

City of Watseka
201 Brianna Dr
PO Box 338
Watsoka, Il. 60970

**CODE ENFORCEMENT COMMITTEE MEETING
NOVEMBER 9, 2021
6:59 PM**

PRESENT: Aldermen Garfield, Miller, Cahoe, Barragree, Marcier, Rushbrook, Alderwoman Ulfers, Mayor Allhands

ABSENT: Alderwoman Musk

GUESTS: Building Inspector Eric Brandt and Code Enforcement Officer Bill Stanley

Alderman Garfield opened the meeting at 6:59pm. There was no public comment. Building Inspector Eric Brandt reported on the following properties:

DNR: Eric reported he has 4 more properties to be demolished, 531 N 5th, 132 W Herron Ct, 805 N Virginia, and 109 W Sheridan. Eric received an aggregate bid from Lee Excavating for \$44,300 and from Shafer Excavating for \$136,200. **Alderman Garfield makes a motion to recommend to the Council to accept the aggregate bid from Lee Excavating for \$44,300 and Alderwoman Ulfers seconded. Roll call carried 8-0.** Eric stated there is still \$319,646.00 outstanding from the state. So far the city has used \$2,150,088 of the funds.

100 W Walnut St (JC Penny Building): Eric received a bid from Lee Excavating to demolish this building for a cost of \$110,000 with a not to exceed of \$120,000. This does not include any cost to remove hazardous abatement or the cost for the business to the west to be closed during demolition, also the power lines will need to be disconnected for a cost not included in the bid. Mayor Allhands stated he has been in contact with the Historical and Preservation and Landmark Societies to see if this is a historical site. Eric stated the owners have contacted the owners of the Lamplighter building but he doesn't know the outcome. The committee asked Eric to get other costs associated with the demolishing of the building like the abatement and power disconnect.

1121 N Jefferson St (Dougs Doors): Eric stated the next step is condemnation. **Alderman Garfield makes a motion to recommend to the Council to start proceedings to condemn the property. Roll call carried 7-0 with Alderwoman Ulfers abstaining.**

213 E Walnut St.: There was a short discussion concerning the Zillegen property on E Walnut St (Parking Lot) that has \$63,000 in liens on it. Eric stated the owner has property in the flood mitigation grant but the liens are going to be more than the property is worth.

Façade Grant: Nothing new, but Eric continues to hand out applications.

Hazard Plan Mitigation Plan Maintenance: Eric stated he thinks the city needs to adopt the 2018 or 2021 building codes as this would help the plan maintenance. The city can opt out of some of the codes.

Driveways: Eric stated he would like to change the width of a driveway from 20 ft to 30 ft. The committee is ok with this and it will be put on the agenda for full council in ordinance form.

Withhold Licenses/Permits until outstanding fines/bill are paid: Eric has been in contact with the City attorney about an ordinance that would prohibit getting a permit/license if a resident owes the city money. The committee is ok with this and it will be put on the agenda

for full council in ordinance form.

252 N 2nd St: Robert Smith has applied for a variance to put a greenhouse on his property. Eric stated the city has a lien on this property for tearing down his house. The hearing is November 22nd here at city hall.

Electrical Services: Eric stated he would like to have an ordinance put into place for electrical inspections and to charge \$50. The committee is ok with this and it will be in ordinance form for council this month.

Code Enforcement Bill Stanley reported on the following properties:

208 N 2nd St: The city has cleaned up the property that took 2 hours and the owner will be billed for the hours that code/city workers and police departments put in. Both the owner and renter were fined in municipal court but did not show up. The renter is piling up items again.

Animal Hoarding House: The owner did not show up to court and was fined \$400.00. Bill still can't contact her.

Collections: Bill reported the city collected \$472.50 for the month of October.

Alderman Garfield makes a motion to adjourn at 7:35 pm and Alderman Miller seconded. Roll call carried 8-0.

Mark Garfield, Chairman