

**City of Oskaloosa
Oskaloosa Housing Trust Fund Committee
Lower Level Conference Room
City Hall, 220 S. Market Street
Oskaloosa, IA 52577
Special Meeting
Agenda
August 3, 2015**

1. Call to Order/Roll Call - 12:00 P.M.

Roll Call: _____ Chair Kandes Dalbey, _____ Adams, _____ Caligiuri, _____ Davis,

_____ Dykstra, _____ Hahn, _____ McCullough, _____ McReynolds, _____
Polkowske, _____ Stahle, _____ Vande Ree.

Documents: [20150803 CALL TO ORDER AND ROLL CALL.DOCX](#)

2. Citizens to be Heard

This item is reserved to receive comments from the community for concerns whether or not they are included in the current agenda.

Documents: [20150803 CITIZENS TO BE HEARD.DOCX](#)

3. Request for demolition grant from David Bower for a house located at 513 C Avenue West.

Documents: [20150803 OHTF COMM.DOCX](#), [APPLICATION.PDF](#), [SITE PLAN OHTF 513 C AVENUE WEST.PDF](#), [LETTER.PDF](#), [EXISTING PICTURES.PDF](#), [2ND DEMO QUOTE.PDF](#)

4. Adjournment

If you require special accommodations, please contact the City Manager's Office at least 24 hours prior to the meeting at (641) 673-9431.



OHTF Communication
Meeting Date: August 3, 2015
Requested By: OHTF Committee

Item Title: Call to Order and Roll Call – 12:00 p.m.

Roll Call: _____ Chair Kandes Dalbey, _____ Adams, _____ Caligiuri, _____ Davis,
_____ Dykstra, _____ Hahn, _____ McCullough, _____ McReynolds, _____
Polkowske, _____ Stahle, _____ Vande Ree.

Explanation:

Not applicable.

Budget Consideration:

Not applicable.

Attachments:

None.



OHTF Communication
Meeting Date: August 3, 2015
Requested By: OHTF Committee

Item Title: CITIZENS TO BE HEARD

Explanation:

This item is reserved to receive comments from the community for concerns whether or not they are included in the current agenda.

Budget Consideration:

Not applicable.

Attachments:

None.



OHTF Communication
Meeting Date: August 3, 2015
Requested By: City Clerk

Item Title:

Request for demolition grant from David Bower for a house located at 513 C Avenue West.

Explanation:

David Bower has applied for funds under the Demolition Assistance Grant/Loan Program for a property located at 513 C Avenue West. The assessed value of the house is \$34,920 and land is assessed at \$12,150. According to the Mahaska County Assessor's Office, the current house is in poor condition (70% depreciation). Wyatt Russell, Building Official, sent an inspection report of the property to the owner on 5/18/2015. Mr. Bower is proposing to replace the house with a 2,000 square foot duplex. The duplex will have 2 bedrooms and 1 bathroom. The value of the duplex is estimated at \$175,000.

Budget Consideration:

\$75.00 Application Fee and \$7.00 Recording Fee
Expenditure up to \$4,000

Attachments:

Demolition application, Warranty Deed, Floor plan of replacement house, Mahaska County website, Letter from Building Official and Pictures of existing structure

City of Oskaloosa

DEMOLITION ASSISTANCE PROGRAM APPLICATION

Demolition Program #1

Demolition Program #2



Return completed form to: Engineering Department
804 South D Street, Oskaloosa IA 52577
Phone: 641.673.7472

Applicant's Name: W982

Applicant's Address: 306 Peasley Ave

Daytime Phone: 641 660 5587 Mobile: 641 660 5587

Address of property to be demolished: 513 C Ave West

Legal description of property to be demolished:

By signing this application, the applicant acknowledges that he/she is aware of the provisions and requirements of the Demolition Program checked above. In the case of Demolition Program 1, the applicant understands if improvements are not made on the property within two years of the date dispersal which equal or exceed the current assessed value of the property to be demolished, the funds granted by the City will have to be repaid. The applicant understands automatic payments through a checking or savings account is required. The applicant also verifies that the property is not occupied. The applicant further guarantees that the debris will be properly disposed of and will hold the City harmless for any damage or injury that may be caused during the demolition.

