

**Minutes of the Meeting of the Building Inspection Ad-Hoc Committee
Held On Tuesday, March 26, 2019 Pursuant to Notice Duly Given**

1. Meeting called to order at 5:00 p.m. by Chairperson Schreiber
2. Roll Call: Mayor Heier, John Reed, Joe Last, Al Schreiber, Mike Rehberg, Kim Bronikowski (arrived at 5:02 p.m.), Ron Daul, Sara Perrizo (also as recording secretary)
Absent: Jeremy Wusterbarth
Also present: Attorney Calvert
3. Approval of Agenda
Moved by Heier, seconded by Daul to approve the agenda as presented. M/C
4. Approval of Minutes from 2/5/19 Meeting
Moved by Reed, seconded by Last to approve the minutes as typed. 8 ayes
Motion carried upon verbal voice vote.
5. Correspondence/Public Appearances
None.
6. Discussion/Possible Recommendation on:
 - a. Ord Section 15-1-7 – Rental Registration

Last stated that this relates to rental code compliance upon change of ownership. The current ordinance puts the city kind of at risk by requiring inspections that home inspectors should do. This could be detrimental to the City.

Daul suggest that we have the ordinance say that owners of rentals would have to have an inspection done by a home inspector and then turn it over to the City. Last stated that other municipalities require rental property to be registered with the City and there would be a \$ 100 fee if in violation. Inspection are still covered by current ordinances in relation to the outside of the property. We want to make residences safe, but don't want the city to be held responsible. Calvert noted that there has been litigation in other municipalities regarding these ordinances, but that had more to do with inspections than registrations. The registration aspect is becoming more common. There would be no charge for registration. Rehberg noted that renters change very often. Calvert said that this way would we at least have the names of property owners.

**Moved by Reed, seconded by Bronikowski Kim to delete current ordinance 15-1-7.
Motion carried upon verbal voice vote. 8 ayes**

Daul opined that if we are putting an ordinance together, we should require owners to get inspections every 5 years. Calvert stated that the draft ordinance is for registration only as a first step and noted that we could do a second ordinance for inspections

Moved by Perrizo, seconded by Reed to approve draft ordinance 15- 1- 7 for registration purposes.

Motion carried upon verbal voice vote. 8 ayes

Discussion ensued regarding possible requirements of an ordinance requiring inspections of rental properties. The consensus of the Committee was to begin with any ownership changes instead of requiring current owners to obtain an inspection. Calvert will draft an ordinance on this and bring it back to the Committee.

b. Allowing Accessory Buildings In Residential Districts While Principle Structure is Being Built

Last stated that we have allowed this to happen in the past to help people out. However, the current ordinance doesn't allow for this to happen. A new ordinance should have requirements in it regarding how long a person has to build the principle structure.

Moved by Perrizo, seconded by Bronikowski to refer to Attorney Calvert to draft an ordinance.

Motion carried upon verbal voice vote.

8 ayes

7. Adjourn @ 5:33 p.m.

Moved by Perrizo, seconded by Reed to adjourn.

M/C

Meeting adjourned at 5:33 p.m.

Respectfully Submitted:

Sara J. Perrizo, CPA

Administrator