



## **Agenda**

Housing Board of Appeals  
20 Second Avenue SW, Oelwein  
6:00 PM

June 16, 2026  
Oelwein, Iowa

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**Mayor:** Brett DeVore

**Mayor Pro Tem:** Matt Weber

**Board Members:** Mike Kerns, Steve Cockerham, Andrew Miller, Robert Lumbus, Roger Rueber, David Kral

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### **Roll Call**

### **Approve Minutes**

- [1.](#) Approve minutes from January 19, 2022 Meeting

### **Appeals**

- [2.](#) 985 South Frederick - Appeal of Revocation of Occupancy

### **Old Business**

### **New Business**

### **Adjournment**

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 319-283-5440



## Minutes

Board of Appeals

Oelwein City Hall, 20 2<sup>nd</sup> Avenue SW, Oelwein

January 19, 2022 – 5:30 PM

### Roll Call

**Present: Kerns, Cockerham, Miller, Lumbus, Benter**

**Also Present: Ron Winter, Rod/Arctic Seal Owner, Warren Fisk, Peggy Sherrets**

### Approve Minutes

1. Consideration of a motion to approve the minutes of the April 6, 2021, meeting

A motion was made by Miller, seconded by Lumbus to approve minutes. All voted aye.

### Appeals

2. Discussion on 310 6<sup>th</sup> St SW appeal

Kerns explained to the board that they were present to discuss issues regarding the property located at 310 6<sup>th</sup> St. SW. We are not here to discuss the rental program or personal issues.

Shekleton went through the pictures with the board and explained the items in each picture.

Shekleton explained to the board, the process that was to be followed by Winters before any repairs to the structure could be completed.

Winters and Rod stated that the spray foam started around 8 O'clock AM and the Inspector arrived around 10 O'clock AM to document the condition of the foundation before it was spray foamed.

Ron questioned why the city passed the spray foam on the permit application.

Shekleton explained that the city does not require an inspection for spray foaming of the foundation. The Inspector was directed to take photos of the condition of the foundation at the time of excavation, before the spray foam was applied.

The Inspector was not present at the meeting and could not be contacted for comments.

Kerns read the letter from the Building Official with the 4 requirements to be completed before any further repairs are made structure. Kerns stated that these items are the reason the appeals board was meeting.

Winters stated that he called to have the inspector come to inspect the foundation. Winters stated that the inspector gave Winters permission to continue with the spray foaming. Winters also stated that the permit had been issued and passed. Winters stated that if the inspector told him the foundation was not in good repair, he would not have spent the money to spray the foundation.

Cockerham commented that the idea of inspection of the foundation was to document the condition of the foundation before it was spray foamed.

Shekleton stated that the inspector was directed to take pictures for documentation only and that permits, and inspections are not required for this type of work. Shekleton also stated that he could not answer as to why the inspector marked the inspection as passed.

Cockerham explained what he thought should have been repaired on the foundation before it was covered by spray foam.

Winter stated that it is a low caliber home and has it sold to a single person and this is what he wants.

Winter stated that if the inspector wouldn't have passed the foundation, he would have not spray foamed the foundation and spent thirty-six hundred dollars.

Lumbus asked the Building Official what the owner is supposed to do if the inspector passed the inspection. Lumbus stated that he was just pointing out the conflict.

Discussion over the conditions of the structure between Kerns and Winter. Kerns also asked the foam contractor what the specs are on the foam. The contractor could not provide that information at the time of the meeting.

Miller commented about areas of the foundation that are completely missing. Ron stated that is was an old window well.

Cockerham commented about the size of the tree and the roots of the tree may be causing some of the foundation issues.

Miller asked Winters what they fixed or repaired on the foundation before the spray foam applied. Winters stated that the foam was applied directly to the soil.

Shekleton stated that the spray foam did not fix any of the foundation deficiencies, it only covered the deficiencies.

Discussion on items and deficiencies in the foundation by the board members.

Benter asked Winters how he is going to fix the foundation. Winters answered he didn't know.

Winters voiced his concern with the inspector passing the foundation.

Miller stated that the responsibility for repairs to the structure falls on the property owner/contractor.


A motion was made by Benter and seconded by Miller to deny the appeal. All voted aye.

**Old Business**

**New Business**

**Adjournment**

Motion to adjourn was made by Kerns

  
\_\_\_\_\_  
Jay Shekleton, Building Official



June 10th, 2026

Housing Board of Appeals Members,

Attached to this letter is the information related to the appeal application for 985 South Frederick. They have appealed the revoking of occupancy related to a 3<sup>rd</sup> failed inspection per the Rental Inspection Policy.

A general history of events:

**12/31/2025** – First notice for initial inspection to take place on 1/14/2026

**1/2/2026** – Owner emails requesting a reschedule. Rescheduled to 1/23/2026. No rescheduled fee assessed

**1/21/2026** – Owner emails again requesting a reschedule. Rescheduled to 2/4/2026. No reschedule fee assessed

**2/4/2026** – Inspections take place. Reports mailed on on the 5<sup>th</sup>, 2<sup>nd</sup> inspection dates noted to take place 4/8/2026

**4/8/2026** – No show for 2<sup>nd</sup> inspections – No show sent on April 28. Inspection reset for May 8<sup>th</sup>.

