



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
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Code Enforcement Tracking Report

Case Status	Case No.	Complaint Date	Description of Complaint	Location/Address		Date of Initial Inspection	Date of Written Notice	Current Status	Next Follow-up Date	Final Compliance Date
Open	CE: 97-2021	8/16/2021	Tall grass and weeds	201 N Jefferson Way	50.02(12)	8/16/2021	8/16/2021	Property owner has 3 days to abate violation.	8/26/2021	
Open	CE: 89-2021	8/11/2021	Unsafe and unsanitary	406 W. 2nd Ave	163.06 1, 2, 3, 4, 9, 12, 15, & 16. IPMC Section 505, 602, & 604	8/11/2021	8/11/2021	Structure does not meet the requirements which would make it habitable.	8/23/2021	
Open	CE: 90-2021	8/11/2021	Unsafe and unsanitary	410 W. 2nd Ave	163.06 1, 2, 3, 4, 9, 12, 15, & 16. IPMC Section 505, 602, & 604	8/11/2021	8/11/2021	Structure does not meet the requirements which would make it habitable	8/23/2021	
Open	CE: 91-2021	8/11/2021	Unsafe and unsanitary	206 South D Street	163.06 1, 2, 3, 4, 9, 12, 15, & 16. IPMC Section 505, 602, & 604	8/11/2021	8/11/2021	Structure does not meet the requirements which would make it habitable	8/23/2021	
Open	CE: 42-2021	N/A	Dangerous/Unsafe Building	500 E 1st Ave	163.06	N/A	6/2/2021	Property has been in disrepair for quite some time. Issuing Municipal Infraction. Contractor looking into Demolishing house. Infraction has been issued. Waiting for property owner to file an answer. I've had conversations with their contractor regarding the future of the current structure and use of the property. I'm confident the current owner will bring the properties use into compliance one way or another.	8/26/2021	
Open	CE: 99-2021	8/16/2021	Tall grass and weeds. Junk and debris	1001 Caroline Terrace	50.02(12)	8/16/2021	8/17/2021	Property owner has 3 days to abate violation	8/26/2021	
Open	CE: 87-2021	8/2/2021	Tall grass and weeds in backyard	907 West Clinton	50.02(12) 152.04 [302.4](A)	8/3/2021	8/5/2021	Property owner has 3 days to abate nuisance. Property is vacant and owned by a company out of Texas. Will abate next week.	8/26/2021	
Open	CE: 85-2021	8/2/2021	Low hanging tree branches	900 West Detroit	141.08 (1)	8/2/2021	8/5/2021	Property owner has 14 days to abate nuisance	8/26/2021	
Open	CE: 86-2021	8/2/2021	Low hanging tree branches	1002 West Detroit	141.08 (1)	8/2/2021	8/5/2021	Property owner has 14 days to abate nuisance	8/26/2021	
Open	CE: 62-2021	7/2/2021	Graffiti	219 W Salem Ave	42.02	7/5/2021	7/8/2021	abate	8/26/2021	
Open	CE: 63-2021	7/2/2021	Graffiti	213 W Salem Ave	42.02	7/5/2021	7/8/2021	Owner called and said he will have it taken care of the week the 16th.	8/26/2021	
Open	CE: 64-2021	7/2/2021	Graffiti	207 W 1st Ave	42.02	7/5/2021	7/8/2021	abate	8/26/2021	
Open	CE: 65-2021	7/2/2021	Graffiti	201 W Salem Ave	42.02	7/5/2021	7/8/2021	abate	8/26/2021	
Open	CE: 66-2021	7/2/2021	Graffiti	126 W Ashland Ave	42.02	7/5/2021	7/8/2021	abate	8/26/2021	
Open	CE: 17-2021	3/30/2021	Roof on garage falling in, excessive yard waste and defective trampoline.	909 North Buxton	163.06	3/30/2021		Spoke with owner. He said he will have branches cleaned up and trampoline taken down by the time spring clean up gets here. As for the garage, he plans on tearing it down as soon as his financial situation is a little more stable. Trampoline has been removed and yard picked up. Property has been cleaned up but the garage remains. Will keep open for the time being.	8/26/2021	
Open	CE: 106-2020	11/30/2020	Junk Property	604 North Howard Street	51.01 51.02	12/1/2020	12/1/2020	Tenant is still making progress.	8/26/2021	
