

TENTATIVE AGENDA
OTTUMWA BOARD OF HEALTH

MEETING NO. 4
Bridge View Center, 102 Church St.

August 20, 2024
5:30 O'clock P.M.

ROLL CALL: Council Member Caviness, Galloway, McAntire, Bossou, Hoffman and Mayor Johnson.

Approval of Minutes 1. Approve the minutes from Meeting No. 3 on August 6, 2024 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 located at 1309 Castle in the City of Ottumwa, Wapello County, Iowa.

1309 Castle

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 1309 Castle, 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 1309 Castle.

Condemnation Hearing 3. This is the time, place and date set to consider condemnation of the structures on the property located at 103 South Adams in the City of Ottumwa, Wapello County, Iowa.

103 S. Adams

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 103 S. Adams, 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 103 South Adams Street.

Condemnation Hearing 4. This is the time, place and date set to consider condemnation of the structures on the property located at 225 Paris Street in the City of Ottumwa, Wapello County, Iowa.

225 Paris

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 225 Paris Street, 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 225 Paris Street.

Condemnation Hearing
714 N. Cooper

5. This is the time, place and date set to consider condemnation of the structures on the property located at 714 North Cooper in the City of Ottumwa, Wapello County, Iowa.

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 714 North Cooper, 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 714 North Cooper.

Adjourn

6. Adjournment.



[CITY OF]

OTTUMWA

FAX COVER SHEET

City of Ottumwa

DATE: 8/16/24 TIME: 8:40 AM NO. OF PAGES 3
(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 Ottumwa Board of Health Meeting #4 to be held on
8/20/2024 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

FAX MULTI TX REPORT

JOB NO. 0006
DEPT. ID 4717
PGS. 3

TX INCOMPLETE -----
TRANSACTION OK 916606271885
916416823269
ERROR 916416847834
916416828482

KTVO
Ottumwa Waterworks
Ottumwa Courier
Tom FM



FAX COVER SHEET

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DATE: 8/16/24 TIME: 8:40 AM NO. OF PAGES 3
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FAX NO: _____

FROM: Christina Reinhard

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

MEMO: Tentative Agenda for the Ottumwa Board of Health Meeting #4 to be held on
8/20/2024 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

TX REPORT

JOB NO. 0006
DEPT. ID 4717
ST. TIME 08/16 08:39
SHEETS 3
FILE NAME

TX INCOMPLETE -----
TRANSACTION OK 916606271885
916416823269
ERROR 916416847834
916416828482

KTVO
Ottumwa Waterworks
Ottumwa Courier
Tom FM



FAX COVER SHEET

City of Ottumwa

DATE: 8/16/24 TIME: 8:40 AM NO. OF PAGES 3
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TO: News Media CO:

FAX NO:

FROM: Christina Reinhard

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

MEMO: Tentative Agenda for the Ottumwa Board of Health Meeting #4 to be held on
8/20/2024 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

OTTUMWA BOARD OF HEALTH MINUTES

MEETING NO. 3
Bridge View Center, 102 Church St.

August 6, 2024
5:30 O'clock P.M.

The meeting convened at 5:31 P.M.

Present were Council Member Hoffman, Caviness, McAntire, Bossou and Mayor Johnson.
Council Member Galloway was absent.

Approval of Minutes 1. Caviness moved, seconded by Hoffman to approve mins. from Mtg. No. 2 on May 7, 2024 as presented. Motion carried 4-1. Absent: Galloway

851 S. Davis 2. This was the time, place and date set to consider condemnation of the structures located at 851 S. Davis in the City of Ottumwa, Wapello County, IA. Comm. Dev. Dir. Simonson reported structure was placarded March 3, 2023 due to structural issues and lack of utilities. There have been several missed inspections and no attempt to repair the property. Caviness moved, seconded by McAntire to close public hearing. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by Hoffman to condemn the structures at 851 S. Davis, order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. Motion carried 4-1. Absent: Galloway.

1515 W. Main 3. This was the time, place and date set to consider condemnation of the structures located at 1515 W. Main in the City of Ottumwa, Wapello County, IA. Simonson reported structure was placarded Nov. 30, 2023 due to poor living conditions and lack of utilities. Staff have been called to structure several times for removal of squatters. Caviness moved, seconded by Hoffman to close public hearing. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by Bossou to condemn the structures at 1515 W. Main, order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. Motion carried 4-1. Absent: Galloway.

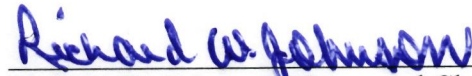
120 N. Davis 4. This was the time, place and date set to consider condemnation of the structures located at 120 N. Davis in the City of Ottumwa, Wapello County, IA. Simonson reported structure was placarded April 10, 2023 due to poor living conditions, lack of utilities and life safety concerns. There have been several missed inspections and no attempt to repair the property. Caviness moved, seconded by McAntire to close public hearing. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by McAntire to condemn the structures at 120 N. Davis, order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. Motion carried 4-1. Absent: Galloway.

- Adjourn 5. There being no further business, Caviness moved, seconded Hoffman that the mtg. adjourn. Motion carried 4-1. Absent: Galloway.


Adjournment was at 5:38 P.M.

OTTUMWA BOARD OF HEALTH



Richard W. Johnson, Mayor and Chairman

ATTEST:



Christina Reinhard, CMC, City Clerk

received
8-15-24 12

Item No. 2.

revision

CITY OF OTTUMWA Staff Summary

**** ACTION ITEM ****

Council Meeting of : August 20, 2024

Jake Rusch

Prepared By

Building and Code Enforcement

Department

Zach Simonson

Department Head



City Administrator Approval

AGENDA TITLE: This is the time, place and date to consider condemnation of the structure(s) on the property described as 1309 Castle.



****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) at 1309 Castle, 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 structure located at 1309 Castle was placarded June 1, 2023. The property was placarded due to Structural conditions, no utilities and sewage issues. Since being Placarded the house has been added to the reoccurring mowing list by city contractors. There has been no attempt to repair the property. There is no current repair plan or permission. Condemnation notice was served by certified mail and posting notice on the property. Publication in the Courier was attempted, but the Courier did not run the notice. Staff verified with Legal that Publication in the Courier was not required if all parties with a property interest were served certified notice.



[CITY OF]

OTTUMWA

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

6/1/2023,

**Chad or Wendy Toopes,
1309 Castle,
Ottumwa, IA 52501**

91 7199 9991 7035 6855 6155

To whom it may concern,

An inspection was made on **6/1/2023**, of the property located at **1309 Castle**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

CASTLE'S 2ND ADD. LOTS 3 & 4 (1309 CASTLE)

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 **7/4/2023**, 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 **7/4/2023**.

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

6/1/23

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 7/4/2023** 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 Zach Simonson at 641-683-0694 for this service.

Signed and dated at Ottumwa Municipal Building, Ottumwa, Iowa, **6/1/2023**.

Respectfully,

Jeffrey Hamann
Building Inspector
hamannj@ottumwa.us

CERTIFIED #91 7199 9991 7035 6855 6155

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

6/1/23



[CITY OF]

OTTUMWA

Date of Placard Inspection: 6/1/2023,
DEFICIENCY LIST-1309 Castle,

Exterior/Yard

1. Remove JMV car from property or ensure the license is up to date and runs and drives. 24 ½ - 2 (JMV must be compliant or removed within 10 days of the date above.)
2. Repair or replace all damaged siding. 304.6
3. Scrape and repaint all chipping and peeling paint, or provide exterior protection from the elements, siding, trim, soffit and fascia. 304.6
4. Replace storm doors, unless entry doors are weather resistant material. 20-7-15
5. Provide deadbolt locks to entry doors. 304.18
6. Repair or replace damaged or missing windows. 304.13
7. Repair or replace damaged or missing storm windows and screen unless windows are weather resistant material. 304.13 20-7-15
8. Repair loose, worn or damaged deck boards on porch. 304.15
9. Trim back all overgrown plant growth in yard. Dispose of any yard waste or tree debris. 302.1
10. Dispose of all junk, waste and debris in yard. 302.1
11. Keep the property secure from unauthorized persons. 24-3-6
12. Keep the grass kept below 10" 24-3-10

Interior

1. Provide all required utilities, gas, water and electric. 401.1, 505.4, 602.2 and 505.1
2. Repair and replace damaged and missing drywall, mudding joints, sanding smooth and painting. Providing an uninterrupted, cleanable wall and ceiling covering. 305.3
3. Repaint all chipping and peeling paint on doors, and trim. 305.3
4. Provide an uninterrupted, cleanable floor covering via floor sealant, vinyl, tile, or carpet. 305.3
5. Level uneven, sagging and humped floors. 305.3
6. Repair bathroom floor joists, subfloor and any other damaged structure. 305.3
7. Repair both basement any second story staircases, providing handrails. 301.10 304.12 307.1
8. Have licensed electrician bring electrical system to current electrical code, including hardwired smoke alarms. 604.3

6/1/23

9. Have licensed plumber bring plumbing system to current code and make any changes to plumbing system. 504.1
10. Have licensed HVAC technician bring HVAC system to current code and make any changes to the HVAC system. 603.1 607.1
11. Do not allow occupancy for sleeping or dwelling of any rooms without meeting fire egress requirements. 702

This is an initial inspection only, further inspections will be required to release the placard.

