



# Community Development

110 N. First St., Indianola, IA 50125-0299 • [www.indianolaiowa.gov](http://www.indianolaiowa.gov)  
515-961-9430 • [comdev@indianolaiowa.gov](mailto:comdev@indianolaiowa.gov)

## Code Enforcement Tracking Report

Case Status	Case No.	Complaint Date	Description of Complaint	Location/Address	Violation	Date of Initial Inspection	Date of Written Notice	Current Status	Next Follow-up Date	Final Compliance Date
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.	10/8/2021	
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.	10/8/2021	
Open	CE: 126-2021	10/5/2021	Garbage, Trash and other Refuse	201 W Iowa Ave	50.02	10/5/2021	10/5/2021	Property owner has 5 days to abate	10/11/2021	
Open	CE: 123-2021	9/27/2021	Poultry and or livestock	400 S B St	55.05	9/27/2021	9/27/2021	Property owner has 14 days to abate	10/11/2021	
Open	CE: 124-2021	9/27/2021	Maintenance of street trees	1009 N Buxton	141.08	9/27/2021	9/27/2021	Property owner has 14 days to abate	10/11/2021	
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. Concrete contractor will be repairing the sidewalk in mid October.	10/15/2021	
Open	CE: 107-2021	8/20/2021	Nonconforming use, Junk debris and garbage. Junk vehicles	703 E 2nd Ave	50.01   50.02(4, 5, 10, 16)   51.02   51.03   165.13   165.14   165.15   165.16   International Property Maintenance Code: SECTION 302, 304, 308, 505, 602, 604.	8/22/2021	8/30/2021	Property owner has 10 days to remove all junk vehicles, junk debris, trash and garbage and bring the properties use back into conformity. Due to the complexity of the abatement, a date for the abatement is unknown at this time.	10/23/2021	
Open	CE: 111-2021	9/2/2021	Abandoned, Dangerous Building, Tall grass and weeds	404 South B St	50, 163	9/2/2021	9/7/2021	30 Days to comply with Dangerous building, and 3 days to comply with tall grass and weeds. Spoke with property owner, she will be given an extension.	10/21/2021	
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. Hearing set for Tuesday August 31st.	DETERMINED BY DISTRICT JUDGE AT HEARING	
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: 110-2021	9/1/2021	Tall grass and weeds, junk vehicles	706 N 8th St	50, 51	9/1/2021	9/1/2021	Property has been mowed, need to abate junk vehicles, date TBD. Property owner has vehicle blocking access to junk vehicles. We will grab them once the opportunity presents itself.	TBD	
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	
Open	CE: 62-2021	7/2/2021	Graffiti	219 W Salem Ave	42.02	7/5/2021	7/8/2021	Actively looking for a painter to abate. Will establish next follow-up date when we have painter lined up to abate.	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. The individual in charge of the estate says the campers will be gone this weekend August 30th, 2021 at the latest.	TBD	



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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: 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 for a building permit. House has been painted. Working to verify that all issues have been resolved prior to closing out.	TBD	
Open	CE: 112-2021	9/8/2021	Non compliant accessory building	704 North T	165.04 [2, D]	9/9/2021	9/10/2021	Ordering work to cease until information is obtained regarding the apparent construction of an accessory building in the side yard.	Will determine once contact with property owner has been made.	
Closed	CE: 122-2021	9/24/2021	Tall grass and weeds	907 N 1st St	50.02	9/24/2021	9/24/2021	Property owner has 3 days to abate. Owner called and will have corrected by 10/01/2021		10/4/2021
Closed	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. Units that are occupied have running water and electricity.		8/25/2021
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.		8/16/2021
Closed	CE: 125-2021	9/29/2021	Tall grass and weeds	208 S 4th St	50.02	9/29/2021	9/28/2021	Property owner has 3 days to abate		10/5/2021
Closed	CE: 101-2021	8/20/2021	Low hanging tree branches	310 W Kentucky Ave	141.08	8/20/2021	8/23/2021	Property owner has 14 days to abate. Owner John Epperson called and spoke with me today 8/27/2021. He is in talks with a few companies to obtain quotes. He has agreed to trim branches obstructing Stop sign, and cross traffic from the North on C street. John has also agreed to keep me updated on where he is at with finding a tree trimmer.		10/5/2021



