



## City of Rock Falls Building Committee Meeting Minutes

Date: 11/03/10 Time Meeting Started: 5:15 pm

Time Meeting Ended: 6:18pm

| Members                          |   | Also Attended                      |   |
|----------------------------------|---|------------------------------------|---|
| Alderman Snow (Chairperson)      | P | Mayor Pro-Tem Glen Kuhlemier       | P |
| Alderman Vandersnick             | P |                                    |   |
| Dave Leonard                     | A |                                    |   |
| Sally Scanlan                    | P |                                    |   |
| Mark Searing, Building Inspector | 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"> <li>• Committee called to order at 5:15pm</li> </ul>   | No action.                                       |
| 2. Old Business: a) Foreclosure Program - IHDA | <ul style="list-style-type: none"> <li>• City Administrator reported that there was no new progress on issue as IHDA program has not been developed yet.</li> </ul>   | No action.                                       |
| 3. Condemnation Proceedings                    | <ul style="list-style-type: none"> <li>• Building Inspector reported that the administrative hearing court system will start in December 21<sup>st</sup>. There will be a mock hearing on November 16<sup>th</sup> at 10am at the City of Sterling Coliseum.</li> <li>• 303 14<sup>th</sup> Avenue-The old Fisher house that was full of fleas. Owner has neglected property. Issue will be sent to Administrative hearing court if issue does not get resolved.</li> <li>• 1208 W 20<sup>th</sup>-House was sold, extension until December 1<sup>st</sup>.</li> <li>• 610-612 W 2<sup>nd</sup> Street-Property is progress to be sold. Tree trimmers were being reviewed. Alderman Vandersnick will review situation with contractor so the trees on the property can be trimmed and a lien be placed against property. Building Inspector will check with City Attorney's office regarding situation.</li> <li>• 812 Avenue A-Court will be on November 4<sup>th</sup>. Issue should be resolved in the next couple of months.</li> <li>• 1515 W Route 30-Property will be up for tax sale shortly. New owners will be contacted to resolve property issues.</li> <li>• 221 Avenue D and also 228 Avenue E-properties have been sold and new owner will demo shortly. On Avenue D property will be potential site for new residence.</li> <li>• 1500 Avenue A-Issue will be sent to Administrative hearing court if issue does not get resolved.</li> <li>• 201 W 1<sup>st</sup>-Working with owner to remove or resolve issue.</li> <li>• Belt Way Scales Tall Grass-Issue has been ruled on in court. City lost issue, but the ordinance was not found unconstitutional, but did rule for Belt Way because the definition of grass or ornamental plantings is not defined.</li> </ul> | Committee thanked building inspector for report. |

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|----------------------------|---|--|
|                            | <ul style="list-style-type: none"> <li>• 1000 1<sup>st</sup> Avenue-Committee discussed issues regarding property. Committee requested building inspector and city administrator work with other organizations to move forward on this issue, and to report back as issue progresses.</li> <li>• 601 W 7<sup>th</sup> - Condemned and if no progress will move to administrative hearing court.</li> <li>• 405 Dixon Avenue-Condemned and if no progress will move to administrative hearing court.</li> <li>• 807 1<sup>st</sup> Avenue-Property has been demoed, and property owner was nice to work with according to building inspector.</li> <li>• 214 W 12<sup>th</sup>-House condemned. Property owner is currently working through court system on a unrelated property issue.</li> <li>• 1005 9<sup>th</sup> Avenue-Building will be condemned shortly. Roof is starting to cave in. If issue does not advance will go to Administrative hearing court system.</li> <li>• 1006 1<sup>st</sup> Avenue-Building is now secured, and will possibly be sold.</li> <li>• 102 E Rte 30-Issue has a firecode violation. If issue does not get resolved will go to administrative hearing court system.</li> <li>• 401 W 19<sup>th</sup>-Issue with siding being removed-Issue will advance to Administrative hearing if issue is not resolved.</li> </ul> |  |
| 4. Committee Member Items  | <ul style="list-style-type: none"> <li>• Alderman Vandersnick requested status update on 3<sup>rd</sup> Avenue and 5<sup>th</sup> Street. Building inspector reported that property owner has applied for Rental Rehabilitation program. Property owner is trying to work with building inspector but has been away due to medical issues.</li> <li>• Building Inspector reported on electric inspections in the city. The building inspector has done 123 inspections this year. On high grass 80+ registered letters were sent out on high grass. 57 households complied with complaint letters, 23 of those have been mowed by Street Department, and 8 of those mowed, have paid the bill for the mowing. Permitted for calendar year has been \$4,106,552 value, and permit fee collected will be \$59,346.65. 160 roof permits were issued this year. 70 general remodeling projects were done.</li> </ul>  | Committee thanked Building Inspector for report. |
| 5. Review/ Approve Minutes | <ul style="list-style-type: none"> <li>• Minutes were reviewed and approved as presented.</li> </ul>  | Minutes were approved as presented.              |
| 6. Adjournment             | <ul style="list-style-type: none"> <li>• Meeting adjourned at 6:18pm.</li> </ul>  | Meeting adjourned at 6:18pm.                     |