
Mrs Davies	I-I agree with that.
Mr Callihan	But, I appreciate you coming in.
Mrs Davies	Okay, thank you. Am I done?
Mr Hartwell	Anymore questions for Mrs Davies?
Mr Oliver	Are you going to sit down there for a minute and kind of look that over?
Mrs Davies	Yes, I can. I-I'm supposed to go back, straight back to work but I can sit down and read it real quick. Yeah, I will.
Mr Oliver	Okay, before you leave let, could you let me know if you're –
Mrs Davies	Okay. No problem.
Mr Callihan	Do you just want to leave this open until she gets back with us?
Mr Oliver	Yeah.
Mr Hartwell	We'll continue this –
Mr Oliver	Can we table this for a minute, and have you come back up?
Mrs Davies	Sure-sure, no problem.
Mr Oliver	Thank you.
Mr Hartwell	Great. Whoever would like to speak on the next property that you're here for you're welcome come forward and address it.

ITEM #2881 **1404 W. 4th St.**
OWNER: Ronald Roeber
ADDRESS: 1404 W. 4th St.
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 25, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Roeber — Name is Ronald Roeber, with, uh, item number 2881. Uh, yesterday I visited the, uh, Economic Security Corporation office, discussed with a representative the possibility of getting some help and then, um, his answer in the total, was that probably, the only recourse I could get from him would be them to help move stuff out of the building. He said the, uh, estimated repairs that were needed would add up to more than what they were allowed to pay to anyone. Uh, he did mention that, um, he thought I should contact the, um, what do you call it? Yeah, I'm sorry, I was trying to recall Habit For Humanity, and he said they thought they may be able to help me. I would like to-to try to explore that to see what if anything could come out of that. And, that's where I am standing right now.

Mr Ledford — I don't –

Mr Hartwell — Mr Ledford –

Mr Ledford — I went by this morning, this house isn't in terrible-terrible shape from the outside. It needs to porch re-done, it needs that shed taken down outback. I don't know how much structure problem there is with the front porch, but –

Mr Oliver — The floor is gone inside –

Mr Ledford — Alright –

Mr Oliver — Its collapsed, uh, at least in part of it. Obviously, I didn't walk through it with the floor being collapsed and it is, um, basically kind of a hoarder type situation in there. Um, it's full.

Mr Hartwell — Mr Oliver, is it your opinion that this would be, um, I don't know if you have worked with Habitat for Humanity at all in the past? Is that, do you know, if this would be something that they would be interested in? Is this something even within the scope of their work?

Mr Oliver — Well, I haven't worked, uh, on anything with Habitat in quite some time, um, I think they tend to do a lot more of cosmetic type things if I recall. Uh, I think this is beyond that scope of work.

Mr Callihan — Um –

Mr Hartwell — Mr Callihan.

Mr Callihan — Um, Mr Roeber, last month, you said, you were going to try and give Economic Security a-a chance and if not, you were willing to have the property demolished. You contacted Economic Security, well you met with them yesterday? I'm not sure when you contacted them, but, um, now you are wanting to open up the Habitat for Humanity-Humanity. Um, I just have concerns that we're, you know, that we're, um-um, postponing the inevitable. Um-um, you mentioned that you're a bit of a procrastinator, um, and I feel like we've got a duty to proceed with a resolution to the problem. Are you still willing to consider having the property demolished? I understand you're-you're-you're wanting to have another Habitat come in and take a look at it, but last month, you said, you'd give Economic Security a chance and if that didn't work you would have the property, agree to have it demolished.

Mr Roeber — Yeah, well I said that if I, uh, did not show any progress or move forward into, and by this, although I did not get a thing from the, uh, from Economic Security, that they were going to help, especially financially. I did feel I made some, uh, little move forward, because the representative there told me he thought that I could get some help from the Habitat for Humanity. So, I thought I would like to try that.

Mr Oliver — Mr Roeber, were not going to be able to have a hearing on it today. We are minus our attorney today in order to have a hearing, um, so if you don't sign a consent form or even if you do, they are going to continue it. Um, our next meeting will probably be, or not probably, our next meeting will be January 24th, and at that time, I believe, the board probably will order this thing demolished. Um, I, again, the consent form there is there for you to sign, um, my opinion is that Habitat for Humanity, uh, probably isn't going to touch this property.

Mr Roeber — Well, like I said, I would at least like to try and know that they would take it.

Mr Hartwell — So, you have, um, throughout the month of December, the rest of the month of December, you also have until January 24th, which is our next meeting, okay?

Mr Roeber — Okay.

Mr Hartwell — So, you are more than welcome to speak to Habitat for Humanity within those times moving forward. But I do believe that it is the pleasure of the board by the next meeting if there is nothing from Habitat for Humanity or

any other group that the building, we have no choice but to take the building down and the house, okay?

Mr Roeber — Alright.

Mr Hartwell — So, we will probably proceed with that.

Mr Oliver — Mr Roeber, do you have anybody that can go by there and secure the property for you? It's, the front and back doors are still open on it. Um, it would be good to get it secured.

Mr Roeber — I guess I could find somebody. In other words, I will.

Mr Oliver — Okay, thank you.

Mr Callihan — Mr Chairman, I make a motion that item 2881 located at 1404 W. 4th St. be continued for our January 24th meeting. Uh –

Mr Wagner — Second.

Mr Callihan — Okay –

Mr Hartwell — **We have a motion by Mr Callihan, second by Mr Wagner that item number 2880 at 1404 W. 4th St. be continued until our Dec, January 24th meeting for a Progress Report or Demolition Hearing. All in favor say, "aye," (Mr. Callihan, Mr. Wagner Mr Wilson, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**

Mr Hartwell — Thank you Mr Roeber. It's continued to January.

Mr Roeber — Alright.

Mr Hartwell — Good luck.

Mr Roeber — Thank you very much.

Mr Hartwell — Please come forward and state the item number that you are here to speak on and tell us a little bit about your property.

Mr Oliver — Anybody?

