



## City of Rock Falls Building Code Committee Meeting Minutes

Date

Time Meeting Started: 5:15pm

Time Meeting Ended: 5:55

Members		Also Attended	
Ald. Brian Snow - Chair	p	Mayor Wescott	p
Ald. George Logan, Jr	p	Administrator Blackert	p
Ald. Lee Folsom	a	Clerk Arduini	p
Mark Searing	p	Alderman Reitzel	p
Dave Leonard	p	Alderman Schuneman	p
Sally Scanlan	p		
<b>Also Attended</b>			

Topic	Discussion	Plan of Action
1. Call to order @ 5:15 P.M. -Chairman Snow	Meeting was called to order	Meeting begins at 5:15pm
2. Approve minutes of the February 4th, 2015 meeting	Minutes were reviewed by committee.	Minutes approved
3. New Business a. Discussion of uptown Building Inspections	The issue of deteriorating brick walls has surfaced a few times now with the aging buildings downtown. The committee discussed the possibilities of having inspections done prior to there being an incident. Inspector Searing stated that the city would need to hire a structural engineer for these inspections. He would not be able to do the inspections himself. The city has hired engineers to evaluate problems in the past, but it would be costly to have one inspect buildings throughout the city without probable cause. Mayor Wescott did some research on the subject and has found that the City may choose to do the building inspections in phases, with the buildings built before 1950 being inspected first. The cost of emergency fencing and remedies would be the responsibility of the owner. Reports would list buildings safe, or unsafe, and they would have a defined time for repairs most being 24-48 hours. Alderman Logan questioned the financial abilities of the downtown business owners to make these repairs to their buildings when there is no apparent danger. Mr. Searing informed the committee that the Building Department writes violations with a summons to court for adjudication, and issuing of fines. Many owners comply prior to having to go to court. The adjudication process can only issue fines, and going to circuit court with lawyer fees is very expensive for the city.	The committee recommends that these issues continue to be handled on a case by case basis.
b. Insurance requirements for contractors.	Inspector Searing presented the committee with a letter from Tom Myers of Smeltzer Insurance. He informed Mr. Searing that the current Ordinance which was written in 1977 is hard for Insurance Companies to make coverage for, and the minimums may be set too low for today's standards.	Clerk Arduini will consult the City's Liability Insurance carrier for their recommendations to revisions, and it will then be reviewed by the City Attorney.
c. Review bids for 2015 lawn maintenance.	The bid tabulation for 2015 Lawn Maintenance was reviewed by the committee. William Lawn Care had the low bid.	Recommend William's Lawn Care to the council for approval.
5. Building Inspector updates a. Current Remediation updates	Inspector Searing informed the committee that the sale of the house at 606 East 4 <sup>th</sup> Street was closed last week	No action

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Committee Chairman