

*Missouri Association of  
Code Enforcement*

**VIEW POINT**

**MACE Conference 2014**

The 2014 MACE conference is fast approaching.

**September 17th-19th 2014**

[www.countryclubhotel.com](http://www.countryclubhotel.com)

Country Club Hotel & Spa

250 Racquet Club Drive

Lake Ozark, MO 65049

800-964-6698



Visit our website at [www.MACE-Mo.org](http://www.MACE-Mo.org)

## MACE Board

### PRESIDENT

Art Genasci

201 N Second Street

St. Charles, MO 63301

Phone: 636-949-7900, ext. 7280

agenasci@sccmo.org

### 1st VICE PRESIDENT

Tamara Schenke

506 Main Street

Belton, MO 64012

Phone: 816-331-4331, ext. 116

tshenke@belton.org

## PROFESSIONAL DEVELOPMENT

### DIRECTOR

James Sisk

330 N Second

Poplar Bluff, MO 63901

Phone: 573-686-8682

jsisk@pbpdstaff.org

### MEMBERSHIP DIRECTOR

Lara Mormino

11911 Dorsett Rd

Maryland Heights, Mo 63043

Phone: 314-738-2247

lmormino@marylandheights.com

### TREASURER

Lisa Bullock

11911 Dorsett Rd

Maryland Heights, Mo 63043

Phone: 314-291-6550

### SERGEANT-AT-ARMS

Traey Lambertz

102 E. Wall Street

Harrisonville, MO 64701

Phone: 816-380-8134

traeyl@casscounty.com

### SECRETARY

John Morgan

10555 Clayton Rd

Frontenac, MO 63131

Phone: 314-373-6534 x234

jmorgan@cityoffrontenac.org

### IMMEDIATE PAST PRESIDENT

Johnny Benisch

200 N Second Street

St. Charles Mo 63301

Phone: 636-949-3500

John.benisch@stcharlescitemo.gov

## MISSOURI ASSOCIATION OF CODE ENFORCEMENT

PAGE 2

## Conference information



The MACE 2014 conference is really taking shape. We have already scheduled several classes with some familiar instructors as well as some great new ones. We will have three tracks this year. An Inspection track, a Code Enforcement track and a Planning track. You can mix and match between all tracks.

We have planned two great barbeques (by popular demand) for the 17th and 18th. This will be a great time for networking and relaxations. Family members are more than welcome to attend as well. We will have great door prizes and fun surprises. If there is a class you would really like to see at this conference please email me as soon as possible at [tschenke@beltonpd.org](mailto:tschenke@beltonpd.org) and I will see if I can get it set up.

We hope to see you there. This is going to be our best conference to date. Please mark your calendars now to join us!

## HAPPY HOLIDAYS TO EVERYONE

The MACE Board wishes all it's members and their families a very Merry Christmas and Happy Holidays. We hope all of you stay safe and warm through the holidays. Please keep those less fortunate in your prayers that they find plenty of food, shelter and warmth through the cold weather.

Have a very Happy New Year and were looking forward to a great 2014 with all of you.



## Your MACE Board

### PAST PRESIDENTS

Johnny Benisch 2011-2013  
Tamara Schenke 2009-2011  
Pearline McFall 2005-2009  
Johnny Benisch 2003-2005  
Walter Hughes, Jr 2001-2003

Dwight Flowers, 1999-2001  
Jim Fossell, 1997- 1998  
Jim Poelker, 1996-1997  
R.C. Bonds, 1995-1996  
David Park, 1992-1995

## Committee Members Wanted

We need volunteers who wish to assist with the following committees

1. Conference committee-Help plan the 2014 Conference at the Lake
2. Publisher committee-Review the View Point before publication
3. Membership committee-Assist with recruiting new members and keeping existing members
4. Education committee-Assist with classes and recruiting instructors.

please contact Tamara Schenke at [tschenke@betlonpd.org](mailto:tschenke@betlonpd.org) if you would like to volunteer.



## *Schenke receives AACE CEO of the year award*

MACE Vice President receives the Code Enforcement Officer of the Year award from AACE. This award is given to a Code Officer each year who shows that they have gone above and beyond the call of duty and promotes the profession of Code Enforcement. Tamara was awarded the Presidents award in 2011 from AACE and is only the third person to have ever received that award. Congratulations to Tamara on receiving this prestige's award.



John Benisch  
AACE President  
MACE Past President.

## Mystery illness solved when family discovers new home was a meth lab



The foreclosed house for sale on the up-and-coming street pined for fresh paint and other fixes, but the Hankins family saw its potential.

