

**CITY OF CLARKSVILLE
CITY COUNCIL DEPARTMENT MEETING
AUGUST 19, 2013**

The Clarksville City Council met in regular session August 19, 2013, in the Council Chambers at 7:00 p.m. with Mayor David Kelm in the chair and Council members, Cathy Cummings, Jeff Kolb, Mike Miller, Diane Renning, and Val Swinton present.

The following Department Heads were in attendance: Kristen Clark, Library Director; Jon Myers, Fire Chief; Matt Kampman, Grounds Maintenance; and Larry Betts, Financial Administration.

Motion Miller, Cummings, to approve the monthly Library reports submitted by Kristen Clark.
RCV - Ayes: Cummings, Kolb, Miller, Renning, Swinton. Nays: None. MC.

Motion Kolb, Renning, to approve August expenditures as presented by the City Clerk.
RCV - Ayes: Cummings, Kolb, Miller, Renning, Swinton. Nays: None. MC

Motion Renning, Swinton, to adopt the first reading of Ordinance No. 263: AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CLARKSVILLE, IOWA, 1999, BY ADDING A CHAPTER PERTAINING TO PROPERTY MAINTENANCE
BE IT ENACTED by the City Council of the City of Clarksville, Iowa:
SECTION 1. CHAPTER ADDED. The Code of Ordinances of the City of Clarksville, Iowa, 1999, is amended by adding a new Chapter 156, entitled PROPERTY MAINTENANCE CODE, which is hereby adopted to read as follows:

**CHAPTER 156
PROPERTY MAINTENANCE CODE**

156.01 PURPOSE. The purpose of this chapter is to protect the public health, safety, morals and welfare by establishing minimum standards governing the maintenance, appearance and condition of residential and nonresidential premises, to fix certain responsibilities and duties upon owners and operators, and distinct and separate responsibilities and duties upon occupants.

156.02 APPLICABILITY. Every residential, nonresidential or mixed occupancy building and the land on which it is situated, used or intended to be used for dwelling, commercial, business or industrial occupancy shall comply with the provisions of this chapter, whether or not such building has been constructed, altered or repaired before or after the enactment of this chapter.

156.03 MAINTENANCE OF EXTERIOR OF PREMISES. The exterior of the premises and all structures thereon shall be kept free of all nuisances, and any hazards to the safety of the occupant, pedestrians and other persons utilizing the premises, and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It is the duty of the owner or operator to keep the premises free of hazards which include but are not limited to the following:

1. Brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris.
2. Dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating conditions or storm damage, constitute a hazard to persons in the vicinity thereof. Trees shall be kept pruned and trimmed to prevent such conditions.
3. Loose and overhanging objects, and accumulations of ice and snow which by reason of location above ground level constitute a danger of falling on persons in the vicinity thereof.
4. Holes, excavations, breaks, projections, obstructions, icy conditions, uncleared snow and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other parts of the premises which are accessible to holes and excavations shall be filled and repaired, walks and steps replaced and other conditions removed where necessary to eliminate hazards or unsanitary conditions with reasonable dispatch upon their discovery.
5. Adequate run-off drains shall be provided and maintained to eliminate any recurrent or excessive accumulation of storm water.
6. Sources of infestation.
7. Foundation walls shall be kept structurally sound, free from defects and damage and capable of bearing imposed loads safely.
8. Chimneys and all flue and vent attachments thereto shall be maintained structurally sound, free from defects, and so maintained as to perform capably at all times the functions for which they were designed. Chimneys, flues, gas vents or other draft-producing equipment shall provide sufficient draft to develop the rated output of the connected equipment, shall be structurally safe, durable, smoke-tight and capable of withstanding the action of flue gases.

9. Exterior porches, landings, balconies, stairs and fire escapes shall be provided with banisters or railing properly designed and maintained to minimize the hazard of falling, and the same shall be kept structurally sound, in good repair and free from defects.

10. The exterior of the premises, the exterior of structures and the condition of accessory structures shall be maintained so that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property.

11. All exterior building walls shall be covered with a permanent siding material so as to provide an effective weather resistant exterior wall envelope.

156.04 GENERAL MAINTENANCE. The exterior of every structure or accessory structure (including fences) shall be maintained in good repair. The same shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other conditions reflective of deterioration or inadequate maintenance to the end that the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties protected from blighting influences.

156.05 STRUCTURAL AND GENERAL MAINTENANCE. The outside building walls shall not have any holes, loose boards, or any broken, cracked or damaged finish which admits rain, cold air, dampness, rodents, insects or vermin. Every dwelling shall be so maintained as to be weather-tight and watertight. Basements, cellar and crawl spaces shall be free of moisture resulting from seepage and dampness. Basement and cellar floors will be paved with stone or concrete not less than four (4) inches thick and maintained at all times in a condition so as to be smooth, clean, free from cracks, breaks and other hazards. All parts of the premises shall be maintained so as to prevent infestation. All parts of the dwelling shall be kept in a clean and sanitary condition, free of nuisance and free from health, safety and fire hazards. All boards and wood, including floor boards, sub-floors, joists, bridging and all other boards in any interior or exterior floor, wall, roof or other part of the structure, shall be maintained to be free of cracks, termite damage or rot. Any damaged members shall be replaced.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

RCV - Ayes: Cummings, Kolb, Miller, Renning, Swinton. Nays: None. MC
First reading passed.

Sealed bids for the 2013 Street project were received. Contractors submitting bids are as follows: Black Top Service Co. of Burt and Heartland Asphalt Inc. of Mason City.

Bids were opened by the Maintenance Superintendent and Street Committee.

Motion Kolb, Cummings, to approve the bid from Heartland Asphalt for the 2013 Street project for \$77, 148.69.

RCV - Ayes: Cummings, Kolb, Miller, Renning, Swinton. Nays: None. MC

Motion Swinton, Cummings, to approve Partial Payment No. 10/final to Porter & Porter Construction for the Library Expansion project for \$30,301.00.

RCV - Ayes: Cummings, Kolb, Miller, Renning, Swinton. Nays: None. MC

Motion Miller, to adjourn the meeting at 8:05 p.m.


Attest Larry D. Betts, CMC
City Clerk/Treasurer

David Kelm
Mayor

