

Ordinance Committee Meeting
May 27, 2025
9:00 AM

Present: Bob Griffith, Terry McWilliams, Kent White, Mayor Steve Brimhall, Brent Schleisman, Lyle Murray, Jared Walker, Gary Shahan, Shelbi Swinscoe, Drew Schumacher

Absent:

Call to Order: The meeting was called to order at 9:00 AM.

Discussion of Nuisance Properties

203 N Porter Street

The Committee discussed ongoing concerns at this property. It was noted that the owners are now separated, and Lyn is the primary resident. With Bobby no longer present, there is likely no longer any salvage or scrapping activity occurring at the location. Jared Walker indicated that the property is currently in general compliance, aside from minor infractions not considered significant enough for enforcement action at this time.

301 N Jefferson Street

The property remains in legal limbo. Gary Shahan provided an estimated timeline indicating that the City may be able to initiate legal proceedings in approximately four months, following the required 30-day response window for a formal notice. Brent Schleisman emphasized making this property a top priority and recommended that the City Attorney prepare the necessary documents in advance, allowing immediate legal action when the timeline permits. Gary will consult with the attorney to confirm a formal schedule and report it back to the Committee.

403 E Green Street

The property owner, Daphne, has received the City's proposal and is scheduled to meet with Gary. Brent inquired about the feasibility of recouping some of the City's incurred expenses through the removal and disposal of yard debris and junk. It was agreed that the property owner should respond to the City's proposal by June 15, 2025.

908 N Broadway Street

Garbage has been removed from the rear of the property, but City staff continue to maintain the lawn due to the owner's noncompliance. Jared reported that the court's previous order allows for up to three additional days in jail if the owner fails to comply. If necessary, Jared will pursue this option again. The Committee directed staff to prioritize this property.

207 S Marion Street

The City has acquired and demolished the structure on this property. It will be released for bid this week, with the goal of constructing a residential dwelling within the next two years.

314 N Porter Street

Property owner Mike Hruby has previously expressed interest in selling to the City. However, discussions have been paused due to other priorities. The Committee requested that staff resume efforts to move this matter forward.

603 N Collins Street

The property is in foreclosure. While there have been no official complaints filed, concerns were raised by nearby residents and shared with a Council member.

309 N Walnut Street

Gary reported that the property has transferred to the owner's son, who understands that demolition is necessary. The property is zoned M-1, which does not permit reconstruction of residential dwellings following demolition. Additionally, the adjacent property—owned by the owner's brother—contains multiple nuisance issues, which staff will continue to monitor.

615 N Lincoln Street

Jared will follow up to confirm the date of the conceptual review.

205 E Washington Street

The sign on the property has been repainted. Gary is working with the owner to ensure the metal beams supporting the sign are also repainted due to peeling paint.

905 S Harrison Street

The owner, Amanda, has removed visible junk and trash from the yard. However, the exterior of the home still requires painting. A property dispute was also noted—Amanda's home and former pool area extended onto a neighboring property. The pool has since been removed.

905 W Washington Street (Iris Motel)

Only 3–6 rooms at the motel are currently usable; the remaining rooms are uninhabitable. The Committee expressed concern and requested staff prioritize addressing this matter.

504/506 E Madison Street

City staff continue to mow and maintain the property due to long-term vacancy and lack of owner upkeep. The Committee requested that the City begin proceedings to declare the property abandoned.

608 N Adams Street

Gary has sent a formal notice and met with the owner. Repairs are needed on the home's exterior, including the front steps.

401 N White Street

Gary reported that the property is going into foreclosure.

808 N Lincoln Street

The only noted issue is the lack of a landing on the newly installed steps. Gary has informed the property owner of this violation.

307 W Vine Street

Numerous complaints have been received regarding the excessive number of vehicles parked on the property, including one on the front porch. Residents have raised concerns about zoning and code compliance. Staff will continue to investigate and monitor.

Open Forum

Drew Schumacher, Public Works Director, requested the Committee consider establishing a "No Parking" zone on the north side of Orange Street west of North Broadway. He noted that frequent double parking in this dead-end area significantly hinders snow removal operations during winter. Brent stated that the matter will be referred to the Street Committee for review. If there are no objections, staff will proceed with drafting an ordinance in coordination with the City Attorney

Adjournment

The meeting was adjourned.

Prepared by _____ Date _____

Approved by _____ Date _____