Plus, at \$36,000, the price was perfect for a young family trying to make ends meet in small-town Klamath Falls, Ore. "We said, 'It needs a little bit of love, but it's got good bones,'" Jonathan Hankins recalled. "We just had no idea that those bones were poisonous."

Within days of moving in this past summer, Beth Hankins, an ER nurse, started experiencing breathing problems. Then Jonathan got migraine-like headaches and nosebleeds. By the third week, their 2-year-old son, Ezra, developed mouth sores.

"He couldn't even drink water without being in pain," said Jonathan, 32.

They were about to schedule doctor visits when a neighbor shared the bad news: 2427 Radcliffe was a former meth house.

The family ordered a \$50 testing kit and had the lab expedite the results, which revealed a contamination level nearly 80 times above Oregon Health Authority limits.

"Our walls were poisoning us," said Jonathan, who quickly moved his family to a rental home.

Buying a foreclosed house from government-sponsored Freddie Mac meant the family was informed about being responsible for detecting hazards like lead paint and asbestos, but there was no warning from real estate agents or Freddie Mac about drug activity.

Because it was being sold "as is," the couple decided to save their money and skip a traditional inspection, which would have noted superficial repairs but not the chemicals used to cook the highly addictive drug. "In the case of methamphetamine, it's an invisible toxin," Jonathan said.

[Twenty-three states, including Oregon](#), have laws requiring sellers to disclose if a property was ever used as a clandestine drug lab. In the Hankins' case, Freddie Mac says it never knew the two-bedroom, one-bath home had a checkered past.

"We certainly empathize with the situation, but we had no prior information about the way the home had been used," Freddie Mac spokesman Brad German told Yahoo News. "If we had, of course, we would have disclosed it."

It's a Catch-22 that Joe Mazzuca of Meth Lab Cleanup, a national remediation and training company, predicts others could find themselves in. Based on national and state data, Mazzuca conservatively estimates there are 2.5 million meth-contaminated homes in the U.S. "The signs and indicators aren't always there," he said. "You don't always see the meth residue. It's extremely dangerous stuff."

His concern was echoed at a congressional hearing in August on the efforts to curb domestic methamphetamine production.

Drug czar Gil Kerlikowske, head of the president's Office of National Drug Control Policy, testified that "U.S. meth lab seizure has more than doubled between 2007 and 2010, and these labs pose a major threat to public safety and the environment."

Mazzuca said the problem "is off the charts. We average a call every three to five minutes." One of those recent calls came from Michigan, a state with no disclosure law, where a father unknowingly purchased a meth-contaminated home. "He just buried his 14-year-old daughter after living in it for two years," Mazzuca said. "I could tell you stories like that for days."

With or without disclosure laws, Mazzuca believes scores of home buyers are at risk because only one in 10 meth labs are busted. Other times, he said, information can fall through the cracks by the time a big bank or government agency gets past the red tape of selling a foreclosed home.

He advised anyone considering buying a foreclosure to do their due diligence. He suggested the following actions:

[Check the DEA's National Clandestine Laboratory Register.](#)

- Talk to the property's neighbors.
- Contact the local health department and police for past issues.

Buy a kit to test for chemicals.

Jonathan Hankins in Oregon believes the seller needs to shoulder some of that burden.

"Consumers don't know about this problem, and a simple \$50 test by them could have prevented all this," said Jonathan, who's now left to pay rent and a mortgage. "Thirty-six thousand may be a drop in the bucket to them, but it could ruin us financially."

He says his calls and emails to Freddie Mac have gone unanswered, so he turned to Change.org, a website that aims to promote social change by the use of online petitions. [There he posted his frustration with what he calls the agency's false promise.](#)

"Freddie Mac advertises, '*Our qualifying homes come with a reviewed title, and a repaired living space making them easier to sell and improving home values in your territory. We sell our homes responsibly. Freddie Mac is committed to having the best property maintenance and sales standards in the country.*' We had no reason to expect otherwise. Instead, they irresponsibly sold us a ticking time bomb of dangerous chemicals without even telling us."

Attorneys have told the Hankins that the "as-is" fine print leaves them few options.

Decontaminating a former meth lab can run anywhere from \$5,000 to \$150,000, according to experts. Jonathan says he's been quoted a clean up cost more than his house is worth.

"We're not really angry at [Freddie Mac], but we're shocked that this could happen to anyone in America," he said. "It's an opportunity for them to set a precedent for others in the mortgage industry."