

**Poplar Bluff Building Standards Board Meeting
Thursday, October 10, 2024 – 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, October 10, 2024, in the City Council Chambers, 301 South 5th Street, Poplar Bluff, Missouri. Chairman Lonnie Taylor 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>
Arnold Edmondson	Don Foust	Irene Morse
Rodney Reagan	Billy Cobb	Tony Chilton
Lonnie Taylor	Council Liaison Billy Depew	Paula Hefner
Dennis Smothers		Daron House
John Cooper		Kevin Crouch
		Harold Brown

Approval of the August 8, 2024, Minutes

Mr. Rodney Reagan made a motion to approve the August, 2024, minutes. Mr. John Cooper 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, October 5, 2024.

Disclosure of Interest

No conflicts reported.

Compliance Hearing – New Business

**See Attached.

Compliance Hearing - Unfinished Business

**See Attached.

Poplar Bluff Building Standards Board

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October 10, 2024

Discussion

Mr. Tony Chilton advised City Council awarded \$149,000 to the Planning Department to demolish derelict houses.

Adjournment

With no other discussion reported, Mr. Arnold Edmondson made a motion for adjournment. Mr. Rodney Reagan 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 6:54 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

OCTOBER 10th, 2024

AGENDA

New Business

PAGE

945 LESTER STREET

Discussion.....
Vote.....

2024 THOMAS STREET

Discussion.....
Vote.....

808 KINZER STREET

Discussion.....
Vote.....

2003 KENTUCKY STREET

Discussion.....
Vote.....

1510 WOODROW STREET

Discussion.....
Vote.....

1010 SPRING STREET

Discussion.....
Vote.....

1305 BENTON STREET

Discussion.....
Vote.....

2626 VALLEY CREST STREET

Discussion.....
Vote.....

619 SOUTH E STREET

Discussion.....
Vote.....

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

BE IT REMEMBERED that the above entitled matters came on for a **CODE ENFORCEMENT HEARING** on the 10th day of OCTOBER, 2024, at the City Council Chambers, 301 South 5th Street, Poplar Bluff, Missouri before Paula D. Hefner, CCR, RMR-CM, CRR, a Notary Public within and for the County of Butler, State of Missouri, and the following proceedings were had:

ATTENDING:

Chairperson Lonnie Taylor
John Cooper Arnold Edmundson
Rodney Reagan Dennis Smothers

Building Inspector Tony Chilton
Code Enforcement Officer Daron House
Secretary Irene Morse

1 (Building Inspector Tony Chilton was sworn.)

2 CHAIRPERSON LONNIE TAYLOR: Our first order of
3 new business is property at 945 Lester Street, property owner
4 Victor Medina.

5 Is there anyone here representing that property?

6 Do you want to tell us about it?

7 INSPECTOR TONY CHILTON: 945 Lester. So the
8 property -- I was by there yesterday. As you see in the
9 pictures, it's all boarded up. Nobody has worked on this house.
10 I can't tell you the last time somebody has worked on this
11 house. As you can see the front window is out on the upstairs
12 attic. I don't know if the owner has ever worked on it, I mean
13 besides boarding it up. We never heard anything from him.

14 SECRETARY IRENE MORSE: He signed his certified
15 letter.

16 INSPECTOR TONY CHILTON: He did. So he has his
17 letter, but he is not here. He is not here today.

18 So this would be one -- it's a pretty straight house.
19 It can be fixed, I think. I'm assuming that he probably will
20 sell it to somebody who will fix it up.

21 CHAIRPERSON LONNIE TAYLOR: It doesn't have fire
22 damage, does it?

23 INSPECTOR TONY CHILTON: There was a fire.

24 CHAIRPERSON LONNIE TAYLOR: There was a fire?

25 INSPECTOR TONY CHILTON: Yes.

1 JOHN COOPER: Have you been inside or talked to
2 him?

3 INSPECTOR TONY CHILTON: I have not. I have not
4 talked to him and I don't think Irene has either.

5 Send it to demo and see what we hear from the owner.

6 JOHN COOPER: I make a motion that we send it to
7 demo.

8 RODNEY REAGAN: I second that.

9 CHAIRPERSON LONNIE TAYLOR: We have a motion and
10 second to send it to demolition. Any other discussion on that?
11 All those in favor say aye. Aye. Opposed? Okay.

12 The next property is 2024 Thomas Street. The owner is
13 Joan Strieback -- Joan. Anyone here representing that property?

