

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

**CODE ENFORCEMENT COMMITTEE MEETING**  
**NOVEMBER 7<sup>TH</sup>, 2022**  
**6:53 PM**

**PRESENT:** Aldermen Miller, Garfield, Barragree, Cahoe, Marcier, Mayor Allhands

**ABSENT:** Alderwoman Musk

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

Alderman Miller opened the meeting at 6:53 pm. There was no public comment. Building Inspector Eric Brandt reported on the following properties:

**IDNR Flood Mitigation:** The city received a letter from Colleen Callahan stating a new agreement should be received any day now from the state and then we can move forward.

**Ordinance Citations:** four citations and fifteen warnings have been given out

**502 E Ash St:** this is an ongoing elevation. There was a lengthy discussion about the unsafe conditions of the property, the committee is wanting the owner to put up a chain link fence to keep kids out of the area. There were questions asked if the city could supersede the NFIP rule of 6 years to elevate. This question will be asked to Attorney Cainkar.

**Façade Grant:** Chuck Gomez has applied for a \$5000 grant to do work on his marquee. Eric stated he needed more information from Mr. Gomez before moving forward with this approval. It was suggested to have an engineer look at it make sure it is structurally sound and make it smaller in size.

**Mitigation Lot Signs:** Eric stated Loren mentioned this last month and he would like to include in the possible signage some language for the CRS program. This would help with the point system. There are different sayings to add to the signs. Right now, the city is at 1349 and the next step is 1500 points, and this would help the flood insurance rates go down 15%. Right now, the city is at a class 8 and residents are seeing at 10% discount in the flood insurance rates. Eric stated he has been working on other ways to get points also such as the blighted homes that the city has purchased and demolished. Eric stated to get to a class 6 the city would have to update the building codes.

**Other:** Eric reported the committee has copies of the deeds from 327 W Park Ave, 207 W Maple, 508 N 2<sup>nd</sup> and 503 W Jackson St. He asked the committee if it was ok to get bids for these properties and they told him to move forward. It was stated there are some outstanding water bills at 508 N 2<sup>nd</sup> St, 207 W Maple and 327 W Park Ave. Cathy Molck Administrative Assistant would like to write these bills off as bad debit as there is no way to collect on these properties. **Alderman Cahoe makes a motion to recommend to the Council to write off outstanding water bills at 508 N 2<sup>nd</sup> St for \$502.73, 207 W Maple St for \$239.02 and 327 W Park Ave for \$724.76. Alderman Miller seconded. Roll call carried 6-0.**

Alderman Cahoe asked if Eric knew what Unit 9 is doing with the Nettie Davis School as kids are hanging out there and windows are beginning to be busted out. Eric stated Unit 9 is still waiting on a grant. Alderman Cahoe thinks Unit 9 needs to move on getting the building demolished.

Alderman Cahoe also asked about the cardboard business in the alley between N 2<sup>nd</sup> & N 3<sup>rd</sup> St. as a lot of the cardboard is laying in the alley and could be a serious fire hazard.

Alderman Cahoe asked about two houses on Herron Ct. One house has been flooded and the other house has a lot of items in the yard that needs to go away. He also asked about the status of the semi-trailers in the old Uarco parking lot that have fallen through the asphalt.

Mayor Allhands asked about getting the Zillegen property uptown and the building next to it. He would like for the owner to sign it over to the city and then the city could demolish it or should the city wait for the owner to demolish it.

A question was also asked about the burnt building of Sam Martins at the corner of N 4<sup>th</sup> and E Walnut St. Eric stated the demolition company did not have any insurance yet that is why it has been demolished. The committee also asked about the lift that has been sitting on N 4<sup>th</sup> St. Chief Douglas said he would take care of getting that removed. It was stated there is also a hole in the sidewalk that needs to be closed.

**239 W Park Ave;** This property was discussed briefly as a month ago the owner was going to donate it to the city but now the owner has changed her mind and is advertising it for sale on social media. It was stated in the pictures the floor has caved in. The committee wants Eric to move forward on condemning the property.

Bill Stanley Report

**Crime Free Rental:** compliance is down to thirteen most of these have done nothing and will continue to get fined monthly

**Collections:** \$22,475 has been sent to collections this month

**Letters of intent to tow:** more letters have been sent out and vehicles will be towed this week.

There was a short discussion about taking the Gillespie property on Walnut St by eminent domain, but it needs to be in an active TIF. Mayor Allhands stated he is trying to get a TIF re activated in that area, but that could take a couple of years to get done.

Alderman Miller makes a motion to adjourn at 7:30 and Alderman Garfield seconded. Roll call carried 6-0.

---

Don Miller, Chairman