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.

6/1/23

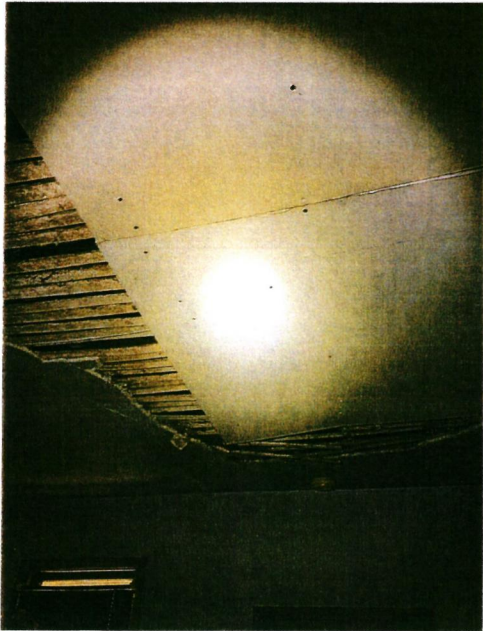
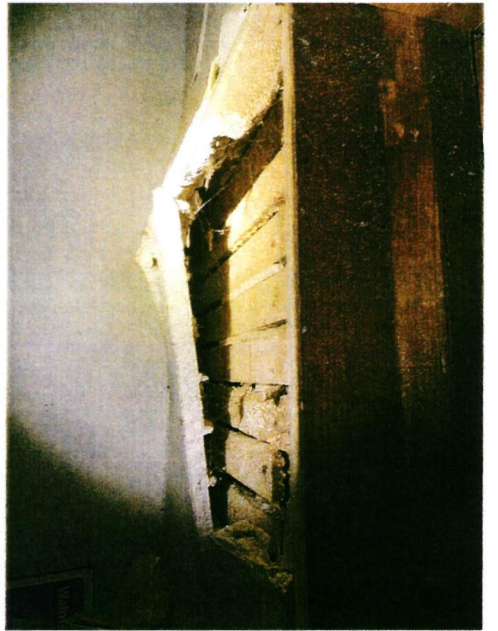
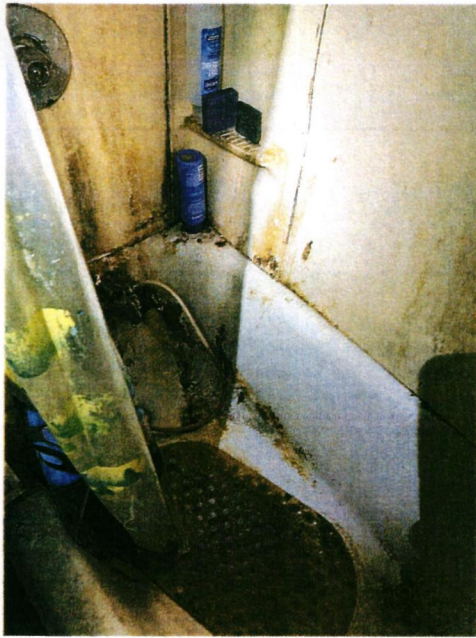


1309 Castle

5/9/24



7/10/24



CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Chad E Toopes; Wendy E Yndestad-Toopes; Specialized Loan Servicing LLC

You are hereby notified that the structures located at **1309 Castle**, Ottumwa, IA has been determined to be a public nuisance, and that the nuisance must be abated by demolition within 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:

CASTLE'S 2ND ADD. LOTS 3 & 4 (1309 CASTLE)

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 20th, 2024 at 5:30 p.m.** at the Bridge View Center, 102 Church Street, Ottumwa, Iowa. If you wish to contest this action, you must do so by filing a written statement with the City Clerk, 210 W Main, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED July 10, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa

received
8.15.24 10

Item No. 3.

8/15/24

CITY OF OTTUMWA Staff Summary

**** ACTION ITEM ****

Council Meeting of: August 20, 2024

Jake Rusch

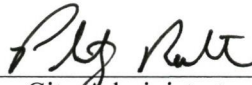
Prepared By

Building and Code Enforcement

Department

Zach Simonson

Department Head



City Administrator Approval

AGENDA TITLE: This is the time, place and date to consider condemnation of the structure(s) on the property described as 103 S Adams.



****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) at 103 S Adams, 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 structure located at 103 S Adams was placarded March 28, 2023. The property was placarded due to Structural issues and Lack of Utilities. It was vacant at the time. Since being Placarded the house has been added to the reoccurring mowing list by city contractors. There has been no attempt to repair the property. There is no current repair plan or permission. Condemnation notice was served by certified mail and posting notice on the property. Publication in the Courier was attempted, but the Courier did not run the notice. Staff verified with Legal that Publication in the Courier was not required if all parties with a property interest were served certified notice.



[CITY OF]

OTTUMWA

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

March 28, 2023

**Jimmie Peterson
107 S Adams
Ottumwa, IA 52501**

91 7199 9991 7035 6855 6018

To Whom It May Concern:

An inspection was made on **March 28, 2023**, of the property located at **103 S Adams**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

MANNING'S 2ND ADD S 47' LOT 15 BLK 4 (103 S ADAMS)

and which the records of the Wapello County Iowa Records' 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 **May 1, 2023**, 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 **May 1, 2023**.

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 May 1, 2023** 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 Zach Simonson at 641-683-0694 for this service.

Signed and dated at Ottumwa Municipal Building, Ottumwa, Iowa, **March 28, 2023.**

Respectfully,



Jeremy Lipe
Building Inspector
Building & Code Enforcement :: City of Ottumwa
641.683.0650

CERTIFIED #91 7199 9991 7035 6855 6018

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



Date of Placard Inspection: March 28, 2023
DEFICIENCY LIST-103 S Adams

Exterior

1. Repair or replace all damaged siding. 304.6
2. Scrape and repaint all chipping and peeling paint, or provide exterior protection from the elements, siding, trim, soffit and fascia. 304.6
3. Repair all damaged / rotted or missing soffit and fascia. 304.6
4. Repair or replace damaged or missing storm doors. 20-7-15
5. Repair or replace damaged or missing windows. 304.13
6. Repair or replace damaged or missing storm windows and screen unless windows are weather resistant material. 304.13 20-7-15
7. Trim back all overgrown plant growth in yard. Dispose of any yard waste or tree debris. 302.1
8. Repair roof to code to prevent any leaking. 304.7
9. Keep the property secure from any unauthorized persons and from harboring vermin. 20-3-L
10. Keep the grass kept below 10" 24-3-10

Interior

1. Provide all required utilities. 404.1, 505.4, 602.2, 505.1
2. Do not allow occupancy for sleeping or dwelling in any rooms without meeting fire egress requirements. 702
3. Have licensed electrician bring electrical system to current electrical code, including hardwired smoke alarms. 604.3
4. Have licensed plumber bring plumbing system to current code and make any changes to plumbing system. 504.1
5. Have licensed HVAC technician bring HVAC system to current code and make any changes to the HVAC system. 603.1 607.1