Open			Unsafe Building	401 W Salem	163.06	6/25/2019	6/26/2019	Notice of unsafe building issued. Property owner obtained a building permit for work. Substantial progress made. Still needs to finish roof and siding. Owner continues to make progress. Ownership has changed hands. Will update asap! New owners beginning to make progress.	8/26/2021	
Open	CE: 96-2021	8/13/2021	Sidewalk	1606 W. 2nd Ave	136.04	8/13/2021	8/16/2021	Property owner has 14 days to make repairs to sidewalk.	8/30/2021	
Open	CE: 98-2021	8/16/2021	Dangerous Tree's (Ash)	801 South R	50.02(13)	8/16/2021	8/17/2021	Property owner has 14 days to remove trees and dirt pile spilling into parking lot.	8/31/2021	
Open	CE: 02-2020	1/9/2020	Trailer park needs to be cleaned up. Junk and junk vehicles.	307 West 2nd	50.02 (1, 2, 4, 5, 6, 10, 11, 12, 13) 53.03 (1) 163.06	1/10/2020	1/10/2020	City attorney submitted order to abate violations listed in the notice and order. Property owner has 20 days to respond and is the responsible person in charge for requiring compliance of all lots, structures and residents. If a resident fails to comply, the property owner must abate the violations by hiring a contractor to make the repairs or have the trailer demolished or removed from the property. Failure by the property owner to enforce compliance within a specified period of time to be determined once the property owner responds, will result in property owner being held in contempt at which point the district judge will set deadline for compliance.	DETERMINED BY DISTRICT JUDGE AT HEARING	
Open	CE: 51-2020	6/16/2020	Defective Sidewalk	1209 E 2nd Ave	136.02 (1)	6/16/2020	6/18/2020	Property owner claims they are having a hard time finding concrete contractor to complete the work. Sidewalk still not repaired. Issued Municipal Infraction.	Spring 2021	
Open	CE: 79-2021	7/19/2021	Tall grass and weeds	1500 West 3rd Ave	50.02(12) 152.04 [302.4](A)	7/20/2021	7/23/2021	Property owner has 3 days to abate. Property owner requested hearing 7/27/2021 before council to determine if nuisance exists.	TBD	



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Open	CE: 49-2021	6/14/2021	Defective Sidewalk	506 South D Street	136.02 (1)	6/14/2021	6/14/2021	Sent letter 6/14/2021. Have 14 days to repair/replace. Property owner called and asked for 30 day extension. 30 day extension has elapsed. Issuing municipal infraction. Sidewalk is in desperate need of repair/replacement therefore, we will be reaching out to a few concrete contractors for the purpose of abatement.	TBD
Open	CE: 22-2021	3/31/2021	People living in camper and using alley as a bathroom. Junk scattered throughout property	406/410 W 2nd, 206 S D Street	163.06	4/1/2021		In contact with estate regarding multiple issues and violations. Appears some tenants are moving out. Property is being listed for sale. Currently looking into conducting an inspection of the property to determine if units have the required to make a structure habitable. Issuing Dangerous Building Report to begin the process of eviction.	TBD
Open	CE: 21-2021	3/30/2021	Structure Fire	206 W Iowa Ave	163.06			Condemned Structure. Attempting to gain access to inspect for any structural damages and anything else that may have been compromised by the fire. Plaster and lath still covering portions of walls and ceilings. Owner still has many belongings inside. Best case scenario is the structure undergoes a level 3 alteration where every room throughout the house is taken to bare studs, sub-floor/joists. Anything determined not to be structurally sound must be replaced and the structure is remodeled according to the 2018 International Residential Code. Worst case scenario is the structure must be demolished. Those are the only two options available for this property.	TBD