**4/30/2026** – Complaint received from tenants regarding tenants living without power, other tenants living over capacity, bugs/mice, general noise, no garbage service. Complaints were all founded.

**5/8/2026** – No show again. No work has been done. This is considered the failed 2<sup>nd</sup> inspection. 3<sup>rd</sup> inspection set for May 22.

**5/22/2026** – No show again. No work has been done. Occpancy revoked. Occpancy revoke placards placed. Occupancy loss letters given to tenants. Owner finally reaches out via email afternoon of 5/22 requesting an onsite visit. Walkthrough set for 5/27, owner does not make it, rescheduled for 5/28.

**5/28/2026** – Walkthrough with owner. Some items have been completed from inspection report. However, some work has begun on an apartment requiring permit, no permit pulled. There are also other tenant complaints regarding mice/bugs that have occurred after the complaint related inspections. Garbage service has been restored. Owner claims he is in process of evicting tenants in the potentially infested apartments. Owner applies for permits at City Hall, claims to have a contractors license, however, no license is found and is still not active as of 6/10/2026. General maintenance man, and not the owner, has performed the work.

Sincerely,  
David Kral  
Building Official





# HOUSING APPEALS BOARD APPEAL REQUEST

This appeal must be filed with the City within sixty (60) days of the initial inspection. The Housing Appeals Board shall then schedule a hearing within thirty (30) days of receiving the appeal. City staff shall compile information related to the inspection and identified violation. At the Housing Appeals Board hearing, City staff shall present evidence of the violation and the rental property owner will be provided an opportunity to state his/her perspective on the need to reconsider the inspector's decision. The Housing Appeals Board shall provide a ruling within ten (10) after the hearing. If the owner is not satisfied with the ruling, the owner may file a request with the city manager's office for a public hearing with the Oelwein City Council. This request must be filed within ten (10) days following the Housing Appeals Board ruling. At the next regularly scheduled meeting, the City Council shall schedule a public hearing and provide a ruling.

### Sec. 12-308. - Appeals process.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

The appeal must include the following:

DATE: 05/28/26

NAME: Abdul owner  Owner  Agent

OWNER/AGENT ADDRESS: 4215 Danna Dr cedarfalls IA 50613


PHONE: 319-238-9810

BUILDING ADDRESS/LAND INVOLVED: 985 S Fred oelwein IA 50662

ORDER OR ACTION PROTESTED AND WHY: revoking of occupancy, work has been done.

RELIEF REQUESTED FROM THE BOARD (Please check) AND WHY:  
extension of time period bad tenants & fix the apartment  
restore occupancy

Variance  Penalty Fee Review  Extension of time -- until (Date) 08/28/2026

SIGNATURE: 

\_\_\_\_\_  
(Office Use Only)  
CODE VIOLATION #: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_



H-RR23-000033

Item 2.

**NOTICE OF INITIAL INSPECTION - ALL APARTMENTS**

**985 South Frederick, Oelwein, IA 50662\*  
Date of Inspection: 1/23/2026 @ 8:30am**

December 31, 2025

Abdul Awan  
4215 Daina Drive  
Cedar Falls IA 50613

To change the date or time of this appointment, please contact the City of Oelwein Community Development Department at 319-283-5862 or [buildingofficial@cityfoelwein.org](mailto:buildingofficial@cityfoelwein.org) a minimum of two (2) business days in advance of the scheduled date in order to avoid a \$100 service charge.

According to the City of Oelwein Rental Housing Inspection Administrative Policy, all rental properties shall be inspected at least once every three (3) years. Inspections shall be scheduled at least fourteen (14) business days in advance of the inspection. Landlords must give the tenant at least twenty-four hours' written notice of intent to enter premises to allow property inspection. If violations are cited as a result of the initial inspection, you will have 60 days to make corrections and another inspection will be scheduled.

The Landlord, or an owner's representative of at least 18 years of age, must be present for the inspection. Their attention during the inspection process is encouraged. Should you have questions regarding inspection scheduling, the Housing Code, or any other matters pertaining to code enforcement, please contact our office between 8:30 a.m. and 4:30 p.m., Monday through Friday, or see our website at <http://cityfoelwein.org/departments/community-development-department.html>

\*If this is a duplex, tri-plex, or quad-plex it is for all units at this address/parcel

Sincerely,  
City of Oelwein  
Community Development Department

**City of Oelwein Community Development Department**  
20 2nd Ave SW Oelwein, Iowa 50662  
319-283-5862

**From:** [Abdul Awan](#)  
**To:** [David Kral](#)  
**Subject:** Re: Inspection  
**Date:** Friday, January 23, 2026 7:49:50 AM  
**Attachments:** [image001.jpg](#)

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Sure  
See you on the 4th

On Fri, Jan 23, 2026 at 7:46 AM David Kral <[BuildingOfficial@cityofeelwein.org](mailto:BuildingOfficial@cityofeelwein.org)> wrote:

Let's do 2pm. I'll see you at 2pm on the 4<sup>th</sup>. Do you want updated notices? Or another copy of the original report for [400 South Frederick](#)?

