



## City of Rock Falls Building Code Committee Meeting Minutes

**Date: 5-7-2014**

**Time Meeting Started: 5:15**

**Time Meeting Ended: 6:41**

Members		Also Attended	
Alderman Snow – Chairman	P	Mayor Wescott	P
Alderman Vandersnick	P	Alderman Schuneman	P
Dave Leonard	P	Clerk Arduini	P
Sally Scanlan	P		
<b>Also Attended</b>			
Terry Helt		Mike Swanson	
Timothy Denning			

Topic	Discussion	Plan of Action
1 Call to Order	Meeting was called to order at 5:15pm	Begin 5:15
2. Approve minutes of the April 2 <sup>nd</sup> 2014 Council Meeting	Minutes were reviewed by the committee.	Minutes approved
3. Building Inspector Updates		
a. Current remediation updates		
606 E. 4 <sup>th</sup> Street	Mr Searing reported that after a 2 years wait time is up, and this property is able to be rehabbed. He stated that the hard part would be to serve the papers to the owner. The house is secure, but the garage, has been entered by people in the past.	Committee recommends that the city proceed in attaining ownership, and move forward to get it rehabbed.
200 W. 2 <sup>nd</sup> Street Micro Industries Building	The city has been working with the owner for a year to make repairs to the building. It is losing bricks into the alley, and now also on to W 2 <sup>nd</sup> Street. On 12-16-2013 the city gave the owner 3 months to illustrate a timeline for repairs. After no response from the owner Mr. Searing contacted him and they put up caution tape. Concrete blocks would stop cars, but pedestrians could still enter the dangerous area where bricks are falling.	The committee recommends that a fence be erected to keep vehicles, and people away from this dangerous area. It was advised that the city get a court order to authorize an administrative search warrant to inspect the building, and condemn the building if it is warranted. Mr. Searing will contact attorney Sanders on this matter
815 Dixon Avenue	Property was sold but has no one taking care of it.	No action
518 Dixon Avenue	House is burnt and an insurance is working on a claim.	No action
700 Ave A	This house is gutted, and the bank is now moving on it	No action
1012 W 21 <sup>st</sup> Street	This is an empty house, and it needs to be boarded up better	No action
1200 W 15 <sup>th</sup> Street	Moving forward price has been reduced to \$13,500	No Action
601 W. 7 <sup>th</sup> Street	This house has been condemned, it is full of owners belongings	No action
228 Avenue E	House was demolished, Furr excavating has left the trees on the lot. There has been complaints of rodents.	No action
802 Avenue D	Owner attained a building permit .The house needs to be boarded up.	No action
1006 Avenue A	The roof is shot, and there are so many	No action

	shingles in the yard, it is not able to be mowed.	
217 5 <sup>th</sup> Avenue	This property has a collapsed garage roof	No action
Marks Auto	Received a violation, tires, and car parts and will not be issued a Business License without compliance	A Business License may be issued when in full compliance.
Bonnell Auto Repair	Received a violation, unlicensed vehicles and will not be issued a Business License without compliance.	A Business License may be issued when in full compliance.
Easy Living Trailer Park	Received violations for various items, including electrical hazards. Will not be issued a Business License without compliance. These problems have been going on for 2 years. The owner has fixed some problems. A letter was given to the tenants as a courtesy, so they would know that the park owner is in violation and does not hold a license. Many residents were in attendance to ask questions. The owner Terry Helt asked if he could get a variance on the sheds that are not in compliance.	Issue is to be put on the next Ordinance, License, Personnel, Safety Committee agenda for review of violation compliance.
b. Rental Inspections Update	Inspector Searing presented a sample "Rental Inspection Report" that would be used for the rental inspections. He explained that each room would be graded separately, and the unit would combine the scores of all of the rooms. There were many questions from members of the audience about specifics of the ordinance, as well as questions about Sterling and Rock Falls having the same rules for this. It was explained that there is an appeal process built into the new ordinance.	The committee will review the reports, and bring their suggestions, and changes to the next meeting.
c. Abandoned Property Grant	Mr. Searing informed the committee that Rock Falls was awarded \$26,000 in grant funds to help with abandoned properties. Adm. Blackert stated that the city spends \$10,000 a year in mowing these properties currently. Moline and Rock Falls were the only recipients of the funds. The grant was put together by Mr. Searing, Adm. Blackert, and Deputy Clerk Michelle Conklin.	No Action

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Committee Chairman