

**Poplar Bluff Building Standards Board Meeting
Thursday, May 11, 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, May 11, 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 Eric Schalk Lonnie Taylor Dennis Smothers	Rodney Reagan Robert Duckett Billy Cobb	Irene Morse Daron House Paula Hefner Tony Chilton Julius Hightower

Approval of the April 13, 2023, Minutes

Mr. John Cooper made a motion to approve the April 13, 2023, minutes. Mr. Dennis Smothers 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, May 6, 2023.

Disclosure of Interest

No conflicts reported.

Compliance Hearing – New Business

**See Attached.

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Compliance Hearing - Unfinished Business

**See Attached.

Discussion

None reported.

Adjournment

With no other discussion reported, Mr. Lonnie Taylor made a motion for adjournment. Mr. Eric Schalk 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 6:56 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

MAY 11th, 2023

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NEW BUSINESS (CONTINUED)

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1021 GRAND STREET

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1015 GRAND STREET

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DISCUSSION..... 19
VOTE..... 20

619 SOUTH E STREET

DISCUSSION..... 20
VOTE..... 20

1 BUILDING STANDARDS BOARD MEETING
2 COMPLIANCE HEARING
3 CITY OF POPLAR BLUFF
4 STATE OF MISSOURI
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7 BE IT REMEMBERED that the above entitled matters came
8 on for a **CODE ENFORCEMENT HEARING** on the 11th day of MAY, 2023,
9 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 John Cooper Dennis Smothers
17 Lonnie Taylor

18 Building Inspector Tony Chilton
19 Secretary Irene Morse
20 Code Enforcement James House
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1 (Inspector Tony Chilton was sworn.)

2 CHAIRPERSON SCHALK: The first property on our
3 new list is 1502 Bethel; owners are Jason and Jamie Reed.

4 JOHN COOPER: I went by and looked at that
5 building, and I make a motion that we send to demolition.

6 CHAIRPERSON SCHALK: Mr. Cooper has driven by the
7 building and makes a motion to send this to demo.

8 LONNIE TAYLOR: Is there more than one building
9 on this?

10 CHAIRPERSON SCHALK: Tony, is there more than one
11 building?

12 INSPECTOR CHILTON: Yes. There is kind of a big
13 kind of shop building and then a house. The house has had fire
14 damage, so it's pretty burned on the inside.

15 LONNIE TAYLOR: They are not doing anything with
16 it?

17 INSPECTOR CHILTON: Haven't done anything in
18 years.

19 SECRETARY MORSE: He has just recently been sent
20 to prison.

21 LONNIE TAYLOR: I'll second the motion then.

22 CHAIRPERSON SCHALK: Mr. Cooper makes a motion to
23 send this to demolition; Mr. Taylor seconds. All in favor say
24 aye. Motion carries. That will be sent to demo.

25 Moving on to 1910 Saxon; owner is Jerry Keirsej.

1 INSPECTOR CHILTON: Mr. Keirsey is not here.
2 But, there is two houses on this property -- well, actually the
3 one with the shed was turned into a house years ago. And it is
4 on the (indiscernible) list. And they did clean around the
5 original house on the corner and it looks a lot better and they
6 took the old front porch off. Other than that, they have made
7 improvements so we --

8 CHAIRPERSON SCHALK: That is this one?

9 INSPECTOR CHILTON: That's the one gone. That
10 was the one in the back of the other house. They did tear that
11 down.

12 LONNIE TAYLOR: Which one is it?

13 SECRETARY MORSE: We don't have a picture of it.

14 CHAIRPERSON SCHALK: All we have is the vacant
15 lot.

16 JOHN COOPER: Kind of funny. The house is on the
17 corner, but the one that's on the -- here is on the corner and
18 then it's the building behind both of them need to be torn down.

19 INSPECTOR CHILTON: That's what I tried to get
20 him to do is tear both of them down. I don't know what the
21 inside of the other one looks like.