14 INSPECTOR TONY CHILTON: She's not here. I
15 talked with her. I actually talked to her on the phone and I
16 talked to her attorney. It's in a probate situation also, so
17 they're trying to sell it once it's out of probate.

18 I think they are going to go ahead -- the owner is
19 going to try to tear it down unless they sell the property, but
20 they are actively trying to sell.

21 CHAIRPERSON LONNIE TAYLOR: Salvageable?

22 SECRETARY IRENE MORSE: The electric has been
23 gutted and the plumbing --

24 INSPECTOR TONY CHILTON: Yes.

25 SECRETARY IRENE MORSE: And they've cooked meth

1 inside the house.

2 INSPECTOR TONY CHILTON: They did cook meth, so
3 it's going to have to be stripped out totally.

4 CHAIRPERSON LONNIE TAYLOR: You said their
5 intention is to sell it?

6 INSPECTOR TONY CHILTON: Yes. They want to sell
7 it, but we can send it to demo and whoever buys it they'll have
8 to come back and see us, the Board.

9 ARNOLD EDMUNDSON: I a motion we send it to demo
10 then.

11 JOHN COOPER: I second.

12 CHAIRPERSON LONNIE TAYLOR: We have a motion and
13 second to send it to demo. Any discussion? All in favor say
14 aye. Aye. All opposed nay.

15 The next one is 808 Kinzer, property owner Nate
16 Ingram.

17 Anyone here representing that property.

18 INSPECTOR TONY CHILTON: The Board should
19 remember this one. They were here. They're not here tonight.
20 But, this is the one we reversed the demo so they could work on
21 it and as you can see I don't think much work is getting done.

22 JOHN COOPER: I went by that house. They got a
23 lot of windows put in.

24 INSPECTOR TONY CHILTON: They did put some
25 windows in.

1 JOHN COOPER: And they also have a board fence
2 up.

3 INSPECTOR TONY CHILTON: Yes. There was nobody
4 there when I went by to tell them they can't do that.

5 CODE INSPECTOR DARON HOUSE: It's too tall.

6 INSPECTOR TONY CHILTON: They can't have a six
7 foot tall fence in the front yard, so they have to take it out.

8 CODE INSPECTOR DARON HOUSE: They were also
9 living in the house without utilities. They were stealing
10 property from an adjoining property. I sent them to Court and
11 that's still continuing. They are not supposed to be living in
12 the house, but I think they are.

13 INSPECTOR TONY CHILTON: Yes. They cannot live
14 in the house and we've told them repeatedly. The Police have
15 been there repeatedly. They cannot live in that house, but they
16 continue --

17 JOHN COOPER: And they have made that area a lot
18 worse than it used to be, too.

19 CHAIRPERSON LONNIE TAYLOR: Are they burning
20 trash in the yard?

21 CODE INSPECTOR DARON HOUSE: Been burning, not to
22 mention they put up a bunch of mismatched shingles. It really
23 looks terrible what they are doing.

24 ARNOLD EDMUNDSON: Can we reverse it and send it
25 back to demo?

1 INSPECTOR TONY CHILTON: We can.

2 ARNOLD EDMUNDSON: I make that motion that we
3 reverse it back to demo.

4 JOHN COOPER: I second it.

5 CHAIRPERSON LONNIE TAYLOR: Okay. We have a
6 motion and a second to reverse it to demo. Is that correct?

7 ARNOLD EDMUNDSON: Yes.

8 CHAIRPERSON LONNIE TAYLOR: Okay. All those in
9 favor say aye. Aye. Opposed?

10 2003 Kentucky is our next.

11 INSPECTOR TONY CHILTON: So this house here when
12 we had the tornado in May that come through, we had some high
13 winds, it blew a tree down in the back and it's pretty much
14 damaged the whole house. Nobody is living in it. There's no
15 power.

16 SECRETARY IRENE MORSE: The owner did buy a demo
17 permit. He was taking it down by hand. I do believe the other
18 Code Enforcement Officer says he's in the middle of selling it
19 to Cheshire who will take it down the rest of the way.

