



City of Rock Falls Building Code Committee Meeting Minutes

Date: 02/03/2016

Time Meeting Started: 5:15 P.M.

Time Meeting Ended: 6:03 P.M.

Members		Also Attended	
Ald. Brian Snow - Chair	P	Mayor Wescott	A
Ald. Lee Folsom	A	Clerk Arduini	P
Ald. Rod Kleckler	P	Administrator Blackert	P
Dave Leonard	P		
Sally Scanlan	P		
Mark Searing	P		
Also Attended			

Topic	Discussion	Plan of Action
1. Call to order at 5:15 P.M. – Chairman Snow	Meeting was called to order at 5:15 P.M.	Meeting begins at 5:15 P.M.
2. Approve minutes of the November 11, 2015 meeting	Minutes were reviewed by the committee	Minutes were approved
3. Building Inspector updates: a. Contractor insurance requirements	Mr. Searing would like to work with the City of Sterling to have similar requirements	Tabled
4. New Business: a. Adoption of 2015 International Building Codes	Mr. Searing reported that the city is now following the 2012 International Code Normally the City updates every 3 years. Recently the NWIL Builders Assoc. is trying to get everyone on the same codes. Sterling and Whiteside County will all be on the same code. The organization has a committees that goes through the codes and they try to be uniform to make it easy for contractors. Mr. Searing is the representative for Whiteside County. The organization provides training for inspectors and contractors. Mr. Searing would like to put \$600.00 in budget for books. Whiteside County will begin with the commercial codes and then move on to residential later.	The Committee will review the Northwestern Illinois Building Codes and discuss at the next meeting. Tabled
b. Single Family Owner Occupied Rehabilitation Grant	The grant is awarded on income, if you qualify, \$40,000.00 can be put into a home to bring it up to code. The program requires 3 contractors and we have only 1 currently. Had a meeting with all contractors and explained that a Supervisor's Lead License is needed to bid. The City finished the last home in December and could do more but the contractors are not there. We are not sure when the State is going to fund more projects but we could reapply if contractors become available and it is funded.	Recommend to Discontinue
c. 2016 Lawn Maintenance Bid	Mr. Searing presented a spreadsheet outlining the costs and revenue from the previous year concerning weed control. The lawn maintenance costs from last year were \$11, 304.43	Recommend to put out for bid
d. Rock Falls, Sterling and Whiteside County Inspection Intergovernmental Agreement discussion	Whiteside County has asked the City of Rock Falls and Sterling if they thought that we could split the work of building inspections in Whiteside between Sterling and Rock Falls. The county is only going to execute commercial inspections for now. Adm. Blackert said that a County with a population of 59,000 is behind because they have not been proactive. Alderman Kleckler would like to see the City inspect the 1 ½ mile area around Rock Falls.	Tabled Committee feels 1 ½ miles for inspections and at no costs to the City would be agreeable. The City and County will need

		to agree on compensation for this work.
e. 606 East 4 th Street sales contract	Mr. Searing informed the committee that there has been a lot of work done to the yard but the house isn't complete. The owner is asking for a 6 month extension in order to complete the work. Alderman Klecker stated that we would have court costs.	Approved Extension until June 30, 2016 will be given but there will be no further extensions granted
5. Committee Member Items:	Alderman Kleckler stated that the cost on building permits and contractor's registrations were low for the costs incurred. Would like to look into adding an administrative fee. We are seeing more expenses in the building department, contractor's licenses should be the same as the tree trimmer's license. Alderman Snow stated that the registration is to verify that work is being done by insured and licensed contractors. The City needs to look at the costs and find out how to cover our costs better. Contractor's registrations go out in March or April for renewal on May 1.	No Action Mr. Searing will be back data to the Committee
6. Adjournment	With nothing else for the good of the committee, the meeting was adjourned at 6:03 P.M.	Meeting ends at 6:03 P.M.

Committee Chairman