22 CHAIRPERSON SCHALK: Since I don't really have a
23 picture, is the outside salvageable?

24 INSPECTOR CHILTON: It looks salvageable. It's
25 got newer siding on it, so it could be fixed.

1 ENFORCEMENT OFFICER HOUSE: If you can get him
2 motivated to do anything.

3 INSPECTOR CHILTON: So we do have progress, the
4 one is gone already, it looks a lot better, and they cleaned the
5 brush. It's growed up pretty bad, but it's all cleaned up now.
6 So I think we'll just try to send him some letters and try to
7 persuade him to do something.

8 CHAIRPERSON SCHALK: So you think maybe reviewing
9 this August ten or September fourteenth? August ten gives him
10 three months.

11 INSPECTOR CHILTON: That's plenty of time.

12 CHAIRPERSON SCHALK: Is there a motion from the
13 floor to review this August tenth?

14 JOHN COOPER: I make a motion that we review.

15 CHAIRPERSON SCHALK: Mr. Cooper makes this
16 motion. Second?

17 DENNIS SMOTHERS: I'll second.

18 CHAIRPERSON SCHALK: Mr. Smothers seconds. All
19 in favor aye. Anyone opposed? We'll see this one in three
20 months.

21 Let's move on to the next one. 301 South B; owner is
22 Kelly Murphy.

23 INSPECTOR CHILTON: Of course, this is the one by
24 the railroad tracks, South B -- there just on the other side of
25 the tracks. The whole back end is starting to fall in now.

1 It's pretty well gone now.

2 ENFORCEMENT OFFICER HOUSE: I don't know of
3 anybody having stayed in that in the twenty years I've been Code
4 Enforcement.

5 INSPECTOR CHILTON: No. I don't know anybody
6 that's lived in that house.

7 CHAIRPERSON SCHALK: But, she keeps it mowed and
8 boarded up?

9 ENFORCEMENT OFFICER HOUSE: Yes.

10 INSPECTOR CHILTON: But, the problem with that we
11 put it on the Vacant Registry.

12 SECRETARY MORSE: And she doesn't pay.

13 INSPECTOR CHILTON: She won't pay.

14 CHAIRPERSON SCHALK: So best thing you think to
15 do is send it to demolition?

16 INSPECTOR CHILTON: Yes.

17 JOHN COOPER: I make a motion.

18 CHAIRPERSON SCHALK: Mr. Cooper makes a motion to
19 send that house to demolition. Second?

20 LONNIE TAYLOR: I second.

21 CHAIRPERSON SCHALK: Mr. Taylor seconds. All in
22 favor say aye. Aye. Motion carries. It's in demo.

23 Moving on to 304 South B, Kelly Murphy.

24 INSPECTOR CHILTON: Same with this house. It's
25 right across the street from it. Starting to fall in. As you

1 can see if you look at picture on the side -- on the right-hand
2 side of the picture you can see it's swaying, the roof caving,
3 swaying in. I don't know -- I think somebody stayed in it.

4 ENFORCEMENT OFFICER HOUSE: Probably fifteen
5 years ago or a little more.

6 CHAIRPERSON SCHALK: It does have a condemned tag
7 on it, it looks like.

8 INSPECTOR CHILTON: Yes. Yes. It's got a
9 nuisance on it.

10 CHAIRPERSON SCHALK: And it's been red tagged,
11 the meter pulled. There is no way you can get --

12 INSPECTOR CHILTON: Right.

13 CHAIRPERSON SCHALK: So again I think the best
14 thing probably in this one is to send it to demo as well.

15 LONNIE TAYLOR: That's 304?

16 CHAIRPERSON SCHALK: That's 304 across the street
17 from 301, yes.

18 LONNIE TAYLOR: I make a motion we send it to
19 demo.

20 JOHN COOPER: I second.

21 CHAIRPERSON SCHALK: Mr. Taylor makes a motion,
22 Mr. Cooper seconds, to send 304 South B to demolition. All in
23 favor say aye. Anyone opposed? Motion carries. It's in
24 demolition.