[Signature]
Signature

7/22/19
Date

The following to be filled out by City Staff

_____ Evidence of Title Received _____ Bids Received _____ Copy of Demolition Permit
_____ Verification applicant has authority to act on behalf of owner if applicant is different from owner

\$ _____ Assessed Value of Property before Demo
Land \$ _____ Improvements \$ _____

\$ _____ Assessed Value of Property after Demo
Land \$ _____ Improvements \$ _____

Date property was demolished _____ Total cost of demolition: \$ _____

Date Grant proceeds issued: _____ Total DAP Grant: \$ _____

Date Grant proceeds issued: _____ Date new improvements were made: _____ (DAP #1)

OHTF Chair/Vice Chair Approval _____

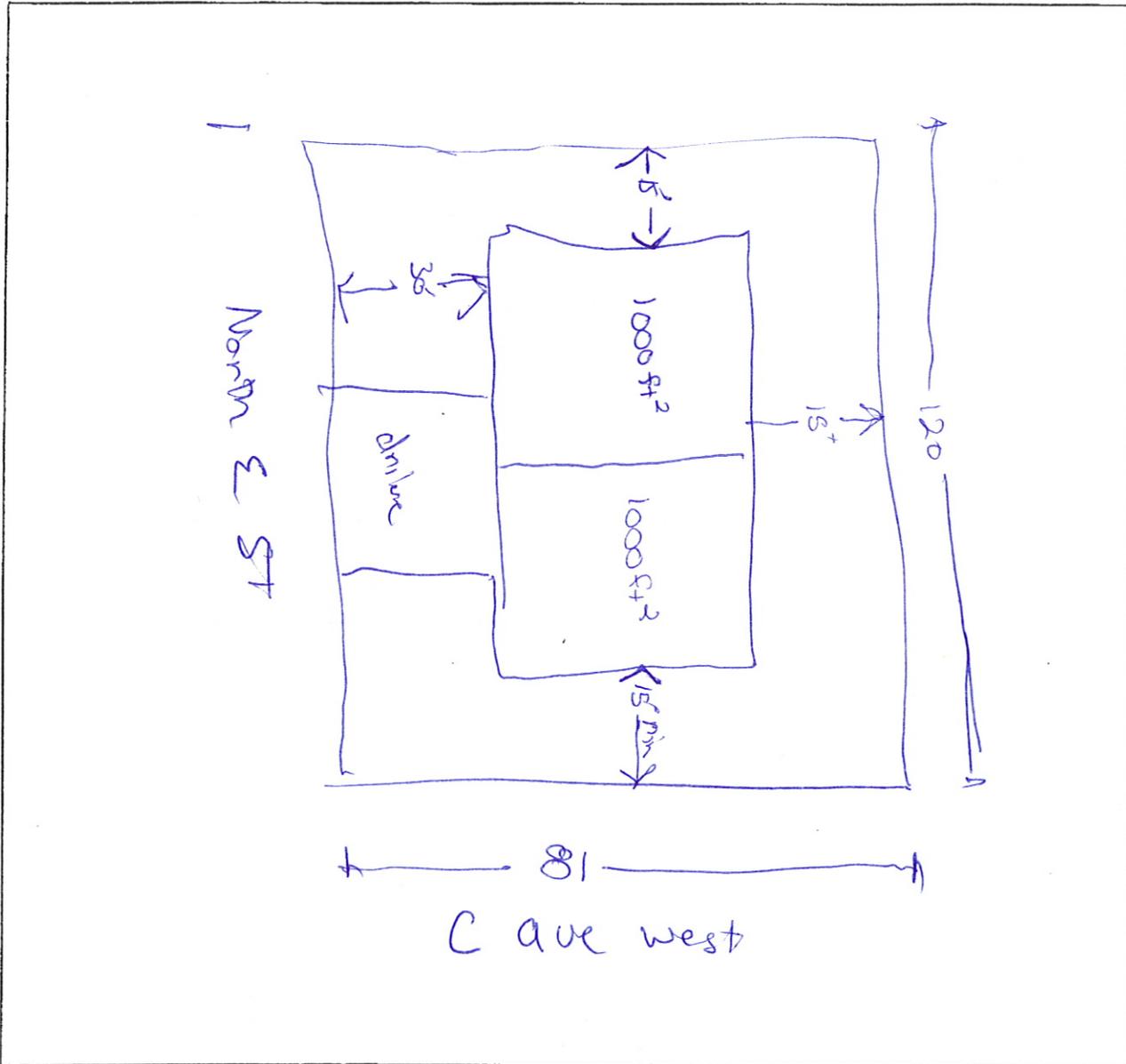
Housing Department Staff Approval _____

City of Oskaloosa
