



## City of Rock Falls Building Code Committee Meeting Minutes

Date: 2-1-2017    Time Meeting Started: 5:15    Time Meeting Ended: 6:20

Members		Also Attended	
Ald. Brian Snow - Chair	P	Mayor Wescott	P
Ald. Lee Folsom	P	Clerk Arduini	P
Ald. Rod Kleckler	P	Administrator Blackert	
Chris King	P	Debbie Schmick	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 a. Debbie Schmick	Debbie Schmick approached the committee concerning a new driveway installed by a neighbor. She questioned that the driveway could be used for commercial truck to be parked on. Standing water in her yard has become an issue since the installation of the driveway. Building Inspector Mark Searing viewed the driveway prior to and since its installation. He found that it does not slope towards Mrs. Schmick's property.	Inspector Searing will inspect the downspouts to verify that they are not forcing water onto Mrs. Schmick's property.
3. Approve minutes of the November 2nd, 2016 meeting	The Committee reviewed the minutes	Minutes approved
5. Old Business: a. Adoption of 2015 International Codes	Inspector Searing informed the committee that Whiteside County is moving forward with adoption of the International Building Codes. After May 1 <sup>st</sup> he will order the new books and meet with Sterling for any changes to the codes. The county has an agreement with Sterling to help with inspections.	Tabled
b. 606 East 4th Street update	Inspector Searing reported that things are looking really good at the house. He recommends that the deed be released to Mr. Trujillo.	Committee agrees that the deed be released to Mr. Trujillo.
c. Swimming pool discussion	The committee is looking for language that is straight forward regarding permanent pools, soft sided pools, temporary pools, and fencing.	Tabled
d. Abandoned property registration	The City still has a lot of foreclosures. One house has now been boarded up twice. If a house is empty for 90 days with no action it may be considered abandoned. A house that is for sale, or if the owner has a plan for restoring it is not abandoned. The specifics and fees will have to be worked out.	Tabled
e. 601 West 7th Street – Demolition order	The roof is collapsing on this home. And a sale with the neighbor has fell through. The garage and house need to be demolished.	The committee recommends moving forward with the demolition order, and consultation of Tom Sanders.
f. 700 1st Avenue	The owner has been given 6 months to get the exterior finished on the home. The home is now wrapped.	No action

g.Mowing liens	Inspector Searing asking if the City wants to keep filing weed liens on problem properties. To try to foreclose on our liens would cost around \$5000.00 per property. Alderman Kleckler asked if the City could take possession, and have a nonprofit group take over the property, and build houses. Could the City possibly hire a university intern for the legal work to obtain these properties?	Tabled
6.New Business: a.Agreement for Hearing Services Contract	This item was pulled off for now to determine the caseloads coming from the new marijuana laws.	No action
b.Lawn Maintenance bid and contract review.	The committee reviewed the mowing bid packet from last year, and approved it to go to bid on the new system with revisions to the lot sizes made by the Building Inspector.	Insp. Searing will revise the lot sizes and it will go out for bid.
c.Approval of mobile software proposal with MCSI 7330 College Drive, Ste. 108 Palos Heights, IL 60463 in the amount of \$200/ month	Mr. Searing presented a proposal from MSI to add mobile software to the package from MSI. This will make add efficiency for the CSO not having to come back to the office to enter tickets. The package will include a portable printer, and it will be tied into the LEADS software. The software will be put into next year's budget using the current laptop.	Approved
d.Request from Amos Financial - 800 East 2nd Street	This property has been empty for years, and now has a buyer. The property has 10 liens totaling \$2975.00. The bank has not tried at all to maintain this property.	The committee does not recommend any relief for these liens.
7.Committee Member items	Inspector Searing was beginning the paperwork involved for the building department ISO ratings. The focus has moved toward flood plains for this rating. One part of the ratings is that 20% of the building department budget be put into public awareness, and this is currently not possible. Insp. Searing called three insurance agencies, and found that ISO ratings are not figured into the premium of residential insurance rates. Mr. Searing also noted that around 50% of the municipalities are opting out this year including Sterling due to the amount of resources needed, and lack of benefit. Property maintenance is not a measurement used in the ISO rating.	No action.
8.Adjournment	With nothing else for the good of the committee, the meeting was adjourned at 6:20pm	Meeting ends at 6:20pm




---

Committee Chairman