ITEM #2860 **1201 S. Byers**
OWNER: Joplin Flying Associates Inc.
ADDRESS: P.O. Box 1744 Joplin MO. 64802
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 25, 2019 meeting for a "Demolition Hearing" And Progress Report (NINETH TIME BEFORE THE BOARD)

Mr Wiggins — Bob Wiggins, Joplin Flying Associates, item number 2860. I provided Jeff a letter here a couple of weeks ago. I did not know the meeting was not scheduled for last month, so I hope that you all have had the chance to get the copy of that letter with the, uh, schedule of cost of phase one and phase two of that, uh, reconstruction.

Mr Hartwell — Mr Wiggins, we were all provided with the letter, I, does anybody on the board have any questions of Mr Wiggins regarding his letter, time line, or, uh, progress on his property on Joplin?

Mr Callihan — The –

Mr Hartwell — Mr Callihan –

Mr Callihan — It's just the time line seems, everything is predicated on, uh, the sale of a property for the funding and it's-it just seems like it's dragging out and dragging out. I-I went by and looked at the property again, if any work has been done, I apologize I don't, I-I-I couldn't see that anything had been done since our last meeting. Um –

Mr Wiggins — There has not been, I, we had it secured and that's as far as what we have done. Uh, we had burn permits earlier, we got a little bit left to burn but very little. The rest of it will be taken care of under phase one.

Mr Callihan — Its just the time line, again, this is the ninth time it's been on our board. Um, and it takes a while to get on our agenda, um, this thing can stretch out to potentially to the end of the year, um, is that what I'm seeing?

Mr Hartwell — Absolutely.

Mr Callihan — I just, I know that we have asked you for a plan and you've-you've submitted a plan. I just have strong concerns about the-the time frame of it, uh, it just seems to drag on-and-on and-on. Um –

Mr Wiggins — Well, yeah, it's dragging on just as well as a lot of the other stuff has drug on –

Mr Callihan — We are talking about your project, sir –

Mr Wiggins — I've really tried –

Mr Hartwell — Mr Wiggins, I-I really would like to focus only on this property. I agree with you that there are many properties in the City that have problems. I agree with you that there are many properties in the City that should be on our this agenda but the issue at hand here is 28, item number 2860, your property on Byers. And, the other ones we are going to get to those ones too. But the point of the matter is that this building needs attention now. And-and the board I know these men pretty well with having worked with them over the past few years and I can tell you that it is my opinion that there is not much more leeway coming from these individuals, okay? And, it is getting worse by the day and its not good, it's not secured and it's-it's in the dismal condition. Mr Ledford?

Mr Ledford — Is your closing set? For your other piece of property on the 20th?

Mr Wiggins — I'm sorry, what, sir?

Mr Ledford — Is your closing set up for your other piece of property? That you were selling?

Mr Wiggins — Um, I've not heard anything on it yet. It supposed to be done by the end of January –

Mr Ledford — The last I heard you were going to close –

Mr Wiggins — Yeah, the end of January it's supposed to be closed, but I have not heard anything?

Mr Ledford — I thought it was December? We thought it was December? Like coming up really soon?

Mr Hartwell — It was the end of the year was my understanding?

Mr Ledford — So you don't have any answers on what on the sale of that property?

Mr Wiggins — I-I cannot hear you. I've got a hearing aid on, but I cannot hear you.

Mr Ledford — Do you have any answers for us on that sale of that property?

Mr Wiggins — I can't hear him. Yeah, I cannot hear you.

Mr Ledford — Do you have definite yet on the sale of that property? Do you know if it's selling?

Mr Wiggins — If it's selling?

Mr Ledford — Yes. Do you have a closing set up for it?

Mr Wiggins — No, I have not heard a word. I –

Mr Ledford — Have you spoke to Mr Hyman recently?

Mr Wiggins — I think 28th of January we are supposed to close on it, but it's a large company out of Kansas City developers. I have no idea.

Mr Ledford — For some reason I thought we would be within days of knowing that when we got here?

Mr Callihan — I agree.

Mr Ledford — This seems like it is another month later than it was supposed to be, it seems a month later than it was supposed to be?

Mr Wiggins — The diligence was the end of December and the closing was supposed to be by the end of January.

Mr Ledford — So, when is the due diligence? What's that date?

Mr Wiggins — That was the 28th I think of-of-of November, the 28th. Excuse me December the 28th. I'm sorry, and closing by July the end of, uh, January the 28th.

Mr Ledford — That is all of the questions that I have.

Mr Wicklund — I think-I think that may lead to a couple of questions I would have, uh, Mr Wiggins.

Mr Hartwell — Mr Wicklund, can you allow Mr Wiggins to come over to you before you begin?

Mr Wicklund — Sure.

Mr Wiggins — Do I give this back to you?

Mr Hartwell — Just take it with you, over –

Mr Wicklund — He can-he can usually hear me okay.

Mr Wiggins — Yes, I can.

Mr Wicklund — Um, can you step back over there to that mic so we can make sure that we get it all? Do you have a plan B? You've mentioned and we all know that sale of big properties can drag on or sometimes fall through.

Mr Wiggins — That's true.

Mr Wicklund — What-what do you hope, and I hope that it sells right on schedule, um, but-but what is your plan if it falls through?

Mr Wiggins — Well, we will just have to wait till something sold. Um, the, there is no value in that property, okay? Absolutely zero. The, uh, over the years, as you know, and we have talked about it before that-that is owned by the railroad. There are I guess tanks underneath probably-probably that property, the –

Mr Wicklund — And, are we talking about the property now that has the building that was damaged by the fire?

Mr Wiggins — Yes –

Mr Wicklund — Or the property that you're selling?

Mr Wiggins — No, we're talking about the property –

Mr Wicklund — Okay –

Mr Wiggins — That had the fire.

Mr Wicklund — Okay.