20 RODNEY REAGAN: So we just need to put this on
21 our next meeting and see how things are going?

22 SECRETARY IRENE MORSE: We can.

23 RODNEY REAGAN: I make a motion to check on this
24 again in our next meeting.

25 JOHN COOPER: I second.

1 CHAIRPERSON LONNIE TAYLOR: We have a motion and
2 a second to send this to our next meeting.

3 Any other discussion? All those in favor say aye.
4 Aye. Opposed?

5 Then we have 1510 Woodrow. A request to reverse demo.
6 The property owner is Wayne Schmidt and Kevin Crouch.

7 Anybody here for that one?

8 Do you want to come up to the mic and state your name
9 and address and tell us what your intentions are.

10 KEVIN CROUCH: Kevin Crouch, 10109 South Sycamore
11 Street, Doniphan, Missouri.

12 My wife and I are purchasing the house. We actually
13 close on it next Thursday. And we have a construction loan
14 ready to sign as soon as we close. We are going to fix it
15 completely.

16 INSPECTOR TONY CHILTON: How much is your loan
17 that you got?

18 KEVIN CROUCH: Sixty thousand. We have numerous
19 plans for it. We're going to re-do the entire house.

20 The house really isn't that bad. Most -- ninety
21 percent of the damage is just five or six rafters and, of
22 course, the decking and smoke damage. From the sheet rock, the
23 ceiling sheet rock in the living room, of course, has to be
24 re-done; that one wall on the north side needs to be re-done
25 where the fire was. All the way back the bedrooms need to be

1 cleaned up. Bedrooms, kilns are basically fine.

2 We are going to put granite in, of course. We are
3 going to put rock on the front of it to give it a good look.
4 Re-do its siding. Put a metal roof on it. Put some windows.

5 INSPECTOR TONY CHILTON: So besides the house you
6 purchased three lots over there?

7 KEVIN CROUCH: 70, 71, and 72.

8 INSPECTOR TONY CHILTON: So on one of the lots
9 there is some concrete steps left?

10 KEVIN CROUCH: Yes. Mrs. Mulberry. I guess her
11 house, it burned; we are going to get rid of the foundation. I
12 don't know how we are going to dispose of it.

13 INSPECTOR TONY CHILTON: And the awning?

14 KEVIN CROUCH: We are taking it down as well.

15 And then later on we're going to get 73 and 74 so
16 we'll have a --

17 INSPECTOR TONY CHILTON: What kind of time frame
18 are you looking at?

19 KEVIN CROUCH: About six months or so.

20 INSPECTOR TONY CHILTON: To completely --

21 KEVIN CROUCH: Yes.

22 INSPECTOR TONY CHILTON: -- finish and you are
23 going to move in?

24 KEVIN CROUCH: No. We are going to flip it.
25 We're going to fix it up and sell it. We work full time so

1 we're going to do this on the side as a side thing. So it's
2 going to take us a little bit of time to do.

3 ARNOLD EDMUNDSON: When can we expect to see some
4 improvement on the house?

5 KEVIN CROUCH: We close on the house next
6 Thursday and sign the construction loan next Friday I guess and
7 we're going to immediately start working on it next weekend.
8 The bank is going to want to see progress, so we've got to get
9 started Friday.

10 I am going to be seeing her to get a permit to start
11 working on it and talk to the Code Inspector. I've got an
12 electrician set up as soon as we close -- hopefully the Monday
13 or Tuesday after -- to check out the wiring. It's just one
14 outlet that's burned out. There's nothing major. For some
15 reason we've got some wires hanging from the ceiling we got to
16 figure out, but the City wants an electrician to go by and look
17 at it and make sure it's good so we've got an electrician set up
18 to do it.

19 INSPECTOR TONY CHILTON: Do you know who the name
20 of it is?

21 MRS. CROUCH: Spark --

22 RODNEY REAGAN: Sparkman's Electric?

23 KEVIN CROUCH: I think so.

24 INSPECTOR TONY CHILTON: James Sparkman.

25 KEVIN CROUCH: I think so.

1 MRS. CROUCH: We got the name off of the letter.

2 KEVIN CROUCH: One of the guys gave us a sheet of
3 electricians and it was on there. Of course, he's going to look
4 at it before and after we get done with the repairs to make sure
5 everything is good.

6 ARNOLD EDMUNDSON: I make a motion that we table
7 this for two months then and see what progress has been made on
8 it.

9 DENNIS SMOTHERS: I second that motion.

10 CHAIRPERSON LONNIE TAYLOR: Don't we have to
11 reverse the order, though --

12 INSPECTOR TONY CHILTON: Yes. First reverse the
13 demo.

14 ARNOLD EDMUNDSON: All right. So I make a motion
15 we reverse the demo and re-visit this in two months.

16 DENNIS SMOTHERS: I second.

17 CHAIRPERSON LONNIE TAYLOR: So we have a motion
18 to reverse the demo and then check on it in two months and come
19 back and see what kind of progress.