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Closed	CE: 120-2021	9/23/2021	Tall grass and weeds	104 W Henderson	50.02	9/23/2021	9/24/2021	Property owner has 3 days to abate	10/4/2021
								Columns supporting multiple decks throughout complex in danger of failure and collapse. Met with owner of complex 8/26/2021. Materials are on order and will begin replacing posts as soon as next week. Owner was advised to inform tenants not to use their deck until the work has been completed.	
Closed	CE: 100-2021	8/20/2021	Dangerous accessory structure (Deck)	901 South R	163.06	8/20/2021	8/20/2021		10/1/2021
Closed	CE: 119-2021	9/23/2021	Tall grass and weeds	1901 N Jefferson Way	50.02	9/23/2021	9/23/2021	Property owner has 3 days to abate.	9/29/2021
Closed	CE: 118-2021	9/21/2021	Tall grass and weeds	1001 N B St	50.02	9/21/2021	9/21/2021	Property owner has 3 days to abate	9/28/2021
Closed	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.	9/28/2021
Closed	CE: 121-2021	9/24/2021	Tall grass and weeds	1009 E Salem	50.02	9/24/2021	9/24/2021	Property owner has 3 days to abate	9/27/2021
Closed	CE: 117-2021	9/21/2021	Tall grass and weeds	407 W Clinton	50.02	9/21/2021	9/22/2021	Property owner has 3 days to abate	9/27/2021
Closed	CE: 116-2021	9/15/2021	Tall grass and weeds	409 North I Street	50.02	9/15/2021	9/15/2021	Property owner has 3 days to abate. Property owner called at stated he will have the property mowed by Monday 9/27/2021.	9/27/2021
Closed	CE: 115-2021	9/15/2021	Tall grass and weeds	1100 North Jefferson Way	50.02	9/15/2021	9/15/2021	Property owner has 3 days to abate. ABATING 9/27/2021	9/27/2021
Closed	CE: 113-2021	9/15/2021	Tall grass and weeds	105 South E Street	50.02	9/15/2021	9/15/2021	Property owner has 3 days to abate. ABATING 9/27/2021	9/27/2021
Closed	CE: 114-2021	9/15/2021	Tall grass and weeds	1508 North Jefferson	50.02	9/15/2021	9/15/2021	Property owner has 3 days to abate	9/19/2021
Closed	CE: 103-2021	8/24/2021	Sidewalk	600 W. Scenic Valley Dr	136	8/24/2021	8/25/2021	Property owner has 14 days to abate.	9/16/2021
Closed	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	Abating on 9/16/2021	9/16/2021
								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.	
Closed	CE: 49-2021	6/14/2021	Defective Sidewalk	506 South D Street	136.02 (1)	6/14/2021	6/14/2021		9/15/2021
Closed	CE: 64-2021	7/2/2021	Graffiti	207 W 1st Ave	42.02	7/5/2021	7/8/2021	Actively looking for a painter to abate. Will establish next follow-up date when we have painter lined up to abate.	9/9/2021
Closed	CE: 65-2021	7/2/2021	Graffiti	201 W Salem Ave	42.02	7/5/2021	7/8/2021	Actively looking for a painter to abate. Will establish next follow-up date when we have painter lined up to abate.	9/9/2021
Closed	CE: 66-2021	7/2/2021	Graffiti	126 W Ashland Ave	42.02	7/5/2021	7/8/2021	Actively looking for a painter to abate. Will establish next follow-up date when we have painter lined up to abate.	9/9/2021
Closed	CE: 102-2021	8/24/2021	Partially mowed yard. Patches where property owner is not mowing, still has areas of tall grass and weeds.	707 North N	50.02(12)	8/24/2021	8/24/2021	Will abate if not done by Monday 9/6	9/8/2021
Closed	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. No contact has been by property owner. We will abate if not complete by middle of next week. Completed	9/8/2021
Closed	CE: 106-2020	11/30/2020	Junk Property	604 North Howard Street	51.01   51.02	12/1/2020	12/1/2020	Completed	9/8/2021
Closed	CE: 108-2021	8/30/2021	Low hanging tree branches	510 North I Street	135	8/30/2021	8/30/2021	Property owner has 5 days to abate	9/6/2021
Closed	CE: 105-2021	8/24/2021	Tree, bushes, shrubs over sidewalk	301 North D St	135.1	8/25/2021	8/26/2021	Abating next week.	9/6/2021
Closed	CE: 106-2021	8/16/2021	Tall grass, weeds, tree maint	314 North 16th st	50.02-141.08	8/16/2021	8/26/2021	Property owner has 3 days to abate. Owner called 9/1/2021, She stated she will work on yard this week, and has help lined up as well. I will give a extension at this time.	9/6/2021
Closed	CE: 85-2021	8/2/2021	Low hanging tree branches	900 West Detroit	141.08 (1)	8/2/2021	8/5/2021	Abating next week.	9/6/2021
Closed	CE: 86-2021	8/2/2021	Low hanging tree branches	1002 West Detroit	141.08 (1)	8/2/2021	8/5/2021	Abating next week.	9/6/2021
Closed	CE: 104-2021	8/24/2021	Tree, bushes, shrubs over sidewalk	211 North D St	135.1	8/25/2021	8/26/2021	Property owner has 5 days to abate	9/1/2021