

City of Watseka
201 Brianna Dr
PO Box 338
Watsseka Il 60970

CODE ENFORCEMENT COMMITTEE MEETING

MAY 14, 2024

7:05 PM

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

GUESTS: Building Inspector Eric Brandt and Code Enforcement Bill Walver

Alderman Miller opened the meeting at 7:05. There was no public comment. Building Inspector Eric Brandt stated he received a thank you card from a resident thanking him for working with them on getting their grass mowed. Eric then reported on the following properties:

IDNR Flood Mitigation: Eric received deeds to 20 more properties, and they are being recorded at the county office at this time. Eric also stated the city is still due about \$200,000.00 from the state for the last demolitions, he will be calling to get a status update soon. Mayor Allhands stated the line of credit for the grant will need to be renewed this month.

Ordinance Citations: 21 warnings mostly for grass and 3 citations have been issued

128 E Ash St: this is a property maintenance issue and Eric has been talking to the owner

400 N Jefferson St: this is also a property maintenance issue, some roof work was done last year but nothing since, he is trying to contact the owner

617 S 5th St: there is junk vehicles, junk in the yard and the property is not being mowed, Eric condemned both structures and then the back house renter came in and paid the outstanding water bill and allowed Eric in to look inside. There were no smoke detectors so the renter had them installed and she also stated they will be evicted at the end of the month. The front house is still condemned.

423 N 2nd St: this property has junk vehicles, trash in the yard, there was a fire over the weekend that was close to the neighbor's garage and in that fire were aerosol cans that exploded. They were given a ticket for the fire. Eric stated the owner has been to municipal court several times stating that he is trying to get the people evicted. His case at municipal court has been continued now for 2-3 months. There was some discussion about squatter's vs trespassers.

Lamplighter Building at 135 E Walnut St: Alderman Miller would like for Eric to contact the owner to see what his plans are for the building and to have him do something with the

back side.

440 E Oak St: house has been demolished and now the grass is growing so Eric will have public works mow it.

520 N 2nd St: it was in court today and will be the city's property soon, Eric contacted the demo contractor, and he will be starting after Memorial Day, he has 30 days to demolish

306 W Oak St: the owners had the people removed, and the property is now boarded up. They are still going to donate the property to the city, they are just waiting for the paperwork to get done. The owners paid \$2500 for the clean up a couple of months ago. Eric will post a condemned sign on the property

534 E Walnut St: there was a garage fire here last year and the garage has now been demolished

1008 N Jefferson St: this property was run down and the owners also had it demolished

904 N Chicago St: this property had a fire and the owners demolished the house and kept the garage but then the city had to demolish it. Now the owners are wanting to donate the property to the city. It cost the city \$15,000 to remove the garage. After a very short discussion the committee stated they do not want the property and the owners need to pay off the liens.

Solar Ordinance: Eric stated the committee will be having a public hearing before full council in 2 weeks.

400 E Cherry St: the city has the demolition order, and it will go out for bid soon

100 W Walnut St: Eric stated the committee has a proposal from Carlile Group for \$20,000 to stabilize the building. There was a lengthy discussion about possible demolition costs and the possible costs to repair the party wall if the building is demolished.

Vacant Property Ordinance: Mayor stated everyone has a copy of an ordinance from another town, just look it over and this will be discussed again at another meeting

Sign Ordinance: this will be discussed again in future meetings.

Eric stated the old Charms building façade is done and is a nice addition to the downtown area. It was also discussed about how the empty lot is looking great also with the addition of the concrete and soon to be benches.

Code Enforcement Bill Walver reported on the following:

Crime Free Rental: 1 inspection done

Inoperable Vehicles: sent out 1 owner notifications, 4 tow notifications sent out, 9 vehicles removed or now in compliance, 1 vehicle towed to impound lot, and 1 junking certificate was received from the state.

Other Interactions for April: 20 warning for miscellaneous violations, mostly grass.

Bill stated he has been watching the vehicle repair on N Jefferson, and it should be completed by the end of week.

Mayor Allhands stated the committee needs to go into executive session for litigation.

Alderman Marcier makes a motion to enter executive session at 7:43 for litigation and Alderman Barragree seconded. Roll call carried 9-0.

Alderman Barragree makes a motion to go back to regular session at 7:48 and Alderman Marcier seconded. Roll call carried 9-0.

No action was taken from executive session.

Alderman Miller makes a motion to adjourn at 7:49 pm and Alderman Muench seconded. Roll call carried 9-0.

Don Miller, Chairman