



Agenda

Planning, Finance, Enterprise, and Economic Development

20 Second Avenue SW, Oelwein

5:30 PM

March 14, 2022

Oelwein, Iowa

Mayor: Brett DeVore

Mayor Pro Tem: Lynda Payne

Council Members: Karen Seeders, Tom Stewart, Matt Weber, Dave Garrigus, Dave Lenz

Pledge of Allegiance

Discussions

- [1.](#) Discussion on House Tax Sale

Adjournment

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



To: Planning, Finance, Enterprise, Economic Development Committee

From: Dylan Mulfinger

Subject: 303 2nd St. NW

Date: 3/14/2022

The City is allowed to purchase homes on tax sale that are deemed a nuisance property. The City recently acquired 303 2nd St. NW. The issue is that the home is currently occupied, and the former owner wants to pay the taxes and have their property back from the city.

PFEED has two options:

1. Deny the request from the homeowner and tear down the property
2. Approve the request from the property owner with the following stipulations:
 - a. Community Development inspects the property
 - b. All exterior and life-threatening repairs are made in 90 days
 - c. Failure to meet these requirements will result in the city tearing down the property

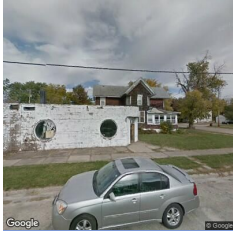
File #

Permit #

License #



Property



Parcel #: 1821152008
 303 2ND ST. NW
 OELWEIN IA

Property	Files	Permits	Licenses	Inspections	Violations	Documents	Notes	Fees
File #	Type	Description	Status	Opened	Closed			
21-000983	Code Enforcement	SEE File #: 20-001101 303 2ND ST. NW OELWEIN IA 50662-2247 Further decomposition of entire property. Property is not registered as vacant nor a rental. This property failed inspection in April of 2019, see File #: 19-000403	Open	06/30/2021				
20-001101	Code Enforcement	Further decomposition of entire property. Property is not registered as vacant nor a rental. This property failed inspection in April of 2019, see File #: 19-000403	Closed	11/20/2020	06/30/2021			
19-000403	Code Enforcement	Collapsed accessory structures, Peeling chipping paint, Front porch foundation.	Closed	03/28/2019	06/30/2021			

EDIT:
 Property

ADD:
 Address
 Alert
 Document
 Note



April 29, 2019

REINSPECTION STATUS: FAIL

Scheckel, Leroy J & Laura C Trustee Hilltop Farms 303 2 St NW (Primary)

Date of Initial Inspection: 04/29/2019

P.O. Box 147

Date of Next Inspection: 05/29/2019

Hazleton, IA 50641-0147

SECOND NOTICE

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. This is why property owners are required to comply with minimum maintenance standards found in the Housing and Maintenance Code.

In accordance with the Code, on 04/29/2019, the structure at 303 2 St NW (Primary) was inspected and failed. The code violations must be corrected by 5/29/2019 . If, at the time of the next inspection, the required corrections are not made then a reinspection, with required fees, must be provided.

To change the date or time of the next inspection please contact the City of Oelwein Community Development Department at 319-283-5862 or buildingadmin@cityofuelwein.org within two (2) business days in advance of the scheduled date in order to avoid a \$100 service charge. If a rental inspection is rescheduled more than once, a \$25 fee will be assessed to the property owner for each rescheduling. 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 within two (2) days from the date of this notice for a maximum of 15 days extension. If an appeal is an option, then the completed appeal form must be submitted to the Community Development Department within sixty (60) days of the date of this notice.

Sincerely,

Jay Shekleton

Building Official/Zoning Administrator

Violations are listed on the following page

City of Oelwein Community Development Department

20 2nd Ave SW Oelwein, Iowa 50662

319-283-5862

Exterior:

