Closing Crestview

(Or how I learned to stop hating and love trailer parks)
Presenters

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### Partnerships and Collaborations

<table>
<thead>
<tr>
<th>Story County Community Services</th>
<th>Residents of the mobile home park</th>
<th>Story County Board of Supervisors</th>
<th>Story County Board of Health/Environmental Health</th>
</tr>
</thead>
<tbody>
<tr>
<td>Story County Planning and Development</td>
<td>Story County Treasurer’s Office</td>
<td>Story County Attorney’s Office</td>
<td>Iowa Department of Natural Resources</td>
</tr>
<tr>
<td>Legal Aid Society of Story County</td>
<td>Volunteers, Community Agencies, and Businesses</td>
<td>Religious Organizations</td>
<td>Landlords</td>
</tr>
</tbody>
</table>
Jurisdiction-
outside of Ames City limits
Brief history of the trailer park

- 1959 application to Iowa Health Department
- Permitted for 72 units
- History of some violations, nothing that is a red flag until around 2004
- Current owner purchased the park in 2003 for $300,000
DNR vs Story County Environmental Health
Who enforces?

**Public Water Supply**
- At least 15 service connections
- OR
- regularly serves an average of at least 25 individuals 60 days/year
- NEEDS certified operator or affidavit operator

**Wastewater**
- Five or more dwelling units
- OR
- More than 16 individuals
- Does not need a certified operator if not discharging
Nuisances

Story County Ordinance Chapter 55
“Public Health Nuisances”

• Hazardous buildings (structure, unsanitary, contains hazardous materials, defects)
• Harboring pests, vermin
• Unsafe water supplied for human consumption
• Rubbish, solid waste
• Emission of dense smoke
• Old 1970’s well that does not provide sufficient quantity
• Low pressure
• Sporadic chlorine levels
• Line breaks
On March 3, 2000 Ames city officials warned residents to avoid College Creek, which courses by scores of homes mostly in west Ames, after tests showed the stream to be heavily contaminated with fecal coliform bacteria.

According to the DNR, the creek has been polluted at least sporadically for decades, according to DNR records. DNR pledged to crack down on College Creek’s Polluters.

Polluters identified in the article included two mobile home parks, Hillside and Crestview, and three restaurants in Boone County.

Ames Tribune, June 1, 2000:
2004 DNR enforcement:

Complaints
Interuption of water service
Lagoon problems
Solid waste

DNR issued Notice of violation for wastewater
DNR issued Notice of Violation for public water supply
DNR issued Notice of violation for wastewater
DNR issued Consent Order for wastewater
Mound system installed in 2005 as tertiary treatment for discharge from lagoon.
Mosquito surveillance
Open access to lagoon
2008 Complaints and problems continued; DNR issued 2 NOVs for wastewater
2010 Complaints and problems continued

- DNR issued NOV for public water supply
- DNR issued NOV for wastewater
- Story County asks Ames if they could provide water
2010 flooding
DNR issued a NOV for failure to notify wastewater facilities w/o notification, and temporary lines
September 2010
2014 - Story County Environmental Health gets more involved at this point.

Several old vacant trailers were moved to Crestview from a nearby trailer park that shut down, causing a new wave of problems.

Story County Environmental Health actions:

NOV - wastewater nuisance
NOV - for abandoned trailers nuisance
NOV - for solid waste on mound nuisance
NOV - solid waste nuisance
County worked with Crestview to get the titles and junking certificates for the abandoned trailers.
2014 Story County holds meeting with Ames, Crestview, DNR to discuss municipal water service or water supply back up

Crestview would have to annex if they wanted city services
2014 Complaint from Post Office
Illegal burning
2015 Story County Enforcement:

- NOV issued - wastewater, abated
- NOV issued - wastewater, abated
- NOV issued - water (chlorine levels)
Crestview 6/29/2015 untreated sewage flowing to Lincoln Highway ditch MCJ
Alliant Energy routinely called out to park
6/2015
Crestview
burn pile
Illegal water connection
Crestview Burning 12/28/2016
2015 DNR enforcement action:

- NOV - burning and solid waste
- Letter of inquiry water outages, water pressure, wastewater
- Letter of non-compliance for water (chlorine residual, quantity, reporting, pressure)
- Issues boil advisory, never lifted
- Issues revised operations permit requiring a certified operator, a viability study, chlorine, wellhead protection
Other big problems

- Several tenants complain about “rent to own” leading to financial losses

- DOT took enforcement action for not providing a title after selling a trailer

- Delinquent county taxes, due in 2018
  - $21,000 for tax abatements
  - $57,730 for upcoming tax abatements
  - $4,898 currently due on the park land
Early 2016 BOH started requiring Crestview owner to attend the board meetings to report how things were progressing.
BOH ordered Crestview closed 4/16

Stipulations were to be met BEFORE closure lifted:

