

**VILLAGE OF PEOTONE
BUILDING COMMITTEE MINUTES
Minutes of August 21, 2023**

CALL TO ORDER, ROLL CALL

THE BUILDING COMMITTEE MEETING WAS CALLED TO ORDER AT 4:30 PM AT THE MUNICIPAL COMPLEX HALL, 208 E. MAIN STREET, PEOTONE, ILLINOIS, BY THE CHAIR, GARY HUDSON. IN ATTENDANCE WERE TRUSTEE HUDSON, TRUSTEE SANDBERG AND TRUSTEE STRBA. ALSO PRESENT WAS THE VILLAGE ADMINISTRATOR, THE BUILDING & ZONING COORDINATOR. MAYOR MARCH ARRIVED SHORTLY AFTER MEETING STARTED.

MINUTES

MOTION BY TRUSTEE STRBA, SECONDED BY TRUSTEE SANDBERG TO APPROVE THE BUILDING COMMITTEE MINUTES FROM FEBRUARY 7, 2023. ALL VOTING YES; MOTION CARRIED.

PUBLIC COMMENT

NONE

DISCUSSION AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING VILLAGE OF PEOTONE BUILDING SERVICES

THERE WAS DISCUSSION ABOUT THE VILLAGE BUILDING DEPARTMENT NEEDS INCLUDING RESULTS FROM A MEMO AND SURVEY. THERE HASN'T BEEN LUCK FINDING ONE PERSON TO DO IT ALL. THE BUILDING AND ZONING COORDINATOR, HENRY WALTERS, ACCEPTS PERMITS AND COORDINATES IN HOUSE PAPERWORK BUT THERE IS STILL A NEED FOR SOMEONE TO DO INSPECTIONS. SAFEBUILT CURRENTLY DOES PLAN REVIEW AND INSPECTIONS BUT SUBMITTED AN INCREASE IN FEES, THEIR CONTRACT WOULD BE UP ONCE THE VILLAGE PROVIDES 90 DAYS NOTICE. TRUSTEE SANDBERG FEELS LOCAL INSPECTORS WOULD BE MORE VESTED IN THE VILLAGE. FRANKFORT AND CRETE CURRENTLY USE INDEPENDENT CONTRACTORS FOR INSPECTIONS. THERE WAS A DISCUSSION ABOUT USING INDEPENDENT INSPECTORS AS OPPOSED TO A CONTRACTED COMPANY AND THERE WOULD BE DIFFICULTY FINDING INDIVIDUALS FOR EACH TRADE. THERE WERE THREE SUBMITTALS PRESENTED INCLUDING ONE IN TEXAS WHICH WILL BE ELIMINATED. LAKESIDE IS A NEWER COMPANY AND THE ADMINISTRATOR AND WALTERS HAVE MET WITH AN OFFICIAL FROM THERE. B& F HAS A LOCAL MAN THAT LIVES IN GREEN GARDEN AND WOULD BE THE INSPECTOR FOR OUR AREA. LAKESIDE AND B&F ARE SIMILIARLY COMPARIBLE PRICEWISE. TRUSTEE SANDBERG EXPRESSED SOME CONCERNS WITH THE PREVIOUS CODE ENFORCER THROUGH LAKESIDE BUT THE ADMINISTRATOR STATED SHE HAD NO ISSUES OR COMPLAINTS WITH HIM. DUE TO TIME CONSTRAANTS THERE IS NOT ENOUGH TIME CURRENTLY TO LOOK INTO INDIVIDUAL INSPECTION CONTRACTORS FOR EACH FIELD INSTEAD OF HAVING A CONTRACTED COMPANY TO PROVIDE ALL THE SERVICES BUT IT COULD BE SOMETHING TO WORK TOWARDS. LAKESIDE CONSULTANT IS WILLING TO WEAR A PEOTONE SHIRT AND DRIVE A PEOTONE CAR AND ALSO MENTOR WALTERS AND COULD BE BENEFICIAL IN THE DIRECTION THE VILLAGE WANTS TO MOVE TOWARDS GOING FORWARD. THERE ARE NO CONTRACT MINIMUMS FROM EITHER COMPANY BUT ADMINISTRATOR SAID SHE COULD REQUEST A SERVICE AGREEMENT. IT WAS STATED WE COULD

UTILIZE ONE AND REEVALUATE AFTER A TIME PERIOD. TRUSTEE HUDSON RECOMMENDED HAVING B&F COME IN AND MEET IN PERSON SAME AS WAS DONE WITH LAKESIDE AND HAVE THE INSPECTOR BE THERE ALSO. BOTH COMPANIES ARE REPUTABLE AND GOOD AT WHAT THEY DO. MAYOR STATED HE IS A LITTLE CONCERENED ABOUT THE TIMEFRAME AND WANTS THEM TO MEET WITH B&F AND HOPEFULLY COME TO A DECISION TO MAKE A RECOMMENDATION TO THE VILLAGE BOARD. THEY WILL MEET WITH B&F AND CALL SOME OF THEIR REFERENCES AND RECONVENE AFTER THAT HAS BEEN DONE TO MAKE A DECISION.

GENERAL DISCUSSION

TRUSTEE SANDBERG PRESENTED A HANDOUT OF A RENTAL REGULATION ORDINANCE THAT INCLUDED TOOLS AND FEES THAT PROTECTS RENTERS AND LANDLORDS AND HELPS DEAL WITH SOME PROBLEM PROPERTIES. HE FEELS THIS IS SOMETHING TO LOOK AT AND WORK TOWARDS AND POSSIBLY USE IT TO START A REGISTRY. THE ADMINISTRATOR SAID THE VILLAGE HAS A VACANT PROPERTY ORDINANCE WHICH IS SIMILAR AND THAT IT IS A PRIORITY FOR WALTERS. TRUSTEE SANDBERG SAID THIS COULD BE BUILT INTO IT AND CREATE A STANDARD FOR RENTAL PROPERTY REGISTRATION AND RECORD OF RENTAL PROPERTIES. THE MAYOR SAID IT SHOULD BE READ THROUGH AND CAN BE LOOKED IN TO.

ADJOURNMENT MOTION BY TRUSTEE STRBA, SECONDED BY TRUSTEE SANDBERG TO ADJOURN THE BUILDING COMMITTEE MEETING AT 5:25 PM. ALL VOTING YES; MOTION CARRIED.