Mr Wiggins — Okay? Uh, we bought the lease hole improvements thirty years ago, okay? That was all owned by the railroad, uh, over the years it has a lot, had a lot of other uses. Primarily I think the railroad probably had it pretty well fouled up, um, we had an earlier buyer on this property that had the fire, uh, local good company. Um, the phase one did not come through good on it, the estimated value of clean up is about a million dollars. It's only good for somebody to hold onto it and get it restored because it will not sell for anybody. It has got to have a phase one inspection on it. And, I would just, as far as I'm concerned, I just assume put my equipment out that I can get out of there. You can have it but it's not a valuable property at best. I'm trying to do my best to shove the City of some very valuable high expenses to try and do anything with that property and that's about all, should try keep you from getting a property it's basically, if not it, give me four to six months to get my equipment sold, get it out and you can have it. I don't care, okay? I'm just trying to do the best I can, its hard to do when you have been hit with a tornado, when you have been hit with a fire

and you've lost a business, uh, this is your call. I'm just, it's not a good thing for the City to have, but if you want it, you're more than welcome to it, okay?

Mr Wicklund — Well, and I-I know that the board has expressed this and I-I want to say again we very much appreciate your efforts up to this point and your-your commitment to take responsibility for the property. Many times, we see the owners just walk away from it like your saying and that is not good for anybody. Um, I was by, I've been by the property many times, the most recent was Wednesday, um, neither building is secured. I see that you've made attempts, um, but the west building at least has two entrances that are open to gain access and the east building, there was actually a gentleman in there when I went by Wednesday that was not supposed to be in there and he ran off into the trees. But, -

Mr Wiggins — Yeah, we have ran off a few people off –

Mr Wicklund — And, I'm sure- I'm sure. And-and, I agree there is no good way to secure it right now. I'm -I'm wondering why, what your answer would be, I know you've worked with Ron Jones in the past, I know, I am very familiar with Mr Jones. I know he has access to equipment and manpower. This fire occurred almost a year and a half ago.

Mr Wiggins — That's correct –

Mr Wicklund — And, the debris from the fire, while you guys, or while you have made strides to clean it up, I-I won't deny that there is still a lot of debris around that property. Why has, have you not moved forward with cleaning at least the exterior up, forget about the structures, but cleaning the area up, getting it to were you can mow it, keep the brush down, keep all of the debris out. That is going to limit the amount of activity that goes on there that is not supposed to be there.

Mr Wiggins — Well, we cleaned all that debris up in front and we mowed it twice last year. Uh, there are it's a continual amount of people that come in and just dump things. Uh, I did do that, Okay? I mowed it twice. Um, we could not get a brush hog in there because the people from the catholic church dumped all the rocks all there and they can't put a brush hog in there. We might have to mow with a big push behind mower, um-um, there is just-there is just a lot of folks that come in and dump. I move tires continually off of there where people do dumping. Um, and it's not the fact that we have not had that cleaned up and we had mowed it twice.

Mr Wicklund — I, okay, and-and I agree there's-there's some of the piles of debris may not have been original to the property but there is still a lot of debris from the fire as well. And, I think it would go a long ways, uh, it would for the

building department, but it would go a long ways with the board if we came to the meeting a month from now and the entire perimeter of that property was cleared up except for the two structures that you're wanting to save. That and-and actually go by and secure again. I am not going to say that it was never secured, but –

Mr Wiggins — Yeah –

Mr Wicklund — That west building needs to be secured again –

Mr Wiggins — I will, I-I was not aware of that. I have been out of town doing some work and I, when I have been there it has-it has been secured, uh, we did replace the door in there, and that door was open you say? Going into –

Mr Wicklund — The-the man door on the north, um, northeast corner –

Mr Wiggins — Yes –

Mr Wicklund — That building is completely gone, it's open. As well as it looks like they've cut a new entrance in on the north side of the building. But if –

Mr Wiggins — In-in the medal you're talking about?

Mr Wicklund — Yes –

Mr Wiggins — I will, I-I will, I will address those, yes, I will address-address those.

Mr Wicklund — Is, and I know it would cost some money, but would it be possible for you to yet again hire somebody to go in and just clean all the debris up on the north side?

Mr Wiggins — Well, they have stole many-many of the cars that were on, in what we call the warehouse. They stole three race cars off of there before we could get to it. I clear that debris out, I've got-I've got four or five cars back in the east building. I did not take that debris out because I take that debris out, my cars are gone. I don't have any place to put those cars. I have moved all the other cars out, the Jaguars, the Porsche's, I moved those out of there, they're gone but I don't have any place to put it. I take that debris out I might as well just push the darn building down.

Mr Wicklund — And I-and I, it would, I understand –

Mr Hartwell — Mr Wicklund, I think some of the other board members have questions as well.

Mr Wicklund — Okay. I think that the board may consider very seriously, um, at-at the next meeting to at least the City moving forward with hiring a clean up contractor to go in and clean up the exterior. That would be one option the City would have. Um, the other option and I have met with the City Attorney is to completely demolish both buildings. And, I know we've-we've talked about that, and you know that is a possibility.

Mr Wiggins — Yeah –

Mr Wicklund — So, I for-for the building department I am saying I, it would go a long way in showing good faith, in showing your continued effort in trying to take responsibility if in the next thirty days if all of it was cleaned up on the outside, that's all I have.

Mr Hartwell — Mr Callihan.

Mr Callihan — Um, funding drives everything.

Mr Wiggins — Yeah –

Mr Callihan — My assumption is if you don't close on the property you don't have the funding to proceed with the resolution to the problem. I'm going to make a proposal that we extend this, uh, this-this project for, uh, till our next meeting and if-if you haven't closed on your other property, I see no other option other than to, uh, initiate some kind of a demolition clean up, whatever. Some kind of resolution to the problem. There is debris, there, uh-uh, people living there, it-it just, we've-we've got to have a resolution to the problem. And, I-I can't say how much I appreciate your effort to come in and try and resolve it-try and resolve it and not many people would. But we are kind of to that point where if-if you don't close on that property in January it's going to continue, um, and-and we just can not allow that to happen. So –

Mr Wiggins — Well –

Mr Callihan — I'm going to make a proposal that we extend for thirty days, well till our next meeting and if hopefully, you-you close on your property and I, if that's the case I would personally like to see a more definitive and expedited schedule on-on the clean-up. But that being the case, um-um, Mr Chairman, I make a motion that item 2860, um, located at 1201 Byers be extended to our next meetings agenda on January 24th for a Progress Report and Demolition Hearing.

