

January 24, 2024
Building Code Committee Meeting
Packet

THE CITY OF MALDEN

201 S. MADISON STREET

MALDEN MISSOURI

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BUILDING CODE COMMITTEE MEETING MINUTES – WEDNESDAY, NOVEMBER 15, 2023 at 3:00 p.m.

COMMITTEE MEMBER DREW JOYCE	<u> X </u>	<u> </u>
COMMITTEE MEMBER LYNNETTE JENKINS arrives at 3:15 p.m.	<u> X </u>	<u> </u>
COMMITTEE MEMBER HAROLD JONES	<u> X </u>	<u> </u>
COMMITTEE MEMBER DIANNA ROGERS	<u> X </u>	<u> </u>

4 Members Present

Others in Attendance: Ward II Council Member Robert House, City Clerk Mandy Lewis and Director of Department of Public Safety/Chief of Police Jeff Mitchell.

APPROVAL OF MINUTES

MOTION: By Committee Member Jones to approve Regular Session Minutes of the September 27, 2023 Building Code Committee Meeting.

SECOND: By Committee Member Rogers.

Motion Carried 3/0

OPEN FORUM

None.

UNFINISHED BUSINESS

Status of Buildings Scheduled to be Demolished

Director Mitchell informs the Committee the November and December Condemnation Hearings have been rescheduled until after January 1, 2024 due to scheduling conflicts. He states the remaining budget for demolitions is \$8,200.00. He suggests houses that have been damaged by fire may be the most budget friendly to demolish. City Administrator Smith states funds from the city's transfer station have been used in the past to complete additional demolitions. Director Mitchell states he would like to see what he can do with the \$8,000 and come back to the Committee if more is needed in the future.

NEW BUSINESS

Maintenance Lien Forgiveness Policy - Commercial Property

City Administrator Smith states commercial properties have larger liens than residential properties. This is due to the higher cost of demolition of commercial structures. Committee Member Joyce states he is not in support of waiving liens on commercial properties. City Administrator Smith states she recommends the City Council refer requests for lien forgiveness on commercial properties be forwarded to the Building Code Committee to investigate and discuss on a case-by-case basis. Committee Member Joyce inquires about properties zoned both commercial and residential. City Administrator Smith states properties that existed prior to demo as commercial would be treated as commercial.

MOTION: By Committee Member Jones to recommend the City Council treat a Lien Forgiveness Request for commercial properties on a case-by-case basis per City Administrator Smith's recommendation.

SECOND: By Committee Member Rogers.

Motion Carried 3/0

Spring City-Wide Cleanup

Building Code Committee discusses the dates for the Spring 2024 City-Wide Cleanup and City-Wide Yard Sale. The agreed upon dates are: City-Wide Yard Sale May 2, 3, and 4 with the City-Wide Cleanup to follow on May 6, 7, and 8.

Other Business Deemed Necessary

Committee Member Rogers states there is an individual interested in the records building located on Madison. City Administrator Smith states the property will be put out to bid when the City has moved the records.

Committee Member Jenkins arrives at 3:15 p.m. Committee Member Joyce updated Committee Member Jenkins on prior discussions. Committee Member Jenkins asks what standards will be gone by for lien requests. City Administrator Smith states there is currently only one commercial property. Committee Jenkins states she feels there needs to be standards so every person is treated the same. City Administrator states she will reach out to other cities and see what policies are followed.

City Administrator Smith states the Fuel Depot will be coming down within the next six months.

With no other business a Motion to Adjourn was entertained.

MOTION: By Committee Member Rogers to adjourn the Building Code Committee Meeting for November 15, 2023 at 3:20 p.m.

SECOND: By Committee Member Jones.

Motion Carried 3/0

MANDY LEWIS, CITY CLERK

DREW JOYCE, COMMITTEE CHAIR

Status of Buildings Scheduled to be Demolished

CONDEMNED STRUCTURES WITH FINDINGS OF FACT

1. 106 N. Beckwith St.----full structure
2. 403 N. Edwards St.----partial structure
3. 610 Ozark St.-----partial structure-on the ground
4. 100 S. TaylorSt.-----partial structure-on the ground

CONDEMNATION HEARING SCHEDULE

HEARING- 1/24/24

1. 112 E. Davis St.-----Cunningham
2. 302 S. Graham St.-----Bearden
3. 610 N Kimball St-----Fair
4. 701 Lark/Frank St-----Kilgore
5. 501A N. Madison St-----Waller

CONDEMNED PROPERTY-----HOLD FINDINGS

1. 601 N Edwards St.-----Bondzie
2. 209 S Graham St-----Marshall
3. 216 S Marion St-----Hawkins
4. 509 Tom St-----Harris

FIRE DAMAGED STRUCTURES TO BE SCHEDULED

1. 209 E Cleveland-----Clopton
2. 207 N Decatur-----Waller
3. 514 S Decatur-----Cooper
4. 614 N Edwards-----Kilgore
5. 3026 N Douglas-----DeArmon



Malden Department of Public Safety

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Dormant Properties – Heavy Maintenance Required
(Removal of debris, large trees, concrete, fencing. Before it can be mowed)

209 N. Almar
202 N. Clinton (rear)
405 N. Clinton
406 N. Clinton
407 N. Clinton
104 S. Decatur
505 S. Hastings
307 N. Edwards
406 N. Edwards
822 N. Goldsmith
308 S. Graham
311 E. Howard
306 N. Kimball
800 N. Kimball
811 N. Kimball
602 S. Madison
208 W. Ollie
402 E. Ozark
310 E. Park