

**Poplar Bluff Building Standards Board Meeting
Thursday, February 9, 2023 – 6:30 p.m.
City Council Chambers – 301 South 5th Street
Poplar Bluff, Missouri 63901**

MINUTES

The Poplar Bluff Building Standards Board held a regular meeting on Thursday, February 9, 2023, in the City Council Chambers, 301 South 5th Street, Poplar Bluff, Missouri. Chairman Eric Schalk called the meeting to order promptly at 6:30 p.m. Roll call was as follows:

ROLL CALL

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
John Cooper	Dennis Smothers	Irene Morse
Robert Duckett	Councilwoman Chris Taylor	Daron House
Billy Cobb	Lonnie Taylor	Paula Hefner
Rodney Reagan		Tony Chilton
Eric Schalk		David Huff
		Julius Hightower

Approval of the December 8, 2022, Minutes

Mr. Rodney Reagan made a motion to approve the December 8, 2022, minutes. Mr. Billy Cobb seconded the motion. With all attending Board members in favor, the motion carried unanimously.

Advertisement

This meeting was advertised in the Daily American Republic on Saturday, February 4, 2023.

Disclosure of Interest

No conflicts reported.

Compliance Hearing – New Business

**See Attached.

Poplar Bluff Building Standards Board
Page 2
February 9, 2023

Compliance Hearing - Unfinished Business

**See Attached.

Discussion

None reported.

Adjournment

With no other discussion reported, Mr. Billy Cobb made a motion for adjournment. Mr. John Cooper seconded the motion. With all attending Board members in favor, the Poplar Bluff Building Standards Board meeting for this evening came to a close at 6:48 p.m.

Respectfully Submitted,



Ms. Irene Morse, Recording Secretary

BUILDING STANDARDS BOARD MEETING
COMPLIANCE HEARING
CITY OF POPLAR BLUFF,
STATE OF MISSOURI

I-N-D-E-X

FEBRUARY 9th, 2023

AGENDA PAGE

New Business

430 - 434 EAST HENRY

Discussion..... 3

Vote..... 3

406 HENRY STREET

Discussion..... 4

Vote..... 4

920 WEST DAVIS STREET

Discussion..... 5

Vote..... 6

Unfinished Business

134 WEST HARPER STREET

Discussion..... 6

Vote..... 10

1050 COLE STREET

Discussion..... 11

Vote..... 15

911 VICTOR STREET

Discussion..... 16

Vote..... 17

1 BUILDING STANDARDS BOARD MEETING
2 COMPLIANCE HEARING
3 CITY OF POPLAR BLUFF
4 STATE OF MISSOURI
5
6

7 BE IT REMEMBERED that the above entitled matters came
8 on for a **CODE ENFORCEMENT HEARING** on the 9th day of FEBRUARY,
9 2023, at the City Council Chambers, 301 South 5th Street, Poplar
10 Bluff, Missouri before Paula D. Hefner, CCR, RMR-CM, CRR, a
11 Notary Public within and for the County of Butler, State of
12 Missouri, and the following proceedings were had:
13

14 **ATTENDING:**

15 Chairperson Eric Schalk
16 Billy Cobb John Cooper
17 Robert Duckett Rodney Reagan

18 Building Inspector Tony Chilton
19 Secretary Irene Morse
20 City Liaison James House
21
22
23
24
25

1 (Inspector Tony Chilton was sworn.)

2 CHAIRPERSON SCHALK: The first property on our
3 list 430 -- 434 East Henry. Property owner Kelly Murphy.

4 INSPECTOR TONY CHILTON: This property on East
5 Henry -- actually there is two houses on the one property.
6 That's why there is two addresses here.

7 They've been in this condition; if you look at your
8 pictures there they're starting to sag and fall in.

9 They really -- I suggest that the Board probably send
10 them to demo. My recommendation.

11 CHAIRPERSON ERIC SCHALK: Photos provided show
12 damage, i.e. a sagging roof, boarded up windows. But, the house
13 is falling in on itself.

14 Mr. Chilton recommends we send this to demolition.

15 Anybody here from --

16 JOHN COOPER: I make a motion that we send it to
17 demo.

18 CHAIRPERSON ERIC SCHALK: Motion by Mr. Cooper to
19 send this to demolition.

20 RODNEY REAGAN: I'll second that.

21 CHAIRPERSON ERIC SCHALK: Second by Mr. Reagan.
22 Is there anybody here for Mrs. Murphy? Seeing none. Motion is
23 to send this to demo. All in favor. Aye. Opposed same sign.
24 Motion carries. Demo.