Engineering/Building Department
Plot Plan Form

Date Submitted: 7/23/15

Property Address: 513 C Ave West

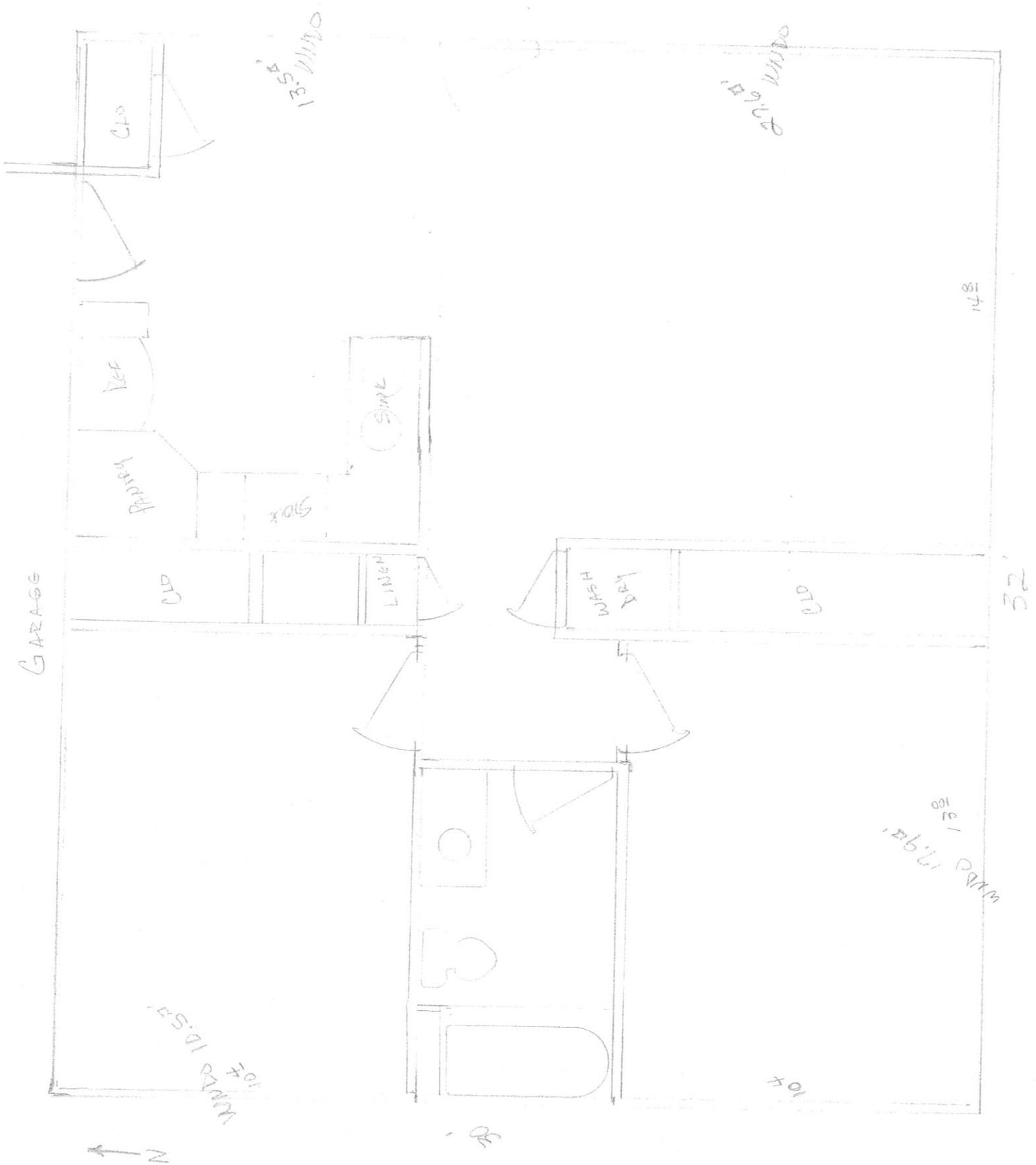
NOTE: All items referenced on second page must be shown on submitted Plot Plan.



I certify that the above Plot Plan is a true representation of this lot and accurately shows all dimensions, easements and proposed and existing structures on said lot. Any deviation from this approved Plot Plan may void the Building Permit and/or zoning approvals.

SIGNATURE OF OWNER/CONTRACTOR: [Signature]

See Second Page for Plot Plan Sample



E & R BUILDERS, INC.
P.O. BOX 12
UNIVERSITY PARK, IA 52595
641-673-5087
24 JULY, 2015

W9BZ
306 PEASLEY
OSKALOOSA, IOWA 52577

DEAR SIRs:

FOLLOWING IS OUR ESTIMATE FOR DEMOLITION OF THE HOUSE AT 513 C AVE. WEST.

