

City of Rock Falls Building Code Committee Meeting Minutes

Date: 03-07-2018

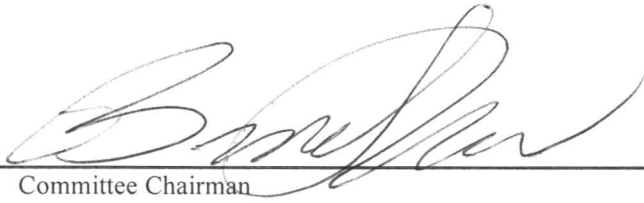
Time Meeting Started: 5:15pm

Time Meeting Ended: 6:07

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

Topic	Discussion	Plan of Action
1.Call to order @ 5:15 P.M. - Chairman Snow	Meeting was called to order at 5:15pm	Meeting begins at 5:15pm
2.Audience Requests	None	No action
3.Approve minutes of the December 6th, 2017 meeting	A motion to approve the minutes was made by Alderman Sobottka, and second by Alderman Snow.	Motion Carried
4.Old Business: a.Adoption of 2015 International Codes.	Alderman Snow expressed concerns about builders not wanting to build new construction with added fire suppression regulations. The codes adopted by Whiteside County, and what Rock Falls and Sterling are looking at would apply to over 2 family homes. Alderman Kleckler asked if more fires occur in single family rather than multifamily. Sally Scanlan reported that new homes do not appraise for high enough in this area to make it cost effective to build. Inspector Searing described the type of fire suppressions allowed in residential construction. There was much discussion about new construction vs older homes. The committee reviewed the other changes from the code which would be adopted concerning snow load on roofs as well as sewer and water requirements that would match our ordinances.	Tabled
b.1200 West 15th Street update	Notices have been filed, and the City is awaiting a court date.	No action
c.1206 13th Avenue update	Notices have been filed, and the City is awaiting a court date.	No action
d.1509 West Rt. 30 update	The owner has been fined. There was some talk about demolition. The City is watching it for break-ins.	No action
5.New Business: a.241 Avenue F Discussion	The City could petition the County to take the tax deed. This home could be a candidate for rehabilitation. The Committee would like to move forward to acquire the property from the County.	Direct Attorney Sanders to move forward on acquiring the property.
b.711 9th Avenue Discussion	This house has had no electric service for 13years. It has been getting complaints from the neighbors. There is a man living inside. Inspector Searing has condemning due to the porch being rotted. Taxes have not been paid.	Inspector Searing will work for a court order to inspect the property.
c.Garage at 520 Avenue D Discussion	A tree fell on the garage, and it was not removed quickly enough so the roof is now caving in. The house was foreclosed, and is now owned by Wells Fargo. Violations have been issued. It is an unsafe situation near a school.	The committee recommends going to court for an emergency demolition if Wells Fargo does not work towards fixing the issue.
7.Committee Member items	A garage a 215 Avenue C was discussed. Amy Stoeckel will be going to Wisconsin for property maintenance training. There was discussion about semi-trucks using Wal-Mart parking lot.	No action

8.Adjournment	With nothing else for the good of the committee, the meeting was adjourned at 6:07pm	Meeting ends at 6:07pm
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Committee Chairman