

City of Belleville – Health, Housing and Building Committee

Meeting Minutes

101 South Illinois Street, Belleville IL
Second Floor Conference Room

APPROVED



Alderman Chris Rothweiler – Chairman

DATE: February 15, 2023

PRESENT: Committee Aldermen – Chris Rothweiler, Chairman; Kent Randle-Ward 3; Joe Hazel, Ward 1; Raffi Ovian, Ward 4; Trishia Tialdo, Citizen Member

Staff Members – Mayor, Patty Gregory; Scott Tyler, Health, Housing & Building Director; Police Chief Matt Eiskant, Belleville Police Department; Steve Thouvenot, Building Commissioner; Lloyd Cueto, Assistant City Attorney.

Absent: Scott Ferguson-Ward 3, excused.

GUESTS: Michael Hagberg
Andrew Tuftow

1. CALL TO ORDER / OPENING REMARKS

- Chairman Chris Rothweiler called the meeting to order at 6:00 P.M.
- Evacuation procedures in the event of emergency

2. PUBLIC PARTICIPATION:

Mr. Hagberg stated he will be entering several “Reports of Concern” through the Q-Alert system for derelict buildings in order to have them documented in the database.

Mr. Tuftow expressed support to raise chickens inside the city limits and explained the benefits to families.

3. APPROVAL OF MINUTES

- Motion to Approve the minutes of the Health, Housing and Building Committee meeting January 18, 2023.
- Motion made by: Citizen Member Trishia Tialdo
- Seconded by: Alderman Raffi Ovian
- Voice Vote: Passed

4. NEW BUSINESS

- Motion to approve bid for 24 demolitions to Groundworks Contracting of Breese IL in the amount of \$315,300.
Mr. Ovian questioned when the demolitions would begin and Mr. Tyler stated once City Council approves the bid a meeting will be held with the contractor, and he expects to begin in May.
- Motion made by: Alderman Kent Randle
- Motion Seconded by Alderman Raffi Ovian
- Voice Vote: all Aye
- Motion Passed

5. OTHER BUSINESS TO COME BEFORE THE COMMITTEE:

Mr. Ovia commented on his concerns of the Crime Free Housing Ordinance Fees offsetting costs and requests fees to be raised. Mr. Ovia stated he would like an increase in the number of officers. Mr. Ovia presented documents from O'Fallon IL, Dekalb, IL and requested a database showing the roughly 8,000 rental properties. Chief Eiskant stated currently the fees and costs are close, but there is time to bring the topic up to the Crime Free Housing Committee at the next meeting to request a raise of fee.

Mr. Tyler reported that he has met with both representatives from OmniGo and City of Belleville I.T. Department personnel to work out getting the Housing Department up and running. This is currently out of the Housing Department's hands.

Mr. Ovia questioned if money from TIF 3 could be used for demolitions. Mr. Tyler stated that question would need to be directed that question to the Economic Development Department.

Status Updates Requested:

- 9 N 80th Street: Mr. Cueto reported that this property is on the docket at the courts. If parties do not show at court an eviction can be ordered.
- 10606 W Main St: Mr. Tyler stated he answered this question at the last meeting and has no further details.
- 85 N 8th St.: Mr. Thouvenot stated no contact has been made with owners since 12/15/2021. This home was condemned and sent to the City Attorney.
- 107 East D St: Mr. Tyler stated there was one interested party in obtaining this property in response to the notice.
- 213 N 44th Mr. Tyler reported the environmental study is complete and this is on the demolition list.
- Payday Loan: Mr. Thouvenot stated the owner has not responded to his attempts at contact.
- 9601 W Main St: Mr. Ovia wanted to know if fire inspections had been conducted. Mr. Rothweiler referred Mr. Ovia to the Fire Department for the answers to that question. Mr. Ovia stated concerns of a vehicle that parks at this property. Chief Eiskant stated Officer Donat has followed protocol in writing citations and having vehicles towed when reported. He further asked Mr. Ovia to please contact Police Dispatch or enter suspicious vehicle concerns in Q-Alert system instead of contacting officers on their personal cell phone.
- 8300 W Main St at Juanita Place: This property is in a family trust. The property has been condemned by Building Commissioner Thouvenot and would go to the City Attorney. Mr. Cueto stated they had been trying to let the family work it out.
- 9306 W Main St: Mr. Ovia questioned when this property was converted from single family to a duplex. Mr. Thouvenot stated it has always been in the records at the Housing Department as a duplex, the original weather head was also a duplex. It is unknown when the conversion took place in the past.