- REMOVE ALL BUILDING MATERIAL INCLUDING FOUNDATION FROM THE ABOVE ADDRESS.
- DESPOSE OF MATERIAL IN PROPER DISPOSAL SIGHTS.
- BACKFILL ANY EXCAVATED AERA TO GROUND LEVEL.
- ANY HAZARDOUS WASTE INVOLVING SPECIAL HANDLING IS NOT INCLUDED IN THIS QUOTE.

WE PROPOSE TO DO THE ABOVE DESCRIBED WORK FOR THE SUM OF \$11,000.00

THANK YOU,



ELDON R. ZOOK

Prepared by Greg A. Life, Life Law Office, 102 1st Avenue East, Oskaloosa, IA 52577; Ph. 641-673-8676
Real estate taxes paid by: W9BZ, LLC, c/o Dave Bower, 306 Peasley Ave., Oskaloosa, IA 52577
Return document to: Preparer

WARRANTY DEED

FOR THE CONSIDERATION of One Dollar (\$1.00) and other valuable consideration, **Superior Properties and Management, LLC**, a limited liability company existing under the laws of the State of Iowa, does hereby convey to **W9BZ, LLC** all right, title and interest to the following described real estate in Mahaska County, Iowa:

Out Lot Two of White's Addition to the City of Oskaloosa, Iowa

Grantor does Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

That Grantor is an Iowa Limited Liability Company consisting of two members, being the undersigned. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 15 day of July, 2015.

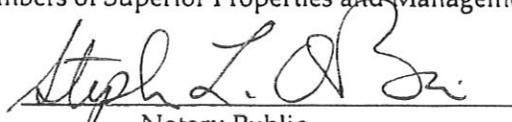
Superior Properties and Management, LLC

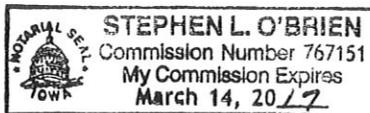
By: 
Matt Blew, Member

By: 
Jason Blunt, Member

STATE OF IOWA)
)
WAPELLO COUNTY) :ss

This instrument was acknowledged before me on July 15, 2015 by Matt Blew and Jason Blunt, as sole members of Superior Properties and Management, LLC, acknowledged the execution of said instrument to be the voluntary act and deed of said members of Superior Properties and Management, LLC, by it and by them voluntarily executed.


Notary Public



 **Beacon™** Mahaska County, IA

Summary

Parcel ID 1013335002
Office Map 919
Property Address 513 C Ave West
 Oskaloosa
Sec/Twp/Rng 13-75-16
Brief Legal Description O L 2 WHITES ADD
 (Note: Not to be used on legal documents)
Document(s) CON: 2015-1665 (6/4/2015)
 CON: 2005-1224
 DED: 2015-1662 (6/4/2015)
 REC: 256-187
Gross Acres 0.00
Exempt Acres N/A
Net Acres 0.00
CSR N/A
Class L - Multi-Residential
 (Note: This is for tax purposes only. Not to be used
 for zoning.)
Tax District OSKALOOSA
School District OSKALOOSA SCH



If this property is being split, please contact the Assessor's Office at 641-673-5805 for property information.

Owner

Primary Owner
 (Contract Holder)
 Superior Properties And Management L L C
 639 Mill St
 Ottumwa, IA 52501
Secondary Owner
 (Deed Holder)
 Blunt, Kelly W/Debra K
 2132 263rd St
 Oskaloosa, IA 52577-9577
Mailing Address

Land

Lot Dimensions Regular Lot: 81.00 x 120.00
Lot Area 0.22 Acres; 9,720 SF

Residential Dwellings

Residential Dwelling	
Occupancy	Four-Family Conversion
Style	2 Story Frame
Architectural Style	N/A
Year Built	1900
Condition	Observed
Grade what's this?	N/A
Brick or Stone Veneer	
Total Gross Living Area	2,864 SF
Attic Type	None;
Basement Area Type	Full
Basement Area	1,304
Basement Finished Area	
Plumbing	4 Full Bath; 3 Sink;
Fireplaces	
Porches	1S Frame Enclosed (20 SF); 1S Frame Open (144 SF);
Decks	
Additions	1 Story Frame (160 SF); 1 Story Frame (96 SF);
Garages	400 SF (20F W x 20F L) - Det Frame (Built 1920);