1. Rodent Harborage -
Section 25-32/Exterior Property Areas
Collapsed structures are capable of rodent harborage.
2. Protective Treatment -
Section 25-34/Exterior Structure
Peeling and chipping paint on exterior walls.
3. Structural Members -
Section 25-34/Exterior Structure
Structural members have failed.
4. Foundation Walls -
Section 25-34/Exterior Structure
Foundation walls are failing.
5. Exterior Walls -
Section 25-34/Exterior Structure
Exterior walls have failed or are in disrepair.
6. Stairways, Decks, Porches & Balconies -
Section 25-34/Exterior Structure
Stairs on the north side are failing and are in disrepair.
7. Handrails & Guards -
Section 25-34/Exterior Structure, Section 25-37/Handrails and Guardrails
Handrails and guards are either missing or are in disrepair.
8. Glazing -
Section 25-34/Exterior Structure
Windows have missing glazing.
9. Windows, Skylights & Door Frames -
Section 25-34/Exterior Structure
Window structures are failing.
10. Openable Windows, Building Security -
Section 25-34/Exterior Structure
Structures that have collapsed are not secure.
11. Doors/Building Security -
Section 25-34/Exterior Structure
12. Accessory Structure -
Section 25-32/Exterior Property Areas
13. Weeds -
Section 25-32/Exterior Property Areas
Weeds and overgrown brush on the north side of the property.
14. Roofing or Roofing Components -
Section 25-34/Exterior Structure
15. Attached Garage -
Section 25-32/Exterior Property Areas
16. Component Serviceability -
Section 25-36/Component Serviceability
Components no longer are serving their intent and have failed.

REMINDER: For any work requiring a permit, you can apply for one online on our website at:
<http://www.cityofelweir.org/departments/community-development-department.html>



Photo:

Date Taken:04/29/2019

Address:303 2 St

Taken by:Jim Prouty

Case Number:19-000403



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Date Taken:04/29/2019
Address:303 2 St

Taken by:Jim Prouty
Case Number:19-000403



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Address:303 2 St

Taken by:Jim Prouty

Case Number:19-000403



Photo: Collapsed Structure

Date Taken:04/29/2019

Address:303 2 St

Taken by:Jim Prouty

Case Number:19-000403



Photo: Collapsed structure

Date Taken:04/29/2019
Address:303 2 St

Taken by:Jim Prouty
Case Number:19-000403



Date: March 28, 2019

Notice of Code Violation (**Initial**)

Date of Code Violation Inspection: 03/28/2019

Date of Next Inspection: 4/29/2019

Scheckel, Leroy J & Laura C Trustee Hilltop Farms
P.O. Box 147
Hazleton, IA 50641-0147

Subject Property: 303 2 St NW

The City of Oelwein has enacted various codes that address housing standards and property maintenance throughout the city. Proper maintenance of houses and properties ensure the availability of quality housing, protects property values, and contributes to an improved quality of life for residents of Oelwein. This is why property owners are required to comply with minimum maintenance standards found in the Housing Code of Oelwein.

In accordance with the Housing Code of Oelwein an inspection was provided for the subject property on Date of Code Violation Inspection, shown above. The inspection revealed infractions to the Housing Code listed on the attached page(s). Infractions to the Housing Code must be corrected by the Date of Next Inspection, also shown above. If, at the time of our next inspection, the infractions have not been corrected, then a re-inspection, with required fees, must be provided. If the infractions have been corrected prior to the Date of Next Inspection, then we thank you for your prompt attention to these matters. To change the Date of Next Inspection or the time for same, please contact the Housing Code official at least one (1) working day in advance of the Date of Next Inspection.

If additional time is needed to address these infraction(s), please submit a written request to the Housing Code Official within fifteen (15) days from the date of this notice. When circumstances make it reasonable to allow additional time, we'll work to develop a new time line for compliance. If an appeal is an option, then the completed appeal form must be submitted to the Housing Board of Appeals within twenty (20) days of the date of this notice. If property is not brought into compliance a municiple infraction will be issued.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Prouty", written in a cursive style.

Jim Prouty



Inspection Violations

Case Number: 19-000403
 Property Address: 303 2 St NW
 Inspector: Jim Prouty

Inspection Date: 03/28/2019
 Inspection Status: Failed
 Inspection Type: Inspection

Exterior

Comments:

Section 25-34 A-J Exterior Structure

Comments: 25-34 B (3)(4)(5)(6)(8)(12) Unsafe Conditions:

3. Structures or Components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;

Section 25-34 A-J Exterior Structure

Comments: 25-34 C

C. Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and

water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Section 25-34 A-J Exterior Structure

Comments: 25-34 F

F. Foundation walls. Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

Section 25-34 A-J Exterior Structure

Comments: 25-34 H

H. Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.





























Item 1.















February 23, 2022

OCCUPANTS
303 2nd St NW
Oelwein, IA 50662

Dear Occupants,

The City of Oelwein has acquired ownership of the property at 303 2nd St NW. This letter serves as official notification that the property must completely vacated no later than March 28, 2022. Failure to vacate the property will result in referral to the City Attorney.

Sincerely,

Jay Shekleton
Building Official/Zoning Administrator

