



DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMORANDUM

Inspection Services Division

TO: Honorable Mayor Robert Green & City Council

FROM: Jamie Castle, AIA
 Building Official

DATE: November 5, 2021

SUBJECT: Hearing for Condemnation of Property
 1227 W 22nd Street

On October 14, 2021 the Condemnation Committee, selected by Mayor Green, inspected 1227 W 22nd Street as per City Code Ordinance 7-20(14) *IBC 116.3 Procedure for Condemnation and Removal*. Per the ordinance, the Mayor shall appoint three council members to inspect along with the building official, fire chief, and county health officer and report their findings to the City Council. If the Committee reports the building is unsafe or dangerous the matter shall be scheduled for a hearing at the next regular meeting of the Council.

The appointed Committee consisted of Council members Susan deBuhr, Mark Miller, and Frank Darrah, as well as Building Official Jamie Castle, and Fire Chief John Bostwick. Also at the inspection was Community Development Director Stephanie Houk Sheetz. The owner of the property and a family friend were also on site at the time of the inspection. The inspection occurred from the public right-of-way

Nuisance history of 1227 W 22nd Street:

- This property has been an ongoing nuisance for noxious grass and weeds and building maintenance issues.
- In the last 2 ½ years there have been 5 noxious weed violations that have resulted in the city's contractor mowing the property each time. These violations brought the property to city staff's attention.
- City staff attempted to work with family to resolve the maintenance items but no progress was made. At that time the violation status was started.
- Building Maintenance violation notice was sent to address broken stairs and door, general upkeep, and the overgrowth of vines entering the home on June 18, 2021.

- July 8, 2021 a second violation notice was sent. No response was received to either letter.

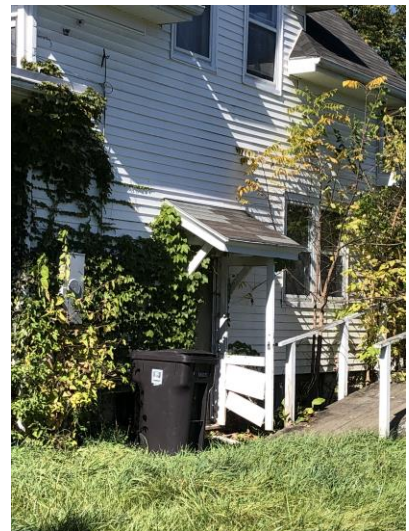
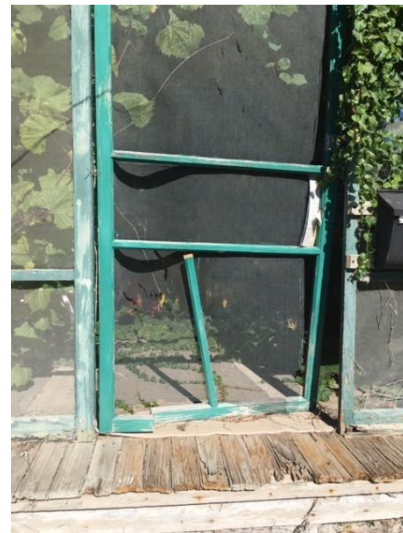
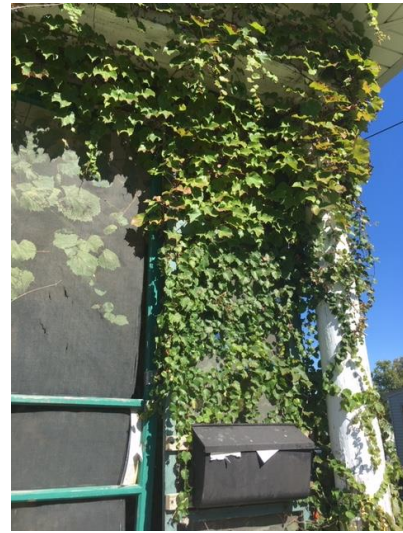
Results of Condemnation Inspection:

Exterior Structure:

- Multiple dead trees on the property. Violation of §15-2(20)
- Fascia missing from several areas. Violation of §15-2(31)(c)
- Foundation damaged and deteriorating. Violation of §15-2(31)(e)
- Screen doors damaged and off the hinges. Violation of §15-2(31)(f)
- Front stairs damaged and/or missing. Many of the landing decking boards warped and damaged. Violation of §15-2(31)(g)
- Weeds and vines have overgrown and penetrated the front porch screens and windows creating a hazardous condition for egress. Structural deterioration appears to have occurred due to the overgrowth. Violation of §15-2(31)(g)
- Property is vacant. Violation of §15-2(31)(m)

1227 W 22nd Street Photos:





Recommendation:

The Department of Community Development recommends the following:

1. City Council declares the property a nuisance.
2. City Council orders abatement of the nuisance. The nuisance must be either completely abated or a viable plan of action with a detailed schedule for completion of the abatement must be submitted to the Building Official by 4:00 PM on December 2, 2021. The Building Official will be granted authority to reinspect the property after 4:00 PM on December 2, 2021 to determine compliance if a viable plan of action was not submitted. If a viable plan is submitted and approved the building official will also be granted the authority to periodically reinspect the property to ensure the plan is being met as submitted.
3. If the owner of record fails to either submit a viable plan of action or abate the nuisance by December 2, 2021, the Building Official is hereby directed to do whatever may be necessary to remove, correct or abate such nuisance by demolition or removal, and to levy the cost of such abatement as a lien upon the above-described real estate, to be collected in the same manner as property taxes.