Mr Wagner — Second.

Mr Hartwell — **We have a motion by Mr Callihan a second by Mr Wagner that item number 2860 at 1201 S. Byers be continued to our January 24th meeting for a Progress Report and Demolition Hearing. All in favor say, "aye," (Mr. Callihan, Mr. Wagner Mr Wilson, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**

Mr Hartwell — Mr Wiggins, we will see you January 24th, thank you.

Mr Wiggins — Thank you.

ITEM #2887

2425 Annie Baxter Ave
OWNER: Gloria Davies & Etal Talison Davies
ADDRESS: 119 Stites St. Goodman MO. 64843
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 25, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Hartwell — Mrs Davies, do you have any additional comments on your property?

Mrs Davies — Um, no I do not. I have read over the statement, um, can you give me until the next meeting, January 24th? I'll be here, I'll give you more information, I can try and see what I can do on my part as far as money wise and then if by January 24th I can't come up with it then I'll sign over and let you guys do it.

Mr Hartwell — Okay, yes, we would like some sort of definitive plan from you, as we have asked from members today –

Mrs Davies — Okay.

Mr Hartwell — To have for us on the January 24th meeting, okay?

Mrs Davies — Okay.

Mr Hartwell — So, I understand that you don't want to sign that today and that's fine and we can, I'd entertain a motion to continue this to the January 24th meeting.

Mr Callihan — Mr Chairman, I would like to say that, excuse me. Uh, that, um, something needs to be done about trying to secure the property as well.

Mr Hartwell — Absolutely.

Mrs Davies — Yeah, I will get over there. I have two grown boys, they are not working currently so I will make them go over and do their job.

Mr Hartwell — Great, sounds like a good project for them.

Mrs Davies — Okay.

Mr Wagner — Mr Chairman, I make a motion that item 2887 located at 2425 Annie Baxter be extended to our next meetings agenda on January 24th for a Progress Report and Demolition Hearing.

Mr Ledford — Second.

Mr Hartwell — **We have a motion by Mr Wagner a second by Mr Ledford that item number 2887 at 2425 Annie Baxter be continued to our January 24th meeting for a Progress Report and Demolition Hearing. All in favor say, "aye," (Mr. Callihan, Mr. Wagner Mr Wilson, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**

Mrs Davies — Thank you.

Mr Callihan — Thank you.

Mr Hartwell — Thank you, ma'am.

Mr Oliver — Teresa, stay in contact with me, okay?

Mrs Davies — I will –

Mr Oliver — Thank you.

Mrs Davies — No problem, thank you.

Mr Hartwell — If you would like to come forward regarding a property, please state your name and the property you are here to speak on.

ITEM #2889 — **3207 N. St. Louis Ave.**
OWNER: Gerald Koehler
ADDRESS: 3207 N. St. Louis Ave. Joplin MO. 648001
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 25, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Koehler — Gerald Koehler, I don't have the item number. I –

Mr Oliver — It's 2889 –

Mr Hartwell — It's 2889 –

Mr Koehler — We're-we're still moving, um, 3207 N. St. Louis Ave. Um, we've made quite a bit of progress in the last 30 days. We cleaned up around the property and I think we, I think we're moving. But the timeline is, by the end of this year I've got another building bought that I can put some of this stuff in. These are automatic musical instruments that I've collected for the last 50 years and I don't want to destroy them, but I've got to get them into a safe place. And, I should have a safe place by the end of the year. And, then in January, I've got about two thousand square foot of-of player pianos, nickelodeons and so on. I've got a calliope and I will try to get all of the stuff out of there that I can to go into that building. And, I should get most of it in there. I've got, in the mean time I've got, um, couple bids going, I've got-I've got another one that-that is coming on Saturday to try to rebuild the building. Put in new trusses and put it together, but that's-that's hanging out there yet. We don't know exactly how much time that will take to do that, but we're-we're working as hard as we can, and we'll do the best that we can and that's all I can promise at this point. We hope to have everything cleared out and-and something going by the end of January. But again, it will depend on the weather because sometimes January is pretty wicked and it's-it's hard to move those things and you've got to-got to take a forklift, you've got to lift them up, you got to put them and then when you get where you're going you've got to have a forklift to take them down because those things weigh about a thousand pounds. And that's a lot of weight, um, as far as the rebuilding, um, we, um, I don't know, have you gentlemen been out and inspected the property? In the last–

Mr Oliver — Bryan and I have gone out and visited with him on-site, approximately two weeks ago.

Mr Wicklund — I-I haven't been by, did you get a chance to clean up those isles like –

Mr Koehler — In the last three weeks we've hauled out five big loads.

Mr Wicklund — Good.

Mr Oliver — I can verify that, yes.

Mr Koehler — And, we got all the metal and everything that was around the building, that's all-that's all –

Mr Wicklund — Yeah, Jeff and I met the owner out a couple weeks ago and-and there is no question there's-there's portions of the building that would be feasible to salvage. He does have a lot of stuff in the building that he needs to get out before that can really get underway. And, he's got a potential interested buyer. So, we asked him to, there was several piles of, uh, fire debris and

metal that was there and asked him to get those cleaned up and Jeff is, um, checked on that and its, he has cleaned up the piles. The building is secured, just needs to be a permit taken out and start fixing it up.

Mr Hartwell — Any other questions of Mr Koehler? Okay, I would entertain a motion to continue item number 2889.

Mr Ledford — Mr Chairman, I make a motion that item number 2889 located at 3207 N. St. Louis Ave. be –

Mr Oliver — Hey, one second, there might be some other people here too, um –

Mr Ledford — Oh, I'm sorry.

Mr Oliver — Talk about this property.

Mr Hartwell — Sir-sir-sir, If you have a comment about this, I would appreciate if you spoke into the mic and identified yourself.

Mr Lepage — I'm Pat Lepage and I own the property next to Mr Koehler and he built a building that is out of code, uh, it stands there I guess to code, the-the-the property there is my property. All that property is zoned single-family business and agriculture only. And, the City Council and this has been about twenty years ago, how long ago did you build that thing?

