

CITY OF MALDEN

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MALDEN, MISSOURI

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BUILDING CODE COMMITTEE MEETING MINUTES- THURSDAY, JULY 30, 2026 AT 10 A.M

	<u>PRESENT</u>	<u>ABSENT</u>
Committee Member Lynnette Jenkin	<u>X</u>	<u> </u>
Committee Member Bindy Grant	<u>X</u>	<u> </u>
Committee Member Phil Santie	<u>X</u>	<u> </u>
Committee Member Dianna Rogers	<u>X</u>	<u> </u>
Committee Member Daniel Cooper	<u>X</u>	<u> </u>

5 Members Present

OTHERS IN ATTENDANCE: City Clerk Jessie Cobb, City Administrator/ Utility Director Jeff Mitchell and Code Enforcement Officer John Johnson.

APPROVAL OF MINUTES

MOTION: By Committee member Rogers to approve the Regular Session Minutes of July 30, 2026, Building Code Committee Meeting

SECOND: By Committee member Grant.

MOTION CARRIED: 5/0

OPEN FORUM

None

1. Status of Buildings Scheduled for Demolition / Vacant and Dormant Properties

The committee discussed the City's ongoing demolition of dilapidated structures and maintenance of vacant or dormant properties.

A proposal was presented to consider using a portion of the City's demolition and cleanup funds as an incentive for property owners or prospective purchasers who are willing to acquire and improve vacant or deteriorated properties.

Under the proposed concept, rather than spending City funds solely to demolish a structure and then continuing to maintain the resulting vacant lot, the City could potentially contribute an amount toward demolition or cleanup when a private party agrees to acquire the property and improve or develop it.

The committee discussed potential benefits, including:

- Reducing the City's long-term mowing and maintenance costs.
- Encouraging the redevelopment of vacant properties.
- Increasing the City's future tax base when properties are improved.
- Encouraging construction of new homes or other development.
- Potentially allowing the City to recover some value from funds that would otherwise be spent solely on demolition.

The committee noted that legal requirements would need to be reviewed before any program could be established. The matter will be discussed with the City Attorney to determine whether such a program is legally permissible and, if so, how it could be structured. The committee also discussed whether assistance could potentially be expanded beyond demolition to certain rehabilitation projects where a property is deteriorated but still capable of being renovated.

It was noted that approximately **\$18,500** is currently budgeted for the relevant cleanup line item, although funds are also used for mowing, property maintenance, and the City's twice-yearly cleanup events. Approximately **\$4,000** is typically spent on each cleanup event, leaving an estimated **\$14,000** potentially available for other cleanup activities, subject to actual expenditures.

No formal action was taken. The matter will be researched further.

2. Code Enforcement and Property Maintenance

The committee discussed continuing concerns regarding deteriorated properties, tall grass, debris, vacant structures, and general property maintenance throughout the City.

Members expressed concerns regarding properties in multiple wards and emphasized the importance of consistent code enforcement throughout the community.

The committee discussed the City's enforcement process, including notices of violation, opportunities for property owners to correct violations, and citations when violations remain unresolved.

It was noted that code enforcement can be complicated when:

- Property ownership is unclear.
- Properties are held by deceased owners.
- Estates or inheritances have not been legally transferred.
- Properties have liens or other legal claims.
- Privacy fences prevent access to rear portions of properties.
- The City does not have legal authority to enter private property without proper authorization.

The committee discussed whether City personnel may access alleys and whether debris located behind privacy fences can be addressed. It was explained that City personnel may access public alleys but generally cannot enter fenced private property without appropriate legal authority.

Members emphasized the importance of continuing enforcement efforts and following the proper legal process.

3. Specific Properties Discussed

Several properties were discussed as examples of ongoing code-enforcement or maintenance issues.

The committee discussed a property which has previously been considered for demolition. The property has gone through the building commissioner process, and the City is awaiting additional information from the City Attorney before proceeding.

Other properties discussed included locations on:

- Russell Street
- Ozark Street
- Francis Street
- Cleveland Street
- Charlotte Street
- Broadwater
- Other areas identified on the City's code-enforcement list

The committee was advised that several notices of violation and citations had recently been issued.

One property was discussed where ownership remains unresolved following the death of the recorded owner. Because the property has not been properly transferred through the estate process, enforcement options may be limited. The committee discussed whether the property could potentially qualify for action through the building commissioner process.

Code Enforcement will continue to monitor these properties and pursue enforcement as permitted by law.

4. Street Department and Parks Update

The committee received an update regarding the Street Department and Parks Department.

It was reported that staffing remains limited, including one part-time employee assigned to the Street Department/Parks operation and another employee currently on medical leave.

Despite staffing limitations, City employees have been working to address maintenance needs throughout the community.

Recent work includes:

- Operation of the City's street sweeper.
- Bush hogging in areas requiring additional maintenance.
- Grading alleys.
- Cutting back overgrown vegetation and brush.
- Addressing low-hanging limbs along streets and in parks.
- Continued mowing and property maintenance.

Staff reported that work is being prioritized based on the most urgent or severely overgrown areas.

Additional trimming of low-hanging limbs is expected to increase during the fall when there is less foliage, although particularly problematic areas will be addressed sooner when possible.

5. Splash Pad and Parks Maintenance

The committee discussed the City's splash pad and the additional maintenance requirements associated with its operation.

It was noted that the splash pad has been well attended and provides a recreational benefit to families in the community, but also requires significant maintenance, including restroom cleaning, trash removal, and general upkeep.

Staff explained that the facility uses a flow-through water system rather than recycling the water. The committee discussed the water usage and operational considerations associated with the system.

6. Property Maintenance List

Staff provided an update regarding properties currently being monitored for violations.

Several properties have received notices of violation, citations, or other enforcement action. Some property owners have corrected violations following notification.

Staff will continue working through the current list and issuing notices or citations as appropriate.

7. Fall Cleanup

The committee discussed the City's upcoming fall cleanup event.

An exact date has not yet been established. Staff was asked to determine possible dates and provide the information at an upcoming Council meeting so that residents can be notified in advance.

It was noted that advance scheduling is necessary to coordinate dumpsters and other resources.

8. Trash Cart Placement

Members discussed concerns regarding residents leaving trash carts at the curb beyond the City's required pickup period.

The committee discussed the possibility of reminding residents through the City's website or social media that trash carts should be returned promptly after collection.

Members noted that carts left in the roadway or near driveways can interfere with traffic and create other neighborhood concerns.

9. Downtown Cleanup

The committee discussed recent efforts to clean and maintain downtown sidewalks and public areas.

Members expressed appreciation for the individuals volunteering or assisting with downtown cleanup efforts.

A concern was also raised regarding unauthorized cleaning activity at a downtown building that had previously been damaged by fire and/or tornado. The committee discussed the importance of keeping individuals off unsafe or restricted properties and maintaining appropriate signage.

10. Additional Discussion

Members continued discussion regarding the City's limited staffing and resources, the increasing number of properties requiring maintenance, and the need to prioritize available funds.

The committee generally agreed that the proposed property-investment/demolition concept was worth further investigation. No formal action was taken pending legal review and development of specific guidelines.

With other business discussed, a motion to adjourn was entertained.

MOTION: By Committee Member Grant to adjourn the Building Code Meeting of July 30, 2026, at 10:41 a.m.

SECOND: By Committee Member Rogers

Motion Carried 5/0



Kayla VonRuden, City Clerk



Lynnette Jenkins, Committee Chair