Thanks,

**David Kral**

Building Official/Zoning Admin.

City of Oelwein

20 2<sup>nd</sup> Ave SW Oelwein, Iowa 50662

319-283-5862



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**From:** Abdul Awan <[abdulrehmanawan902@gmail.com](mailto:abdulrehmanawan902@gmail.com)>  
**Sent:** Friday, January 23, 2026 7:45 AM  
**To:** David Kral <[BuildingOfficial@cityofeelwein.org](mailto:BuildingOfficial@cityofeelwein.org)>  
**Subject:** Re: Inspection

Would you be able to do it around noon or 2pm? On 4th

On Wed, Jan 21, 2026 at 2:30 PM David Kral <[BuildingOfficial@cityofeelwein.org](mailto:BuildingOfficial@cityofeelwein.org)> wrote:

Mr. Awan,

I'm going to have to reschedule these inspections.

Would February 4<sup>th</sup> at 8:30am work for you? Please respond to this email or call me at 319-283-5862 to confirm you get this message.

Thanks,

**David Kral**

Building Official/Zoning Admin.

City of Oelwein

20 2<sup>nd</sup> Ave SW Oelwein, Iowa 50662

319-283-5862



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**From:** David Kral  
**Sent:** Monday, January 5, 2026 8:56 AM  
**To:** 'Abdul Awan' <[abdulrehmanawan902@gmail.com](mailto:abdulrehmanawan902@gmail.com)>  
**Subject:** RE: Inspection

Let's change to Friday the 23<sup>rd</sup> of January. I've attached updated notices.

Thanks,

**David Kral**

Building Official/Zoning Admin.

City of Oelwein

20 2<sup>nd</sup> Ave SW Oelwein, Iowa 50662

319-283-5862



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**From:** Abdul Awan <[abdulrehmanawan902@gmail.com](mailto:abdulrehmanawan902@gmail.com)>  
**Sent:** Friday, January 2, 2026 9:03 PM  
**To:** David Kral <[BuildingOfficial@cityfoelwein.org](mailto:BuildingOfficial@cityfoelwein.org)>  
**Subject:** Inspection

Hey David can we reschedule oelwein inspection for both properties

400 s Fred

985 s Fred

It's scheduled for 1/21

Can I do any day except 1/6, 1/21, 2/9, 2/24



H-RR23-000033

Item 2.

**INITIAL INSPECTION STATUS: Fail**

**985 South Frederick, Apt. #1, Oelwein, IA  
50662**

**Date of Second Inspection: April 08, 2026  
8:30 AM**

February 05, 2026

Aeris Grove, LLC  
PO Box 483  
Cedar Falls, IA 50613

The City of Oelwein has enacted various codes that address housing standards and property maintenance throughout the city. Proper maintenance of properties ensures the availability of quality housing, protects property values and contributes to an improved quality of life for residents of Oelwein. Property owners are therefore required to comply with minimum maintenance standards found in the Rental Housing and Maintenance Guide.

In accordance with the guide, on February 04, 2026, the structure at 985 South Frederick, Oelwein, IA 50662 was inspected and failed. The code violations must be corrected. If, at the time of the next inspection, the required corrections are not made then a reinspection and a \$100 fee will be required. If violations are cited as a result of the initial inspection, you will have 15 days to make corrections and another inspection will be scheduled.

Landlords must give the tenant at least twenty-four hours' written notice of intent to enter premises to allow property inspection.

A \$25 fee will be charged to change the date or time of the next inspection (up to 15 days extension). Please contact the City of Oelwein Community Development Department at 319-283-5862 or [buildingofficial@cityofuelwein.org](mailto:buildingofficial@cityofuelwein.org) a minimum of (2) business days in advance of the scheduled date. If a rental inspection is rescheduled a second time (up to 15 days extension), a \$100 fee will be assessed. This shall not apply to violations which require a forty-eight (48) hour follow up inspection.

If additional time is needed to address the violation(s), please submit a written request to the Building Official/Zoning Administrator a minimum of (2) days from the date of this notice for a maximum of 15 days extension. If an appeal is being filed then the completed form and \$100 fee must be submitted to the Community Development Department within sixty (60) days of the date of this notice.

Sincerely,  
Community Development Department  
20 2nd Ave SW  
Oelwein, IA 50662  
319-283-5862

**Violations are listed below**

Title	Status	Reason
<b>Front Porch</b>		
Walls & Ceilings - Section 25-35/Interior Structure	Fail	The peg board wall repair shall be removed in all parts of the apartment and properly installed drywall shall replace it and be finished correctly by painting the walls.
Entry Door, Latches & Locks/Exterior - Section 25-34/Exterior Structure	Fail	Front door shall be repaired or replaced. The door does not seal properly and leaks air.
<b>Kitchen: Checklist</b>		
Windows, Screens & Doors/Interior - Section 25-35/Interior Structure	Fail	The window above the sink shall be repaired or replaced. It is not properly sealing or operational.
<b>Bedroom (1): Checklist</b>		
Windows, Screens & Doors/Interior -	Fail	The north bedroom door shall be repaired or replaced.