Mr Koehler — 1999.

Mr Lepage — Okay, twenty-three years ago and the City would not tear the building down. But, they but an amendment into the-the bills, whatever you call it that it should not ever happen again. So, uh, for your information that is supposed to be in the rules not to rebuild that place. Clean it up, because when he built it, it destroyed the value of my property and that is against the code.

Mr Hartwell — I would like to defer to the City staff regarding the claim. Is that true Bryan or Jeff?

Mr Wicklund — Um, I-I have not been able to go back through the Council meetings to see what those conversations were. I do know that regardless of what those conversations were the fact that it was an existing, um, even if it was non-conforming to our ordinances at that time. It was a home, uh, it's a large metal building but it was a home. They live there and it would be allowed to be repaired. We may not let somebody build another one from scratch from the footings up, but it would be allowed to be repaired after damage.

Mr Lepage — But, um, but in his building is right next to my property and it destroyed the value of my property and that is against the code.

Mr Hartwell — To destroy your property?

(Multiple people talking, unable to translate)

Mr Lepage — I own 31 lots there that I wanted to develop. In fact, I had turned in a preliminary sketch to then Dick Largen and, um, Harold McCoy.

Mr Wicklund — Yes.

Mr Lepage — And, um, they used my preliminary sketch, uh, to determine whether sewer was going to run across there. When he finally got that done, finally settled with him on that and I was tired of fighting an uphill battle. But the fact is and the primary rule here is that it destroyed the value of my property. It's not, I take hay off of it and I-I farm it because anything over five acres in Missouri is a farm. And, uh, I just leave it up to you to do the right thing because I learned from past experience that, you know, some people are just going to- just going to do, go ahead and do whatever they want to do anyway. Um, any-any questions on that?

Mr Hartwell — I would say, sir, if you could, just for administrative purposes if you could please, there is a sign-in sheet next to you and if you could please sign in that you spoke because we have to take minutes of everything that is said. So, everything that you are saying right now is being recorded.

Mr Lepage — Okay.

Mr Hartwell — And, if you could sign in please, for the clerk that would be great. Any questions of this matter? Mr Koehler, do you have comments on this?

Mr Koehler — Yes, I've got a comment on this –

Mr Hartwell — You have a right, I'm sure to respond.

Mr Koehler — He-he fought with me on, after I had the building up. He said you did it illegally, Chuck Brown was the attorney. And, Chuck called me, he was pictured on the front page, of the paper and it said the building was built illegally and it was not. Chuck checked it out, Dick Largen approved it, it went through zoning, well it didn't go through zoning and planning. But we had all the permits, and everything was correct. And, if you go back through the records you will find that.

Mr Callihan — Um, some of these issues are probably legal issues, uh, sir. Our responsibility on this commission is we look at structures that are in-in need of repair. And that's kind of all-all-

Mr Koehler — Right, I understand.

Mr Callihan — I can focus on it.

Mr Koehler — I just wanted to clarify that, it was built –

Mr Callihan — Okay-

Mr Koehler — All the permits were-were put together correctly.

Mr Hartwell — Yes, and I, Mr Koehler, I think you have a right to since this was brought up in this form, I think you have a right to defend yourself.

Mr Koehler — Thank you.

Mr Hartwell — So, I appreciate you saying that, and I am not here to adjudicate issues that happened twenty, twenty-five years ago, um, but I will say first and for most that, uh, we appreciate you coming in today and, uh, in your willingness to make progress on your property. And, the property is what we're concerned about, that is a dangerous building after the fire that occurred. And that's our main concern. And, uh, that's what we are here to look at today and not the past and what that may have looked like. Even though that may have been unfortunate, and I understand your concerns as well, sir as a property owner. But I would say that, uh, personally as a member of the board I am satisfied with what you said today. In terms of your progress, where you want to go moving forward on this property and your plans for your priceless collection of, uh, musical instruments.

Mr Koehler — Yeah, that-that, at one point and of course this is all out now, but at one point I was going to try before I died, I was going to try and get a museum for the City out there because it was big enough and I had a lot of mechanical music. In fact, in 2002 I had 186 people from all over the world come in to see this. But I have kept it pretty private, you know, as far as the local. I used to be on tv a lot with it and I-I just didn't do that. I-I changed my life, I guess on that, but anyway –

Mr Hartwell — Thank you –

Mr Koehler — And as far as, one more comment –

Mr Hartwell — Yes –

Mr Koehler — On the property if that ruined his property next door then how come after that there was 56 homes built on the north side of it and it didn't ruin their property value. Thank you.

Mr Hartwell — Thank you. Do we have –

Mr Lepage — No, I understand. I don't want to kick you when your down, you had a fire and I'm sorry for that. But I am just going by the law here, the Zoning and Planning rules and they were violated. The City Manager and the City Attorney would not do anything about it.

Mr Koehler — Because it was legal –

Mr Lepage — No, it was not.

Mr Wicklund — Okay-okay, thank you.

Mr Hartwell — Thank you both, Mr Ledford, would you like to continue with your motion?

Mr Ledford — Yes, I would.

Mr Lepage — Do what?

Mr Ledford — Mr Chairman, I make a motion that item number 2889 located at 3207 N. St. Louis Ave., um, be extended to our next meeting, January 24th for a Progress Report and Demolition Hearing.

Mr Callihan — Second.

Mr Hartwell — **We have a motion by Mr Ledford a second by Mr Callihan that item number 2889 at 3207 N. St. Louis Ave. be continued to our January 24th meeting for a Progress Report and Demolition Hearing. All in favor say, "aye," (Mr. Callihan, Mr. Wagner Mr Wilson, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**

Mr Hartwell — Thank you very much.

Mr Lepage — Are you through with me?

Mr Hartwell — Yes.

Mr Callihan — Thank you.

Mrs Koehler — Thank you, gentleman.

