

City of Watseka
201 Brianna Dr
PO Box 338
Watsaka, IL. 60970

CODE ENFORCEMENT COMMITTEE MEETING
JULY 20, 2021
8:09 PM

PRESENT: Aldermen Rushbrook, Marcier, Cahoe, Barragree, Miller, Alderwomen Ulfers and Musk, Mayor Allhands

ABSENT: Alderman Garfield

GUEST: Building Inspector Eric Brandt and Code Enforcement Bill Stanley

Alderman Rushbrook opened the meeting at 8:09 pm. There was no public comment. Building Inspector Eric Brandt reported on the following properties:

DNR Mitigation Grant: The city has received 2 reimbursements totaling \$488,653.00 and he has one more of \$155,342.80 submitted for reimbursement. There are 4 closing set for August 20th @ 531 N 5th, 117 E Elm, 204 W Park and 131 Brown St. He has put 131 Brown and 204 W Park out for bids. 531 N 5th & 117 E Elm still have gas meters on them. The closings set for July 22nd are 515 E Ash, 315 N 6th, 214 W Elm and 421 W Park Ave. These were put out for bid and Lee Excavating was the only bidder for and aggregate bid of \$33,500.00. **Alderman Marcier makes a motion to recommend to the Council to accept the aggregate bid of \$33,500.00 from Lee Excavating for 515 E Ash St (\$8800.00) 315 N 6th St. (\$7600.00), 214 W Elm (\$9700.00) and 421 W Park Ave (\$7400.00). Alderman Cahoe seconded. Roll call carried 8-0.** Eric stated 125 Brown was flooded but the city can't close on it or take it because it is in the State of Illinois Department of Healthcare & Family services. There are no real estate taxes and no outstanding water bills. Attorney Cainkar did get a demolition order for it. Eric would like to put it out for bids because the house next door will be going out for bids and maybe this would be a reduced rate since they are next to each other. The committee is ok with putting it out for bid.

904 N Chicago: demo is completed and the property has been cleaned up and the garage is fixed up. They have cleaned up some of the weeds.

544 E Locust St: still waiting on the demo contractor

303 S Yount Ave: This is property and Eric has a bid from Lee Excavating for \$9475.00.

Alderman Cahoe makes a motion to accept the bid from Lee Excavating for \$9475.00 to demolish 303 S Yount Ave and Alderman Barragree seconded. Roll call carried 8-0.

427 E Oak St: there is a lot of junk in the yard and the resident has been sent a citation

515 E Ash St: the container is gone

Pools: Eric stated there are pools popping up all over and if someone sees one please call him
Lamplighter and JC Penny Buildings: There was a lengthy discussion about these 2 buildings. Alderman Marcier used his drone to look at the roofs on both buildings. They looked to be in ok condition. Eric contacted Van Calombaris from Robinson Engineering for a structural engineering firm name. Eric contacted Seth Summer of B&F Technical Code Services Inc. and he stated the fee would be about \$2500-\$3500 to do the inspection on both buildings plus 1121

N Jefferson St. They do charge by the hour. It was stated from the outside both buildings on Walnut St look ok. Eric will contact Attorney Cainkar to see about getting a warrant to get inside the buildings.

Façade Grants: Eric has received 1 new application from Plumb Mart to repave his parking lot. There was also discussion about doing the alley also while IPC is there. Alderman Cahoe will get in touch with IPC to see about a cost. **Alderman Cahoe makes a motion to accept the façade grant from Plumb Mart and Alderman Marcier seconded. Roll call carried 8-0.**

Campers: Eric stated there are many campers in the city that set in the same spot and he is unsure if there are people living in them or not. The ordinance stated a person can only stay in a camper for 3 days. It was discussed the camper ordinance needs to be updated.

424 W North St: Eric stated the home owner at 502 N Wabash would like to purchase the city owned property. The committee is ok with this. Eric will get in touch with Attorney Cainkar to get an ordinance for Tuesday night's council meeting. The cost will be \$500 for Attorney fees.

Building Inspector Bill Stanley reported on the following:

Midwest Fidelity: This is the collection company that the city uses. Bill stated the city has received a total of \$850.00 so far

Crime Free Rental Program: Bill and Eric have been taking the exams and have sent them in for grading. When that is done, they will need to start working on a program to introduce this to the landlords.

Citations: Bill reported with the new laws passed in the Illinois he is pushing for the patrol guys on the police side to write more citation under city ordinances

Property clean up: Bill reported there are properties that are needing cleaned up again. 208 N 2nd has been cleaned up once and it's getting bad again. Bill will send a citation to the landlord. There was a lengthy discussion about charging the homeowner a fee when the city comes to clean up a property. \$175.00 per employee per hour was discussed plus a fine. This will be discussed with Attorney Cainkar.

There was also general discussion about raising the impound fees.

Alderman Rushbrook makes a motion to adjourn at 8:48 pm and Alderman Miller seconded. Roll call carried 8-0.

Darrin Rushbrook, Co-Chairman