Poultry Stock Ordinance

Mr. Rothweiler introduced the topic of the Poultry Stock Ordinance as requested by Mr. Tuftow. Mr. Rothweiler provided information to the committee of other surrounding communities ordinances and requirements. Mr. Rothweiler asked the committee to comment if they were opposed to considering any change to the ordinance. Mr. Randle stated he would be opposed based on past complaints, detriment to the resale value of neighboring property, and suggested it should be introduced as a referendum for the citizens to vote on. Mr. Tyler reported on one ongoing issue within the city of a resident who inherited chickens from a relative that passed away. The resident stated he is planning on moving outside the city and does not plan to get rid of the chickens. Mr. Tyler has been trying to work with him, but he will refer to Officer Donat to write citations if the committee requests due to neighbor complaints. Mr. Rothweiler asked for Ms. Tialdo's opinion as a realtor. Ms. Tialdo stated that this could cause issues in property value. Mr. Tuftow commented that domestic dogs barking or feral cats can cause more issues than a regulated number of hens. Mr. Tuftow stated they are requesting to keep only egg laying hens and no roosters. Mr. Cueto reported on research he has done of other communities and their practice of regulating. Mr. Cueto stated that the time constraint before the April 2023 election would make it

impossible to add a referendum on the ballot this year. Signatures would be need to be collected on petitions, this would need to be presented to the Ordinance and Legal Review Committee. If an alderman makes a motion to add the referendum to the ballot and the motion passes the committee this would then need to be passed by City Council. Mr. Cueto stated this could be achieved before the General Election November 2024.

Reports from Assistant City Attorney Lloyd Cueto

- 140 S 35th St: Summons undeliverable, next phase is public notice before bench trial.
- 85 N 98th St and 917 N. Charles – Mr. Cueto would like Alderman Hazel to contact him to discuss.
- 1816 E B St: Mr. Tyler stated this home had no power or water for four months prior to the fire. Owner Daniel Wimpe is uncommunicative. Mr. Tyler has spoken to the insurance company representatives. It has been turned over to the City Attorney's office.
- 900 N Church: Mr. Tyler stated this property was not in our files, he will start the demolition process.
- 917 N Charles: This property was condemned in 2021.
- 818 N. Charles: Mr. Tyler has had unsuccessful attempts to contact property owners.
- 129 N Pennsylvania: No water since 2017, there have been code enforcement citations. Mr. Tyler will forward to City Attorney.
- 9 N 80th St: Mr. Cueto stated there are pending citations to the tenant for violations of the Crime Free Housing Ordinance and to the landlord for both the Crime Free Housing Ordinance and property maintenance issues. If these parties do not show to court he will receive the eviction by absentia.

Mr. Ovia asked about the status on 85 N 98th Street. Mr. Cueto stated the title has been received and the property is on the demolition list.

Mr. Randle asked Chief Eiskant about court ordered evictions. Chief Eiskant stated court ordered evictions are handled by the St. Clair County Sherriff's Department. All citation fines are handled by the court.

6. ADJOURNMENT

- Motion to Adjourn: Alderman Kent Randle, Ward 3
- Motion Seconded: Citizen Member Tricia Tialdo
- Voice Vote: Passed, Meeting Adjourned: 7:14 P.M.
- Next meeting to be held March 15, 2023.

Chairman, Chris Rothweiler, Ward 6

