

ORDINANCE COMMITTEE

October 12, 2016

MEMBERS

Chairman Jones
Alderman Burtle
Alderman Vota
Alderman Budd
Mayor Brotherton

ALSO PRESENT

George Calvert	Owen Lasswell	Dustin Allen
Andy Goodall	Jacque Nation	Billie Heberling
Alderman Olive	Jim & Kathy Lindsey	Amery Gardner
Alderman Dorchinecz	William & Susan Baird	Chris Biondolino
Alderman Heberling	Dustin Clark	Cindy Dey
Attorney Romano	Mickie & Jerry Erhardt	

Chairman Jones called the meeting to order at 6:00 P.M.

Abandoned Properties

The Committee discussed the topic of abandoned and blighted properties. Mayor Brotherton showed video footage of three different residences located within the City that Health and Building Officer George Calvert has been dealing with. The City's goal is to force the owners to make the repairs necessary to bring the properties into compliance with the current building codes or to have the structures torn down and the debris removed from the properties.

William and Susan Baird who own the property located at 1019 West Vandever stated that it has been their intent to have the residence torn down but they have been busy with other issues that have prevented them from getting it done. Mr. Baird stated that he did not really understand why the City was pressuring him in regard to the residence and stated that the property was being maintained per Mr. Calvert's directions. The yard has been mowed and broken windows have been boarded up. In regard to the items inside the house they stated that they have been systematically getting rid of stuff by holding rummage sales. City Attorney Romano pointed out that the residence had numerous holes and openings in the eaves of the roof that would allow birds and animals to enter through. Mr. Calvert stated that due to the openings in the roof the interior ceilings in the residence were collapsing. Mr. Baird also informed the Committee that he spoke with a Mr. Aldridge about tearing down the residence and it is now on his list. Mr. Aldridge currently has two other locations in the City where he will be removing structures and that he will begin working on the Baird property once those jobs are completed.

The Committee next discussed the property located at 1101 Springfield Road that is owned by Mickie and Jerry Erhardt. The video footage showed numerous large openings in the roof of the residence. Mr. Erhardt stated that he believed the residence to be structurally sound and asked if shingling over the openings in the roof would be sufficient. It was pointed out that due to the opening in the roof there has to be interior damage to the residence as well and that just covering the holes in the roof would not bring the residence into compliance. Mr. Erhardt was told that he has two options. He could either repair the existing defects or have the house torn down and removed. Mickie Erhardt mentioned that a water line that served both the house and the skating rink building located on the same property ran through the foundation of the residence. She fears that if they try to tear down the residence the water line will be damaged. Alderman Burtle stated that he felt that concern was minor as the line could be cut off on each end of the residence leaving only a relatively small portion to be replaced after the house had been demolished and removed. Mr. Erhardt was directed to obtain a registration permit through the City that would include a plan to remove the residence.

The Committee next focused its discussion on the property located at 515 East Main Cross. This property was previously damaged in a fire and is believed to be beyond repair. The property has been foreclosed on and is currently owned by a bank.

Mr. Dustin Clark was in attendance and informed the Committee that he has made an offer to buy the property but was told that the City has a lien for mowing expenses attached to the property. He asked that the lien be removed. The Committee stated that they were willing to remove the lien if Mr. Clark could have the building removed by the end of the year or early January. Mr. Clark stated that he believes he can do that.

Mayor Brotherton asked Attorney Romano if it was allowable to have a garage being used for storage on a lot without a house on it. Attorney Romano stated that a primary residence was required. The Committee made it clear that it was the City's desire to work with the current property owners to eliminate the existing problems on their individual properties and that the City might be willing to reimburse the registration permit fees if the problems were remedied in a prompt manner.

Motion by Alderman Burtle and seconded by Alderman Vota to recommend to the City Council to release the City's \$300.00 mowing lien and waive the City's Demolition Permit Fee concerning the Odell LLC real estate located at 512 East Main Street, Taylorville, IL provided the property owner (Dustin Clark) provides the City with a copy of his purchase contract for such real estate and applies for and obtains a Registration Permit (pursuant to Chapter 4A of the Taylorville City Code) and demolishes the existing building on such real estate and remove all personal property from such building and real estate all in a manner satisfactory to the City by December 31, 2016. Motion carried 4-0.

Motion by Alderman Burtle and seconded by Alderman Budd to recommend to the City Council to refund the initial \$300.00 Registration Permit Fee and waive the City's Demolition Permit Fee concerning the William J. and Susan R. Baird real estate located at 1019 West Vandever Street, Taylorville, IL provided the property owners apply for and obtain, and pay the initial \$300.00 fee, for a Registration Permit (pursuant to Chapter 4A of the Taylorville City Code) by October 21, 2016 and demolish the existing residential building on such real estate and remove all personal property from such building and real estate all in a manner satisfactory to the City by a date certain that is acceptable to the City, but no later than December 31, 2016. Motion carried 4-0.

Motion by Alderman Burtle and seconded by Alderman Budd to recommend to the City Council to refund the initial \$300.00 Registration Permit Fee and waive the City's Demolition Permit Fee and water tapping fee for reconnecting the water line after demolition is completed now situated under the residential building concerning the Jerry R. Erhardt real estate located at 1101 Springfield Road, Taylorville, IL provided the property owners apply for and obtain, and pay the initial \$300.00 fee, for a Registration Permit (pursuant to Chapter 4A of the Taylorville City Code) by October 21, 2016 and demolish the existing residential building on such real estate and remove all personal property from such building and real estate all in a manner satisfactory to the City by a date certain that is acceptable to the City, but no later than December 31, 2016. Motion carried 4-0.

The Committee members expressed their sincere gratitude and thanks to the foregoing property owners for their cooperation in resolving these matters.

Remodeling Permits

Chairman Jones informed the Committee that Alderman Dorchinecz had requested the Committee to look into the creation of a remodeling permit that could help reduce the number of properties where an exterior remodeling project is started but is never finished. Mayor Brotherton passed around photographs of three properties located within the City where siding had been removed but not replaced. Alderman Dorchinecz suggested that the City consider creating an ordinance mandating a remodeling permit that would require posting a performance bond of some type that would ensure that the project would be completed. Attorney Romano shared his thoughts stating that he did not feel that the City could mandate a performance bond but that it could possibly create an ordinance with penalties for the owners of properties who now have properties that may not be in compliance with existing building codes because they have not completed a project.

Motion by Alderman Budd and seconded by Alderman Burtle to recommend to the City Council to direct the City Attorney to prepare an Ordinance establishing a building remodeling permit requirement and administrative implementation procedure together with fines and penalties for non-compliance. Motion carried 4-0.

Liquor and/or Video Gaming Ordinances

The Committee discussed many alternatives and amendments to the gaming ordinances after the Aldermen, Mayor, City Attorney, and the public who attended the meeting expressed their views.

Motion by Alderman Budd and seconded by Alderman Vota to recommend to the City Council to adopt the proposed Ordinance amending Sections 3-3-1, 3-3-4, 3-3-5, and 3-15-2 of the Taylorville City Code pertaining to Video Gaming and Liquor License Classifications with the revisions discussed during the Ordinance Committee Meeting. Motion carried 4-0.

HBO Updates

George Calvert, Health and Building Officer presented pictures and updated the Committee of property violations and cleanups.

Motion by Alderman Vota and seconded by Alderman Burtle to adjourn. Motion carried 4-0.

Meeting adjourned at 9:11 P.M.

Bruce Jones, Chairman
Ordinance Committee