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
6/3/2015	PERDUE, CHARLES O	BLUNT, KELLY W/DEBRA K	2015-1662	Fullfillment of prior year contract	Warranty Deed		\$0.00
4/30/2015	BLUNT, KELLY W/DEBRA K	SUPERIOR PROPERTIES AND MANAGEMENT L L C	2015-1665	Normal	Contract	Y	\$40,835.00
4/1/2005	PERDUE, CHARLES O	BLUNT, KELLY W	2005-1224	Normal Arms-Length Transaction	Contract		\$57,500.00
3/3/1993			256-187	Sale of Two or More Separately Assessed Parcels - Single Consideration	Warranty Deed	Y	\$19,500.00

+ There are other parcels involved in one or more of the above sales:

Valuation

Classification	2015	2014	2013	2012	2011
	Multi-Residential	Commercial	Commercial	Commercial	Commercial
+ Multi-Res Land	\$12,150				
+ Multi-Res Building	\$34,920				
+ Land		\$12,150	\$12,150	\$12,150	\$11,140
+ Building		\$36,760	\$36,760	\$36,760	\$33,980
= Total Assessed Value	\$47,070	\$48,910	\$48,910	\$48,910	\$45,120

VALUES ARE NOT CERTIFIED UNTIL APRIL 1ST AND ARE SUBJECT TO BOARD OF REVIEW

Taxation

	2013 Pay 2014-2015	2012 Pay 2013-2014	2011 Pay 2012-2013
+ Taxable Land Value	\$11,543	\$12,150	\$11,140
+ Taxable Building Value	\$34,922	\$36,760	\$33,980
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$46,465	\$48,910	\$45,120
- Military Exemption	\$0	\$0	\$0
= Net Taxable Value	\$46,465	\$48,910	\$45,120
x Levy Rate (per \$1000 of value)	35.90845	37.25362	38.36108
= Gross Taxes Due	\$1,668.49	\$1,822.07	\$1,730.85
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,668.00	\$1,822.00	\$1,730.00

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2013	March 2015	\$834	Yes	3/25/2015	12012
	September 2014	\$834	Yes	9/29/2014	
2012	March 2014	\$911	Yes	3/28/2014	11988
	September 2013	\$911	Yes	9/30/2013	
2011	March 2013	\$865	Yes	3/26/2013	11978
	September 2012	\$865	Yes	9/24/2012	

Iowa Land Records

CON: 2015-1665 (6/4/2015)

DED: 2015-1662 (6/4/2015)

CON: 2005-1224 ()

REC: 256-187 ()

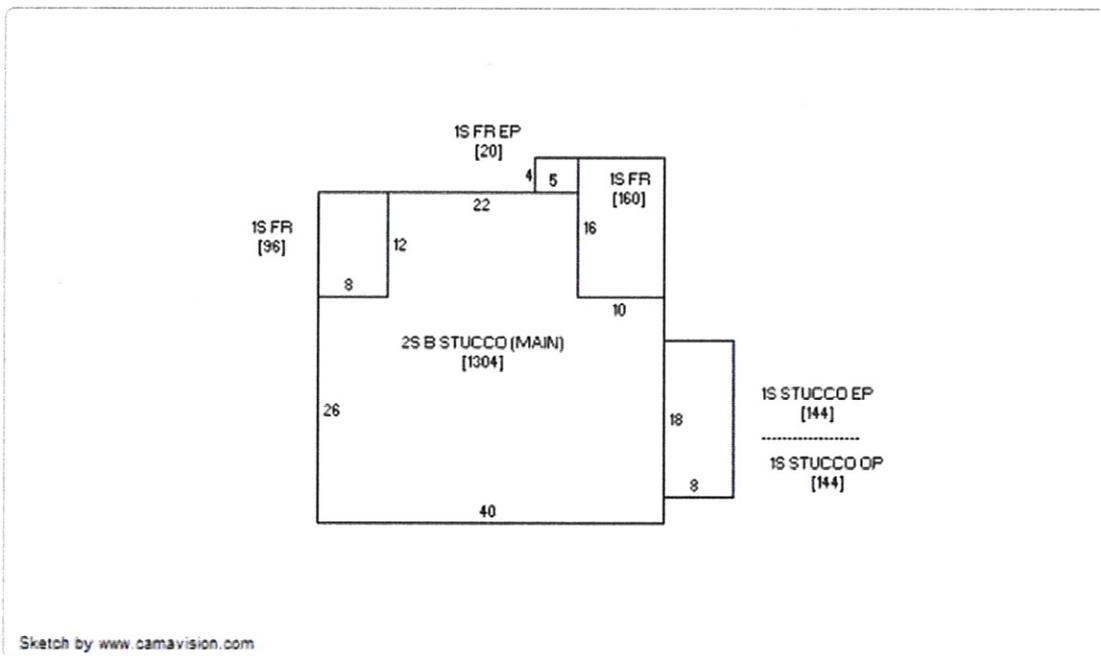
Data for Mahaska County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 2003.

