



City of Rock Falls

Building Committee Meeting Minutes

Date: 12/4/2024

Time Meeting Started: 5:15 p.m.

Time Meeting Ended: 6:20 p.m.

Voting Members		Also Attended	
Chairman Snow	P	Mark Searing	
Alderwoman Sobottka	P	Administrator Blackert	
Chris King	P	Bryan Plummer	
Sally Scanlan	A		
Alderwoman Byrd	P		
Cathy Arduini	P		
X-Attended A-Absent			

Ordinance/Topic	Discussion	Plan of Action
Call to Order	<ul style="list-style-type: none"> Meeting was called to order at 5:15 p.m. by Chairman Snow 	
Audience Request	<ul style="list-style-type: none"> None 	
Approve Minutes	<ul style="list-style-type: none"> Committee reviewed minutes from November 6, 2024 regular Building Committee meeting. A motion was made by Alderwoman Sobottka to approve the minutes of the November 6, 2024 meeting with a correction it under Old Business A. to be changed to 303 14th Avenue, second by Alderwoman Arduini, all members voted aye, motion carried. 	Minutes Approved with change
Building Inspector	<ul style="list-style-type: none"> A. Building code update. 	
New Business	<ul style="list-style-type: none"> Inspector Searing presented a planned development located at 217 2nd Avenue. Discussion of the approval needed of the construction materials used on the outside of the building that do not comply with the Downtown Design Guideline. A motion was made by Member King to approve the materials and plan as presented, a second was made by Alderwoman Arduini, all members voted aye, motion carried. 	No further action needed
Old Business	<ul style="list-style-type: none"> A. 213 1st Avenue - building is employe and inaccessible. Not eligible for grant funds B. 410 Haskell Avenue - Committee discussed the next day's Sheriff sale and the need to acquire the property and outbidding any other bidders. A motion was made by Alderwoman Sobottka to allow the City Administrator to bid upon the property against any other bidders that may be present, second by Alderwoman Byrd, all members voted aye, motion carried 1324 W 2nd Street - Building Inspector will continue to work with the attorney on what solutions may be available on this accessory building issue. D. 1209 W 16th Street - Building Inspector stated that property had been cleaned up but notice will still be going to property owners of upcoming court ordered clean-up of property. E. 1210 8th Avenue - Property Owner has not been contacted to date. Will continue to address the issue. 	
Committee member items	Committee members had a lengthy discussion regarding the need for a variance on new development in the downtown area for storm water	

	applicability. Discussion involved the economic burden this is placing on prospective business located on the City's developable sites in the downtown. Discussion included areas of the City where flooding is a problem and the areas of the City where flooding is not a problem and the need to look at developments on a case by case basis. City Administrator was directed to pursue solutions with Wastewater Superintendent Trotter and legal counsel.	
Adjournment	Committee adjourned at 6:20 p.m.	

Chairman Snow