Open	CE: 20-2021	3/30/2021	Structure Fire	409 4th Ave	163.06			Condemned Structure. Structure is to be demolished only after an inspection and testing of materials and products used in the original construction of the structure has been performed. If any of the materials or products tested fall under the EPA's 187 toxic air pollutants, classified as dangerous airborne particulate matter then mitigation of these products will be required before the structure can be demolished. No progress has been made property owner has not communicated with the city and the property is getting close to being vacant long enough for it to be declared abandoned in which the city would petition the owner/courts as such and allow the city to take possession of the property, test the structure for air pollutants and ultimately drop the structure and sell the open lot.	TBD
Open	CE: 88-2020	9/8/2020	Defective sidewalk	701 S R ST	136.02 (1)	9/9/2020	9/11/2020	Letter sent. Waiting for bids from contractor's. May have to give extension until next spring. Postponed until Spring 2021. Sidewalk has been marked so it appears they are getting ready to replace it. Municipal Infraction has been issued. They started tearing out the sidewalk 7/20/2021. Non-compliant ADA ramp. They need to remove sections of concrete previously poured and grade it to no more than a 6% running slope, 2% cross slope.	TBD
Open	CE: 17-2020	3/3/2020	Abandoned, unsafe & dangerous building	1009 E Salem	163.06		3/4/2020	Sent letter of Unsafe/Dangerous Building on 3/4/2020. Has until April 3rd to secure building permit and June 2nd to complete the work. No permit pulled for demolition. A nursing home has taken over the estate. This property is among many where progress has been slow going due to COVID. The estate is looking at selling the property, in the meantime however, our city attorney has issued an abandonment of the property which forces the estate to show some sort of progress. Property will be posted as condemned today 7/21/2021.	TBD
Open			Abandon/Unsafe Building	310 E Boston	163.06	3/28/2019	4/5/2019	Property posted as unsafe. Municipal Infraction issued. Property owner denied/contested the infraction. Owner failed to show up to court date. Entered default judgement. Attorney is setting for hearing. Judgment has been entered. Met with property owner 7/28/2021 and found that he has made a fair amount of progress despite some unforeseen setbacks. He is now compliant with egress and is continuing to make progress on the west side of the structure. Hearing is set for August 25th, 2021 which the property owner should be close to completing the West side (phase 1) before the hearing.	TBD
Open			Unsafe Building	407 West 1st Ave	163.06	12/11/2019	12/11/2019	House caught fire over thanksgiving weekend 11/28/2019. Inspected house on 12/11/2019 to determine extent of damage and see if the structure can be saved. Unfortunately the structure cannot be saved and must be torn down. Sent letter to property owner on 12/11/2019 ordering the house to be demolished by January 20th, 2020. Moving to schedule hearing before judge. Property is being listed for sale 7/23/2021	TBD
Open			Abandon/Unsafe Building	911 N C Street	163.06	3/28/2019	4/5/2019	Notice of unsafe building issued. Property owner has applied or a building permit. House has been painted. Working to verify that all issues have been resolved prior to closing out.	TBD
Closed	CE: 93-2021	8/11/2021	Tall grass, weeds and brush	1108 North L Ct.	50.02 (12) 112.4, 302.4 (A)	8/11/2021	8/13/2021	Property owner has 3 days to abate.	