For records prior to 2003, contact the County Recorder or Customer Support at www.iowaLandRecords.org.

Photos



Sketches



Real Estate Changes

[Click here for the Assessor's form to report real estate changes.](#)

No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Tax Sale Certificate.

The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, express or implied, is provided for the data herein, or its use. Special assessments not shown. When using this information for payment purposes or for closing information please contact the Treasurer's office at (641)673-5482.

Last Data Upload: 7/26/2015 8:07:05 PM









Wyatt Russell
Building Official
Wyatt.Russell@oskaloosaiowa.org
City of Oskaloosa, Iowa
Phone: 641.673.7472 Fax: 641.673.3733

May 18, 2015

RE: 513 C Ave West
Oskaloosa, Iowa 52577

On May 14th, 2015 an inspection of the above listed property was carried out by myself with permission granted by Matt Blew, who is the new property owner that was onsite during the inspection. The intent of this inspection was to inspect for building safety to see if it is still habitable.

During this inspection multiple violations were found including but not limited to:

Oskaloosa municipal code section 15.30.020 "Unsafe building" means any structure or mobile home meeting any or all of the following criteria:

- A. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property;
- B. Whenever any portion of a building, or any member, appurtenance, or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached, or fastened in place so as to be capable of resisting a wind pressure of twenty pounds per square foot;
- C. Whenever any portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction;
- D. Whenever the building or structure, or any portion thereof, because of (a) dilapidation, deterioration, or decay; (b) faulty construction; (c) the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (d) the deterioration, decay, or inadequacy of its foundation; or (e) any other cause, is likely to collapse partially or completely;
- E. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used;
- F. Whenever the exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base;
- G. Whenever the building or structure, exclusive of the foundation, shows thirty-three percent or more damage or deterioration of its supporting member or members, or fifty percent damage or deterioration of its nonsupporting members, or of its enclosing or outside walls or coverings;
- I. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, including lack of paint so as to expose wood to rotting, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air, or sanitation facilities, or otherwise, is determined by the building official or health officer to be unsanitary, unfit for human habitation, or in such condition that is likely to cause sickness or disease;



Wyatt Russell
Building Official
Wyatt.Russell@oskaloosaiowa.org
City of Oskaloosa, Iowa
Phone: 641.673.7472 Fax: 641.673.3733

Due to the severe deterioration of this structure, along with the code violations listed above, this structure has been declared unsafe for human habitation. No one shall occupy this structure until all needed repairs are made and inspected by the Building Official. Furthermore a detailed timeline shall be submitted to the Building Official within **7 Days of this notice.** This timeline shall include what work will be done, who will be doing the work, and the start and completion dates of the work. This timeline must be approved by my office, any deviation from the approved timeline shall constitute further action from the City of Oskaloosa. If no action is taken within **30 days of this notice** further action will be taken by the City of Oskaloosa.

If any further questions arise, please feel free to contact my office.

Respectfully,

Wyatt Russell
Building Official
City of Oskaloosa

CC: David Dixon, City Attorney

Existing Pictures 513 C Avenue West



HOL DRAINAGE, INC.

2189 220TH ST.
OSKALOOSA, IOWA 52577
641-660-7378
JULY 30, 2015

W9BZ
306 PEASLEY
OSKALOOSA, IOWA 52577

DEAR SIRs:

WE PROPOSE TO FURNISH THE LABOR AND EQUIPMENT FOR THE DEMOLITION OF THE BUILDING AT 513 C AVE. WEST, INCLUDING;

--REMOVAL OF ALL BUILDING MATERIAL INCLUDING FOUNDATION AND BACKFILL ANY EXCAVATED AREA TO GROUND LEVEL.

--NO REMOVAL OF HAZARDOUS WASTE IS INCLUDED IN THIS QUOTE.

WE WILL DO THIS WORK FOR THE SUM OF \$10,000.00.

CRAIG HOL