25 Next property 406 Henry. Property owner is Patricia

1 and Andrew Murphy.

2 INSPECTOR TONY CHILTON: I'm happy to say this
3 one is already gone. It is cleaned up, has been demo'ed.

4 CHAIRPERSON ERIC SCHALK: I think we should
5 probably --

6 JOHN COOPER: I make a motion that we take it
7 off.

8 CHAIRPERSON ERIC SCHALK: Mr. Cooper makes a
9 motion to remove this from your discussion.

10 RODNEY REAGAN: I second.

11 CHAIRPERSON ERIC SCHALK: Mr. Reagan seconds.
12 All in favor aye. Opposed same sign. Motion carries. We are
13 no longer talking about 406 Henry.

14 But, we are going to talk about 920 West Davis.
15 Property owner David Huff.

16 INSPECTOR TONY CHILTON: 920 there is some -- I
17 think wire has been stripped out. As you can see the brush is
18 overgrown.

19 Mr. Huff is here. I haven't spoken with Mr. Huff. In
20 the last conversation we had he was trying to sell this house.

21 DAVID HUFF: Yes. The property is --

22 CHAIRPERSON ERIC SCHALK: State your name and
23 address for the record, please.

24 DAVID HUFF: I'm sorry. David Huff. Address 157
25 County Road 553, Poplar Bluff, Missouri.

1 Yes. The property has been sold. I'm waiting for
2 the -- the guy that bought it is supposed to have paid me by
3 February the first. Well, he's taken off to the Philippines for
4 three weeks. He'll pay me when he gets back.

5 And I have explained to him, you know, that he needs
6 to get something done. And he says his plan is to go ahead and
7 put a roof on it and start working on it immediately when he
8 gets back.

9 CHAIRPERSON ERIC SCHALK: Okay. So the deed has
10 not been recorded obviously because it's still --

11 DAVID HUFF: No, sir. I almost did and I thought
12 no, I'm not recording it until he pays me because then I'm
13 screwed if he doesn't want to pay me.

14 CHAIRPERSON ERIC SCHALK: Who is the new property
15 owner? Do you mind to tell Mr. Chilton?

16 DAVID HUFF: Yes. It will be Harold Greer. He
17 lives at Marmaduke, Arkansas.

18 CHAIRPERSON ERIC SCHALK: Would you go ahead when
19 you get a chance and forward his contact information to Mrs.
20 Morse and Mr. Chilton, and that way we have it on the record.
21 This property is already on the list so we need to stay on top
22 of it.

23 DAVID HUFF: Right. Sure. I will.

24 CHAIRPERSON ERIC SCHALK: Is there a motion to
25 review this again at a later date with the news of the impending

1 sale?

2 RODNEY REAGAN: I make that motion.

3 JOHN COOPER: I second it.

4 CHAIRPERSON ERIC SCHALK: The next meeting is
5 March ninth. Do you want to do that or do you want to do April
6 thirteenth on it?

7 INSPECTOR TONY CHILTON: Let's put it to April.

8 CHAIRPERSON ERIC SCHALK: April thirteenth. Mr.
9 Reagan makes a motion to review this again on April thirteenth.
10 Mr. Cooper seconds. All in favor aye. Motion carries.

11 That is the end of new business. But, Mr. Huff, keep
12 your spot.

13 Let's go to unfinished business. 134 West Harper.
14 Property owner David Huff.

15 INSPECTOR TONY CHILTON: This was fire damaged
16 property that you were going to demo. I think you told the
17 Board last time you were here that it should be done by now.

18 DAVID HUFF: Well, I went and rented a skid
19 steerer and I run a nail through the tire. I mean I tried. We
20 hauled three loads out of there. All total since we began there
21 has been a -- it's either eight or ten loads of stuff plus a
22 dumpster that we hauled out of there. I mean I'm ready to be
23 done with this.

24 If you want to go ahead tonight and have the Street
25 Department do it I mean that's up to you.

1 I will tell you this. I'll get the rest -- I'll have
2 the money on the twenty-fifth of this month. I get a good
3 paycheck and we can get it -- I don't know if we can get it all
4 but I would get a big chunk out of out of there.

5 INSPECTOR TONY CHILTON: You know that the sheds
6 there have to come down also?

7 DAVID HUFF: I understand that, yeah. I know
8 that.

9 INSPECTOR TONY CHILTON: I noticed they were
10 still standing today.

11 DAVID HUFF: I know. We did -- I went through it
12 once and loaded one load by hand by myself.

13 INSPECTOR TONY CHILTON: I mean it looks the
14 same.

15 DAVID HUFF: Do what?

16 INSPECTOR TONY CHILTON: It looks the same as it
17 did.

18 DAVID HUFF: The problem, Tony, you can look at a
19 project like that and I'll think well, I'll haul a few loads out
20 and it will make it look better but it don't. That stuff has a
21 way of growing the more you haul off. It has a way, it really
22 does have a way of growing on you.