Mrs Lepage — Hello, I am Marla Lepage, I am his daughter. I live on the property with him. I know you are implying that this is an issue about twenty years ago, but you just said that he has the possibility to rebuild –

Mr Callihan — Repair-

Mrs Lepage — And, so's a present tense issue –

Mr Callihan — Repair –

Mr Hartwell — Repair –

Mr Ledford — Repair –

Mr Hartwell — He has the opportunity to repair to repair his home –

Mr Callihan — Not rebuild –

Mr Hartwell — Or his building, I should say.

Mrs Lepage — Um, but do you know the, when you know whether that is even a possibility?

Mr Hartwell — It's a possibility right now.

Mr Ledford — He can definitely repair, the question was whether he can rebuild or not.

Mrs Lepage — Yeah, but I mean, so, with the structure that is left, he would build exactly the same building?

Mr Ledford — Repair the same building.

Mr Hartwell — Repair the existing structure. He said, he just-he just spoke to us about his plan to have trusses and various items, structural items completed and rehabilitated after the fire. So, that tells me that it is being repaired from the current structure. The current structure is being repaired, I should say.

Mrs Lepage — Um, and just to understand a little bit better about what we are talking about, uh, have any of you gentlemen been to that property?

Mr Wicklund — I have.

Mr Callihan — I have.

Mr Hartwell — I have.

Mrs Lepage — Do you see the proximity of his building to the property line?

Mr Hartwell — I haven't, I don't have knowledge of the exact property line, ma'am.

Mrs Lepage — Yeah, so with the planning that my dad did as far as building back there, in order to build a house on our property it would have been right up next to a building that would be like looking at a warehouse, right? Can you imagine your back yard right up against a building where you go out and you can't see anything? Because, the entire thing is warehouse.

Mr Hartwell — I –

Mrs Lepage — That's why-that's why it devalued-devalued the property and even today we would not be able to build houses there.

Mr Hartwell — Well, I would –

Mrs Lepage — So, it is way to close, uh, I disagree with him when he says that it was legal at the time. And, like my dad said, my dad was out of town when they started building his building. And, I'm not calling it a home because it's a building. And, when dad got back into town they had already started and when he went to the City, the City well now that he has started building it were not going to make him take down what he has started. But we will make sure that this doesn't happen again.

Mr Wicklund — And it's-and it's not happening again. I can, I mean, I can say, whether or not he would be allowed to build a new building exactly the way that he did in exactly that same location, I would have to do some research on, and it may not be allowed. But he would be allowed to repair it. We're certainly not going to let him live there for twenty years, have a fire which damages portions of the building and then say you can't fix it.

Mrs Lepage — I understand that.

Mr Wicklund — We're not-we're not- we're not going to deny that ability to fix the structure. And –

Mrs Lepage — Well –

Mr Wicklund — It is repairable –

Mrs Lepage — Yeah, I'm just saying, depending on the extent of the damage, perhaps a different type of structure could be built on the –

Mr Wicklund — Sure –

Mrs Lepage — Existing frame –

Mr Wicklund — At some point it would not be considered a repair, it would be a new building. It was not damaged to that portion. I've been, I've walked all the way through it, front and back, inside, outside, all the way around it.

Mrs Lepage — Okay, so you see how close it is to our property line?

Mr Wicklund — I don't know exactly where the property lines are. I do know proximity's where it-where it sits.

Mrs Lepage — And, what kind of foundations is it? Could it be moved away from the property line at least?

Mr Wicklund — It's on a slab with a footing under it. Um, I don't know how you could move a building like that onto a new footing.

Mr Lepage — You've been out to see the property?

Mr Wicklund — I have.

Mrs Lepage — I mean, but do you understand, here though? Because, I felt like you were sort of, when you were saying that Mr Koehler had the right to defend himself and everything, we have the right to defend ourselves too.

Mr Wicklund — Sure.

Mrs Lepage — And, I mean, if this were your property you would feel the same way. So, I hope that you're looking at this fifty/fifty. You know, not just that Mr Koehler is correct. Especially if you don't know the history of this story.

Mr Ledford — Did you say that you farmed five acres next door?

Mrs Lepage — Well, um, that's all we've been able to do with it. Is keep it as a field that we, um, mow for festival.

Mr Ledford — Do you know what the zoning was in '99, Bryan?

Mr Wicklund — No –

Mr Ledford — Was it R1?

Mr Wicklund — I don't, I –

Mrs Lepage — By R1 are you referring to residential and agricultural? Is that you mean?

Mr Callihan — No, R1 is just residential single family.

Mrs Lepage — Right-right, which that building is obviously not, right?

Mr Callihan — Well –

Mrs Lepage — You could all look –

Mr Ledford — R1- R1 doesn't include agricultural –

Mrs Lepage — At it today and realize that, that building must have violated code in order to be built.

Mr Callihan — Well, the point is we-we can't go back, they have the-the right, it sounds like from Mr Wicklund, the right to repair. I don't know if the repairs are going, I would think probably require a building permit, um, and as far as if the footprint changes, things like that, I would think that would need to be reflected on-on the permit. But I am going to defer to the building department, but, uh, I understand your concern, your discontent, um, but our –

Mrs Lepage — Could we be part of the conversation of whether or not a new footprint could be, a new blueprint could be –

Mr Hartwell — Ma'am, Mr Koehler has private property, I mean he has property rights to his building. I mean, he owns that structure.

Mrs Lepage — I understand that –

Mr Hartwell — That's a conversation that you can have with him.

Mrs Lepage — I know, I'm just asking you, how can be sure that we can be apart of that process? I think that was a ligament question.

Mr Wicklund — You're more than welcome to continue coming to this meeting, uh the boards going to continue it for another hearing, a month from now. I would also encourage you to talk to Troy Bolander, who is the director of the Zoning Department. He and I both we're here when Mr Largent were, whenever Harold McCoy was here. He, Troy was actually in the Zoning department then and still, is the director now. I think he could probably answer any questions that you would have, um, and let you know what options there are if any.

Mrs Lepage — Thank you, I appreciate that.

