

City of Rock Falls Building Code Committee Meeting Minutes

Date: 7-13-2016

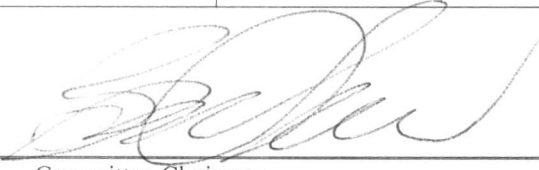
Time Meeting Started: 5:15pm

Time Meeting Ended: 6:11pm

Members		Also Attended	
Ald. Brian Snow - Chair	p	Mayor Wescott	
Ald. Lee Folsom		Clerk Arduini	p
Ald. Rod Kleckler	p	Administrator Blackert	p
Chris King	p	Alderman Ebenezer	p
Sally Scanlan			
Mark Searing	p		
Also Attended			

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. Audience Requests	None	
3. Approve minutes of the May 4th, 2016 meeting	The minutes were reviewed by the committee	Minutes approved
4. Building Inspector updates: a. Contractor insurance requirements	The committee discussed having the ordinance changed to require \$1M general liability insurance and leave the other parts the same.	Referred to Ordinance committee
b. 606 East 4th Street agreement	Mr. Trujillo had a 6 month extension. The house is still nowhere close to being up to code. Alderman Klecker suggested if it is re-sold that a letter of credit be required to prove that the buyer has the funds to finish the rehab. Alderman Ebenezer suggested that the purchaser be required to submit a quarterly report to the committee on the project.	This will be turned over to Attorney Sanders for the repossession, and resale.
c. 715 Grace Avenue	Alderman Snow reported receiving numerous complaints about this home. The exterior is not sided. Insp. Searing reported that as long as the owner has a protective weathertight treatment there is no violation currently.	Inspector Searing will visit the property to see if it is up to code.
d. 200 West 2nd Street	A 2-3 foot area of the north wall of the Micro building has collapsed. The City worked with the owners last year to address the falling bricks on the north wall. There is no roof on the warehouse area, and the roof on the lower section is bad. If the building is condemned it would hurt the business. It would take an engineer's recommendation to deem it unsafe in court. The owner has not worked toward getting any help or grants in the past. The owner is not maintaining the building and trying to keep it safe. It may be unsafe if the brick façade begins to fall to the south.	Inspector Searing will speak to the owner, and the committee approves looking at the structure with the City Engineer.
5. Old Business: a. Adoption of 2015 International Codes	The City is currently on the 2012 Codes. There is a push to get northern Illinois all on the 2015 codes. Mr. Searing is waiting to see if Whiteside County adopts the 2015 codes. The set of books costs \$800.00	Tabled
6. New Business: a. Lien Discussion 1606 4th Avenue & 1116 First Avenue	These two properties are abandoned and were involved in drug sales. The owner moved to California, and the state put a judgement lien on all of his property. Kids are getting into the house, and there is a sinkhole at the Checkers gas station. Jay Koett has contacted the state about this, and he has had no reply when asking to remove the lien so that something can be done with these properties.	The committee recommends that Attorney Sanders get the contact information from Jay Koett, and pursue ways to work with these properties.
b. Uptown Design Guidelines	Mr. Searing reported that the guidelines may be too restrictive with the number of new building materials coming to market. The owner of the laundromat on west 2 nd street would like to improve the exterior of his business with vinyl scallops at the top along with other nice exterior products. These would last longer and look better than the approved material Masonite.	The committee gave approval for the scallops to be used.

7. Committee Member items	Alderman Kleckler asked that the words be printed on the building permits that they must be visible from the street during construction.	The next printing of the permits will have the language added.
8. Adjournment	With nothing else for the good of the committee the meeting was adjourned at 6:11pm	Meeting ends at 6:11pm



Committee Chairman