25 Let's go to 238 Almond; property owner Kelly Murphy.

1 INSPECTOR CHILTON: Same condition, as you can
2 see in the picture.

3 CHAIRPERSON SCHALK: This is worse.

4 INSPECTOR CHILTON: Yes, it's even worse.

5 JOHN COOPER: I make a motion that we send 238
6 Almond to demolition.

7 CHAIRPERSON SCHALK: Mr. Cooper makes a motion to
8 send 238 Almond to demolition. And seconded by?

9 LONNIE TAYLOR: I.

10 CHAIRPERSON SCHALK: Mr. Taylor. All in favor
11 aye. Anyone opposed? 238 Almond is now in demolition.

12 Let's move to the next house. 125 South D Street;
13 property owner Kelly Murphy.

14 INSPECTOR CHILTON: As you can see on the roof
15 all the holes in the picture.

16 CHAIRPERSON SCHALK: It's the same condition as
17 the other ones.

18 INSPECTOR CHILTON: Yes, it is. All these are
19 going to be in the same condition.

20 CHAIRPERSON SCHALK: Mr. Smothers, would you like
21 to make a motion to send that to demolition?

22 DENNIS SMOTHERS: Yes, I do.

23 JOHN COOPER: I second.

24 CHAIRPERSON SCHALK: Mr. Cooper seconds to send
25 125 South D to demolition. All in favor say aye. Aye. Anyone

1 opposed? Let's demo it.

2 Let's go on to 3030 Euclid; property owner is Kelly
3 Murphy.

4 INSPECTOR CHILTON: Same condition. It's the
5 same. They are all the same. They are all boarded up. She
6 won't pay Vacant Registry money to the City like she's supposed
7 to and so there is no keeping them in on there.

8 SECRETARY MORSE: She won't fix them.

9 ENFORCEMENT OFFICER HOUSE: About twenty years
10 since its been occupied and center room -- I was in it about ten
11 years ago and the entire floor is gone. It's just a drop off
12 into the basement, so it's really bad.

13 CHAIRPERSON SCHALK: All right. Mr. Smothers,
14 what do you think?

15 DENNIS SMOTHERS: I'll recommend it to demo.

16 CHAIRPERSON SCHALK: Mr. Smothers makes a motion
17 to send that to demo.

18 JOHN COOPER: I'll second.

19 CHAIRPERSON SCHALK: Mr. Cooper seconds. All in
20 favor say aye. Aye. Anyone opposed? 303 Euclid is now in
21 demolition only.

22 Moving to 1022 Grand; property owner Kelly Murphy.
23 Same thing.

24 INSPECTOR CHILTON: Same thing. Same condition
25 as the others. No steps on the front porch. No way to get up

1 there. No, sir. Nothing is fixed.

2 ENFORCEMENT OFFICER HOUSE: The chimney collapsed
3 and fell through the roof. It's been at least ten years since
4 it's been occupied.

5 INSPECTOR CHILTON: Yes.

6 LONNIE TAYLOR: Is her intention to do anything
7 with any of these?

8 INSPECTOR CHILTON: Not that we know of, no. I
9 might try to get -- since we're sending these to demo see if we
10 can get the Fire Department to get some of these for training.

11 CHAIRPERSON SCHALK: Nice. How much is a Vacant
12 Registry Permit?

13 INSPECTOR CHILTON: It's two hundred dollars
14 every six months, four hundred dollars a year to keep it on the
15 Registry. But you have to keep it -- the outside.

16 CHAIRPERSON SCHALK: Right. Is there a motion to
17 send 1022 Grand to demolition?

18 LONNIE TAYLOR: I make it.

19 DENNIS SMOTHERS: I second.

20 CHAIRPERSON SCHALK: Mr. Taylor makes that
21 motion; Mr. Smothers seconds. All in favor say aye. Aye. That
22 one is in demo.