23 INSPECTOR TONY CHILTON: That will be your call
24 to the City. If we want to have the Street Department clean it
25 up and it's going to be at your cost, we'll put a lien on the

1 property.

2 DAVID HUFF: Well, I really don't want that, but
3 I mean...

4 INSPECTOR TONY CHILTON: Unless we just send you
5 the bill and you pay it.

6 DAVID HUFF: Do what?

7 INSPECTOR TONY CHILTON: Unless we just send you
8 the bill and you pay it.

9 DAVID HUFF: Well, I don't want to. I'm just
10 saying, you know -- I'm not going to fight you. I'm not going
11 to argue with you tonight. If that's what you want to do that's
12 what I'm trying to do.

13 INSPECTOR TONY CHILTON: I'm not arguing. I'm
14 just telling you what we are going to do.

15 CHAIRPERSON ERIC SCHALK: Basically our options
16 are this: You clean it up in a timely manner or we send it to
17 the Street Department to do it and they'll charge you back for
18 it.

19 DAVID HUFF: Right. And I know it's going to be
20 probably a lot more expensive.

21 CHAIRPERSON ERIC SCHALK: Correct. And I feel we
22 have been lenient so far. I think we've given you enough rope
23 to hang yourself and you have.

24 DAVID HUFF: Excuse me?

25 CHAIRPERSON ERIC SCHALK: In getting it done.

1 DAVID HUFF: Sir, what an expression for
2 something like this.

3 INSPECTOR TONY CHILTON: We've been doing this
4 since 6-10-21.

5 DAVID HUFF: I know.

6 SECRETARY IRENE MORSE: I could have the Street
7 Department give you an estimate of what it would cost to have it
8 hauled, and then that way you make a decision on what you want
9 to do.

10 DAVID HUFF: Yeah.

11 CHAIRPERSON ERIC SCHALK: I didn't mean that in
12 any negative way. I was just trying to come up with an
13 expression you --

14 DAVID HUFF: I understand. I mean I'm wanting to
15 get done with this myself.

16 INSPECTOR TONY CHILTON: We want it done.

17 DAVID HUFF: I know, I know you do, and I
18 understand why -- it's been there a long enough time for it to
19 go. It's been there too long now.

20 But, yeah, I mean if you want to do that.

21 INSPECTOR TONY CHILTON: We can give you an
22 estimate from the Street Department.

23 DAVID HUFF: Okay.

24 CHAIRPERSON ERIC SCHALK: So there is a motion --
25 or I'm looking for a motion to review this property again either

1 March or April depending on when you all decide after Tony has
2 got an estimate for removal of it by the Street Department while
3 Mr. Huff continues to work on it in the meantime.

4 Tony, am I summarizing what your thoughts are?

5 INSPECTOR TONY CHILTON: Yes.

6 CHAIRPERSON ERIC SCHALK: Is there a motion to
7 that effect?

8 JOHN COOPER: I'll make a motion --

9 ROBERT DUCKETT: I'll make the motion.

10 CHAIRPERSON ERIC SCHALK: Mr. Duckett makes the
11 motion and, Mr. Cooper, you second that.

12 JOHN COOPER: Yeah. I guess so.

13 CHAIRPERSON ERIC SCHALK: All right. Motion is
14 Mr. Chilton gets an estimate, we'll review this property April
15 thirteenth -- that gives you two extra months you can work on
16 it.

17 DAVID HUFF: Okay.

18 CHAIRPERSON ERIC SCHALK: Please get as much done
19 as you can.

20 DAVID HUFF: I will.

21 CHAIRPERSON ERIC SCHALK: And Mr. Chilton will
22 get you an estimate from the City.

23 All in favor aye. Anyone opposed. Thank you.

24 DAVID HUFF: Thank you.

25 CHAIRPERSON ERIC SCHALK: Let's move to 1050

1 Cole. Property owner Julius Hightower.

2 State your name and address for the record, sir.

3 JULIUS HIGHTOWER: Julius Hightower. 1706

4 Sanders.

5 CHAIRPERSON ERIC SCHALK: Okay. Here in Poplar

6 Bluff?

7 JULIUS HIGHTOWER: Yeah.

8 CHAIRPERSON ERIC SCHALK: Tony.

9 INSPECTOR TONY CHILTON: So I haven't heard from
10 you or anything. So what's been going on with the house?

11 Because the outside looks the same.

12 JULIUS HIGHTOWER: Well, the inside changed. I
13 mean come by in the morning. I mean I did all -- the drywall is
14 up. I had stuff -- it's changed.

