

ORDINANCE COMMITTEE MEETING

November 3, 2016

8:30 A.M.

Present: Pat Brau, Brent Schleisman, Steve Brimhall, Terry McWilliams, Deb Savage, Ron Archer, Jared Walker, Kent White, Jack Swarm

Absent: None

Terry McWilliams called the meeting to order at 8:30am on Thursday, November 3, 2016 and approved the minutes from October 12, 2016.

Brent discussed the non-conforming uses and mentioned the contractual agreement with Philips Auto to expand on the back of their building. The contract was written and delivered but the owner has not signed. The Committee wants Jack to work on the contractual agreements by keeping a list to know which businesses are formalizing non-conforming uses.

The Committee discussed the sidewalk ordinance. Brent shared with the committee an article by Bill Stone on "Slip, fall cases on city sidewalks" and would like the Committee to refresh their knowledge on the matter before the winter season approaches. Homeowners need to be aware that they oversee the repair, upkeep, and maintenance of their sidewalks. The Committee would like Jack to redo/review the ordinance and make sure we are covered legally in conjunction with the article. The Committee discussed the possibility of the 50/50 cost sharing sidewalk program.

Ongoing Nuisances:

400 W. Orange – The PWD would like to purchase the property if a possibility in the near future. Jack stated house is secured. Jared stated City is mowing yard and owner is content to letting the City mow it. The Committee discussed increasing service fees.

405 N. Van Buren – House is in very bad shape. Letter was sent March 29, 2016 with a sixty-day deadline. No living residence. Deadline is over. Pat Brau will take the matter to court to enforce the no occupancy order and property maintenance violations.

714 N. Lincoln – Vehicle needs removed. Pat is processing a fine \$5,000.00

312 E. Vernon – August 1, 2016 deadline. Making progress. Jack will work with owner to continue progress.

309 N. Walnut – Pat sent a letter to owner informing him of code violations. Deadline letter was sent. Legal process will start on August 1st with the fine of \$100.00 a day. Pat will proceed with legal process.

106 N. Adams – Pat Brau will file charges due to minimal progress on property. Jack suggested taking the owner to court. Municipal infraction was done and ready to be filed.

108 N. Adams – Significant progress has been made on property. Jack will get with owner to make sure it gets done. Jared will deal with junk.

2005 E. Washington – Owner is getting a Peddler Permit. All concerns are corrected. Jack is monitoring. Progress on property.

105 S. White – Sold in Auction. Property is making progress. Jack notified owner of violation.

302 E. Clay – No occupancy. Pat Brau will file charges. Family considering selling the property to the City. City could possibly loan money to demolish property.

502 N. Hamlin – Noise Complaint, will file under new amount. Pat Brau – Noise citation. Junk is accumulating on property. Take to court?
Owner has been fined for dogs.

904 S. Main – Vehicle, boat and shed – remove. Pat file charges.

802 W. Washington – contacting Janet Jennings (owner of property) - Pat Brau file charges. Fine \$100.00 a day. Zoning Violation in progress

605 N. Lombardy – Jack continues to monitor. Issued new notice, will forward to Pat Brau if deadlines not met.

905 W. Washington – Jack continues to monitor. Property has junk, potential fire hazard and use of hotel as an apartment. Working with health department and DHS.

408 S. Jefferson – Repairs mostly complete, only painting is needed. Jack sent out letter and will continue to monitor.

1101 N. Broadway – Owner moved junk to back of property. Jack and Jared will monitor. Owner had until August 1st to remove junk. Not complete. Jared will issue orders to remove junk.

304 S. Jefferson – Sheriff served owner. No response. File property maintenance on home and nuisance on unsafe garage. Pat Brau filed charges. Exterior PMC.

405 N. White – Filed. 20 days is up. Nuisance noticed served for junk on property by Pat Brau. Pat will take appropriate court actions.

401 N. White – Letter was sent. No reply. Jack will reach out to owner and continue to monitor. property owner has made slow progress.

702 E Henry – Property vacant. Formal notice sent.

603 S Walnut – Order to take tree down. Property vacant. Dead tree on property. Hazard. Unable to reach owner.

804 N Lincoln – Mount Pleasant rental – minor fixes

808 N Lincoln – Monitor and send letter. Owner repaired roof, will tear down garage.

809 N Lincoln – Reroofed. Rental property that has a lot of issues, letter sent.

304 S Main – Filed. Sheriff will serve. \$100.00 a day fine. Garage is in poor condition, inoperable vehicle, junk.

Bufs Truck Plaza – Several letters sent, 1 notice sent, no response from owner. Property has overgrown trees, weeds, trash, junk, tires and obsolete signs. Jack and Rob did a thorough inspection. The legal process has started and the owner had until September 1st. Turned over to Pat Brau.

Closed Nuisances on November 3rd 2016:

312 E Vernon

105 S White

2005 E Washington

507 W Clay St

302 E Clay

905 W Washington

408 S Jefferson

1101 N Broadway

Meeting adjourned at 9:47a.m.

Prepared by _____ Date _____

Approved by _____ Date _____