- Hire and retain a certified water operator
- Report weekly chlorine and bacteria level and we must receive 3 good reports
- Must fix water supply pressure issues
Residents of an Ames area mobile home park are facing eviction after the park’s owner failed to resolve complaints over contaminated water, which has resulted in the park’s occupants being under a boil order since before the first of the year.
“Another resident, who asked to remain nameless out of fear of being evicted, said people who live at Crestview refer to it as “The Last Resort” because it’s where people end up when they can’t go anywhere else.”
First Phase of Relocation Assistance for Residents
Park Closure and Boil Advisory

Story County Board of Supervisors initially approved relocation assistance of up to $1,000 per occupied mobile home on 4/26/16

Informational meeting held with residents on 5/10/16

Modified General Assistance application process
• Required to exhaust all other community resources
Close of Relocation Assistance 6/30/17 (1st Phase)

- 14 applications in total received
  - 8 applicants including 25 individuals/family members accessed the relocation assistance
  - Total dollars spent: $6,782
- Assistance utilized for:
  - Deposit
  - Rent at new location
  - Storage units
  - Prepping of mobile home to be moved
BOH Special meeting May 2016

Heard from several members of public
  • Concerned citizens
  • Tenants who were concerned they had no place else to go

Gave owner a way to re-open Crestview
  • Need to decrease total connections of water supply to 14 or less (eliminates DNR jurisdiction & water operator requirement)
  • Need to decrease water connections and cap off dead-ends.
  • The county will work on re-location assistance
  • Crestview owner needs to work with County Treasurer on back-taxes.
December - 2016 Closure lifted

- Connections fixed
- Connections (and inhabited trailers) now at 14
- Still needed 3 good water samples but that was completed a couple weeks later
- Owner reminded NOT to increase trailers in park
- Environmental Health will conduct random samples
- Environmental Health will install tamper resistant devices to prevent splitting connections
- Open burning strictly prohibited
2017 CRESTVIEW INSPECTION FOUND THAT IT IS BACK TO BEING A PUBLIC WATER SYSTEM

- Currently serving
  - One house
  - One four-plex with one connection (5-6 people)
  - 20 trailers
  - Total of 22 connections
Continued troubles

- NOVs continued to build up (trash, abandoned trailers, uninhabitable trailers that people were living in)
- Began to discuss turning NOV into citations. Story County attorney’s office recommended we use the threat of having to go to trial as an incentive to comply or close
Crestview
Closed - 6/17
By owner
Emphasis now changed

Residents need to find new homes

- Re-location assistance
- Some trailers moved to another trailer park with new landlords assistance
- Tax abatement and junking certificates worked on by Story County Treasurer's office
EH worked with Crestview to get the titles and junking certificates for the abandoned trailers

Community Services and EH assisted trailer owners to get DNR asbestos paperwork filled out and get titles in order

Asbestos inspections conducted by August Enterprises for trailers moving off site to other sites

Friable paint with asbestos was removed from one trailer for moving to another park

DNR very concerned with asbestos handling
Trailers that could be removed were marked with an X.
Second Phase of Relocation Assistance for Residents
Property Owner Intends to Close Park

On 6/13/17 Story County Board of Supervisors approved relocation assistance of up to $3,000 per occupied mobile home for residents living in the park as of 6/1/17.

- Informational meeting held with residents on 6/27/17
- Modified General Assistance application process
  - Not required to exhaust all other community resources
Relocation Assistance Funding Options

Assistance could be utilized for:

• 1\textsuperscript{st} month’s rent at new location
• Up to 3 additional months of rent subsidy of up to 25%
• Payoff existing or past due utility balance when utility bill is in applicant’s name or household member’s name (only bills for utilities incurred while residing at Crestview MHP)
Relocation Assistance Funding Options

- Deposit for rent and utilities
- Pet deposit or additional rent fee for pet – 1st month only
- Apartment/rental application fee
- Demolition or transport of a current owner occupied mobile home with clear title and current taxes
Relocation Assistance Funding Options

- Costs associated with boarding of pets
- Storage units
- Hotel costs
- Moving company
- Other items at Director’s discretion
Close of Relocation Assistance 6/15/18 (2nd Phase)

- 14 applications in total received
  - 13 households consisting of 17 individuals/family members accessed relocation assistance
- Total dollars spent: $25,398

- Assistance utilized for:
  - Deposit
  - Rent
  - Hotel
  - Utilities
  - Storage units
  - Gas for vehicle
  - Pet boarding
  - Camping fees
  - Asbestos inspections
  - Transport of mobile homes
  - Utility gas line repair
  - Rental application fee
Changes to the lagoon not engineered, not reported
Three trailers were ablaze when fire fighters arrived. Two fire fighters went to the emergency room.
Elevated asbestos levels were found in the silver paint typically found on the roofs of the trailers.
Keeping track of trailers
Trailer park being used as a tree service operation, restricting emergency vehicle access, causing excess traffic, excess noise
Closure

- Last resident out December 2017
- County attorney recommended we let NOV remain but not go to citations since residents are now out
- Continue to work with owner to finish cleaning and hope to eventually have him sell the property
- Board of Supervisors have now taken over any more NOVs and how to handle
• Utility of the carrot and stick approach

• Why we do what we do
THANK YOU.
THANK YOU VERY MUCH.