



City of Rock Falls Building Committee Meeting Minutes

Date: 10/07/09 Time Meeting Started: 5:15 pm Time Meeting Ended:

| Members | | Also Attended | |
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| Alderman Snow (Chairperson) | P | Mayor Blanton | P |
| Alderman Vandersnick | P | Mark Searing, Building Inspector | P |
| Dave Leonard | P | | |
| Sally Scanlan | P | Richard Downey, City Administrator | P |
| P-Present A-Absent | | | |

| Ordinance/Topic | Discussion | Plan of Action |
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| 1. Call to Order @ 5:15pm | <ul style="list-style-type: none"> Committee called to order at 5:15pm | No action. |
| 2. Unfinished Business: a) Energy Efficiency Grant Program- Mr. Downey | <ul style="list-style-type: none"> Mayor discussed with the committee about the Illinois Municipal Electric Agency energy efficiency program that is going to run through the Illinois Department of Commerce & Economic Opportunity. The program is still being developed by IMEA. Committee requested to administer the grant to the Electric committee. | Item would be placed on the next Electric committee agenda for action. |
| 3. New Business: a) Report on 603 Ave A. - Mr. Searing | <ul style="list-style-type: none"> Mr. Searing reported on 603 Avenue A. This is a garage issue, and currently hasn't been moved. For next meeting this item would be placed on unfinished business for next meeting. | Item to be placed on next agenda as Unfinished business. |
| 4. Condemnation Proceedings Update | <ul style="list-style-type: none"> 500 2nd Avenue-Mr. Ramirez the owner is "plugging away" at the process. Mark is confident this house will move forward without prompting. Item would be removed from the court system docket. 205 E 12th-Mr. Searing reported that there is state legislation on foreclosures and that law could affect this property. He will report on this as it progresses. 303 14th-Sitting and is secure. No action. 1208 W 20th-Property sold by city and is moving forward. 601-612 W 2nd Street- Property owner is not cleaning up property. City Attorney will be contacted on this project and this will be taken into court. 812 Avenue A-Property owner has reconnected his utilities. Property has been painted and the yard has been cleaned up. Judge has set a status hearing for 10/14/09 or thereabouts. Committee discussed investment of the city on enforcement. 307 W 16th-Demolition permit has been issued a year ago, and nothing has been done. Alderman Snow questioned if we could change the ordinance on the time of a permit for demolition. 1515 W Route 30-Neon Moon. Property owner claims he will be in town on October 10th to clean up property according the Mayor. Committee will hold issue over until next month. | Demo Permit issue would be reviewed by the building inspector, and then placed on Ordinance Committee. |

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| | <ul style="list-style-type: none"> • Mayor mentioned trailer court on Route 30. Building inspector reported on issue. There are numerous violations on this property. Committee directed building inspector to contact property owner and request for a full inspection on each of the trailers in the court. • 1509 W Rt. 30-Building has to be secured, there is a septic tank issue also on the property. Property owner has refused to have semi-trucks removed from property for parking. Property owner has stated that he will try and get a letter, as he has changed his mind on semi-truck parking. Building inspector will continue to work on this issue. • 221 Avenue D-Discussion with property has revealed that property owner might demolish this property or his other property at 228 Avenue E. • 802 Avenue D-Property owner has applied for rental rehab grant, and building inspector has no concern over this issue. • 1500 Avenue A-Building Inspector will be condemning this property shortly. • 703 4th Avenue-Death certificates are being held over. Property has been exterminated of mice. • 1119 Avenue A-House violation. Property is going to be condemned. • 309 W 2nd - Reglin Rental-Has storage container violation. Committee directed building inspector to contact city attorney to send a letter to property letter. Alderman Snow reported to building inspector that there is a storage container behind Grummert's hardware. Committee requested that Ordinance Committee be made aware of storage container ordinance update. • 209 2nd Avenue-Water drainage from roof on property to the south. 3 letters have been sent but no response from property owner. | |
| 5. Committee Member Items | <ul style="list-style-type: none"> • Alderman Snow presented information from Illinois Municipal League about getting hearing officer for local court. Cost to get an attorney trained would be roughly \$500 for a hearing officer program. Committee discussed issue at length. | No action. |
| 6. Review/Approval of Minutes | <ul style="list-style-type: none"> • Minutes were presented and approved as presented. | Minutes approved as presented. |
| 7. Adjournment | <ul style="list-style-type: none"> • Meeting adjourned at 5:50pm | Meeting was adjourned at 5:50pm |