

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

**CODE ENFORCEMENT COMMITTEE MEETING
SEPTEMBER 12TH, 2023
7:39 PM**

PRESENT: Aldermen Miller, Anderson, Barragree, Muench, Cahoe, Marcier, Alderwoman Rohlfs and Mayor Allhands

ABSENT: Alderwoman DeLahr

GUESTS: Building Inspector Eric Brandt and Code Enforcement Bill Walver

Alderman Miller opened the meeting at 7:39 pm. There was no public comment. Eric Brandt reported on the following properties:

IDNR Flood Mitigation: Phase XV bids came in at \$64,500 for 445/447 N 3rd, 441/443 N 3rd, 431 N 3rd and 224 W Hickory St. Lee Excavating was the only bidder. **Alderman Cahoe makes a motion to recommend to the Council to accept the bid from Lee Excavating for \$64,500 and Alderman Barragree seconded. Roll call carried 8-0.** Eric stated he has talked to Ron Davis, and he said the city should be getting funds soon.

Ordinance Citations: 13 warnings and 1 citation issued

306 W Oak St: this property was being sold on contract, but the contract buyer has stopped paying the owner, so the owner has taken the property back and at the current time there are squatters living they're with no water. Eric stated the Police Department gets calls for service there frequently. The owner is now interested in donating the property to the city, but they need to get the squatters out first. **Alderman Cahoe makes a motion to recommend to the Council to accept the property donation of 306 W Oak St and Alderwoman Rohlfs seconded. Roll call carried 8-0.**

345 W North St: The owner of this property is wanting to donate the property to the city as is has been flooded in the past. **Alderman Cahoe makes a motion to recommend to the Council to accept the property donation of 345 W North St and Alderman Miller seconded. Roll call carried 8-0.**

100 W Walnut St (JC Penny Building): Eric stated the Carlile Group has looked at the inside and are needing the ceiling removed to look at the trusses. Eric has a quote from Robinette Demolition for removal of the plaster ceiling leaving the debris on the 2nd floor for a cost of \$15,225 and a quote for removal and disposal of the plaster ceiling with the city providing a dumpster for a cost of \$30,145.00. The quote from Lee Excavating that was good until 7/28/23 to demolish the building was \$118,500 and Eric had gotten a quote to repair the adjacent wall from Contois Masonry for \$28,750.00. It was stated the building also has asbestos in it so that will be another cost. The committee agrees to move forward with getting demolition bids instead of fixing the property up. Alderman Barragree stated this demolition will need to be paid for from the capital equipment line item.

209 (Wood Shake Bldg.), 213 (Basement) & 217 (Concrete Slab) E Walnut St: After a short discussion the committee agrees to put all 3 of these properties out for bid. There was discussion about using millings for fill and Eric stated he thought that would be ok because the

city is to provide compactable fill. Alderman Cahoe stated when 209 E Walnut is demolished it needs to be done in 1 day otherwise the debris will be found all around the city. If this isn't possible then the Auxiliary Department will need to be on duty to make sure the debris stays in the dumpster.

221 N 5th St: Eric stated the city purchased this from the county and paid \$3800 to have the home demolished and now the neighbor next door is interested in purchasing the lot. After some discussion the committee would like to hold on to the lot instead of selling it. Eric will the potential buyer know that at this this time the city will continue to own the lot.

451 N 2nd St: Eric stated this property is on the tax sale and does the city want it for compensatory storage for public works. Eric has talked to Keith at Robinson Engineering, and he thinks the wastewater treatment plant is a better option for compensatory storage. The committee has agreed to not purchase this property from the county.

Façade Grant: T&D Metal has requested a grant for \$5,000 for a new sign. There was discussion that façade grants are being used more for signage more than for fixing a building up. A sign will not keep the building looking good for years to come. There was also discussion about having signs removed when a business goes out of business. The current façade application states signage is in addition to work being done on the building. This will now be enforced going forward. **Alderman Marcier makes a motion to give T&D Metal a Façade grant of \$5000 and Alderman Barragree seconded. Roll call carried 8-0.**

904 N Chicago St: Eric stated as of 9/28 the garage can be taken down. It can be put out for bids or public works can do the work and the concrete slab will also need to be removed.

Code Enforcer Bill Walver reported on the following:

Crime Free Rental: 2 inspections were done

Inoperable Vehicles: 3 letters of intent to tow were sent out, 12 vehicles have been removed or are now in compliance, 4 junk vehicles have been sold and 1 junking certificate has been received from the state.

Other interactions for August: 13 warning for miscellaneous violations.

Alderman Miller stated he is waiting on job descriptions from Eric and Bill.

Alderman Marcier stated the electronic recycle event that was held on Saturday went very well. They had 237 vehicles go through, which was less than last year. He thanked Alderman Miller and Building Inspector Eric Brandt for helping and the FFA boys and Mr. Wiley.

Alderman Miller makes a motion to adjourn at 8:15 pm and Alderman Muench seconded. Roll call carried 8-0.

Don Miller, Chairman