Mr Lepage — (Unable to translate audio) There is no way you can just repair that. He is going to have to bulldoze that off, clean that off and rebuild the structure. That's what I say. And, then, uh, I can't argue with you and tell you what to do. (Unable to translate) It would fall back to you to do the right thing. And, uh, (unable to translate) supposedly then lemon or whatever you want to call it that Council handed down that time, that will not happen again. They will not allow anybody to build a building like that 150ft long, up against my property. Some 20ft high and 90ft wide, something like that.

Mrs Lepage — Well –

Mr Lepage — Say because you move into the front of it and call it a single-family residence. The zoning laws require not only be a single-family house but (unable to translate) it also puts a metric value on the land.

Mr Wicklund — Right, which again, I would encourage you to talk to Troy because things like that are not building codes, they are zoning codes. And Troy can actually, he is going to be very familiar with this probably from the time that it happened all the way up until now and he would be happy to talk with you about it.

Mrs Lepage — Thank you, and you said Bolander?

Mr Wicklund — Troy Bolander.

Mrs Lepage — Bo, and what is your name?

Mr Wicklund — Bryan Wicklund.

Mrs Lepage — Alright, thank you so much. We appreciate it.

Mr Oliver — Troy is located on the 4th floor.

Mrs Lepage — Okay, fourth floor? Thank you.

Mr Lepage — Thank y'all very much.

Mr Oliver — Sir, are you here for a case?

Mr Hiler — Well, I'll go ahead and sign in –

Mr Hartwell — Okay –

Mr Hiler — My name is Larry Hiler and I live on the north side of-of this property that they were talking about. And, I came just to find out what his schedule

was. Uh, you and I have talked on the phone. And, really, he doesn't have a schedule. He is just trying to sell it, or he is going to fix it or something. And, what is see from knowing him and where I live and seeing how he is taking care of the property this is going to stretch out nine times. Just like the one before this. So, and I'm not saying anything that I haven't told him, and I told him that we just want it cleaned up. And, he has made progress, every time you guys go out, he makes more progress on it. So, that is just the way that this is going to work out until somebody forces him to do something. I don't understand how anything could be any good in that building after that fire and all the rain we've had. I've not been in it and maybe you guys have but, um, with as much rain, as much water the fire department has put on that. How anything could be any good, I have no idea. So, I just appreciate y'alls work. I was on these committees in a former life and I know how hard that kind of stuff can be, so, but, uh, the neighbors to the north there, we just want it cleaned up. There is tin raddling and stuff like that when the wind blows, so we are just interested in getting it cleaned up.

Mr Callihan — Uh, I appreciate you coming in and letting us-letting us know what kind of maybe what to expect.

Mr Hartwell — And, sir we will be cognitive of that moving forward. This is the second time that it has been before us and as-as thing progress and if we don't see progress, we will step in. I know it may not seem like that based on this conversation but I, your concern that you gave to us is extremely legitimate, um, as you move forward, like I said, your concern is as a direct result of this fire. Whereas what I was hearing previously was a concern of a dispute many years ago.

Mr Hiler — Right –

Mr Hartwell — I-I completely, um, understand and I am thankful that you came in today to speak to us about those. Because, we need to hear those things and if it doesn't, if it continues on like this, I want you to come back and tell us-and tell us-and tell us or tell one of these guys. Get in contact with Jeff or Bryan.

Mr Hiler — I've talked to Jeff every month and now I said can I just come and like I said I was just going to come and listen to see what his time frame is and, uh, since I have lived there, I have lived there seven years he struggles in keeping the yard mowed. So-so I know that this thing will drag on you know. Appreciate you guys.

Mr Ledford — Thank you.

Mr Wagner — Thank you, Larry.

Mr Hartwell — Thank you, sir.

Mr Callihan — Who is that lady in the back?

Mr Oliver — Alright, back to the top. Um, unfortunately, we don't have an attorney with us here today, um, so I will be asking you to continue these as I go through them one by one. I did have –

Mr Hartwell — Jeff –

Mr Oliver — Approximately eight cases set out to hopefully have hearings on, so, um, plan on a long meeting next month, I guess. We'll see how it goes, but here we go –

Mr Hartwell — Jeff, can you go through every property individually and then we can, and then at the end we can continue all remaining items. If you just go through so we don't have an individual motion on each one?

Mr Oliver — I don't mind doing that –

Mr Hartwell — Since your speaking about, I know the concern has been in the past that we don't speak about we just continue everything else but if you speak about each one then we continue everything at the end. Can we do that?

Mr Wicklund — Mm-hmm.

Mr Hartwell — Thanks.

ITEM #2876 — **1911 S. Bird Ave**
OWNER: Helping Property Owners
ADDRESS: 810 Euclid Blvd. Carl Junction MO. 64834
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 25, 2019 meeting for a "Demolition Hearing" And Progress Report (FIFTH TIME BEFORE THE BOARD)

Mr Oliver — Okay, all right item 2876, 1911 S. Bird. Um, that is a case that I had sit out, the owners were in since the last meeting. I've has a conversation with them at the counter a couple of times. Um, I think they are starting to shy away from the rehab. So, um, when they didn't show today, we probably would have moved forward with a hearing on it.

ITEM #2880

231 S. Park Ave.
OWNER: Eric Colbert
ADDRESS: 2630 E. 3rd St. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 25, 2019 meeting for a "Demolition Hearing" And Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr Oliver — But, uh, item 2880 231 S. Park Ave. is another case I had set aside. Permit was pulled back in August, um, the contractor that he hired was actually in at the counter again here probably about two weeks ago. I spoke with him when he was in here getting a permit for another project. The owner of this property has not turned over any funds to move forward with it, so they pulled the permit, and nothing has happened.

ITEM #2882

328 N. Connor Ave.
OWNER: Jesus & Tiona Rodriguez
ADDRESS: 328 N. Connor Ave. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 25, 2019 meeting for a "Demolition Hearing" And Progress Report (THIRD TIME BEFORE THE BOARD)

Mr Oliver — Item 2282, 328 N. Connor Ave has a permit in place, um, they have made quite a bit of progress, I think it has kind of slowed the last couple of weeks, but-but there has been progress on that one.

Mr Callihan — It looks like the work has stopped.