H-RR23-000033

Item 2.

**INITIAL INSPECTION STATUS: Fail**

**985 South Frederick, Apt. #2, Oelwein, IA  
50662**

**Date of Second Inspection: April 08, 2026  
8:30 AM**

February 05, 2026

Aeris Grove, LLC  
PO Box 483  
Cedar Falls, IA 50613

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Sincerely,  
Community Development Department  
20 2nd Ave SW  
Oelwein, IA 50662  
319-283-5862

**Violations are listed below**

Title	Status	Reason
<b>Kitchen: Checklist</b>		
Walls & Ceilings - Section 25-35/Interior Structure	Fail	The holes in the walls shall be repaired.
Light Fixtures, Outlets & Switches - Section 25-65/Electrical Equipment	Fail	The light above the sink is not operational. The fixture shall be repaired or replaced and exposed wiring connections shall be enclosed.
Fire Extinguisher - Section 25-08/Unsafe Structure, Section 25-74/Fire Protection	Fail	A fire extinguisher shall be installed in proximity of the kitchen.
<b>Bathroom (1): Checklist</b>		
Windows, Screens & Doors/Interior - Section 25-35/Interior Structure	Fail	The bathroom door shall be repaired or replaced.



H-RR23-000033

Item 2.

**INITIAL INSPECTION STATUS: Fail**

**985 South Frederick, Apt. #3, Oelwein, IA  
50662**

**Date of Second Inspection: April 08, 2026  
8:30 AM**

February 05, 2026

Aeris Grove, LLC  
PO Box 483  
Cedar Falls, IA 50613

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In accordance with the guide, on February 04, 2026, the structure at 985 South Frederick, Oelwein, IA 50662 was inspected and failed. The code violations must be corrected. If, at the time of the next inspection, the required corrections are not made then a reinspection and a \$100 fee will be required. If violations are cited as a result of the initial inspection, you will have 15 days to make corrections and another inspection will be scheduled.

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Sincerely,  
Community Development Department  
20 2nd Ave SW  
Oelwein, IA 50662  
319-283-5862

**Violations are listed below**

Title	Status	Reason
<b>Living Room</b>		
Floors & Floor Coverings - Section 25-35/Interior Structure	Fail	The carpet is unsanitary and shall be cleaned or replaced.
<b>Kitchen: Checklist</b>		
Walls & Ceilings - Section 25-35/Interior Structure	Fail	The unpainted walls shall be painted.
Sink, Faucet & Drain - Section 25-54/Plumbing Systems and Fixtures	Fail	The kitchen faucet shall be repaired or replaced.
<b>Bathroom (1): Checklist</b>		
Cabinets/Counters - Section 25-35/Interior Structure	Fail	The Countertop is broken and shall be replaced.
Light Fixtures, Outlets & Switches - Section 25-65/Electrical Equipment	Fail	Light bulbs shall be replaced in fixture
Windows, Screens & Doors/Interior - Section 25-35/Interior Structure	Fail	The bathroom door shall be repaired or replaced.
Toilet - Section 25-54/Plumbing Systems and Fixtures, Section 25-55/Water System	Fail	The toilet shall be cleaned/repared or replaced.
<b>Bedroom (1): Checklist</b>		
Walls & Ceilings - Section 25-35/Interior Structure	Fail	Holes on the bedroom walls shall be repaired
Smoke/CO2 Detector - Section 25-08/Unsafe Structure, Section 25-74/Fire Protection	Fail	Each bedroom shall have a smoke detector installed.





H-RR23-000033

Item 2.

**INITIAL INSPECTION STATUS: Fail**

**985 South Frederick, Apt.#4, Oelwein, IA  
50662**

**Date of Second Inspection: April 08, 2026  
8:30 AM**

February 05, 2026

Abdul Awan  
4215 Daina Drive  
Cedar Falls IA 50613

The City of Oelwein has enacted various codes that address housing standards and property maintenance throughout the city. Proper maintenance of properties ensures the availability of quality housing, protects property values and contributes to an improved quality of life for residents of Oelwein. Property owners are therefore required to comply with minimum maintenance standards found in the Rental Housing and Maintenance Guide.

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Landlords must give the tenant at least twenty-four hours' written notice of intent to enter premises to allow property inspection.

A \$25 fee will be charged to change the date or time of the next inspection (up to 15 days extension). Please contact the City of Oelwein Community Development Department at 319-283-5862 or [buildingofficial@cityofuelwein.org](mailto:buildingofficial@cityofuelwein.org) a minimum of (2) business days in advance of the scheduled date. If a rental inspection is rescheduled a second time (up to 15 days extension), a \$100 fee will be assessed. This shall not apply to violations which require a forty-eight (48) hour follow up inspection.