23 Let's move to 1021 Grand, which is across the street
24 and has the same owner Kelly Murphy.

25 INSPECTOR CHILTON: The roof is in the same

1 condition. The house, the structure.

2 CHAIRPERSON SCHALK: Nice hole in the roof. Nice
3 no back side.

4 DENNIS SMOTHERS: I make a motion to demo it.

5 CHAIRPERSON SCHALK: Mr. Smothers makes a motion
6 to demo it.

7 JOHN COOPER: I second.

8 CHAIRPERSON SCHALK: Mr. Cooper seconds. All in
9 favor say aye. Aye. Anyone opposed? Motion carries.

10 We're going to move on down the street to 1015 Grand.

11 INSPECTOR CHILTON: Same condition.

12 ENFORCEMENT OFFICER HOUSE: I will add this one
13 was flooded the first big flood that hit Poplar Bluff about ten
14 years ago, never did anything to it, and before that the floors
15 were very bad.

16 CHAIRPERSON SCHALK: Is there a motion to send
17 this to demo?

18 JOHN COOPER: I make a motion to send it to
19 demolition.

20 LONNIE TAYLOR: I second.

21 CHAIRPERSON SCHALK: Mr. Cooper makes a motion,
22 and Mr. Taylor seconds. All in favor of sending 1015 Grand to
23 demo say aye. Aye. Anyone opposed? Motion carries.

24 One more in new business 327 Valley; property owner
25 Kelly Murphy.

1 INSPECTOR CHILTON: This is a big two story
2 that's pretty bad.

3 CHAIRPERSON SCHALK: In its day it was probably a
4 beautiful home.

5 INSPECTOR CHILTON: It was.

6 JOHN COOPER: It was in its day.

7 CHAIRPERSON SCHALK: But today not so much.

8 LONNIE TAYLOR: It's been unoccupied a long time.

9 ENFORCEMENT OFFICER HOUSE: Probably about ten
10 years.

11 LONNIE TAYLOR: I make a motion to send it to
12 demo.

13 DENNIS SMOTHERS: I'll second.

14 CHAIRPERSON SCHALK: Mr. Taylor makes a motion to
15 send it to demo; the second by Mr. Smothers. All in favor say
16 aye. Aye. Anyone opposed? Sent to demo.

17 You are still under oath, but we are going to move on
18 to 1050 Cole, property owner Julius Hightower. He was supposed
19 to be here.

20 INSPECTOR CHILTON: He said he would be here. So
21 he came into the office at four o'clock this afternoon and
22 wanted me to look at it and it was too late by that time.

23 So now the last time, this happened last time. I had
24 to go over there the next day -- which I told him I would come
25 over tomorrow. But, he did have his stuff done that he said he

1 did the last meeting.

2 CHAIRPERSON SCHALK: All right. I'm going to
3 read -- I'm just going to take a moment and review our
4 discussions from last time.

5 What did we give him last time? Does anybody remember
6 right off the top of their head?

7 SECRETARY MORSE: I believe he said that he would
8 be ready to move in.

9 CHAIRPERSON SCHALK: I found it.

10 JOHN COOPER: He was supposed to be moving in.

11 CHAIRPERSON SCHALK: Last month -- or last
12 meeting: Mr. Hightower came in the office today. It was late
13 in the day and I couldn't get over there to look at it.

14 Same thing he did today.

15 So you haven't seen it since -- I thought he was going
16 to let you in the next day.

17 INSPECTOR CHILTON: I did, the last meeting.

18 CHAIRPERSON SCHALK: But, there has been nothing?

19 INSPECTOR CHILTON: He did have what he said,
20 what he told the Board he did have finished. Drywall was done.
21 He was painting it. He still liked some -- like on the
22 bathrooms.

23 But, today he told me that he had both bathrooms done
24 and it's pretty close to being moved in. And they were cleaning
25 up outside, so I guess he's getting pretty close.