Closed	CE: 92-2021	8/11/2021	Junk, debris, tall grass and weeds	2100 West Euclid	50.02 (12) 112.4, 302.4 (A)	8/11/2021	8/13/2021	Property owner has 7 days to clean up all junk, debris and cut the grass.	8/19/2021



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Closed	CE: 81-2021	8/2/2021	Junk, debris, overgrown trees, bushes/shrubs and noxious weeds. Dilapidated privacy fence leaning over property lines.	410 W Salem Ave	50.02 (1, 2, 4, 5, 11, 12, 13) 51.01 (1) 51.02 152.04 [302.4](A)	8/2/2021	8/2/2021	Property owner has 14 days to abate all nuisance violations.	8/19/2021
Closed	CE: 07-2020	1/9/2020	Abandoned/Dangerous/Unsafe Building	2110 West 2nd	163.06	1/9/2020	1/10/2020	Sent letter of Abandoned, Dangerous, & Unsafe Building on 1/10/2020 and established a date of April 9th for completion. Owner called and asked for an extension until Labor day to complete gutters and paint. Still moving forward with court date and infraction to insure that work will be completed. Attorney is setting case for hearing. Hearing will not be necessary. Gutters have been installed. Building is no longer considered dangerous or unsafe.	8/19/2021
Closed	CE: 82-2021	8/2/2021	Tall grass and weeds. Dangerous tree(s)	1602 E 2nd Ave	50.02 (12) 152.04 [302.4](A)	8/2/2021	8/2/2021	Property owner has 14 days to abate nuisance	8/18/2021
Closed	CE: 83-2021	8/2/2021	Tall grass and weeds	1012 N Jefferson Way	152.04 [302.4](A)	8/2/2021	8/2/2021	Property owner has 3 days to abate violation	8/4/2021
Closed	CE: 84-2021	8/2/2021	Tall grass and weeds	1802 N Jefferson Way	152.04 [302.4](A)	8/2/2021	8/2/2021	Property owner has 3 days to abate violation	8/4/2021
Closed	CE: 77-2021	7/14/2021	Tall grass and weeds in backyard	901 North D Street	152.04 [302.4](A)	7/20/2021	7/22/2021	Property owner has 3 days to abate. Scheduled abatement for the week of the 2nd.	8/4/2021
Closed	CE: 61-2021	7/2/2021	Graffiti	602 N G Street		7/5/2021	7/8/2021	30 Days to abate	8/4/2021
Closed	CE: 57-2020	7/6/2020	Vehicles without current registration	1105 E Salem		7/7/2020	N/A	Will get in touch with property owner and ask them to provide proof of current licensure for mini van and camper. Will close case upon confirmation.	8/2/2021
Closed	CE: 80-2021	7/22/2021	Tall grass and weeds	208 South 4th Street		7/22/2021	7/23/2021	Property owner has 3 days to abate. Scheduled abatement for the week of the 2nd.	7/30/2021
Closed	CE: 70-2021	7/12/2021	Tall grass and weeds	105 South E Street		7/16/2021	7/20/2021	Property owner has 5 days to abate. Scheduled abatement for the week of the 2nd.	7/30/2021
Closed	CE: 67-2021	7/12/2021	Tall Grass and Weeds	Parcel ID: 49023200664		7/12/2021	7/14/2021	Property owner has 30 days to abate due to the size of the undeveloped parcel. Perimeter has been knocked down as far back as 25' from the property line but the remainder of the parcel still needs dropped under 12" due to it being an undeveloped lot adjacent to a developed residential area. The individual in charge of maintenance informed me he will have it all knocked down Friday the 30th/Saturday the 31st at the latest.	7/30/2021
Closed	CE: 75-2021	7/19/2021	Tall grass and weeds	201 N Jefferson Way		7/20/2021	7/22/2021	Property owner has 3 days to abate.	7/28/2021
Closed	CE: 78-2021	7/19/2021	Tall grass and weeds covering front porch	804 W Ashland Ave		7/20/2021	7/22/2021	Property owner has 3 days to abate.	7/28/2021
Closed	CE: 73-2021	7/19/2021	Tall grass and weeds, dilapidated/unsafe accessory structure in rear yard	904 N J Street		7/19/2021	7/20/2021	Property owner has 5 days to abate the tall grass and weeds and 30 days to abate the unsafe accessory structure. Grass will be mowed within 24hrs. Accessory structure belongs to neighboring property and is too close to the lot line.	7/28/2021
