



City of Rock Falls Building Committee Meeting Minutes

Date: 04/02/08 Time Meeting Started: 5:17 pm

Time Meeting Ended: 6:35pm

Members		Also Attended	
Alderman Snow	P	Mayor Blanton	P
Alderman Vandersnick	P		
Dave Leonard	P		
Sally Scanlan	P	Richard Downey, City Administrator	P
P-Present A-Absent			

Ordinance/Topic	Discussion	Plan of Action
1. Call to Order @ 5:17pm	<ul style="list-style-type: none"> • Committee called to order at 5:17pm 	No action.
2. Condemnation Proceedings Update 3. Building Inspector Report/Building Violations.	<ul style="list-style-type: none"> • 1509 Lindy Avenue- Letters have gone back and forth from the owner's attorney and the City Attorney. Property would not take much time to clean up. • 500 2nd Avenue-Mr. Rodriguez-Petition for demolition has been filed on that property. They asked for more time, and the owners were told "no". Building Inspector is waiting on response from building owner. Mayor questioned what the deadline was going be. Committee felt that the property owner has been given plenty of time to fulfill issues. Proceeding to fine for condemnation is filed. • 226 Ave E-Petition for abandonment on property. Publications have been filed to inform current property owner of declaration. City Attorney has advised that will go to court in June, possibly. • 702 1st Avenue-Owner is not in country. City has filed for abandonment and is going to publish notification in newspaper regarding this property. Property just recently has been broken in. • 205 E 12th Street-Property is full of garbage. Bank has foreclosed on this property and is currently being shown by the bank to sell. No Action. • 303 14th avenue-Lots of cats and cockroaches were here and is now cleaned out. The property owners would like to remodel it. Building inspector has sent the property owners some interested parties that were interested in purchasing it. No action. • 1208 W 20th-Abandonment was filed February 28th. There is no legal owner for property. Neighbor has been mowing the property. • 200 W 1st- Limestone building. There is some legal issues with the City, with a court case coming up in June. City Attorney is directed to move forward on this issue. • 405 Avenue E-Property owner is working on property. • 2015 14th Avenue-This property has been sold and will be going 	Actions on various fronts.

	<p>away from issue list.</p> <ul style="list-style-type: none"> • 406 Goodell Crt-This property has been through a couple of ownerships. The house is brought up to code, but the garage is still there, which is currently in poor condition. Owner seems to be responding. • 610-612 W 2nd St.-Aldermen of the Ward wanted this issue address. Shed & Old Gas Station are in extremely poor condition. Had a very polite conversation with property owner, although the property owner is concerned with deadlines of the letter he was sent. Building Inspector informed him deadlines for clean-up are set in ordinance. • 606 11th Avenue-Issue with setbacks of garage. Building Inspector suggested going to the Planning Commission, but he declined to do so, and the property owner would like to see it go to court instead. Committee recommended that this issue be sent to City Attorney's office. • 1000 First Avenue-has been resolved. Issue will be removed from issue list. • 324 East 2nd-Building Inspector sent a second letter and returned to department as undeliverable. Letter was sent to Police department to deliver, not-deliverable. Property is under a letter of violation, cannot be condemned. • 401 E 6th Street- Building inspector handed out to committee letter received from property owner. A building permit was on the property and ran out last year. There is a new roof on the property, but no siding. Neighbors are upset on this property not getting fixed. Property owner has told building inspector that if this issue was pursued he would contact bank and let them take it back. There are no utilities run into the property. Committee requested that Building Inspector speak with the City Attorney on this property. • 1209 W 20th-Fence in the front yard. Property owner has been arrested on a Class X felony. Court date with city violation was today but was rescheduled for future date, as court system did not want to transfer her to the court system for such a minor violation, versus Class X felony. City Attorney suggested holding onto this violation and they would return to issue after owner was given court date for felony convictions. • 812 Avenue A-Mr. Halgren is owner. Court case was today, and City Attorney presented order to clean up property. Owner was given until April 18th to clean it, or the City will clean it. Property taxes are also an issue there, as they have not been paid. Committee was disappointed about this turn of events. • 710 5th Avenue- Property is condemned. Issue with heating system not being vented. Property owners seem to be responding to issue. Tri-County has installed baseboard heating into house, so issue seems to be resolved. 	
<p>4. Committee Member Items.</p>	<ul style="list-style-type: none"> • No items were presented. 	<p>No action.</p>

5. Review/Approve Minutes	<ul style="list-style-type: none">• Committee reviewed minutes as presented and approved.	No action.
6. Adjournment	<ul style="list-style-type: none">• Committee was adjourned at 6:35pm.	No action.

Richard Downey, Recorder, Rock Falls Building Committee