If additional time is needed to address the violation(s), please submit a written request to the Building Official/Zoning Administrator a minimum of (2) days from the date of this notice for a maximum of 15 days extension. If an appeal is being filed then the completed form and \$100 fee must be submitted to the Community Development Department within sixty (60) days of the date of this notice.

Sincerely,  
Community Development Department  
20 2nd Ave SW  
Oelwein, IA 50662  
319-283-5862

**Violations are listed below**

Title	Status	Reason
<b>Kitchen: Checklist</b>		
Stove/Oven - Section 25-63/Mechanical Equipment	Fail	The range hood shall be repaired or replaced. Currently inoperable
Light Fixtures, Outlets & Switches - Section 25-65/Electrical Equipment	Fail	The outlet by the sink has a hole in it that shall be repaired.
<b>Bathroom (1): Checklist</b>		
Walls & Ceilings - Section 25-35/Interior Structure	Fail	The wall on the side of the shower shall be repaired as it has water damage.
Sink, Faucet & Drain - Section 25-54/Plumbing Systems and Fixtures	Fail	Drain for the shower shall be repaired, tenant has to leave water run continually to avoid issues.
Light Fixtures, Outlets & Switches - Section 25-65/Electrical Equipment	Fail	The switch cover is missing and shall be replaced.
<b>Bedroom (1): Checklist</b>		
Walls & Ceilings - Section 25-35/Interior Structure	Fail	Ceiling above the steps shall be properly repaired and painted
Light Fixtures, Outlets & Switches - Section 25-65/Electrical Equipment	Fail	Upstairs fan shall be repaired or replaced and covers installed on fixture



H-RR23-000033

Item 2.

**INITIAL INSPECTION STATUS: Pass**

**985 South Frederick, Apt. #5, Oelwein, IA  
50662**

**Date of Second Inspection: April 08, 2026  
8:30 AM**

February 05, 2026

Abdul Awan  
4215 Daina Drive  
Cedar Falls IA 50613

The City of Oelwein has enacted various codes that address housing standards and property maintenance throughout the city. Proper maintenance of properties ensures the availability of quality housing, protects property values and contributes to an improved quality of life for residents of Oelwein. Property owners are therefore required to comply with minimum maintenance standards found in the Rental Housing and Maintenance Guide.

In accordance with the guide, on February 04, 2026, the structure at 985 South Frederick, Oelwein, IA 50662 was inspected and failed. The code violations must be corrected. If, at the time of the next inspection, the required corrections are not made then a reinspection and a \$100 fee will be required. If violations are cited as a result of the initial inspection, you will have 15 days to make corrections and another inspection will be scheduled.

Landlords must give the tenant at least twenty-four hours' written notice of intent to enter premises to allow property inspection.

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Sincerely,  
Community Development Department  
20 2nd Ave SW  
Oelwein, IA 50662  
319-283-5862

**Violations are listed below**

<b>Title</b>	<b>Status</b>	<b>Reason</b>
<b>Living Room</b>		
Light Fixtures, Outlets & Switches - Section 25-65/Electrical Equipment	Fail	Switch cover is missing by door jam of east wall



H-RR23-000033

Item 2.

**INITIAL INSPECTION STATUS: Fail**

**985 South Frederick, Apt. #6, Oelwein, IA  
50662**

**Date of Second Inspection: April 08, 2026  
8:30 AM**

February 05, 2026

Abdul Awan  
4215 Daina Drive  
Cedar Falls IA 50613

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Landlords must give the tenant at least twenty-four hours' written notice of intent to enter premises to allow property inspection.

A \$25 fee will be charged to change the date or time of the next inspection (up to 15 days extension). Please contact the City of Oelwein Community Development Department at 319-283-5862 or [buildingofficial@cityofuelwein.org](mailto:buildingofficial@cityofuelwein.org) a minimum of (2) business days in advance of the scheduled date. If a rental inspection is rescheduled a second time (up to 15 days extension), a \$100 fee will be assessed. This shall not apply to violations which require a forty-eight (48) hour follow up inspection.

If additional time is needed to address the violation(s), please submit a written request to the Building Official/Zoning Administrator a minimum of (2) days from the date of this notice for a maximum of 15 days extension. If an appeal is being filed then the completed form and \$100 fee must be submitted to the Community Development Department within sixty (60) days of the date of this notice.

Sincerely,  
Community Development Department  
20 2nd Ave SW  
Oelwein, IA 50662  
319-283-5862

**Violations are listed below**

Title	Status	Reason
<b>Kitchen: Checklist</b>		
Cabinets/Counters - Section 25-35/Interior Structure	Fail	Cabinet doors are broken and missing. All cabinets shall be repaired if damaged.
<b>Hallway(1): Checklist</b>		
Floors & Floor Coverings - Section 25-35/Interior Structure	Fail	The hallway flooring shall be repaired or replaced as it is a tripping hazard.
<b>Bedroom (1): Checklist</b>		
Windows, Screens & Doors/Interior -	Fail	The north bedroom door shall be repaired or replaced.
Light Fixtures, Outlets & Switches - Section 25-65/Electrical Equipment	Fail	Switch and outlet covers shall be replaced where missing.
Smoke/CO2 Detector - Section 25-08/Unsafe Structure, Section 25-74/Fire Protection	Fail	Each bedroom shall have a smoke detector installed.
<b>Bedroom (2): Checklist</b>		
Windows, Screens & Doors/Interior - Section 25-35/Interior Structure	Fail	Bedroom doors are broken and shall be replaced.
Smoke/CO2 Detector - Section 25-08/Unsafe Structure, Section 25-74/Fire Protection	Fail	All bedrooms shall have a smoke detector installed.