20 KEVIN CROUCH: So come back in two months, okay.

21 CHAIRPERSON LONNIE TAYLOR: Irene will send you a
22 notice. Any other questions on it? Okay.

23 All those in favor say aye. Aye. Opposed. Okay.
24 Thank you.

25 KEVIN CROUCH: Thank you.

1 CHAIRPERSON LONNIE TAYLOR: That concludes our
2 new business. We also have unfinished business.

3 The first item is 1010 Spring Street, property owner
4 Dennis Barton.

5 INSPECTOR TONY CHILTON: As you can see there is
6 more tarps on 1010 Spring. Mr. Barton is not here.

7 I went by there because I was supposed to get inside
8 and there was nobody home.

9 DENNIS SMOTHERS: We are still growing tarps.

10 INSPECTOR TONY CHILTON: I haven't been able to
11 get inside.

12 CHAIRPERSON LONNIE TAYLOR: He hasn't made much
13 progress.

14 INSPECTOR TONY CHILTON: No. He has not.

15 CHAIRPERSON LONNIE TAYLOR: Can we send one to
16 demo with it being occupied?

17 INSPECTOR TONY CHILTON: Yes, we can.

18 CHAIRPERSON LONNIE TAYLOR: We've had this for a
19 long time.

20 SECRETARY IRENE MORSE: Since '21.

21 INSPECTOR TONY CHILTON: I think it's time that
22 we probably condemn it and try to force him out of the house.
23 It's that bad. It looked like you can see breaking in the
24 middle of the house and it's starting to fall in even worse.

25 RODNEY REAGAN: Probably the reason he put more

1 tarps so we couldn't see.

2 I go by there at least once a week and I'm not seeing
3 any progress. I mean he did have a dumpster out there, but then
4 the last three times I've been by there there is no dumpster,
5 nothing being done.

6 INSPECTOR TONY CHILTON: And he supposedly got
7 all that Social Security money, so he's got the funds.

8 CODE INSPECTOR DARON HOUSE: And that was the
9 third dumpster. So he's just --

10 RODNEY REAGAN: What did the courts have to say?

11 CODE INSPECTOR DARON HOUSE: It's kind of still
12 pending. We're waiting to see what the Building Standards
13 Boards decides --

14 RODNEY REAGAN: I think we ought to send it to
15 demo and force him to do something.

16 INSPECTOR TONY CHILTON: We can do that.

17 RODNEY REAGAN: I make the motion to send it to
18 demo.

19 JOHN COOPER: I second it.

20 CHAIRPERSON LONNIE TAYLOR: We have a motion and
21 a second to send 1010 Spring Street to demolition. All those in
22 favor say aye. Aye. Opposed.

23 We have 1305 Benton; property owner is Harold Brown.

24 INSPECTOR TONY CHILTON: Mr. Brown is here.

25 CHAIRPERSON LONNIE TAYLOR: Okay. State your

1 name and address for us, please.

2 HAROLD BROWN: Harold Brown. I'm from Broseley,
3 Missouri, and I live at County Road 620.

4 And I bought that place, and me and my dad was going
5 to fix it up but we're going to sell it as soon as we can.
6 There's supposed to be a guy coming out tomorrow that's supposed
7 to be buying it. And if we don't sell it we're going to tear it
8 down.

9 INSPECTOR TONY CHILTON: How long do you think it
10 should take to sell?

11 HAROLD BROWN: He called me yesterday. He bought
12 two apartments a street over from me. I can't think of his
13 name. It's on -- what is that? I'm trying to think of the name
14 of the street.

15 JOHN COOPER: Where did you say you live?

16 HAROLD BROWN: I live in Broseley, Missouri.

17 CHAIRPERSON LONNIE TAYLOR: Who is buying this,
18 you said?

19 HAROLD BROWN: I don't know the guy. The guy
20 just called me last night and said he bought two apartments --

21 INSPECTOR TONY CHILTON: Was it Blueberry
22 Properties?

23 HAROLD BROWN: It's a younger guy and he said him
24 and his dad, they bought the white apartments -- what is that
25 lady's name? The white apartments if you come down -- what's

1 the street off of Main there?

2 SECRETARY IRENE MORSE: Is it Patterson?

3 JOHN COOPER: Running east to west?

4 HAROLD BROWN: I can't think of the name of that
5 street.

6 CHAIRPERSON LONNIE TAYLOR: Fairmont?

7 HAROLD BROWN: Fairmont. He bought the white
8 apartments on Fairmont Street, all those white apartments on
9 Fairmont Street there, back off the road there. This younger
10 guy, he called me yesterday. He just called me yesterday and
11 said that he wanted to buy it.

