

**Summary of Ordinance No.167
entitled the “Property Maintenance Code
for the City of Callender, Iowa”**

The following is a summary of Ordinance No.167 which adopts the Property Maintenance Code for the City of Callender, Iowa, and which is to be codified as Chapter of the Callender Municipal Code. Said Ordinance No.167 shall become effective upon the publication of this summary. The full text of said Ordinance and Property Maintenance Code may be viewed at the office of the City Clerk, 415 Thomas Street, Callender, Iowa during regular business hours.

The Property Maintenance Code for the City of Callender, Iowa (hereinafter the (“PMC”) provides minimum standards of maintenance for all land and the exterior of all structures (residential and non-residential) within the City of Callender. The provisions shall be enforced by the City Council, who may rely on outside experts to provide property inspections and reports.

The PMC is divided into 3 Chapters:

- (1) Administration, (2) General Exterior Requirements, and (3) Unsafe Structures.

Chapter 1 (Administration) sets forth the applicability of the PMC as set forth above, and that the primary responsibility for maintenance of a property lies with the person or entity having legal title to the property (including contract buyers). The Chapter sets forth the general duties of the Council in carrying out the provisions of the PMC, including inspections, notices and orders. There is also a provision for the Council to issue a variance in cases where compliance with the PMC is impractical.

Penalty Provisions. Section 5.3 of Chapter 1 provides:

Any person who shall violate a provision of this Code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state and local laws for municipal infractions. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Chapter 2 (Exterior Requirements) sets forth the minimum standards for exterior maintenance of land and structures, including sanitation, structural and foundational components, roofs, exterior surfaces (including windows and doors). The Chapter also has a provision dealing with the storage/parking of vehicles other than in a garage.

Chapter 3 (Unsafe Structures) provides for the closure and demolition of unsafe structures (i.e. – dangerous to the life, health, property or safety of the public or the occupants). The Chapter also contains placarding and notice provisions.

Shirbroun moved to approve 1st Reading of Ordinance #167. Second by Lee. Roll call vote Weston, Hanson, Shirbroun, Lee. Absent – Sollie. MC. 1st reading PASSED AND APPROVED by the City Council the 11th day of May, 2010.

Weston moved to approve 2nd Reading and waive the 3rd Reading of Ordinance #167. Second by Shirbroun. Roll call vote Hanson, Weston, Shirbroun, Lee and Sollie. All ayes. MC. 1st reading PASSED AND APPROVED by the City Council the 8th day of June, 2010.

ORDINANCE #167 PASSED AND APPROVED by the City Council the 8th day of June, 2010.

Randy Hanson - MAYOR PRO-TEM

ATTEST:

Denita Lee-Luke - CITY CLERK