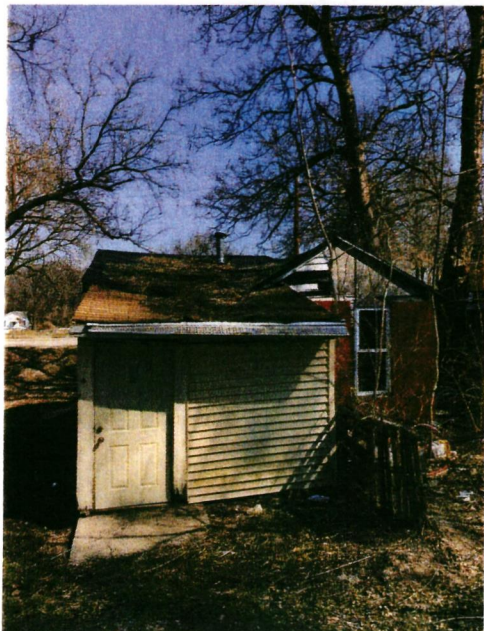
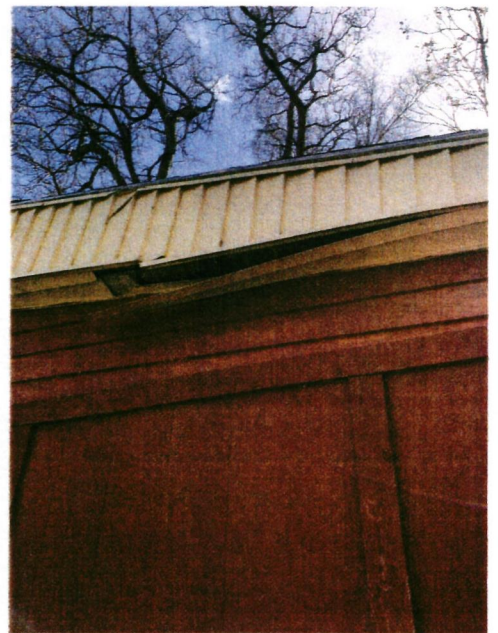
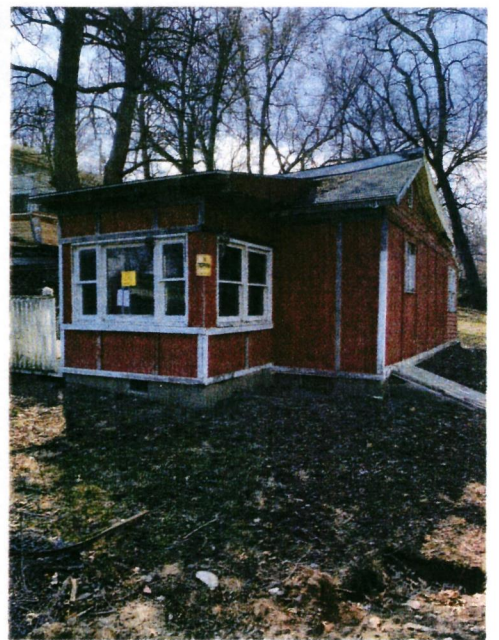
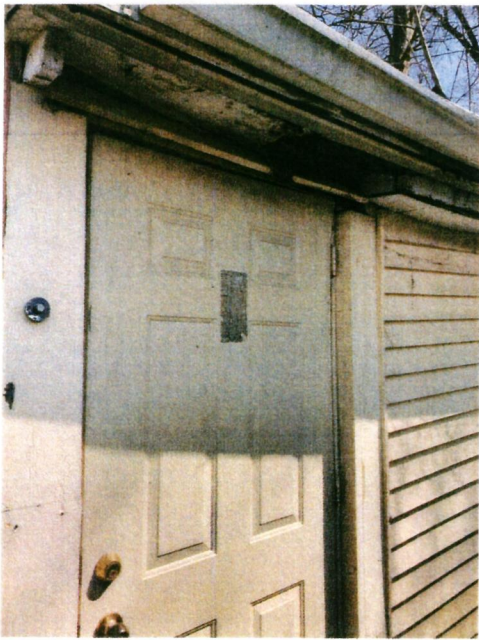
This is an initial inspection only, further inspections will be required to release the placard.

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.





103 s Adams

3/30/23



103 S. Adams

5/9/24

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Jimmie Peterson; Mike Klemme, Agent Plum Grove Investment Inc; Mike Klemme, Agent Ackley Holdings LLC

You are hereby notified that the structures located at **103 S Adams**, Ottumwa, IA has been determined to be a public nuisance, and that the nuisance must be abated by demolition within 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:

MANNING'S 2ND ADD S 47' LOT 15 BLK 4 (103 S ADAMS)

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 20th, 2024 at 5:30 p.m.** at the Bridge View Center, 102 Church Street, Ottumwa, Iowa. If you wish to contest this action, you must do so by filing a written statement with the City Clerk, 210 W Main, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED July 10, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa

received
8.15.24 12

Item No. 4.

CITY OF OTTUMWA
Staff Summary

6-10-2024

**** ACTION ITEM ****

Council Meeting of: August 20, 2024

Jake Rusch

Prepared By

Building and Code Enforcement

Department

Zach Simonson

Department Head



City Administrator Approval

AGENDA TITLE: This is the time, place and date to consider condemnation of the structure(s) on the property described as 225 Paris.



****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) at 225 Paris, 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 structure located at 225 Paris was placarded February 27, 2024. The property was placarded due to Structural conditions and being open to the elements. Complaints of squatters have come from neighbors. Building inspectors were advised by the owners that they were "walking away from the property and had no interest in fixing anything". Since being Placarded the house has been added to the reoccurring mowing list by city contractors. There has been no attempt to repair the property. There is no current repair plan or permission. Condemnation notice was served by

certified mail and by posting on the property. Publication in the Courier was attempted, but the Courier did not run the notice. Staff verified with Legal that Publication in the Courier was not required if all parties with a property interest were served certified notice.



[CITY OF]

O T T U M W A

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

February 27, 2024

Travis Van Veen
225 Paris
Ottumwa, IA 52501

91 7199 9991 7035 6855 6506

Amanda E Wemer
1408 Albia Rd
Ottumwa, IA 52501

To Whom It May Concern:

An inspection was made on **February 27, 2024**, of the property located at **225 Paris**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

- PARK PLACE LOT 21 (225 PARIS)

and which the records of the Wapello County Iowa Records' 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 **March 27, 2024**, 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 **March 27, 2024**.

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.

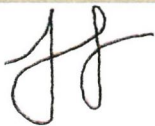
Failure to make the above said corrections before **12:00 o'clock Noon on March 27, 2024** may result in the declaration by the undersigned pursuant to Section 364.17 of the Code of Iowa, and Section 20-3 (0), of the Ottumwa Municipal Code that said building(s), is (are) a public nuisance.

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 Zach Simonson at 641-683-0694 for this service.

Signed and dated at Ottumwa Municipal Building, Ottumwa, Iowa, **February 27, 2024.**

Respectfully,



Jeremy Lipe
Building Inspector
Building & Code Enforcement :: City of Ottumwa
641.683.0650

CERTIFIED #91 7199 9991 7035 6855 6506

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



[CITY OF]
O T T U M W A

Date of Placard Inspection: February 27, 2024
DEFICIENCY LIST-225 Paris

Exterior

1. Repair damaged / worn roof by removing old shingles, sheeting, framing and other materials and replacing with approved roofing and framing materials to be structurally sound and of weather tight condition. 304.7
2. Repair or replace all damaged or missing siding. 304.6
3. Repair or replace all damaged or missing soffit and fascia. 304.6
4. Scrape and repaint all chipping and peeling paint, or provide exterior protection from the elements, siding, trim, soffit and fascia. 304.6
5. Remove and replace all rotted and / or water damaged material. 305
6. Repair or replace damaged or missing doors. 304.18
7. Provide deadbolt locks to entry doors. 304.18
8. Repair or replace damaged or missing windows. 304.13
9. Repair or replace damaged or missing storm windows and screen unless windows are weather resistant material. 304.13 20-7-15
10. Trim back all overgrown plant growth in yard. Dispose of any yard waste or tree debris. 302.1
11. Fill in any man made excavations / holes in yard. 24-3-14
12. Dispose of all prohibited outdoor storage, waste and debris in yard / keep free of such nuisance violations. 24-3-12, 302.1
13. Remove any vehicle(s) and prevent any future vehicles from being stored on the placarded property. 20-3
14. Keep the grass kept below 10". 24-3-10
15. Keep the property secure from being open to the elements and from harboring vermin. 20-3-L

Interior

1. Provide all required utilities, gas, water and electric. 401.1, 505.4, 602.2 and 505.1
2. Have licensed HVAC technician make any required repairs and / or changes to the HVAC system. 603.1 607.1
3. Have licensed electrician make any required repairs and / or changes to the electrical system, including hardwired smoke alarms. 604.3
4. Have licensed plumber make any required repairs and / or changes to the plumbing system. 504.1

5. Repair and replace damaged and missing drywall, mudding joints, sanding smooth and painting. Providing an uninterrupted, cleanable wall and ceiling covering. 305.3
6. Repair / level weak, damaged, uneven, sagging and humped floors. 305.3
7. Provide an uninterrupted, cleanable floor covering via floor sealant, vinyl, tile, or carpet. 305.3
8. Replace damaged or missing doors. 304.18
9. Repair and properly support any structural components that are weak, sagging, rotted, or in any other way compromised of their integrity. 305
10. Remove and replace all rotted and / or water damaged material. 305
11. Do not allow occupancy for sleeping or dwelling of any rooms without meeting fire egress requirements. 702
12. Maintain adequate fire egress pathways. 702
13. Provide updated and inspected fire extinguishers as required by code. 704.1
14. Pest control performed for any infestations. 309.4