12 INSPECTOR TONY CHILTON: Jacob Pridy.

13 HAROLD BROWN: So he said that he wanted to buy
14 it.

15 The house can be fixed up. When we bought it -- it
16 needs a beam up underneath the staircase that needs to be
17 replaced and it's got new windows in it. Somebody broke one of
18 them windows out, but it's all new windows in it pretty much.

19 But, it can be fixed instead of tearing it down, like
20 I said. My dad he got too old to do it.

21 INSPECTOR TONY CHILTON: Pridy will probably come
22 in and buy it if he said he will be there tomorrow.

23 HAROLD BROWN: I'm only selling it for what I've
24 got in it because I don't have no use for it and I don't have
25 time to mess with it.

1 RODNEY REAGAN: So we need to table this for two
2 months and see how the sale goes?

3 And like he said he is going to tear it down if he
4 don't sell it.

5 HAROLD BROWN: Yes. If he don't buy it I'm going
6 to tear it down because I have the all the equipment.

7 RODNEY REAGAN: So let's table this because he'll
8 have to buy a permit from Irene, so I make the motion.

9 JOHN COOPER: I second.

10 CHAIRPERSON LONNIE TAYLOR: We have a motion to
11 table this for two months all those in favor. Aye. Opposed.
12 So we're tabling this. Thank you, Mr. Brown.

13 HAROLD BROWN: All right.

14 CHAIRPERSON LONNIE TAYLOR: The next item is 2626
15 Valley Crest.

16 INSPECTOR TONY CHILTON: So this house was the
17 one that was vacant, grewed up. Didn't the original owner pass
18 away?

19 SECRETARY IRENE MORSE: No. He deeded it to his
20 grandson.

21 INSPECTOR TONY CHILTON: Okay. So the grandson
22 does have a loan, they've cleaned it up. The yard is clean. I
23 was there yesterday and it looks a hundred times better. And
24 he's having a construction crew come in and remodel the inside.

25 So I would suggest we take it off the list.

1 RODNEY REAGAN: I make that motion to take it off
2 the list.

3 JOHN COOPER: I second it.

4 CHAIRPERSON LONNIE TAYLOR: Motion and second to
5 take it off of our list. All in favor say aye. Aye.

6 The next is 619 South E Street, property owner Beis
7 Rentals.

8 INSPECTOR TONY CHILTON: Mrs. Beis owns this
9 house. I was there today and they are there working on it.
10 They got the back half of off -- I don't know if it shows in the
11 pictures. Yeah. They got it all tore off.

12 CHAIRPERSON LONNIE TAYLOR: Are they planning to
13 tear it down or to re-do it?

14 INSPECTOR TONY CHILTON: They are going to
15 remodel it. They were working on the front part of it today and
16 they had quite a bit tore off. They are making progress.

17 I think we should give them a little while still.

18 RODNEY REAGAN: So we want to table this for two
19 months?

20 INSPECTOR TONY CHILTON: Yes.

21 RODNEY REAGAN: I make a motion to table this for
22 two months.

23 JOHN COOPER: I second it.

24 CHAIRPERSON LONNIE TAYLOR: Motion and seconded
25 to table 619 South E Street for two months. All those in favor

1 say aye. Aye. Opposed.

2 We need a motion to adjourn our Compliance Hearing.

3 RODNEY REAGAN: I make that motion.

4 CHAIRPERSON LONNIE TAYLOR: We have a motion
5 to --

6 DENNIS SMOTHERS: I second.

7 CHAIRPERSON LONNIE TAYLOR: -- to close our
8 compliance meeting. Do we have a second?

9 All those in favor say aye. Aye. Any discussion?

10 Meeting is adjourned.

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1 STATE OF MISSOURI)
2 COUNTY OF BUTLER) SS

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4 I, Paula D. Hefner, CSR, CCR, RMR, CRR, a Notary
5 Public within and for the County of Butler, State of Missouri,
6 do hereby certify that the above and foregoing **BUILDING**
7 **STANDARDS BOARD, CODE ENFORCEMENT HEARING**, was taken by me in
8 stenotype on the 10th day of OCTOBER, 2024, at the City Council
9 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 13th day of OCTOBER, 2024.

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

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19 Paula D. Hefner, CSR, CCR, RMR
20 Notary Public
21 Commission No. 10554988
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