

TENTATIVE AGENDA
OTTUMWA BOARD OF HEALTH

MEETING NO. 7
Council Chambers, City Hall

August 20, 2019
5:30 O'clock P.M.

ROLL CALL: Council Member Berg, Roe, Stevens, Dalbey, Streeby and Mayor Lazio.

Approval of Minutes 1. Approve the minutes from Meeting No. 6 on July 2, 2019 as presented.

RECOMMENDATION: Approve the minutes.

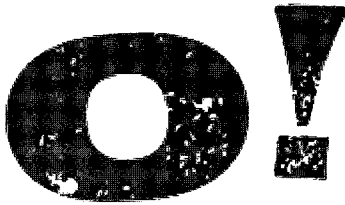
Condemnation Hearing 2. This is the time, place and date set to consider condemnation of the structures on the property described as Lot 1 in Block 3 in Harding Park Addition to the City of Ottumwa, Wapello County, Iowa commonly known as 902 S. Hancock.

902 S. Hancock

- A. Open hearing for comments.
- B. Close public hearing.
- C. Condemn the structures located at 902 S. Hancock, order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including administrative costs, to be assessed against the property and/or collected from the owner or owners thereof.

RECOMMENDATION: Approve the condemnation of the structures located at 902 S. Hancock.

Adjourn 3. Adjournment.



[CITY OF]

OTTUMWA

FAX COVER SHEET

City of Ottumwa

DATE: 8/16/19 TIME: 8:00 AM NO. OF PAGES 2
(Including Cover Sheet)

TO: News Media CO: _____

FAX NO: _____

FROM: Christina Reinhard

FAX NO: 641-683-0613 PHONE NO: 641-683-0620

MEMO: Tentative Agenda for the Board of Health Meeting #07 to be held on 8/20/19.

*** FAX MULTI TX REPORT ***

JOB NO. 0567
DEPT. ID 4717
PGS. 2

TX INCOMPLETE -----

TRANSACTION OK 96847834
96845832
916606271885
ERROR 96845892
96828482

Ottumwa Courier
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MEMO: Tentative Agenda for the Board of Health Meeting #07 to be held on 8/20/19.

*** TX REPORT ***

JOB NO. 0567
DEPT. ID 4717
ST. TIME 08/16 07:59
SHEETS 2

FILE NAME
TX INCOMPLETE -----

TRANSACTION OK 96847834
96845832
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MEMO: Tentative Agenda for the Board of Health Meeting #07 to be held on 8/20/19.

OTTUMWA BOARD OF HEALTH MINUTES

MEETING NO. 6
Council Chambers, City Hall

July 2, 2019
5:30 O'clock P.M.

Present were Council Member Streeby, Berg, Roe, Stevens and Dalbey. Mayor Lazio was absent.

Berg moved, seconded by Roe to appoint Matt Dalbey to preside as Mayor Pro Tem for the mtg.
Ayes: Streeby, Berg, Roe, Stevens. Abstained: Dalbey. Motion passed.

- Approval of Minutes
- 422 S. Ferry
1. Roe moved, seconded by Berg to approve the minutes from Mtg. No. 5 on June 18, 2019 as presented. All ayes.
 2. This was the time, place and date set to consider condemnation of the structures on the property described as Lot 70 in Williams Park Addition to the City of Ottumwa, Wapello County, IA commonly known as 422 S. Ferry. Rodney W. Kleitsch, SouthLaw, P.C., West Des Moines, IA, representing Ditech Financial, LLC, a mortgagee with a lien interest on property located at 422 S. Ferry, stated they do not oppose moving forward with the condemnation of 422 S. Ferry. Larry Roush, 421 S. Ferry, stated he is also in favor of moving forward with proceedings. He has looked at this property for 21 yrs. and the values of homes in this neighborhood have suffered because of it. No objections were received. Streeby moved, seconded by Stevens to close the public hearing. All ayes.

Dir. of Hlth. Insp. & Planning Flanagan stated the property was placarded April 24, 2019 due to dilapidation. The Health Inspector noted that the house was collapsing and that the rear portion of the house is too dangerous to enter. The owner told the Health Inspector he intended to "walk away from the property" instead of repairing or removing the structure. Streeby moved, seconded by Berg to condemn the structures located at 422 S. Ferry, order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including administrative costs, to be assessed against the property and/or collected from the owner or owners thereof. All ayes.

- 137 S. Van Buren
3. This was the time, place and date set to consider condemnation of the structures on the property described as Lot 12 in Block 1 in Manning's Second Addition to the City of Ottumwa, Wapello County, IA commonly known as 137 S. Van Buren. No objections were received. Streeby moved, seconded by Stevens to close the public hearing. All ayes.