**INITIAL INSPECTION STATUS: Fail - 2ND**

**ATTEMPT**

**985 South Frederick, Oelwein, IA 50662**

**Date of Second Inspection FOR ALL**

**APARTMENTS: MAY 8TH, 2026**

**8:30 AM**

April 28, 2026

Abdul Awan  
4215 Daina Drive  
Cedar Falls IA 50613

The City of Oelwein has enacted various codes that address housing standards and property maintenance throughout the city. Proper maintenance of properties ensures the availability of quality housing, protects property values and contributes to an improved quality of life for residents of Oelwein. Property owners are therefore required to comply with minimum maintenance standards found in the Rental Housing and Maintenance Guide.

In accordance with the guide, on February 04, 2026, the structure at 985 South Frederick, Oelwein, IA 50662 was inspected and failed. The code violations must be corrected. If, at the time of the next inspection, the required corrections are not made then a reinspection and a \$100 fee will be required. If violations are cited as a result of the initial inspection, you will have 15 days to make corrections and another inspection will be scheduled.

Landlords must give the tenant at least twenty-four hours' written notice of intent to enter premises to allow property inspection.

A \$25 fee will be charged to change the date or time of the next inspection (up to 15 days extension). Please contact the City of Oelwein Community Development Department at 319-283-5862 or [buildingofficial@cityofuelwein.org](mailto:buildingofficial@cityofuelwein.org) a minimum of (2) business days in advance of the scheduled date. If a rental inspection is rescheduled a second time (up to 15 days extension), a \$100 fee will be assessed. This shall not apply to violations which require a forty-eight (48) hour follow up inspection.

If additional time is needed to address the violation(s), please submit a written request to the Building Official/Zoning Administrator a minimum of (2) days from the date of this notice for a maximum of 15 days extension. If an appeal is being filed then the completed form and \$100 fee must be submitted to the Community Development Department within sixty (60) days of the date of this notice.

Sincerely,  
Community Development Department  
20 2nd ave SW  
Oelwein, IA 50662  
319-283-5862





**H-RR23-000033**  
**Invoice Notice**

CITY OF OELWEIN – CUSTOMER ACCOUNT INFORMATION – RETAIN FOR YOUR RECORDS

Permit #:	Service Address:	Billing Date:	Date of Application:
H-RR23-000033	4215 Daina Dr, Cedar Falls, IA 50613, USA	April 28, 2026	01/06/2026
<b>Total Amount Due:</b>	<b>\$100.00 - NO SHOW FEE 04/08/2026</b> <i>Payment Due (30 days from billing date)</i>		

You can pay in the following ways:

- 1) Pay in person at 20 2nd Ave SW Oelwein, IA 50662
- 2) Pay Online at <https://cityfoelwein.govbuilt.com/>
- 3) Mail check, cash, or money order to 20 2nd ave SW, Oelwein, IA, 50662. Make payable to: The City of Oelwein

If you need assistance, contact us at 319-283-5862, or, email [buildingofficial@cityfoelwein.org](mailto:buildingofficial@cityfoelwein.org)

City of Oelwein Community Development  
 20 2nd ave SW  
 Oelwein, IA 50662  
 319-283-5862

**There will be a charge on all returned checks.**

Return this portion with your payment.

Permit #:	Service Address:	Billing Date:	Date of Application:
H-RR23-000033	4215 Daina Dr, Cedar Falls, IA 50613, USA	April 28, 2026/4/28/2026	01/06/2026

Total Amount Due:	Total Payment:
100.00	





H-RR23-000033

Item 2.

**SECOND INSPECTION STATUS: Fail**

**985 South Frederick, Oelwein, IA 50662**

**Date of Third AND FINAL Inspection:**

**05/22/2026 @ 8:30 AM**

May 08, 2026

Abdul Awan  
4215 Daina Drive  
Cedar Falls IA 50613

The City of Oelwein has enacted various codes that address housing standards and property maintenance throughout the city. Proper maintenance of properties ensures the availability of quality housing, protects property values and contributes to an improved quality of life for residents of Oelwein. Property owners are therefore required to comply with minimum maintenance standards found in the Rental Housing and Maintenance Guide.

In accordance with the guide, on MAY 08, 2026, the structure at 985 South Frederick, Oelwein, IA 50662 was inspected and failed for the **second time**. NO PROGRESS HAS BEEN MADE. TENANTS HAVE NOT BEEN NOTIFIED OF INSPECTIONS. NO RESPONSE OR INPUT HAS BEEN PROVIDED BY OWNERSHIP. The code violations noted in previous inspection reports for each apartment shall be corrected BEFORE 05/22/2026 @ 8:30am.