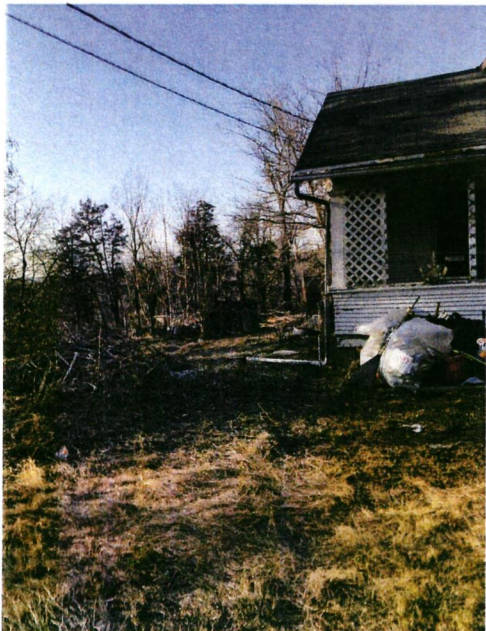
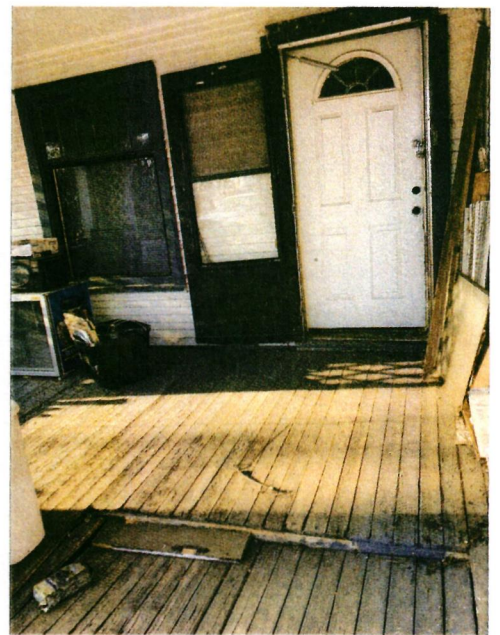
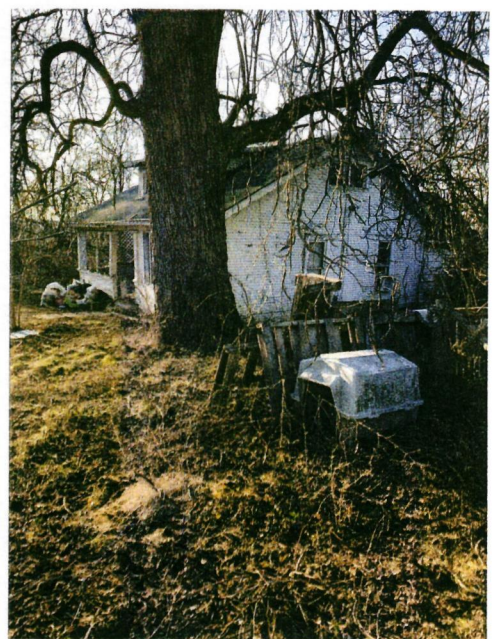
(Any exterior nuisance violations that have already been addressed by this department regarding but not limited to prohibited outdoor storage must still be abated by the dates given in those corresponding notices.)

This is an initial inspection only, further inspections will be required to release the placard.

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.

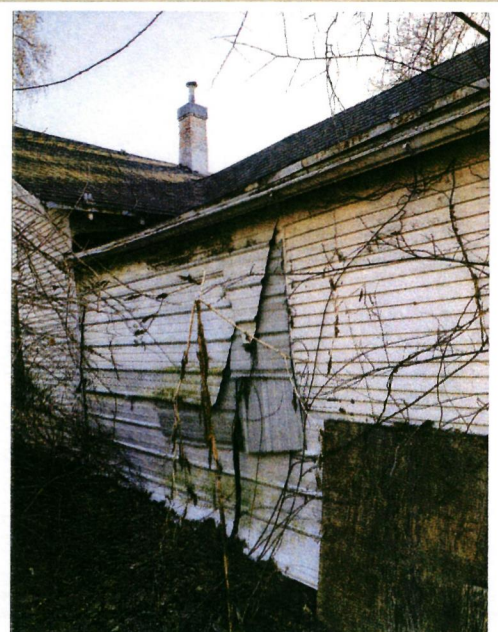
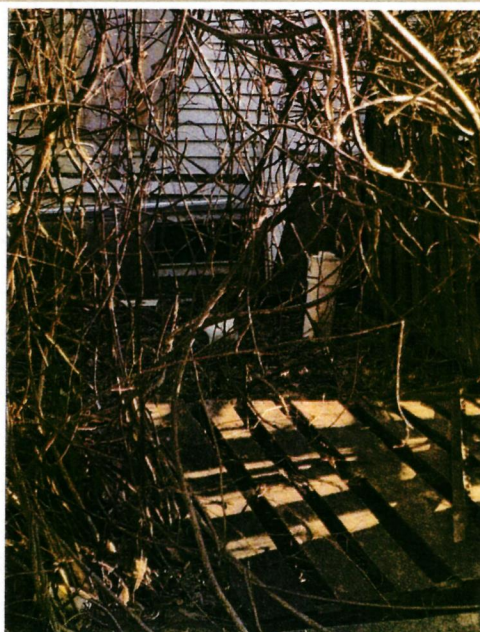
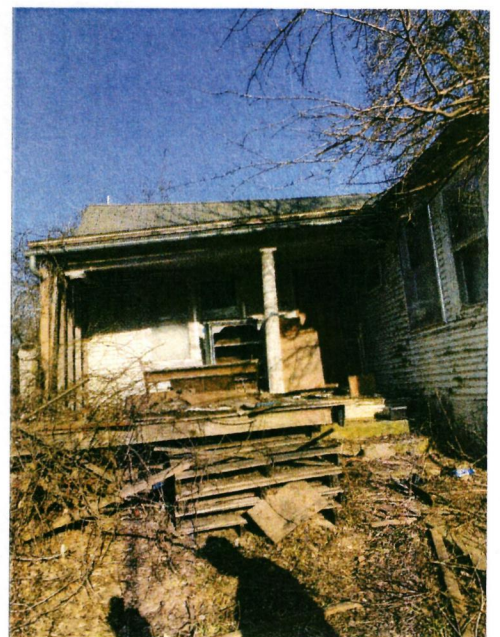
This unit must be inspected and meet minimum housing code standard before it can be released and occupied. Application for a building permit on a placarded house must be accompanied by an updated deficiency list. No structure will be released from the tag list without the necessary permits being taken 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.



