

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

CODE ENFORCEMENT COMMITTEE MEETING
OCTOBER 10, 2023
6:30 PM

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

ABSENT: Alderman Cahoe

GUESTS: Building Inspector Eric Brandt, Code Enforcement Bill Walver

Alderman Miller opened the meeting at 6:30 pm. There was no public comment. Building Inspector Eric Brandt reported on the following properties:

IDNR Flood Mitigation: Eric stated 62 homes have been demolished and 4 more will be demolished soon, the equipment is on site.

Ordinance Citations: 4 warnings and 7 citations

345 W North St: Eric asked if the committee wanted to put out for bids now that the property has been deeded over to the city and they are all in agreement

100 W Walnut St: Eric stated he has 2 bids for asbestos removal: Triple A Asbestos-\$6900 and M&O Environmental-\$13450.00. **Alderman Marcier makes a motion to recommend to the council to accept the proposal from Triple A Asbestos for \$6900 and Alderman Miller seconded. Roll call carried 7-1 with Mayor Allhands abstaining.** Eric stated he has talked to Mary Jones owner of Traditions Bar next door as she will need to be closed while the demolition is going on and could be closed up to 4 days. Her estimated cost at this time is \$4400.00 in lost sales. Eric also stated he has contacted a few masonry contractors to fix the adjoining wall. These quotes came in from \$50,000.00 to \$150,000.00. Eric stated the roof will also need to be capped and he had a quote for \$13,167.00 but believes a roofing contractor could do this for much less. Alderman Marcier stated he has talked to Tom Bennetts office about getting some grant money for the demolition and his office suggested looking into a DECO grant or IDNR open space and land acquisition grant. This is still a work in progress.

209, 213 & 217 E Walnut St: Eric has bids from NBC Demo-\$32,400, Lee Farms Excavating-\$65,000 and KB&E II-\$74,400. Eric stated the city will provide the fill for the basement and the contractor will be responsible for the top soil and the seeding. After a lengthy discussion no decision was made this will be put on the agenda for full council.

904 N Chicago St: The dumpster is there and demo will begin tomorrow with a lien being put on the property for the cost of the demo

Sign Ordinance: Eric stated he has given everyone a copy of the current sign ordinance from 1980. He stated there is a lot there and everyone should look it over and please come back to him with suggestions. There was discussion last month about businesses that close and don't take down their signs and this could be one thing that could be added.

Façade Grant: Family Inn at 350 W Walnut is asking for \$5,000 for upgrades on their parking lot due to the gaming they now have. **Alderwoman Rohlfs makes a motion to recommend to the council to give a façade grant to Family Inn for \$5,000 and**

Alderman Marcier seconded. Roll call carried 8-0. Eric also has a façade grant for 800 W Walnut St. asking for \$5,000 for outside lighting and painting. **Alderman Marcier makes a motion to recommend to the council to give a \$5,000 façade grant to Garrell Properties at 800 W Walnut and Alderman Barragree seconded. Roll call carried 8-0.** Mayor Allhands stated the property owner has filled out the paperwork for a revolving loan also. **304 W Oak St:** This was city property at one time and the paperwork was never recorded at the recorders office, this property was sold for \$250.00 and the owner is willing to give it back to the city for \$250.00. In order for this to happen a purchase contract will need to be drawn up by Attorney Cainkar. Eric stated this will also help with CRS credit points. **Driveway Ordinance:** Eric reported he would like for the ordinance for commercial driveways be increased to 36 foot wide. IDOT standards are 35-36 ft. Eric will get in touch with Attorney Cainkar.

Code Enforcement Officer Bill Walver reported on the following:

Crime Free Rental: 1 inspection was done

Inoperable Vehicles: 5 tow notices were sent out, 3 vehicles removed or are now in compliance, and 1 junking certificate was sent to the state.

Other interactions for September: 13 warnings for miscellaneous violations

Alderman Barragree asked about a vehicle on E Elm St that is on jacks. Bill stated he has talked to the resident and they will be done soon.

Alderman Miller makes a motion to adjourn at 7:30 and Alderman Muench seconded. Roll call carried 8-0.

Don Miller, Chairman