Dir. of Hlth. Insp. & Planning Flanagan reported the property was placarded September 13, 2018 due to dilapidation. Inspectors attempted to get the owners to repair the property but no one submitted a repair plan or responded to requests to repair or remove the structure. Roe moved, seconded by Berg to condemn the structures located at 137 S. Van Buren, order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including administrative costs, to be assessed against the property and/or collected from the owner or owners thereof. All ayes.

Adjourn

4. Roe moved, seconded by Streeby that the meeting adjourn. All ayes.
Adjournment was at 5:36 P.M.

OTTUMWA BOARD OF HEALTH

ATTEST:

Matt Dalbey, Mayor Pro Tem & Chairman

Christina Reinhard, City Clerk

FILED

2019 AUG -8 AM 8:43

CITY CLERK
OTTUMWA, IA

CITY OF OTTUMWA


Staff Summary

**** ACTION ITEM ****

Council Meeting of: Aug 20, 2019

Jody Gates

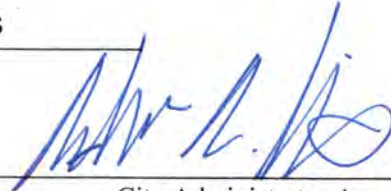
Prepared By

Kevin C Flanagan 

Department Head

Health & Inspections

Department



City Administrator Approval

AGENDA TITLE: This is the time, place and date to consider condemnation of the structure (s) on property described as Lot 1 in Block 3 in Harding Park Addition to the City of Ottumwa, Wapello County, Iowa, commonly known as 902 South Hancock



****Public hearing required if this box is checked.****



The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.

RECOMMENDATION: Open public hearing
Receive comments
Close public hearing
Condemn the structure (s) located at 902 South Hancock, order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including administrative costs, to be assessed against the property and/or collected from the owner or owners thereof.

DISCUSSION: The property was placarded October, 2018 due to a fire. Inspectors understood from the Insurance Company that the owner intended to demolish the house; however to date no demolition has occurred. Staff recommends the Board of Health condemn the structure, which will allow the City to move ahead with demolition.

Source of Funds: 151-3-342

Budgeted Item:



Budget Amendment Needed:



CITY OF BRIDGES

NOTICE OF DWELLING OR BUILDING DETERMINED TO BE UNFIT FOR HUMAN HABITATION AND AN ORDER TO CORRECT

October 22, 2018

Daniel & Christy Hamre
914 S Hancock
Ottumwa, IA 52501

91 7199 9991 7035 6854 7184

Daniel & Christy Hamre:

An inspection was made on **October 22, 2018**, of the property located at **902 S Hancock**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

HARDING PARK ADD. LOT 1 BLK 3 (902 S HANCOCK)

and which the records of the Wapello County Iowa Recorders' Office reveal ownership to be in your name, or that you have a property interest in.

It is in the opinion of the Housing Code Inspector of the City of Ottumwa, Iowa, under authority of Section 364.17 of the Code of Iowa, and Section 20-3 (K), of the Ottumwa Municipal Code, that said building(s) located on said property is (are) in a condition or in effect dangerous and detrimental to life and health and unfit for human habitation. Therefore, you are hereby given notice of said condition and ordered to correct the situation by doing the following before the **21st day of November, 2018**, to wit:

DEFICIENCY LIST ATTACHED

Repair plan required. In the event that the repairs or demolition cannot be completed within thirty days, a repair plan must be submitted for approval **prior to November 21, 2018**, that meets the following requirements:

Copy

City of Ottumwa
105 East Third Street, Ottumwa, Iowa 52501
Telephone 641-683-0650 Fax 641-683-0609

Provide a timetable for repair that is separated into thirty (30) day periods (30 days, 60 days, 90 days, etc.) outlining what repairs are to be completed during each period. There should be a maximum allowance of six (6) months for all repairs to be completed. There is a ninety (90) day maximum time limit for demolition. **All wiring, plumbing, furnace – AC repair/replacement, etc. require permits, possibly by licensed contractors.** Contact this office, for permit requirements.

No one is to be in this placarded property without the express written permission from the Director. Violation of this standard will result in legal action being taken, including arrest and prosecution.

A copy of this notice and order was this date posted in a conspicuous place in the above said building(s), along with a placard stating said structure(s) is not to be occupied until released by the Inspector.

Failure to make the above said corrections before **12:00 o'clock Noon on the 21st day of November, 2018** may result in the declaration by the undersigned pursuant to Section 364.17 of the Code of Iowa, and Section 20-3 (0), of the Ottumwa Municipal Code that said building(s), is (are) a public nuisance.