15 INSPECTOR TONY CHILTON: You finished the kitchen
16 from the last time you were here?

17 JULIUS HIGHTOWER: Well, my custom cabinets
18 didn't come in. But, I stuck like the temporary just to be
19 there because the measurements got boxed up somehow, so I don't
20 know. I'm still waiting on that.

21 INSPECTOR TONY CHILTON: The bathroom is done
22 downstairs? Is the downstairs done?

23 JULIUS HIGHTOWER: I got a bathroom and one
24 shower I showed you last time.

25 INSPECTOR TONY CHILTON: Okay.

1 JULIUS HIGHTOWER: And the vanity and the toilet
2 I mean it's basic, but yeah.

3 INSPECTOR TONY CHILTON: The kitchen is just
4 basic because the cabinets aren't there because of the
5 measurements.

6 JULIUS HIGHTOWER: Yeah.

7 INSPECTOR TONY CHILTON: So everything else? The
8 living room?

9 JULIUS HIGHTOWER: There is no other room done,
10 just the kitchen and the bathroom and the two bedrooms upstairs.
11 So I pretty much don't even fool with the front room until I
12 move in.

13 INSPECTOR TONY CHILTON: Okay.

14 JULIUS HIGHTOWER: I just did the basics just to
15 get in there.

16 INSPECTOR TONY CHILTON: Before you move in you
17 have to have floor coverings, that's part of the Building Code.

18 JULIUS HIGHTOWER: I know.

19 INSPECTOR TONY CHILTON: So the kitchen floor is
20 in?

21 JULIUS HIGHTOWER: Well, like I said it's basic
22 as can be basic.

23 INSPECTOR TONY CHILTON: So when do you plan on
24 moving in?

25 JULIUS HIGHTOWER: By April I will be getting in

1 there.

2 INSPECTOR TONY CHILTON: I know some of the other
3 vehicles are gone. What about the other vehicle outside?

4 JULIUS HIGHTOWER: I don't know what I'm going to
5 do with it yet. But, I got it in the driveway, got air in the
6 tires.

7 INSPECTOR TONY CHILTON: It's on the driveway, I
8 know.

9 JULIUS HIGHTOWER: I did --

10 INSPECTOR TONY CHILTON: What are you doing with
11 all the wood outside?

12 JULIUS HIGHTOWER: Well, I have a wood furnace
13 and I didn't bring it over yet.

14 INSPECTOR TONY CHILTON: Okay. So you plan on --
15 it's an outside wood furnace?

16 JULIUS HIGHTOWER: Yeah. It's an outside wood
17 furnace, yes.

18 INSPECTOR TONY CHILTON: That explains all the
19 wood. I didn't know that.

20 JULIUS HIGHTOWER: It does.

21 INSPECTOR TONY CHILTON: So April -- you will be
22 living in it in April?

23 JULIUS HIGHTOWER: I will be more than likely
24 before April, but I definitely will be living there before April
25 because I mean the address that I'm saying it's my address I've

1 already sold it and I'm just there.

2 INSPECTOR TONY CHILTON: So you have to go to the
3 house?

4 JULIUS HIGHTOWER: Yes. I have to go.

5 INSPECTOR TONY CHILTON: Just because it's been a
6 long time --

7 CHAIRPERSON ERIC SCHALK: It's been four years.

8 JULIUS HIGHTOWER: Actually it was a slow start,
9 but I had a whole bunch of unforeseen problems come up like, you
10 know, a bunch of stuff. Like just two days ago my daughter got
11 into an accident and lost the sight in her right eye totally and
12 I got to go get her son and she lives four hundred miles away.
13 So I got a problem.

14 CHAIRPERSON ERIC SCHALK: But, you're assuring us
15 that if someone generously says that we would review this at the
16 April thirteenth meeting that you will be living there?

17 JULIUS HIGHTOWER: For sure yes, there is no
18 doubt.

19 CHAIRPERSON ERIC SCHALK: And it will be one
20 hundred percent out of our hair?

21 JULIUS HIGHTOWER: Yeah. Definitely.

22 INSPECTOR TONY CHILTON: How about you invite me
23 to come in and look at it? Tomorrow is not a good day; it's
24 going to be a busy day tomorrow.