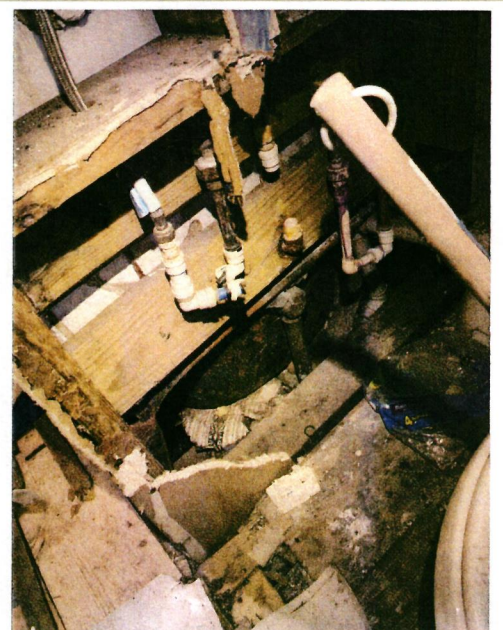
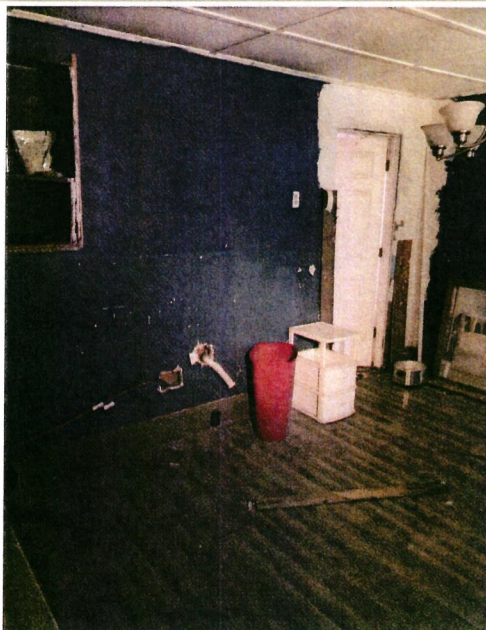
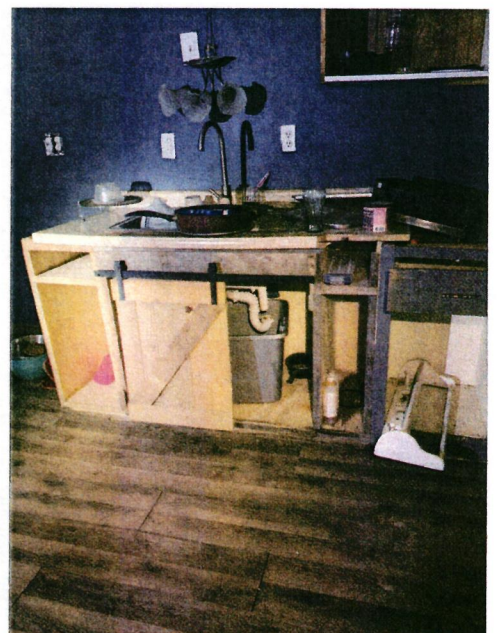
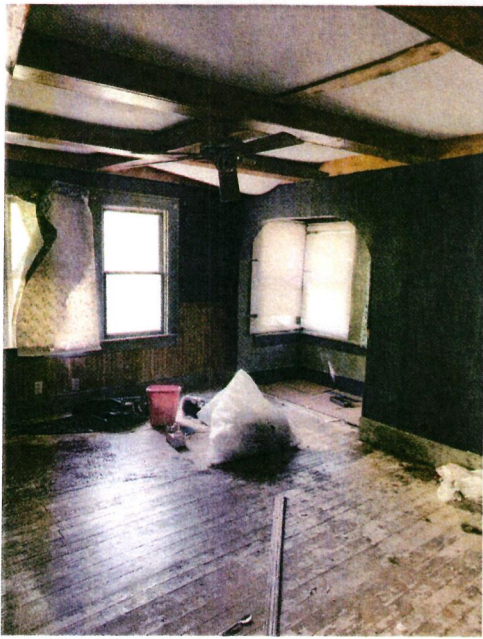
225 Paris

2/27/24



225 Paris

2/27/24



225 Paris

5/23/24

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Amanda Aguilar; Tasmann Aguilar; Travis VanVeen; Wapello County Treasurer; Tulip 22 LLC;
State of Iowa, Iowa Attorney General

You are hereby notified that the structures located at **225 Paris**, Ottumwa, IA has been determined to be a public nuisance, and that the nuisance must be abated by demolition within 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:

PARK PLACE LOT 21 (225 PARIS)

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 20th, 2024 at 5:30 p.m.** at the Bridge View Center, 102 Church Street, Ottumwa, Iowa. If you wish to contest this action, you must do so by filing a written statement with the City Clerk, 210 W Main, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED July 10, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa

received
8/15/24 12

Item No. 5.

CITY OF OTTUMWA Staff Summary

**** ACTION ITEM ****

Council Meeting of: August 20, 2024

Jake Rusch

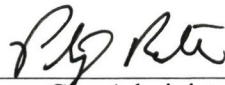
Prepared By

Building and Code Enforcement

Department

Zach Simonson

Department Head



City Administrator Approval

AGENDA TITLE: This is the time, place and date to consider condemnation of the structure(s) on the property described as 714 N Cooper.



****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) at 714 N Cooper, 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 structure located at 714 N Cooper was placarded June 7, 2023. The property was placarded due to Structural issues, Lack of Utilities, interior damage (including multiple issues with the electrical and plumbing) and being open to the elements. Doors and windows were open and unsecured even this month. After being placarded a person that was supposed to be helping in repairs began squatting at the property and the property became a burden to law enforcement. There have been several clean ups preformed by City contractors at the property and the yard has been mowed by the city contractors on multiple occasions. No substantial repairs have been made during the duration of this file. The last permission for this

Property expired in August of 2023. There have been several missed inspections and multiple complaints from neighbors have occurred. There is no current repair plan or permission. Condemnation notice was served by certified mail and posting notice on the property. Publication in the Courier was attempted, but the Courier did not run the notice. Staff verified with Legal that Publication in the Courier was not required if all parties with a property interest were served certified notice.

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Ryan Negrette; Wapello County Treasurer;

You are hereby notified that the structures located at **714 N Cooper**, Ottumwa, IA has been determined to be a public nuisance, and that the nuisance must be abated by demolition within 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:

COOPERS ADD LOT 27 (714 N COOPER)

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 20th, 2024 at 5:30 p.m.** at the Bridge View Center, 102 Church Street, Ottumwa, Iowa. If you wish to contest this action, you must do so by filing a written statement with the City Clerk, 210 W Main, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED July 10, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa



[CITY OF]

OTTUMWA

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

6/7/2023,

**Ryan Negrette,
5040 West 124th ST,
Hawthorne CA 90250**

91 7199 9991 7035 6855 6162

To whom it may concern,

An inspection was made on **6/7/2023**, of the property located at **714 N Cooper**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

COOPERS ADD LOT 27 (714 N COOPER)

and which the records of the Wapello County Iowa Records' 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 **7/11/2023**, 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 **7/11/2023**.

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

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

6/7/23

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 7/11/2023** 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 Zach Simonson at 641-683-0694 for this service.

Signed and dated at Ottumwa Municipal Building, Ottumwa, Iowa, **6/7/2023**.

Respectfully,

Jeffrey Hamann
Building Inspector
hamannj@ottumwa.us

CERTIFIED #91 7199 9991 7035 6855 6162

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

6/7/23



Date of Inspection: February 22, 2023
DEFICIENCY LIST-714 N Cooper

Exterior/Yard

1. Repair damaged / worn roof by removing old shingles and other materials and replacing with approved roofing materials to be of weather tight condition. 304.7
2. Repair or replace all damaged or missing siding. 304.6
3. Repair or replace all damaged or missing soffit and fascia. 304.6
4. Scrape and repaint all chipping and peeling paint, or provide exterior protection from the elements, siding, trim, soffit and fascia. 304.6
5. Remove and replace all rotted and / or water damaged material. 305
6. Repair or replace damaged or missing doors. 304.18
7. Provide deadbolt locks to entry doors. 304.18
8. Repair or replace damaged or missing windows. 304.13
9. Repair or replace damaged or missing storm windows and screen unless windows are weather resistant material. 304.13 20-7-15
10. Dispose of all prohibited outdoor storage, waste and debris in yard / keep free of such nuisance violations. 24-3-12, 302.1
11. Keep the grass kept below 10". 24-3-10

Interior

1. Repair leaking and damaged foundation walls. 304.5
2. Remove standing water from basement and dry/clean effected areas. 304.5
3. Clean / Sanitize. 305.1
4. Provide all required utilities, gas, water and electric. 401.1, 505.4, 602.2 and 505.1
5. Repair and replace damaged and missing drywall, mudding joints, sanding smooth and painting. Providing an uninterrupted, cleanable wall and ceiling covering. 305.3
6. Replace damaged or missing doors. 304.18
7. Repair / level weak, damaged, uneven, sagging and humped floors. 305.3
8. Provide an uninterrupted, cleanable floor covering via floor sealant, vinyl, tile, or carpet. 305.3
9. Repair and properly support any structural components that are weak, sagging, rotted, or in any other way compromised of their integrity. 305
10. Remove and replace all rotted and / or water damaged material. 305
11. Repair kitchen facility, cabinets, counter spaces, sink, electrical requirements for range stove and refrigerator. 20-7-14