If, at the time of the 3rd inspection, ALL of the required corrections are not made, then **OCCUPANCY WILL BE REVOKED FOR 6 MONTHS, AND YOU WILL BE PLACED ON THE HABITUAL VIOLATORS LIST. PER THE OELWEIN RENTAL HOUSING INSPECTION ADMINISTRATIVE POLICY -- RESOLUTION #5102-2019**

Landlords must give the tenant at least twenty-four hours' written notice of intent to enter premises to allow property inspection.

Sincerely,  
City of Oelwein  
Community Development Department



**NOTICE: OCCUPANCY  
REVOKED \*\*ACTION  
REQUIRED\*\*  
985 South Frederick, Oelwein, IA  
50662**

May 22, 2026

Aeris Grove, LLC  
PO Box 483  
Cedar Falls, IA 50613



DATE May 22, 2026

Aeris Grove, LLC  
PO Box 483  
Cedar Falls, IA 50613

**REGARDING:**  
ADDRESS: 985 South Frederick, Oelwein, IA 50662  
Legal Description Below

Dear -- AERIS GROVE LLC,

This letter serves as official notice that the property located at 985 South Frederick, Oelwein, IA 50662 is in violation of Chapter 12 of the City of Oelwein Code and the Oelwein Rental Housing Inspection Administrative Policy. The landlord and/or property owner has failed to meet the minimum standards required under the referenced code and policy. As a result, **occupancy of the building has been revoked**, tenants have been directed to vacate, and you are hereby served with this notice of violation and the required corrective actions outlined below.

Address: 985 South Frederick, Oelwein, IA 50662      Placarded on: MAY 22, 2026  
Legal description:    LOTS 13, 14, 15 SCHAUMS 2ND ADD

- Sec. 12-303. - Registration requirement.  
-All rental properties and rental units within the corporate limits of the City of Oelwein shall be registered with the city annually by the owner or the owner's representative. The owner or owner's representative shall file a completed registration form (as provided by the city) with the city on or before March 1 of each fiscal year, accompanied by a fee as established by resolution of council.

-By registering rental properties and/or rental units, the property owner consents to the City of Oelwein inspector entering and conducting an inspection, as described in section 12-304. The registration process shall be conducted in accordance with the City of Oelwein's Rental Housing Inspection Program Administrative Policy.

- Sec. 12-304. - Rental inspection.

Each rental property and rental unit shall be inspected by the designated inspector at a frequency stated in the rental housing inspection program administrative policy. The inspections will be conducted to confirm compliance with regulations set forth in Oelwein Municipal Code, chapter 25. Inspections will be conducted in accordance with the City of Oelwein's Rental Housing Inspection Program Administrative Policy and in accordance with all state and federal laws pertaining to tenant rights and notification requirements.

- Sec. 12-307. - Violations

-Rental properties and/or rental units that fail to comply with this chapter, shall be referred to the city building official and attorney for prosecution as a municipal infraction. Failure to comply with this chapter, including but not limited to failure to register a property, may result in the revocation of a certificate of occupancy and/or a requirement to vacate the property.

- Sec. 16-5. - Storing of garbage and refuse.

All accumulations of garbage and refuse shall be stored or placed for collection in accordance with the following provisions:

1.No person shall place any garbage or refuse in any street, median strip, alley or other public place of travel, nor upon any private property except as stated herein except leaves during authorized collection dates.2.Any unauthorized accumulation of garbage and refuse on any lot, property, premises, public street, alley or other public or private place is hereby declared to be a public nuisance and is prohibited. Failure of the owner or occupant to remove and correct any such unauthorized accumulation of garbage and refuse shall be deemed a violation of this chapter.3.It shall be unlawful for any person to place or leave outside any building or dwelling, except as stated herein, any dilapidated furniture, appliance, machinery, equipment, building material, or other item which is either in a wholly or partially rusted, wrecked, junked, dismantled or inoperative condition, and which is not completely enclosed within a building or dwelling. Any such item or items which remain on the property of the occupant for a period of ten days after notice of violation of this section shall be presumed to be abandoned and subject to being removed from the property by the city without further notice. This shall not apply to authorized junk dealers or establishments engaged in the repair, rebuilding, reconditioning or salvaging of equipment who are in compliance with state and local ordinances and codes.4.It shall be unlawful for any person to leave outside any building in a place accessible to children any appliance, refrigerator or other container of any kind which has an airtight snap lock or similar devise, without first removing the lock or door from said appliance, refrigerator or container. This provision does not apply to any appliance, refrigerator or container which has been placed on or adjacent to the rear of the building and is crated, strapped or locked to such an extent that it is impossible for a child to obtain access to any airtight compartment thereof.

(Ord. No. 1010, 02-10-2003.)

- Sec. 16-6. - Wind-blown refuse.

It shall be unlawful to cause or permit to accumulate, except in property receptacles and containers, any dust, ashes or trash of such a material that it can be blown by the wind.

- Sec. 16-4. - Duty to provide receptacles.