Closed	CE: 72-2021	7/13/2021	Tall grass and weeds	801 North V Street		7/19/2021	7/20/2021	Property owner has 5 days to abate.	7/28/2021
Closed	CE: 103-2020	10/19/2020	Unsafe accessory structure, junk debris, tree branches throughout property.	1001 North B Street		10/19/2020	10/21/2020	Sent dangerous building letter for accessory structure allowing 60 days for demolition (30 days for demo permit) also sent nuisance letter allowing 7 days for compliance. No response received. House appears abandoned. Will give to attorney for next steps. Will speak with attorney today. In contact with maintenance company regarding the outside portion of the structure. Waiting for guidance from attorney to determine what kind of approach to take. Seems as though the property is somewhat being taken care of with the exception of the garage. Property is going to Sheriffs sale. Once we find out who the new owner is, we will then force them to abate.	7/28/2021
Closed	CE: 76-2021	7/20/2021	Trees/shrubs obstructing vision at intersection	2317 Country Club Rd		7/20/2021	7/22/2021	Property owner has 3 days to abate. Owner has applied substance to the small trees and shrubs that will take care of business within 1-2 weeks.	7/26/2021
Closed	CE: 74-2021	7/19/2021	Tall grass and weeds in backyard	500 West Iowa Ave		7/19/2021	-	Spoke with property owner personally. Said he will have it taken care of this weekend. Weeds have been removed everything else in back yard is ornamental and non-noxious.	7/26/2021
Closed	CE: 60-2021	7/6/2021	Curb box riser 2" above walking surface (sidewalk)	1218 N 6th Street		7/7/2021	7/7/2021	Threads for cap on curb box riser in bad shape. Riser may need to be partially dug up to make repair to extension. Spoke with property owner and allowed a 2 week extension because a section of the sidewalk may have to be removed and replaced.	7/26/2021
Closed	CE: 68-2021	7/16/2021	Tall grass and weeds	1009 E Salem Ave		7/16/2021	7/20/2021	Will abate this week.	7/23/2021
Closed	CE: 52-2021	6/18/2021	Graffiti	108 South Howard		6/18/2021	6/21/2021	Ordered Building wall to be painted within 30 days. Graffiti has been covered up.	7/22/2021
Closed	CE: 69-2021		Broken limb hanging from tree	310 W Iowa Ave		7/19/2021	7/20/2021	Property owner has 15 days to abate.	7/22/2021
Closed	CE: 57-2021	6/30/2021	Tree branch inside of 8' above the sidewalk	310 W Iowa Ave		7/1/2021	7/8/2021	Confirmed branches are inside of 8' above the walking surface.	7/20/2021



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Closed	CE: 53-2021	6/25/2021	Tall grass and weeds	Parcel: 48870260681 South R Street next to Golf Course.		6/25/2021	6/25/2021	Will abate next week.		7/20/2021
Closed	CE: 59-2021	7/6/2021	Tall grass and weeds	2110 Country Club RD		7/8/2021		Grass is taller than 8" adjacent to residential district. Will be mowed by the end of the day today 7/13/2021		7/14/2021
Closed	CE: 54-2021	6/25/2021	Tall grass and weeds	2110 W 2nd Ave		6/25/2021	6/25/2021	Letter Sent 6/25/2021. Will abate next week.		7/14/2021
Closed	CE: 56-2021	6/29/2021	Tree branches inside of 8' above the sidewalk	813 N 14th Street		7/1/2021	7/8/2021	Confirmed branches are inside of 8' above the walking surface.		7/12/2021
Closed	CE: 55-2021	6/29/2021	Sidewalk missing panels	1210 W Euclid		6/30/2021	6/30/2021	They have 30 days to replace the sidewalk.		7/12/2021
Closed	CE: 26-2021	4/19/2021	Non conforming driveway	1010 N Buxton		4/20/2021	4/21/2021	Owner has until May 20th to bring the properties use (driveway) into compliance. Going to BOA June 2nd, 2021		7/8/2021
Closed	CE: 94-2021	8/11/2021	Tall grass and weeds	1101 North L Ct.	50.02 (12) 112.4, 302.4 (A)	8/11/2021	8/13/2021	Property owner has 3 days to abate.		
Closed	CE: 95-2021	8/11/2021	Tall grass and weeds	1001 North L Ct.	50.02 (12) 112.4, 302.4 (A)	8/11/2021	8/11/2021	Property owner has 3 days to abate.		