3/2/23

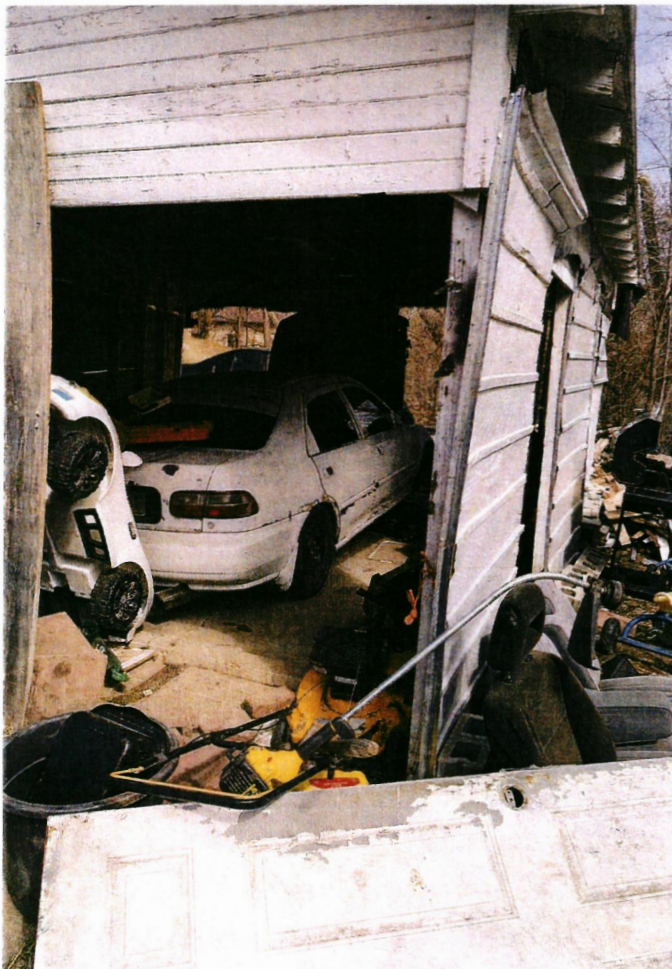
12. Have licensed plumber bring plumbing system to current code under permit with inspections and make any changes to the plumbing system required. (It has been documented that plumbing work has been recently done, incorrectly and without permit or inspections.) 504.1
13. Have licensed HVAC technician bring HVAC system to current code and make any changes to the HVAC system required. 603.1 607.1
14. Must repair furnace or remove it and supply an approved source of heat that will meet energy code requirements of being capable of maintaining a minimum room temperature of not less than 68 degrees F at a point of 3' above the floor and 2' from exterior walls at the design temperature (-5 degrees F).
15. Do not allow occupancy for sleeping or dwelling of any rooms without meeting fire egress requirements. 702
16. Provide the appropriate smoke and CO2 detectors. 704.1
17. Provide updated and inspected fire extinguishers as required by code. 704.1
18. Pest control performed for any infestations. 309.4

(Any exterior nuisance violations that have already been addressed by this department regarding but not limited to prohibited outdoor storage must still be abated by the dates given in those corresponding notices.)

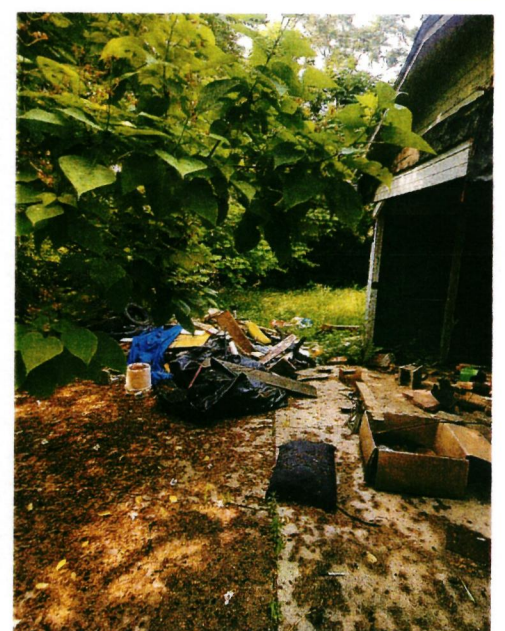
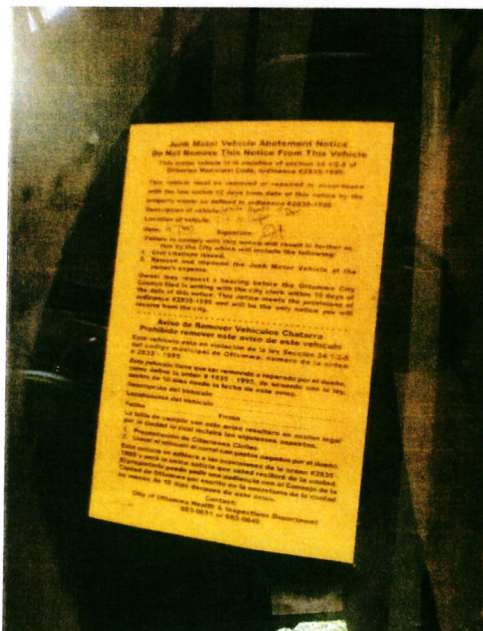
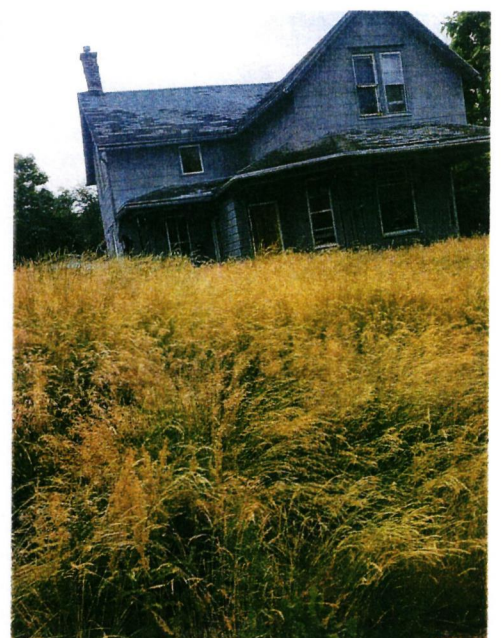
This is an initial inspection only, further inspections will be required.

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.

