



City of Rock Falls Building Committee Meeting Minutes

Date: 03/02/11 Time Meeting Started: 6:00 pm

Time Meeting Ended: 7:40 pm

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

Ordinance/Topic	Discussion	Plan of Action
1. Call to Order @ 6:00pm	<ul style="list-style-type: none"> Meeting called to order at 6:00pm 	Meeting called to Order at 6:00pm
2. Condemnation Activities Report	<ul style="list-style-type: none"> Building Inspector presented some pictures on properties in town that are a concern. Mark reported that administrative hearing court system is working well, and there is a large amount of compliance. 	No action.
3. IHDA - Foreclosure Program	<ul style="list-style-type: none"> City Administrator no new information on program. 	No new information.
4. New Business: a) Housing Stock Study-Mr. Downey	<ul style="list-style-type: none"> City Administrator reported on redoing housing SFOOR and requested to place \$5000 in Building department budget for revised housing study. 	Committee recommended placing \$5000 in budget for updated housing study.
4. New Business b) Federal Program Reduction Effects-Mr. Downey	<ul style="list-style-type: none"> City Administrator reported on reduction of Federal Programs that will reduce local housing programs. City Administrator also advised that this be the last year of the Small Rental Property Program (SRPP) due to lack of interest. Committee discussed and concurred. City Administrator also reported on other housing programs and committee discussed. 	No action.
4. New Business c) Violation enforcement - Sec 16-261 - Mr. Searing	<ul style="list-style-type: none"> Mark presented information on Section 16-261 regarding garages, motor fuel station and car washes. Committee directed building inspector to move forward to contact local garages in violation of this ordinance. 	Committee directed Mark to enforce ordinance as written.
4. New Business d) 2011 NEC Code Changes - Mr. Searing	<ul style="list-style-type: none"> Mark reported on update on electrical code. He requested to move to 2011 code with some suggested changes. Sterling, Dixon and Rock Falls will all be adopting similar versions of the code. Committee discussed changes. 	Committee recommended changes to be sent to Ordinance Committee for adoption.

4. New Business e) Electrical Service Upgrade Extension Letter - Mr. Searing	<ul style="list-style-type: none"> Mr. Searing reported on letter sent to his office from Eric Bird on getting an extension on electrical service upgrade. Committee discussed and reviewed year extension. Committee discussed and requested that services be upgraded within 90 days of next contact time, instead of one year and that building inspector work with him if issues arise. 	Committee confirmed 90 days to update.
4. New Business f) 1000 1 st Avenue Update - Mr. Searing	<ul style="list-style-type: none"> Mr. Searing reported on property in question. Financial Institution that now owns property and will be working with property Management Company, and they will be down within next two weeks. 	Committee thanked Mark for report.
4. New Business g) Discuss adoption of 2003 IPMC Sec. 404 Occupancy Limits	<ul style="list-style-type: none"> Building Inspector requested change of 404.5 on Overcrowding on 2006 Property Maintenance Code, with 2003 Property Maintenance Code wording. Committee discussed and concurred. 	Committee recommended changes to be sent to Ordinance Committee for adoption.
4. New Business h) Discuss deletion of 2006 IPMC Sec. 404	<ul style="list-style-type: none"> Building Inspector requested change of 404.5 on Overcrowding on 2006 Property Maintenance Code, with 2003 Property Maintenance Code wording. Committee discussed and concurred. 	Committee recommended changes to be sent to Ordinance Committee for adoption.
5. Committee Member Items	<ul style="list-style-type: none"> Committee discussed property issues at former Neon Moon property. Committee requested building inspector work with City Attorney on legal action on issue. 	Committee requested that building inspector work with City Attorney on issue.
6. Review/Approve Minutes	<ul style="list-style-type: none"> Committee reviewed and approved minutes as presented. 	Committee reviewed and approved as presented.
7. Adjournment	<ul style="list-style-type: none"> Meeting adjourned at 7:40pm. 	Meeting adjourned at 7:40pm.

Richard Downey, Recorder, Rock Falls Building Committee