You may appeal this order by filing a written appeal with the Inspection Board of Review, Municipal Building, Ottumwa, Iowa, within **(15) days** after you have received this notice and order. If you have any questions pertaining to this matter contact me by coming to Room 203 at City Hall or by calling 641-683-0650.

Per City Policy #26, you may remove this property from the mandatory trash service and billing for as long as the property remains placarded. Contact Kevin Flanagan at 641-683-0694 for this service.

Signed and dated at Ottumwa Municipal Building, Ottumwa, Iowa, this 22nd day of October, 2018.

Sincerely,

Jacob Rusch
Building Inspector
Health Department-City of Ottumwa, IA
641.683.0653

Copy

CERTIFIED #91 7199 9991 7035 6854 7184

City of Ottumwa
105 East Third Street, Ottumwa, Iowa 52501
Telephone 641-683-0650 Fax 641-683-0609



Date of Investigation: October 22, 2018

DEFICIENCY LIST-902 S. Hancock

- 1. Repair all Smoke, Fire, and Water Damage or demolish Structure.**
- 2. This is a partial inspection only. A complete inspection will be required and the house must meet the minimum standards of the code. Chapter 20**
- 3. Keep the property secured until it has been repaired or demolished. 20-3-L**

No one is to be in this placarded property without the express written permission from the Director. Violation of this standard will result in legal action being taken, including arrest and prosecution.

This unit must be inspected and meet minimum housing code standard before it can be released and occupied. Application for a building permit on a placarded house must be accompanied by an updated deficiency list. No structure will be released from the tag list without the necessary permits being taken out before construction starts. Repair or replace all rot, decay or dilapidation that may occur until the structure is released.

Electrical, Plumbing, Heating and certain Building repairs require permits. Check with the Health Department at 641-683-0650 or by coming to room 203 in City Hall before doing any work that might require a permit.

Sincerely,

Copy

Jacob Rusch
Building Inspector
Health Department-City of Ottumwa, IA
641.683.0650

City of Ottumwa
105 East Third Street, Ottumwa, Iowa 52501
Telephone 641-683-0650 Fax 641-683-0609

OTTUMWA

CITY OF BRIDGES...RIVER OF OPPORTUNITY

Take

NOTICE TO ABATE

June 21, 2019

VIA CERTIFIED AND REGULAR MAIL

Daniel Dean Hamre
Christy Lynn Hamre
914 S. Hancock
Ottumwa, Iowa 52501

TO WHOM IT MAY CONCERN:

An inspection was made of the placarded property at **902 S. Hancock, Ottumwa, IA** of which you are the registered owner(s) or in which you have a property interest.

It has been determined that by reason of dilapidation and failure to repair this property, this property constitutes a public nuisance.

The following abatement is needed to meet the minimum standards set forth in ordinance 2817-1994, an ordinance establishing the minimum standards governing the condition and maintenance of dwellings, etc.:

Abatement needed:

- 1) This nuisance must be abated by demolition within **thirty (30) days** from this date and the ground leveled to the contour of the surrounding earth.
- 2) The sewer must be terminated and capped within 3' of the property line.
- 3) The water service must be terminated at the connection to the main line.

We are hereby requesting your cooperation in abating this nuisance within the time allotted. Failure to do so will result in further legal action to be taken against you and the property. This action will include a condemnation referral to the Board of Health.

In the event that this order has not been complied with, a public hearing for condemnation will be held by the Ottumwa Board of Health on the 20th day of August, 2018 at 5:30 p.m. in the Council Chambers in City Hall, 105 East Third Street, Ottumwa, Iowa.

City of Ottumwa
105 East Third Street, Ottumwa, Iowa 52501
Telephone 641-683-0600 Fax 641-683-0613

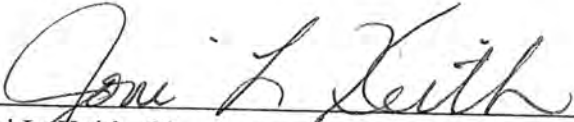
Notice to Abate

Page 2

If you wish to contest this action, you may do so by filing a written statement with the City Clerk to the Board of Health **within five (5) days** of the receipt of this letter.

If you have any questions in regard to this matter, you may contact this office by calling 641-683-0625 or by coming to Room 109 at City Hall.

Sincerely,



Joni L. Keith, City Attorney

Cc: Health Department Jody Gates
Building Inspector Jake Rusch

OTTUMWA

CITY OF BRIDGES...RIVER OF OPPORTUNITY

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Daniel Dean Hamre
Christy Lynn Hamre
State Farm Insurance
Wapello County, Iowa

You are hereby notified that the structures located at **902 S. Hancock**, Ottumwa, IA have been determined to be a public nuisance, and that the nuisance must be abated by demolition with thirty (30) days of this notice and the lot cleaned and leveled. You are further notified that the legal description of the above property is as follows:

Lot 1 in Block 3 in Harding Park Addition to the City of Ottumwa, Wapello County, Iowa.