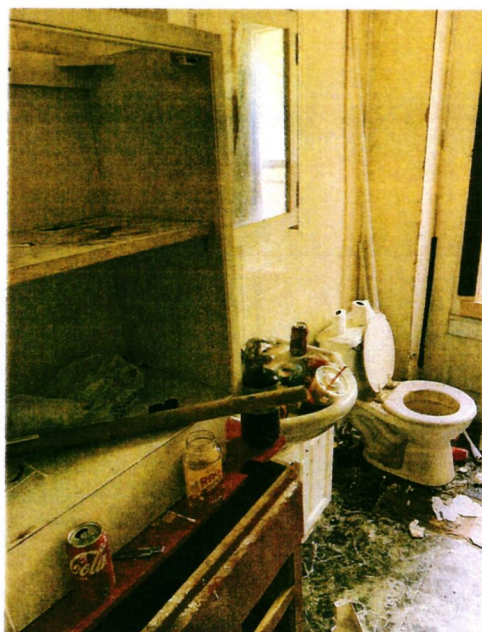
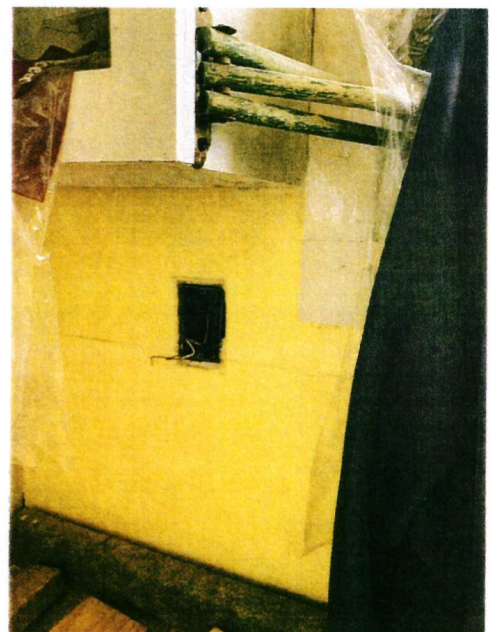
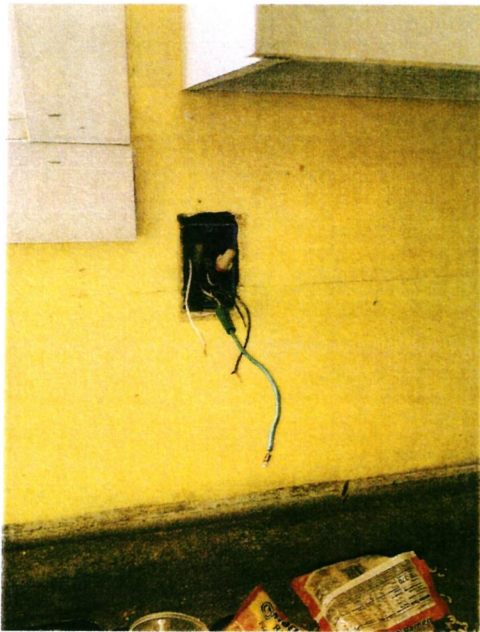
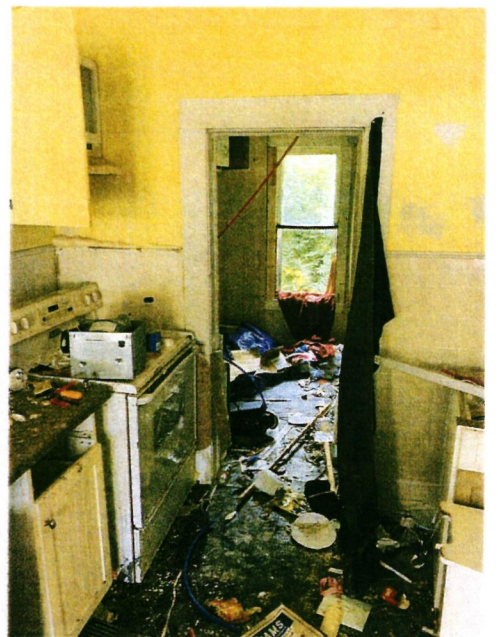
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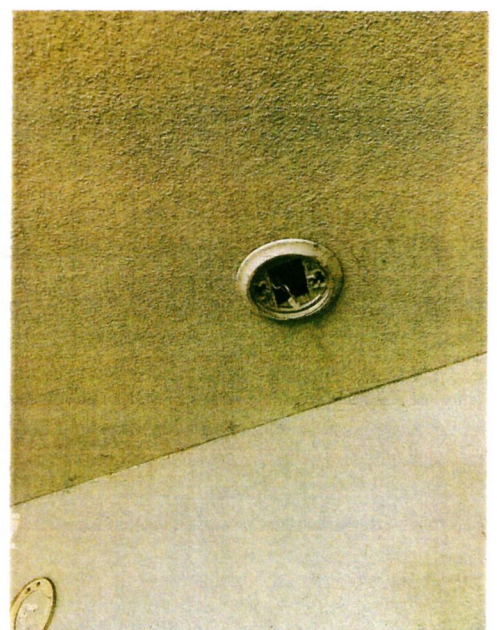
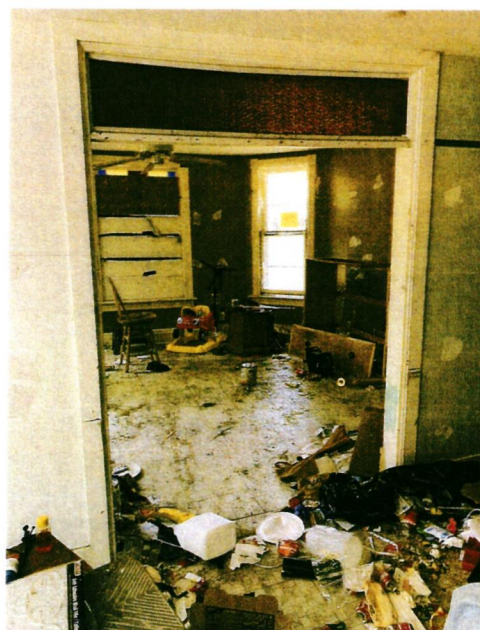
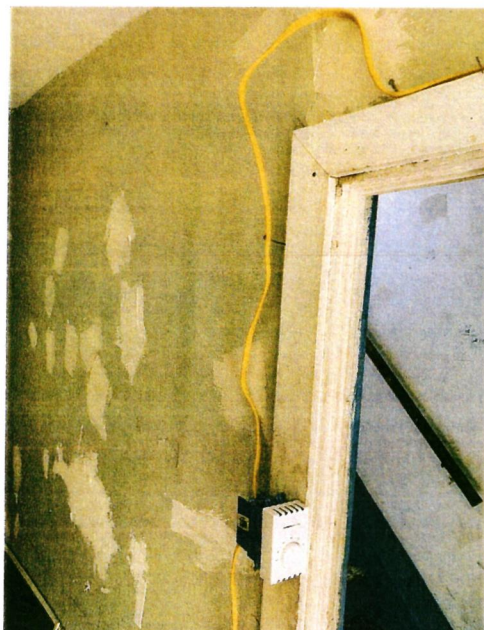
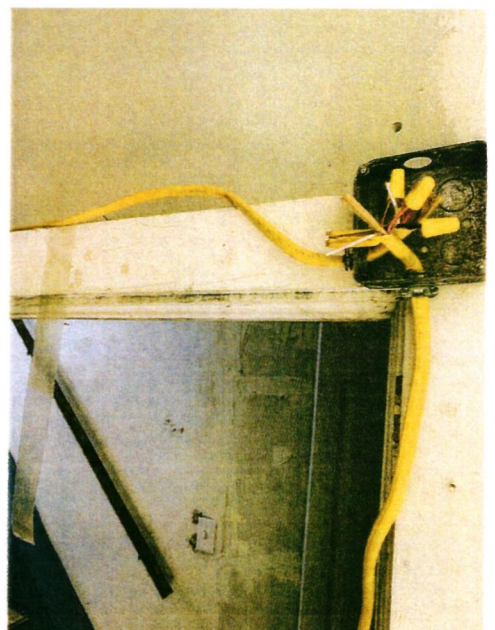
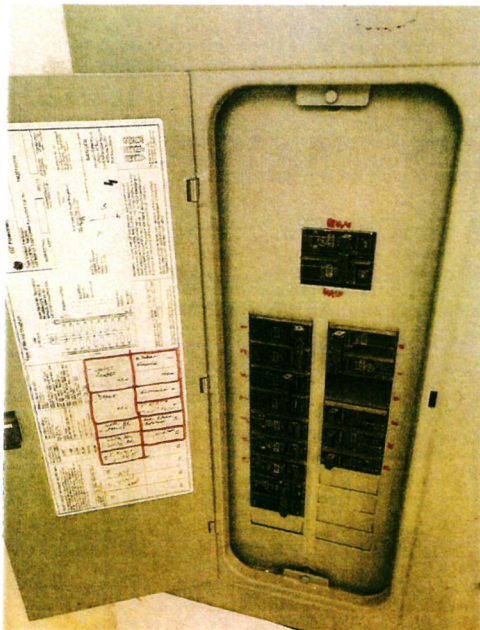
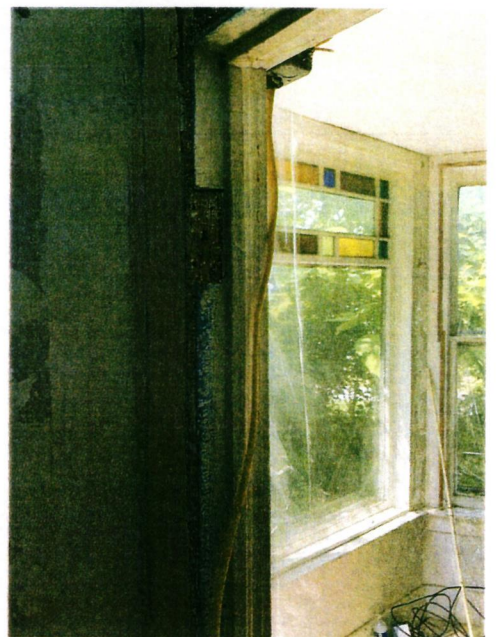
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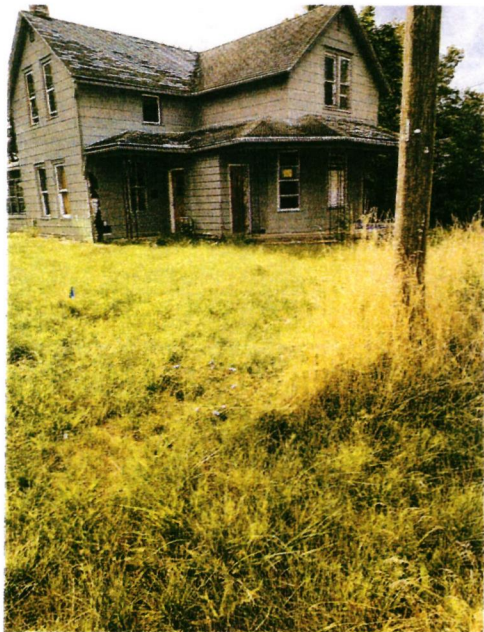
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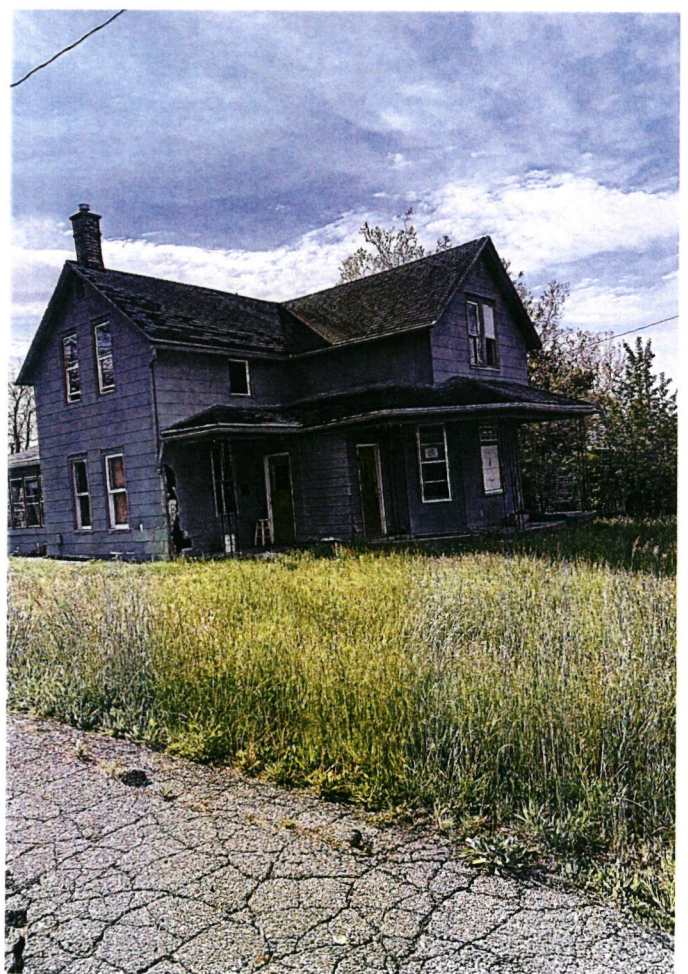
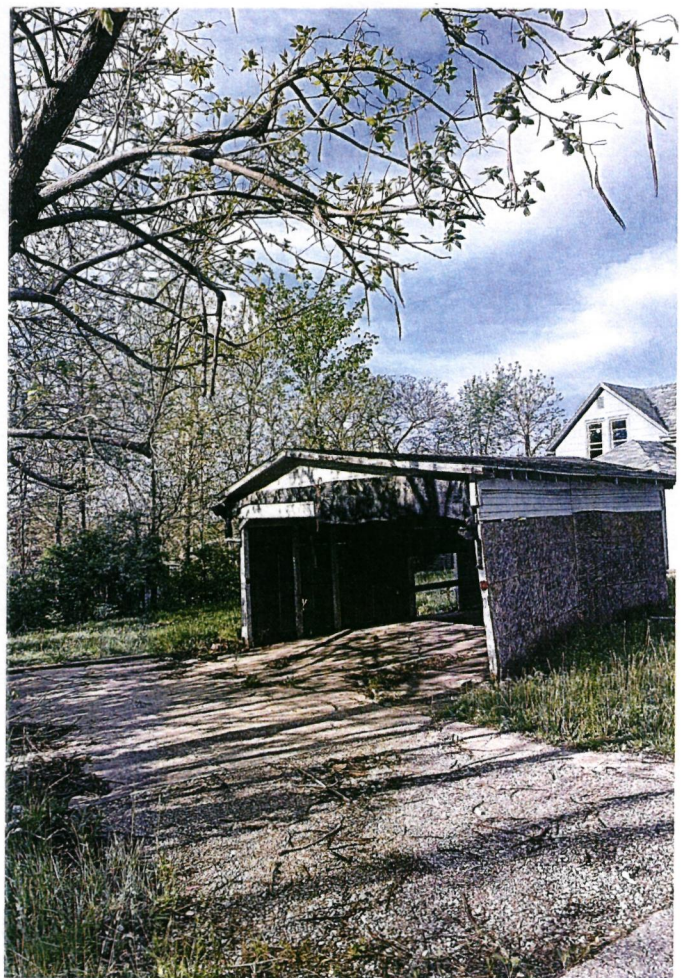
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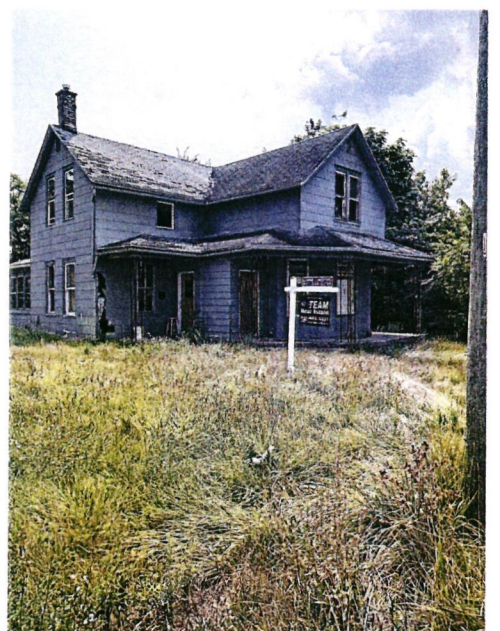
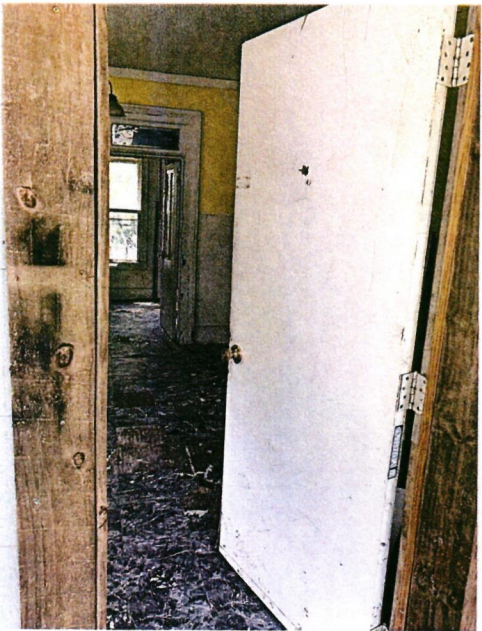
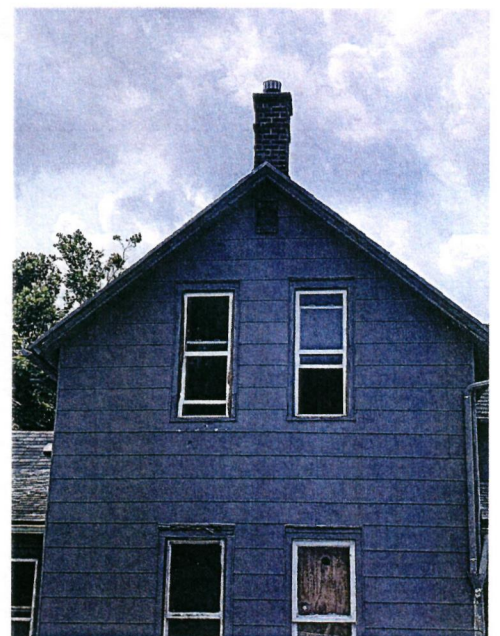
6/15/23



