



DRAFT MINUTES
SPECIAL COMMUNITY DEVELOPMENT COMMITTEE MEETING
5:30 pm, Tuesday, Feb 9, 2010

Minutes of a special meeting of the Community Development Committee of the City of O'Fallon, held in the Mayor's Conference Room, 255 S. Lincoln, O'Fallon, Illinois on **February 9, 2010**.

CALL TO ORDER: 5:30 p.m.

- I) Roll Call** – Jerry Albrecht (chaired mtg), Gene McCoskey, David Snyder. Other Aldermen Present: Dan Polites, John Drolet, Ned Drolet, David Cozad. Staff: Ted Shekell, Walter Denton, John Betten, Jeff Stehman, Pam Funk. Visitors: Donn Schaefer, Joni Schaefer, Jessica Newbold, Dave Witter, Joe Obal, Joe Keck, Herb Roach, Scott Wuerz, Angela Miller, Cassie Weber, Eric Hubbard, Angela Brandmeyer, Chad Vaniger, Bert Lagazo.
- II) Meeting Summary** – Vice-Chairman Albrecht opened the meeting at approximately 7:03 pm. Chief Betten presented an overview of the specific revisions made to the ordinance by city staff as a result of the prior special CD Committee mtg. Chief Betten stated that after further review, staff is recommending that hotels be included in the program but that only one \$50 license be required per facility, to be renewed annually. There was some discussion brought by the IL Realtors Association regarding the definition of Owner. The City's special attorney Vogel is reviewing that provision, and recommendations for clarifications, if any, will be provided at the next meeting. Discussion was also held regarding the license renewal period being Jan 1-Dec 31. It was recommended that greater flexibility be provided on the renewal dates so that staff could work out the most favorable renewal periods with the landlords. Staff recommended that the term "agent" be replaced with "point of contact" and that the POC must live within a 50 mile radius of the City of O'Fallon. A change was also recommended by staff that the required list of occupants be provided only as required by the City with no periodic renewal being necessary. Another recommended change is that the landlord training be offered as a reciprocal activity with other licensed programs. A question came up about what actions by a tenant could potentially lead to violations of the lease addendum – it was noted by Chief Betten that criminal activity on or near the licensed unit or premise would constitute a violation of the lease addendum. Another change to the ordinance was the addition of a "loser pays" provision in the appeals section of the ordinance. Another question was asked about the site inspections, and Chief Betten stated that the assessments would only be done on the outside of the unit and no interior inspections would be done, and that there would be a clear line between these public safety inspections and the building occupancy inspections currently done by code enforcement staff.

Alderman J. Drolet spoke against the fee of \$50, stating that without more specifics it's hard to determine that amount is correct. He recommended a "sunset" provision be placed on the fee that would force the Council to review it. Albrecht noted that the Council could change the fee at any time it chose without having a sunset provision.

Staff agreed to review the comments made by the Committee and bring revisions back to them at the next regularly scheduled committee meeting to be held on Feb 22, 2010 at 6 pm. The committee did not believe that another special meeting on the matter would be necessary. W. Denton noted that a tentative final vote before the full council could be set for March 1, 2010.

- III) Adjournment** - Meeting adjourned at approximately 7:00 P.M.

Next Regular CD Committee meeting: Monday, February 22, 2010 @ 6:00 P.M. – Mayor's Conference Room

Prepared by: Ted Shekell, Planning Director