



City of Rock Falls Public Property Committee Meeting Minutes

Date: 08 09 12

Time Meeting Started: 6:00 p.m.

Time Meeting Ended: 7:18 p.m.

Members		Also Attended	
Ald. Folsom, Chairman	P	Adm. Blackert	P
Ald. Vandersnick	P	Building Insp. Searing	P
Ald. Schuneman	P	Ald. Reitzel	P
Mayor Blanton	P	Ald. Kuhlemier	P
Ald. Snow	P	Clerk Wescott	P
Also Attended			

Topic	Discussion	Plan of Action
1. Call to Order 6:00 p.m.	<ul style="list-style-type: none"> Roll Call, quorum present 	In session 6:00 p.m.
2. Approve minutes July 12, 2012	<ul style="list-style-type: none"> Following review by committee, minutes were accepted as presented. 	Minutes approved
3. New Business a) 812 Avenue A (Halgren Property)	<ul style="list-style-type: none"> Mr. Searing reported, claim has been submitted to insurance. Discussion was held as to the best case scenario for the City to pursue. Apparently, several contractors have showed an interest in purchasing of the property as is. Committee members overwhelmingly agree on maintaining a structure and home on the tax rolls vs. another vacant lot to care for. Clerk Wescott spoke briefly on Insurance payout options of demolition vs. renovation. Following a lengthy discussion, committee recommends renovation of the property and place out for bids through normal bid process. Mr. Searing did advise committee that Attorney Sanders wants to settle with insurance before starting any actions. 	Will pursue Insurance resolve and then start bidding process.
b) 1515 W. Rt. 30 (Neon Moon)	<ul style="list-style-type: none"> Mr. Searing advised the committee that this property has also had inquiries into purchase in as is condition. The various options available were discussed including the bid process, appraisals or submitting the property to the Industrial Development condition to handle the negotiations for the City. It was made clear, that the City would have the final word on the approval of any negotiations. A phase 1 environmental study has been completed by Terracon; however, the report will not be ready for possible two (2) more weeks. It is estimated, that if the City were to demolition the property, cost are estimated at \$15,000, plus the additional costs for asbestos removal. Committee unanimously agrees to turn over property to IDC for negotiations of possible sale. 	Committee requests City Attorney draft Ordinance to turn the property over to the IDC for negotiations of possible sale of property. Parcel # 11-32-227-027
c) City Dump site	<ul style="list-style-type: none"> Currently the City has been dumping concrete and other debris at various locations. Adm. Blackert shared with the committee a plan for a future dump site for the City. The location would be on land adjacent to the new WWTP, on the East side. The area measures 400' by 500 feet and would allow enough space to utilize it for concrete and asphalt products from road projects. The concrete could periodically depending on the quantity be contracted out for grinding and the re-use accordingly. Black Dirt would continue to be stored in the Industrial Park at the base of the Water tower. The new site would require construction of an access road to be done by City crews,, as access would not be granted through the WWTP but along the land that runs outside of the security fences on the south side. This road could serve two purposes, access to the dump site , as well as, support possible future 	Committee concurs with the plan as discussed.
d) IML Legal Brief	<ul style="list-style-type: none"> Adm. Blackert distributed copies of a recent article in the August 2012 Illinois Municipal Review magazine under IML Legal Brief. The article is an informative article on Selling or Disposing of Municipal Property 	No action, informative only

e) Discussion on Lease of Old Fire House Property	<ul style="list-style-type: none"> Mr. Searing advised the Committee that interest in leasing of the old Fire House Garage located on the City parking lot; W. 2nd St. between 4th avenue and 5th avenue. The building is in need of numerous repairs, including a new roof which would need to be a top priority. The organization that has an interest in the Firehouse of God Ministries group, under the direction of Pastor Brian Tribley. They want to use the facilities of house there Fire apparatus used in the ministry. The following recommendation was presented for consideration. Lease contract for \$1.00 per year, with a five (5) year renewable contract either party can cancel with 60-90 days written notice. Fire house of God would make facilitate all repairs and the cost of the same according to building codes; pay all utilities and carry liability insurance naming the City as an additional insured; and at no time have outside storage around the building. Following a lengthy discussion, committee members recommend that City Attorney Reese be directed to draft a Lease agreement for Council action at the 8-21-12 Council meeting 	Have City Attorney Reese draft Lease agreement for approval at 8-21-12 Council meeting.
f) Long Term Property Planning	<ul style="list-style-type: none"> This item was withdrawn from discussion 	No action
4) Committee items	<ul style="list-style-type: none"> No action items 	No action
5. Adjournment	<ul style="list-style-type: none"> With no further business, Chairman Folsom calls for adjournment. 	Adjourned @ 7:18 p.m

Ald. Lee Folsom, Committee Chairman