7/19/23



S/1/24



NOTICE DATE. Still not secured

7/24/24

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Ryan Negrette; Wapello County Treasurer;

You are hereby notified that the structures located at **714 N Cooper**, Ottumwa, IA has been determined to be a public nuisance, and that the nuisance must be abated by demolition within 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:

COOPERS ADD LOT 27 (714 N COOPER)

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 20th, 2024 at 5:30 p.m.** at the Bridge View Center, 102 Church Street, Ottumwa, Iowa. If you wish to contest this action, you must do so by filing a written statement with the City Clerk, 210 W Main, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED July 10, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa

Contest Of Action To Condemn And Demolish Structure

July 14, 2024

Attention To The Board of Health:

I am writing this statement to you today to exercise my right to Abate my property located at: 714 N Cooper Ave Ottumwa, IA 52501. This is a response to letter "NOTICE TO ABATE," dated July 10, 2024. I wish to exercise the first option in my letter:

"1) Repair Structure to the standard of the Housing Code as Identified in the Deficiency list."

It's a really good house, and I've had some very bad experiences hiring private contractors on my own who took my monies and did not follow through. I am sorry.

As I am writing this letter to you today, I am arranging a plan to abate with my Real Estate Agent Lonnie Lunsford; setting up a plan to hire a contractor, or to convey my property to a contractor so that the house gets rehabilitated. The only reason why I'm not out there is because I'm taking care of my father that has stage four cancer. I apologize.



Ryan Negrette

424-236-5348

received
8.5.2024

Ryan Negrette
5040 W. 124th St.
Hawthorne, CA 90250

LOS ANGELES CA 900

2 AUG 2024 PM 13 L



City of Ottumwa Clerks Office
105 East Third Street,
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