1 I told him to come here to tell the Board what he has
2 done. That way you could hear from him.

3 JOHN COOPER: What kind of cleaning up is he
4 doing outside? The reason I'm asking --

5 INSPECTOR CHILTON: All the trash, all the
6 materials on that front porch. You remember all of that tile?
7 He's getting all of that outside the yard. He's cleaning up.

8 I think the car is still there, though.

9 CHAIRPERSON SCHALK: The car is still there.
10 But, it's got a tarp on it now.

11 INSPECTOR CHILTON: I think it blew off. I
12 didn't see it when I was by there.

13 SECRETARY MORSE: Those pictures are from
14 yesterday. Tony looked at them today, went and looked at them
15 today.

16 CHAIRPERSON SCHALK: But, he's done everything he
17 said he would do except finish?

18 INSPECTOR CHILTON: Except for finish, yeah. He
19 has done everything that he told you that he was going to do.

20 JOHN COOPER: Did he?

21 INSPECTOR CHILTON: Then tomorrow -- I am going
22 to go over there tomorrow and inspect it. But, I was hoping
23 that he would be here to tell you what he had finished like he
24 told me at the office.

25 CHAIRPERSON SCHALK: Well, we are backed into a

1 corner.

2 INSPECTOR CHILTON: I can go tomorrow, if he'll
3 let me in. I feel safer doing it that way.

4 CHAIRPERSON SCHALK: I do, too.

5 LONNIE TAYLOR: He said it was possible to get
6 the house to live in by the end of the month.

7 CHAIRPERSON SCHALK: His last statement was -- we
8 asked him how long it would take to finish it and he said
9 probably thirty days. We are at the thirty days. We don't know
10 if it's inhabitable or not.

11 INSPECTOR CHILTON: Until I look at it tomorrow.

12 CHAIRPERSON SCHALK: Until you look at it
13 tomorrow.

14 INSPECTOR CHILTON: And then it pushes us to
15 another month, the next meeting.

16 CHAIRPERSON SCHALK: Right. But that's really
17 our only course of action at this point in my opinion is that --
18 here we go.

19 Mr. Hightower, we were just talking about your
20 property. Do you want to go ahead and come to the podium?

21 JULIUS HIGHTOWER: Yeah.

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

24 JULIUS HIGHTOWER: Julius Hightower, 1706 Saxon.

25 CHAIRPERSON SCHALK: Okay. We were just talking

1 about 1050 Cole. That's the one you're living in. Correct?

2 JULIUS HIGHTOWER: Yeah. Yeah.

3 CHAIRPERSON SCHALK: Okay. Bring us up to speed.
4 You said you would be done in thirty days. We are at the thirty
5 days.

6 JULIUS HIGHTOWER: Okay. I'm done. I got two
7 working toilets, two working showers, working sink in, the
8 shower, cabinet there, and a working vanity.

9 CHAIRPERSON SCHALK: Okay.

10 INSPECTOR CHILTON: And you still want me to look
11 at it tomorrow?

12 JULIUS HIGHTOWER: Yes. It's done.

13 CHAIRPERSON SCHALK: Yard is cleaned up?

14 JULIUS HIGHTOWER: Yes. Tony was there today.

15 INSPECTOR CHILTON: It's a lot better.

16 CHAIRPERSON SCHALK: So you are going to let Mr.
17 Chilton in tomorrow. What time?

18 JULIUS HIGHTOWER: He can choose.

19 INSPECTOR CHILTON: Whatever time you want me to
20 be there.

21 JULIUS HIGHTOWER: I'll try to make it early.

22 INSPECTOR CHILTON: Like nine, nine-thirty?

23 JULIUS HIGHTOWER: Somewhere around there.

24 INSPECTOR CHILTON: Perfect.

25 CHAIRPERSON SCHALK: Let's just set it for

1 nine-thirty. That gives you a little time and we know it's
2 going to be nine-thirty.

3 JULIUS HIGHTOWER: Straight deal.

4 CHAIRPERSON SCHALK: Mr. Chilton will review the
5 property and then we will have to look at it again in thirty
6 days, but if you are doing what you say you are doing then we're
7 happy.