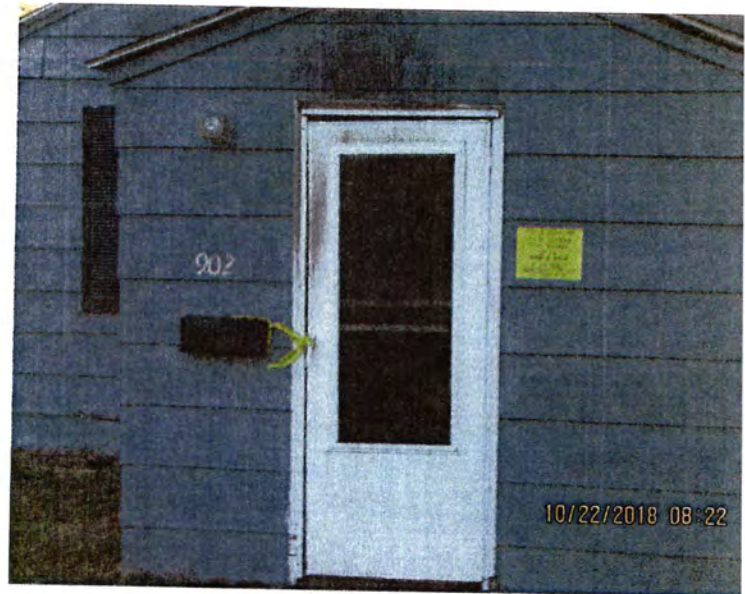
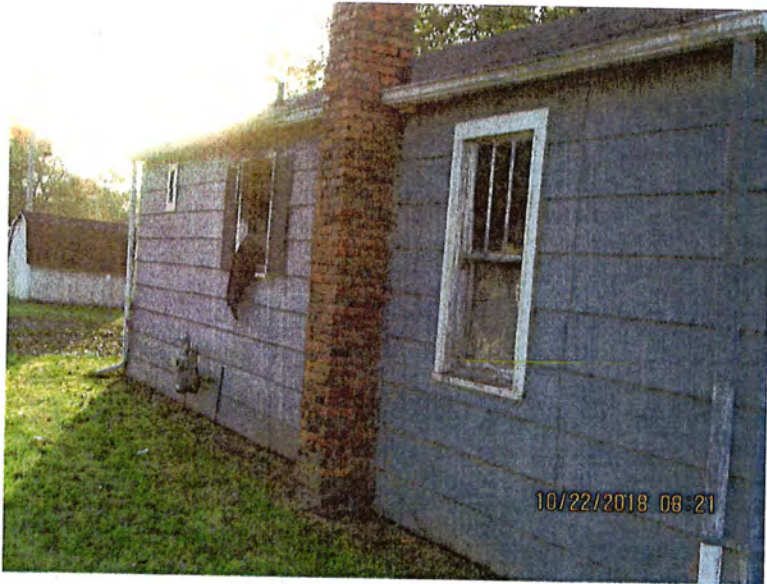
You are further notified that if the nuisance is not abated within 30 days of the date of this notice, a public hearing for condemnation of the structure(s) located on the premises described above will be held by the Ottumwa Board of Health on **August 20, 2019 at 5:30 p.m.** in the Council Chambers of City Hall, 105 East Third Street, Ottumwa, Iowa. If you wish to contest this action, you must do so by filing a written statement with the City Clerk, 105 East Third Street, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

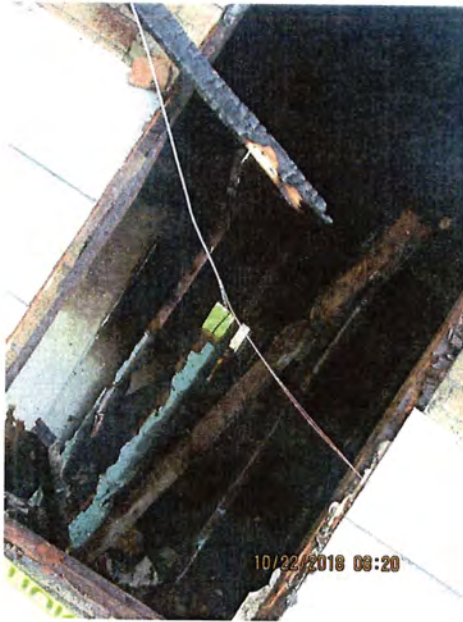
TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED June 20, 2019



Joni L. Keith
City Attorney





902 S HANCOCK