25 CHAIRPERSON ERIC SCHALK: Why don't we schedule

1 it for next Thursday, give you a week?

2 INSPECTOR TONY CHILTON: Yes, like next week
3 sometime and I'll meet you over there.

4 JULIUS HIGHTOWER: That's fine, sure.

5 INSPECTOR TONY CHILTON: We'll go through the
6 house and we'll just kind of keep track of it this month and
7 maybe next month, do that in March, and if you're moved in by
8 the April meeting then we can take this off the agenda.

9 JULIUS HIGHTOWER: Sure do. Sure deal.

10 CHAIRPERSON ERIC SCHALK: I know that would make
11 you happy, and I can assure you the Board would be very happy to
12 see. We would like to remove this.

13 JULIUS HIGHTOWER: Straight deal.

14 CHAIRPERSON ERIC SCHALK: So I'm looking for a
15 motion from the floor to review this property April the
16 thirteenth with a minimum of two reviews by Mr. Chilton before
17 that time.

18 RODNEY REAGAN: I make that motion.

19 CHAIRPERSON ERIC SCHALK: Is there a second?

20 ROBERT DUCKETT: Second.

21 CHAIRPERSON ERIC SCHALK: Mr. Reagan makes that
22 good motion and Mr. Duckett seconds that great motion. All in
23 favor aye. Anyone opposed same sign. Motion carries.

24 Mr. Hightower, we're putting our trust in you.

25 JULIUS HIGHTOWER: Thank you for working with me

1 guys. Have a great night.

2 CHAIRPERSON ERIC SCHALK: 911 Victor, property
3 owner Amazing Properties.

4 INSPECTOR TONY CHILTON: Amazing Properties.
5 This house is being gutted actually. I went by there today and
6 the front door is wide open, the windows are busted in now. So
7 somebody has been in it. It's sitting empty. The electric is
8 no good; needs new electrical service. Nobody ever shows up.
9 We don't get any mail from them.

10 CHAIRPERSON ERIC SCHALK: Who is Amazing
11 Properties?

12 SECRETARY IRENE MORSE: It's a company out of
13 Sikeston. I've had two different addresses so I've mailed
14 letters to both addresses. I can't find a phone number.

15 CHAIRPERSON ERIC SCHALK: Have they pulled any
16 permits at all?

17 SECRETARY IRENE MORSE: No.

18 INSPECTOR TONY CHILTON: No. We haven't heard a
19 word from them.

20 SECRETARY IRENE MORSE: It's a Linda Graham out
21 of Sikeston that owns Amazing Properties.

22 INSPECTOR TONY CHILTON: I would recommend
23 sending it to demo.

24 JOHN COOPER: I make a motion that we send it to
25 demo.

1 CHAIRPERSON ERIC SCHALK: Mr. Cooper makes a
2 motion to send 911 Victor to demolition.

3 BILLY COBB: I'll second it.

4 CHAIRPERSON ERIC SCHALK: Mr. Cobb seconds that
5 motion. All in favor aye. Anyone opposed? Motion carries.

6 Is there a motion to come out of the Compliance
7 Hearing?

8 BILLY COBB: I make that motion.

9 JOHN COOPER: Second.

10 CHAIRPERSON ERIC SCHALK: Mr. Cobb makes the
11 motion and Mr. Cooper seconds. All in favor of leaving
12 Compliance aye. Anyone opposed? All right.

13
14 -o0o-
15
16
17
18
19
20
21
22
23
24
25

1 STATE OF MISSOURI)
) SS
2 COUNTY OF BUTLER)

3
4 I, Paula D. Hefner, CSR, CCR, RMR, CRR, a
5 Notary Public within and for the County of Butler, State of
6 Missouri, do hereby certify that the above and foregoing
7 **BUILDING STANDARDS BOARD, CODE ENFORCEMENT HEARING** was taken by
8 me in Stenotype on the 9th day of FEBRUARY, 2023, at the City
9 Council Chambers, City Hall, 301 South 5th Street, Poplar Bluff,
10 Missouri, and that said **CODE ENFORCEMENT HEARING** was thereafter
11 caused to be reduced to print by computer-assisted transcription
12 as set forth in the foregoing pages.

13 IN WITNESS WHEREOF I have hereunto set my Notarial
14 Seal and affixed my hand this 17th day of FEBRUARY, 2023.

15 My Commission expires the 21st day of December, 2026.

16
17
18
19 PAULA D. HEFNER, CSR, CCR, RMR
20 Notary Public
Commission No. 10554988
21
22
23
24
25