



City of Rock Falls

Building Committee Meeting Minutes

Date: 05/07/08 Time Meeting Started: 5:15 pm

Time Meeting Ended: 6:30pm

Members		Also Attended	
Alderman Snow (chairperson)	P	Mayor Blanton	P
Alderman Vandersnick	P	Mark Searing, Building Inspector	P
Sally Scanlan	P	Debbie Williams, concerned citizen	P
David Leonard	P	Dave Williams, Concerned citizen	P
		Richard Downey, City Administrator	P
P-Present A-Absent			

Ordinance/Topic	Discussion	Plan of Action
1. Call to Order @ 5:15pm	<ul style="list-style-type: none"> • Committee called to order at 5:13pm 	No action.
2. Condemnation Proceedings Update	<ul style="list-style-type: none"> • 1509 Lindy Avenue-Tom (City Attorney) has been in contact with attorney representing owners. Committee declined to take any action on issue due to recommendation of City Attorney. • 500 2nd Avenue-Tom (City Attorney) has been in contact with attorney representing owners. Committee is going to wait for the response from property's owner. Court has been petitioned for demolition. City Administrator suggested getting response from City Attorney before next meeting, committee agreed. • 226 Avenue E-All respondents of liens and banks have been notified and no one has answered to the City's communication. Tom will send copies of court motion and will go into court to declare abandonment and the City will then take title to it, if the court so chooses. • 702 1st Avenue-Everything is ready to go for a summons to get property owner into court. Committee declared that this property has been such a nuisance that City Attorney's office needs to move forward this week with condemnation without waiting for summons. • 205 E 12th-House was posted by a foreclosure company. House is full of junk inside. • 303 14th Avenue-Son contacted building inspector, and is hoping to start remodeling it this summer. • 812 Avenue A-Court Order to go in and clear the mess out of the yard. 2nd day of cleaning the generator was on in the house. Police again verified that generator was running yesterday. Building Inspector re-condemned the property again just this week. Ms. Williams addressed committee, as her husband is a friend of property owner. Mr. Williams arrived at 5:30pm and addressed the committee regarding Mr. Halgren. Discussion was had on the issue at length. Committee discussed what needs done on the property. Cards were distributed around for calling 	Action as directed.

	<p>back and forth. Committee discussed having property moving forward.</p> <ul style="list-style-type: none"> • 1208 W 20th-Has been filed for abandonment, and time is just running. • 200 First Avenue-No info back from Tom, property taxes have been purchased. Mayor said is familiar with the situation, and moving forward. • 405 Avenue E- No report. • 2015 14th Avenue-property has been purchased, and is going to have work done it. • 406 Goodell Ct.-has been abated as well. • 610-612 W. 2nd Street-Posted. Committee determined to send a letter from the City Attorney regarding potential court action. • 606 11th Avenue-Garage issue. Issue has been sent to Tom for legal action. • 324 E 2nd-Big House. Letter sent no response. Caught at City Hall making payment on utilities. Property owners are broke and are ready to move out once the taxes come due. Committee discussed and directed Building Inspector to speak with City Attorney Tom Sanders. • 401 E 6th-Guy from California. He called and has come up with money and will start work, soon. Committee discussed. Committee directed Building Inspector to contact City Attorney and have a letter sent. • 1209 W. 20th-Front Yard fence issue. Court case is set for May 28th. Attorney Sanders has said that her attorney has suggested removing fence. • 601 W. 7th-Owners both have passed away. Letter has been sent on May 7th. • Numerous Garages has building violations: Everyone of them is a demolition candidate. City Attorney suggested getting a list together and then submitting to court. Committee discussed. They directed building inspector to move forward with getting a list and returning to committee. 	
3. Committee Member Items	<ul style="list-style-type: none"> • Committee member Scanlan questioned issue of Gas Stations being abandoned. Building Inspector explained Gas Stations being abandoned. Issue at Mark's gas station. • Building Inspector discussed hand-outs. Committee agreed handouts were fine. • Building Inspector informed committee about training that is available via Hoffman Estates. 	No Action.
4. Review/Approve Minutes	<ul style="list-style-type: none"> • Minutes were present in a expedient manner and confirmed as presented. 	No action.
5. Adjournment	<ul style="list-style-type: none"> • Committee adjourned at 6:30pm. 	No action.