8 JULIUS HIGHTOWER: Well, I showed him after the
9 last meeting.

10 CHAIRPERSON SCHALK: That's what he said. You
11 are doing what you said you would do. So it's totally one
12 hundred percent inhabitable right now?

13 JULIUS HIGHTOWER: Yes. Yes.

14 CHAIRPERSON SCHALK: Awesome. Does anyone want
15 to make a motion to review this at the next meeting -- which is
16 June eight -- and hopefully remove it from our list?

17 And Mr. Hightower can focus on, you've got two others
18 that we talked about -- is that right -- or one?

19 JULIUS HIGHTOWER: One.

20 CHAIRPERSON SCHALK: You can focus on that one
21 and get it up to snuff again, too.

22 DENNIS SMOTHERS: Do you want to say review it
23 June the eighth?

24 CHAIRPERSON SCHALK: Mr. Smothers make a motion
25 to review this property -- hopefully for the final time -- on

1 June the eighth.

2 LONNIE TAYLOR: Second.

3 CHAIRPERSON SCHALK: Mr. Taylor seconds. All in
4 favor aye. Aye, anyone opposed?

5 Good luck, Mr. Hightower. Thank you.

6 JULIUS HIGHTOWER: Thank you. You are welcome.

7 CHAIRPERSON SCHALK: Let's move to 536 South D
8 Street, Steven Knox and Tonya Butler. They were here the last
9 meeting and they had a plan and it didn't work out.

10 INSPECTOR CHILTON: Right. There's nothing been
11 done.

12 SECRETARY MORSE: Haven't heard.

13 INSPECTOR CHILTON: Haven't heard. No building
14 permits, no nothing.

15 CHAIRPERSON SCHALK: That's this one right here,
16 Mr. Taylor. I think probably just best to -- if we just go
17 ahead and save them the aggravation and send it to demolition.

18 INSPECTOR CHILTON: If they're that animated
19 about rebuilding it and fixing it up then they'll come back and
20 take it off demo.

21 CHAIRPERSON SCHALK: Exactly. Right.

22 JOHN COOPER: I make that motion.

23 CHAIRPERSON SCHALK: Mr. Cooper makes a motion to
24 send 546 South D Street to demolition. The second is being made
25 by --

1 DENNIS SMOTHERS: I'll make that.

2 CHAIRPERSON SCHALK: Mr. Smothers. All in favor
3 say aye. Aye. Motion carries.

4 Let's move to the final property on our list. It's
5 619 South E; property owner is Beis Rentals.

6 I believe you said they had Mitch Penn contracted to
7 take care of this.

8 INSPECTOR CHILTON: Yes. I did talk to Mitch and
9 he is supposed to be -- Mrs. Beis came in the office and he is
10 supposed to get over there sometime this week or next week,
11 something like that, to just go through and see if it's going to
12 be salvageable or not. He is going to have to make a
13 determination for them.

14 CHAIRPERSON SCHALK: Okay. So your
15 recommendation is to wait, move this one to the June meeting?

16 INSPECTOR CHILTON: June meeting, yes, to see
17 what their decision is going to be.

18 JOHN COOPER: I make a motion to do that.

19 CHAIRPERSON SCHALK: Mr. Cooper makes a motion to
20 review 619 South E on June the eighth.

21 LONNIE TAYLOR: I second.

22 CHAIRPERSON SCHALK: Mr. Taylor seconds. All in
23 favor say aye. Aye. Motion carries.

24 And we shall adjourn the Compliance Hearing section of
25 this.

1 JOHN COOPER: I make that motion.

2 LONNIE TAYLOR: Second.

3 CHAIRPERSON SCHALK: All in favor say aye. Aye.

4 We are now adjourned.

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

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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 11th day of MAY, 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 15th day of MAY, 2023.

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

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19 PAULA D. HEFNER, CSR, CCR, RMR
20 Notary Public
Commission No. 10554988
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