Each person shall provide receptacles for the storage of garbage and refuse accumulating on the premises owned or occupied by him or her. Such receptacles shall be kept covered and in good order and repair and in sufficient number to contain the garbage or refuse that will accumulate on the premises.

(Ord. No. 1010, 02-10-2003)

- Sec. 16-10. - Accumulation of refuse and garbage declared a nuisance.

It is declared that the unlawful accumulation of garbage and refuse upon either public or private property within the corporate limits of the City of Oelwein, Iowa, constitutes a threat to the health and safety of the citizens and it is a nuisance. If such accumulations are permitted in violation hereof, responsible party and the owner of the private property upon which said accumulation is located shall be liable for said violation.

**ACTION REQUIRED:**

You have failed a 3rd rental inspection; therefore, occupancy has been revoked due to the landlord and/or property owner’s failure to comply with Chapter 12 of the City of Oelwein Code and the Oelwein Rental Housing Inspection Administrative Policy (Resolution #5058-2018, as amended by Resolution #5102-2019). A \$250 fee for a third failed inspection has been added to the license. Per the Oelwein Rental Housing Inspection Administrative Policy, occupancy is revoked for 6 months. Occupancy may be restored on November 23, 2026. The property will be inspected at that time to verify code compliance. A \$100 Re-inspection fee will be incurred at that time.

***Due to loss of occupancy, occupants must vacate the premises immediately and be fully moved out within 30(thirty) days from the date of this letter. No later than JUNE 24TH, 2026.***

A notice of this revocation has also been posted on the premises to inform all tenants, along with a placard stating the revocation of occupancy.

The property is also in violation of Chapter 16. You have failed to provide a garbage receptacle and now garbage and refuse have accumulated on the property. The garbage shall be removed **IMMEDIATELY**, and a dumpster shall be provided by a registered garbage hauler **IMMEDIATELY**. This is a repeat offense. We have gone to court over the issue previously. **You have five(5) days from receipt of this notice to have all garbage/refuse removed from the property.**

All work to correct the required items on the inspection checklist shall be performed by a state-licensed contractor, with permits issued as necessary.

**Failure to comply with any component of this directive will result in referral to the City Attorney.**

Right to Appeal: Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

Right to File a Lien: If you fail to correct these violations, any action taken by the City of Oelwein, the authority having jurisdiction, may be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.



David Kral  
Building Official/Zoning Administrator  
20 2nd ave SW

Oelwein, IA 50662  
319-283-5862

Item 2.

Rental (First Inspection) -	Jeff Bunn	02-04-2026	2:00 PM	3:00 PM	Custom	Rental (First Inspection)	Failed
Rental (First Inspection) -	Jeff Bunn	02-04-2026	2:30 PM	4:00 PM	Custom	Rental (First Inspection)	Failed
Rental (First Inspection) -	Jeff Bunn	02-04-2026	2:00 PM	3:30 PM	Custom	Rental (First Inspection)	Failed
Rental (First Inspection) -	Jeff Bunn	02-04-2026	2:30 PM	4:00 PM	Custom	Rental (First Inspection)	Failed
Rental (First Inspection) -	Jeff Bunn	02-04-2026	3:00 PM	4:30 PM	Custom	Rental (First Inspection)	Pass
Rental (First Inspection) -	Jeff Bunn	02-04-2026	3:00 PM	4:30 PM	Custom	Rental (First Inspection)	Failed
Rental (Second Inspection) -	Jeff Bunn	04-08-2026	8:30 AM	10:00 AM	Custom	Rental (Second Inspection)	No Show
Rental (Second Inspection) -	Jeff Bunn	04-08-2026	8:30 AM	10:00 AM	Custom	Rental (Second Inspection)	No Show
Rental (Second Inspection) -	Jeff Bunn	04-08-2026	8:30 AM	10:00 AM	Custom	Rental (Second Inspection)	No Show
Rental (Second Inspection) -	Jeff Bunn	04-08-2026	8:30 AM	10:00 AM	Custom	Rental (Second Inspection)	No Show
Rental (Second Inspection) -	Jeff Bunn	04-08-2026	8:30 AM	10:00 AM	Custom	Rental (Second Inspection)	No Show
Complaint Inspection -	David Kral	04-30-2026	9:30 AM	10:00 AM	Custom	Complaint Inspection	Completed
Complaint Inspection -	David Kral	04-30-2026	1:30 PM	3:00 PM	Custom	Complaint Inspection	Failed
Rental (Second Inspection) -	Jeff Bunn	05-08-2026	8:30 AM	10:00 AM	Custom	Rental (Second Inspection)	Failed
Rental (Third Inspection) -	Jeff Bunn	05-22-2026	8:30 AM	10:00 AM	Custom	Rental (Third Inspection)	Failed
Rental (Third Inspection) -	Jeff Bunn	05-22-2026	8:30 AM	10:00 AM	Custom	Rental (Third Inspection)	Failed
Rental (Third Inspection) -	David Kral	05-22-2026	8:30 AM	10:00 AM	Custom	Rental (Third Inspection)	Failed