



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • 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: 138-2021	10/27/2021	Garbage, Trash and other Refuse	1305 E Clinton	50.02	10/28/2021	10/28/2021	Property owner has 7 days to abate. Abatement contractor will be in town next week for a separate abatement and will have them abate this address the same day.	11/19/2021	
Open	CE: 137-2021	10/25/2021	Fence Compliance	812 N W St	165.04	10/25/2021	10/26/2021	Property owner has 21 days to abate.	11/19/2021	
Open	CE: 136-2021	10/22/2021	Gravel Driveway	1510 W Lincoln	165.05	10/22/2021	10/22/2021	Property owner has 14 days to abate. Property owners called, they understand the violation. And will begin working to clear gravel. This may take some time due to size and time of year. Owner agreed to stay in contact and keep me updated	11/19/2021	
Open	CE: 134-2021	10/15/2021	Defective Sidewalk	807 N 15th	136.02	10/15/2021	10/18/2021	Property owner has 14 days to abate. BlueBird will be replacing sidewalk week of 11/1/2021. Sidewalk has yet to be replaced as of 11/12/2021	11/19/2021	
Open	CE: 130-2021	10/11/2021	Defective Sidewalk	1708 Apple Ln	136.02	10/12/2021	10/13/2021	Property owner has 14 days to abate. Owner poured over existing sidewalk. Still out of compliance.	11/19/2021	
Open	CE: 129-2021	10/11/2021	Defective Sidewalk	1107 Caroline Terr	136.02	10/12/2021	10/13/2021	Property owner has 14 days to abate.	11/19/2021	
Open	CE: 133-2021	10/11/2021	Dangerous Fence	1308 E Franklin	165.04	10/15/2021	10/18/2021	Property owner has 14 days to abate. Owner continues to make progress, and calls me weekly to give me a update. I will be extending this on a weekly basis.	11/19/2021	
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. Sending a reminder letter today 10/15/2021	11/19/2021	
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. Sidewalk is partially repaired. Still has approximately 15' of sidewalk still needing replaced.	11/19/2021	
Open	CE: 135-2021	10/20/2021	Defective Sidewalk	701 N C St	136.02	10/20/2021	10/20/2021	Property owner has 30 days to abate due to the number of repairs	11/20/2021	
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. December 14th is next compliance hearing. Spoke with Larry 11/11/2021 regarding one of the trailers they are attempting to take title of through abandonment and asked if they are allowed to make repairs, fix it up and make habitable again rather than demolish it. Either way is fine with me but if they decide to fix it up, we need to establish a deadline to make its appearance presentable.	DETERMINED BY DISTRICT JUDGE AT HEARING	
Open	CE: 127-2021	10/1/2021	Junk, debris, junk vehicles	807 South Jefferson	50, 51	10/1/2021	10/11/2021	Property owner has 14 days to abate. Issuing Municipal Infraction	TBD	
Open	CE: 128-2021	10/1/2021	Defective Sidewalk	302 South 4th	136.02	10/1/2021	10/11/2021	Property owner has 14 days to abate. Issuing Municipal Infraction	TBD	
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. Issuing Municipal Infraction	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. Inquiring with parks & rec to see if they could possibly paint over graffiti.	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	
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	



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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			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.	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
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: 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, garage will be taken down my 11/1/2021	11/4/2021
Closed	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.	11/3/2021
Closed	CE: 132-2021	10/15/2021	Garbage, Trash and other Refuse	610 Brookwood Dr	50.02		10/15/2021	10/15/2021	Property owner has 7 days to abate	10/28/2021
Closed	CE: 131-2021	10/15/2021	Tall grass and weeds	1307 W Euclid	50.02		10/14/2021	10/15/2021	Property owner has 3 dys to abate. Property owner called, they asked for an extention, due to working overtime and allergies. Will grant extra time, at this time	10/28/2021
Closed	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.	10/25/2021
Closed	CE: 126-2021	10/5/2021	Garbage, Trash and other Refuse	210 W Iowa Ave	50.02		10/5/2021	10/5/2021	Property owner has 5 days to abate	10/20/2021
Closed	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	10/7/2021
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: 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	10/5/2021
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
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
Closed	CE: 100-2021	8/20/2021	Dangerous accessory structure (Deck)	901 South R	163.06		8/20/2021	8/20/2021	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.	10/1/2021