Mr Oliver — Yeah, it slowed, um, I-I did check, they haven't done anything as far as like wiring or anything that needs an inspection yet. So, there has been no inspections yet so, um –

Mr Ledford — Did they ever come in and pull a permit for there for what he was going to do? When is he going to do the exterior stuff on that?

Mr Oliver — Yeah, there is a permit for, yeah for that and I-I spoke to the owner, um, and we went back over the electrical permit and all that stuff as well. So –

Mr Ledford — Okay –

Mr Callihan — There was an open window to –

Mr Oliver — Was there?

Mr Callihan — Yeah, I drove by some time before now, uh, Wednesday, Tuesday, uh, the window was open.

Mr Oliver — Okay.

ITEM #2884 — **720 S. Picher Ave.**
OWNER: 720 Picher TR.
ADDRESS: P.O. Box 3133 Joplin MO. 64803
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 25, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — Uh, item 2884, 720 S Picher, um, this is another one I had sat out to have a possible hearing on. There was a fire, um, probably two to three months ago now. Um, so, hopefully, we will be having a hearing on this one because somebody did go in and re-secure the back wall was a lot of the damage was, but nobody is doing anything with it, so, um –

ITEM #2885 — **1011 S. Jackson Ave.**
OWNER: Sunnyvale Investments
ADDRESS: 14604 Tamarack Rd. Jasper MO. 64755
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 25, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — Item 2885, 1011 S. Jackson Ave. this is another case that was set to have a possible hearing, um, I'm getting my mail back from the Sunnyvale Investment Company. Um, anyway in this particular property it's, they started on it, they gutted it, there is no floor in it and I'm not sure if this company went bankrupt or something. I'm not, they've got two more properties that, uh, I'll be bringing to you soon. Um, so anyway –

ITEM #2886 — **1218 Kentucky Ave**
OWNER: Edna Ebener
ADDRESS: 1218 Kentucky Ave. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 25, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver — Item 2886, 1218 Kentucky is another one I had set out for a hearing. Um, I did get a phone call from a gentleman who bought it at a tax sale. Um, had kind of a lengthy conversation with him about, yeah, you may not own it yet, but, uh, if you want to go over and secure it that would be great. That

has not been done, so, um, he was a little upset about the whole deal. But obviously he was not to upset if he won't go over and secure it. That's my opinion. Uh, moving on.

ITEM #2888

603 Monroe Ave.
OWNER: Gary Winchester
ADDRESS: 603 S. Monroe Ave. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the October 25, 2019 meeting for a "Demolition Hearing" And Progress Report (SECOND TIME BEFORE THE BOARD)

Mr Oliver

Item 2888, 603 Monroe Ave., Uh, this property was, uh, had a fire a few months back. There has been a permit pulled, I am not aware, or there has been an inspection done, uh, for framing but it failed, uh, that is where that one is sitting right now.

ITEM #2890

617 E. 13th St.
OWNER: Dobemar Investments
ADDRESS: 1601 S. Madison St. Webb City MO. 64870
"Finding of fact Hearing" scheduled for this date"

ITEM #2891

619 W. 13th St.
OWNER: Dobemar Investments
ADDRESS: 1601 S. Madison St. Webb City MO. 64870
"Finding of fact Hearing" scheduled for this date"

ITEM #2892

621 E. 13th St.
OWNER: Dobemar Investments
ADDRESS: 1601 S. Madison St. Webb City MO. 64870
"Finding of fact Hearing" scheduled for this date"

Mr Oliver

And, then items 2890,2891, and 2892, uh, these are three structures, uh, sitting on one partial. Uh, one of these has been in front of the board, uh approximately a year and a half or two ago. Um, the owner was sent a detailed list of what needed to be done with each one of these properties, um, I've not received a phone call, he is not here today. Anyway, so, it will be the second time in front of the board, uh, next-next time, so I'm assuming ill have these set as well to, uh, have a hearing on.

Mr Callihan

Good. I'll make the motion.

Mr Hartwell

Mr Callihan.

Mr Callihan

Um, Mr Chairman, I make a motion that, um, item 2876, located at 1911 S Bird Ave and item 2880 located at 231 S. Park Ave, and item 2882 located

at 328 N. Connor Ave. and item 2884 located at 720 S. Picher and item 2885 located at 1011 S. Jackson Ave. and item 2886 located at 1218 Kentucky Ave. and item 2888 located at 603 Monroe=Monroe Ave. and item 2889 located at 3207 N. St Louis Ave. and item 2890 located at 617 E. 13th St and item 2891 located at 619 E. 13th St. and the final item 2892 at 621 E 13th St, uh, be extended to our next meetings agenda on January 24th for a Progress Report and Demolition Hearing.

Mr Wagner — Second.

Mr Hartwell — **We have a motion by Mr Callihan a second by Mr Wagner that item numbers 2876, 2280, 2882, 2884, 2885, 2886, 2888, 2889, 2890, 2891, and 2892 be continued to our January 24th meeting for a Progress Report and Demolition Hearing. All in favor say, "aye," (Mr. Callihan, Mr. Wagner Mr Wilson, Mr Hartwell, and Mr Ledford). Opposed (none). Motion carries.**

Mr Hartwell — I know I started to regret my decision to continue those all at once. Any other comments before we leave today? Once again, we would like to welcome our new board member Mr Wilson. Uh, if you haven't got the chance to meet with him yet, uh, please say hello as we move forward. I'll entertain a motion to adjourn.

Mr Ledford — Mr Chairman, I make a motion that we adjourn.

Mr Hartwell — **Motion by Mr Ledford to Adjourn.**

Mr Callihan — Second.

Mr Hartwell — **Second by Mr Callihan. All in favor say, "aye," (Mr. Callihan, Mr. Wagner Mr Wilson, Mr Hartwell, and Mr Ledford). Opposed (none). Meeting stands adjourned.**

There being no further business to come before the Building Board of Appeals during regular session, the regular session meeting stood adjourned at 10:16 a.m.

Approved Rylee Hartwell
Rylee Hartwell, Chairman

Approved Olivia Stockdale
Olivia R Stockdale, Notary Public

My commission Expires: December 11, 2022

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