

City of Rock Falls Building Code Committee Meeting Minutes

Date: 08-15-2018

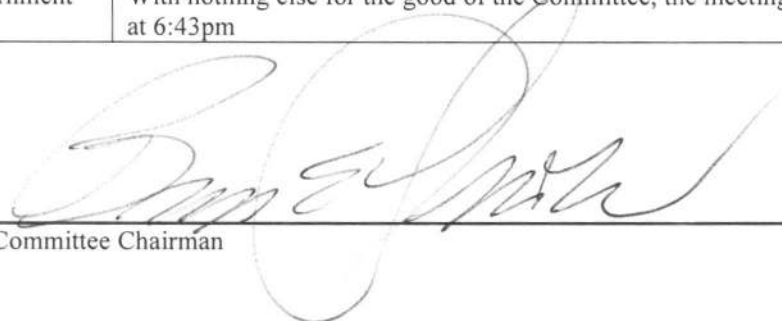
Time Meeting Started: 5:15pm

Time Meeting Ended: 6:43pm

Members		Also Attended	
Ald. Brian Snow - Chair	p	Mayor Wescott	
Ald. Sobottka	p	Clerk Arduini	p
Ald. Rod Kleckler	p	Administrator Blackert	p
Chris King	p	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 8:15am
2.Audience Requests	None	No action
3.Approve minutes of the June 6th, 2018 meeting	A motion to approve the minutes was made by Alderman Sobottka, and second by Alderman Snow.	Motion Carried, minutes approved.
4.Old Business: a.1200 W 15th discussion	There were no bids received for the property. To sell the property without a public bid, the property would have to be appraised, and it cannot sell for less than 80% of the appraisal.	The Committee would like to speak with Atty. Sanders, then put it out for bid again with signage, and more advertising including Facebook. They would like to put it out for bid for 30 days.
b.241 Ave F (Demolition)	The City should be receiving the deed for this property soon. The house sits too low, and has flooding issues. Inspector Searing recommends demolition. A neighbor is interested in the property. After demolition, the land would need to be appraised, and sold for at least 80% of the appraisal. It would also take a 2/3 vote of the Council for the sale.	No action
c.1206 13th Ave (Demolition)	Bids were received for the demolition of this property. One bid did not meet the requirements, and Burger Brothers Trucking and Excavation came in with the low bid of \$12,200. The cost is higher because of asbestos in the siding of the house. A neighbor is interested in the property.	Recommend to City Council for approval
d.1509 W Rt. 30 (Costal Demolition)	The gas station has been demoed.	No action
e.711 9th Ave (Lattimer)	The 30 day notice to the person living there runs out on 08-16-2018. The City will seek a judicial deed for the property, and then it will be inspected to find out if it will be a rehab or demolition.	No action
f.200 W 2nd Street (Condemned)	Micro Industries has been condemned. The owner hired Wendler Engineering to make a report about the building. Steel reinforcements have been moved onto the property. The owner is meeting with the building inspector for a building permit on 08-16-2018.	No action
g.1006 Ave A	Inspector Searing informed the committee that the address has been boarded up and mowed by the City. There was discussion about finding ways to give abandoned lots to the neighboring property owners. Also a discussion about Habitat for Humanity.	No action
h.214 W 12th	The owner of this house walked away from it, and lives in Chicago.	No action

i.1606 4th Ave.	This property has been sold 3 times for back taxes, and the buyers were refunded the money each time. The City will try to get a tax deed. This will now be a demo candidate.	No Action
j.200 ½ E 4 th	This house may be a demo candidate. Owner moved to Iowa.	No Action
6.New Business: a.Owner/ tenant utility violations.	Inspector Searing approached the committee concerning the issues that arise when a tenant has the utilities cut, and the bill becomes monthly cap and debt. He would like a timeline as to when it condemned due to not having utilities.	A policy will be created that the Customer Service office will inform the Building Department 15 days after utilities are cut for condemnation.
b.Abandoned property registration. (ProChamps)	Inspector Searing informed the committee that the Company ProChamps helps municipalities with abandoned property registrations. The City would need to adopt an ordinance. The company will obtain information from the City concerning the abandoned properties. They will research and find the responsible parties. All registration fees are spit 50/50 with the City. Information from ProChamps will be shared with the City on the properties. Alderman Kleckler would like clarification term "abandoned property."	Tabled
7.Committee Member items	Alderman Kleckler asked if the City can do anything about properties that are not up to code on Haskell Avenue. Because the properties are in the jurisdiction of the County, they would have to enforce county building codes. There was discussion about having a meeting with the County. Sally Scanlan asked about the scrap metal next the former IFH building. Inspector Searing has spoken to the owner concerning the pieces. There was discussion about the Pignatelli building on the corner of 1 st Avenue and 2 nd Street. The owners have met with the City, and are planning to move forward on working on it. Inspector Searing presented examples of the costs associated with abandoned houses that the City is working to remediate. There was much discussion about the EAV for the City of Rock Falls. Even after redevelopment of an area, the surrounding property values are not going up. Alderman Kleckler asked about the laundromat on West 2 nd Street. It appears to be closed.	No action
8.Adjournment	With nothing else for the good of the Committee, the meeting was adjourned at 6:43pm	Meeting ends at 6:43pm



Committee Chairman