OTTUMWA BOARD OF HEALTH

MEETING NO. 5 Bridge View Center, 102 Church St. October 1, 2024 5:30 O'clock P.M.

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

Approval of Minutes

1. Approve the minutes from Meeting No. 4 on August 20, 2024 as presented.

RECOMMENDATION: Approve the minutes.

Hearing 144 N. Willard

Condemnation 2. This is the time, place and date set to consider condemnation of the structures on the property located at 144 North Willard in the City of Ottumwa, Wapello County, Iowa.

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 144 N. Willard, 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 144 N. Willard.

Hearing 320 N. Holt

- Condemnation 3. This is the time, place and date set to consider condemnation of the structures on the property located at 320 North Holt in the City of Ottumwa, Wapello County, Iowa.
 - A. Open hearing for comments.
 - B. Close the public hearing.
 - C. Condemn the structures located at 320 N. Holt, 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 320 North Holt.

Hearing 516 Gladstone

Condemnation 4. This is the time, place and date set to consider condemnation of the structures on the property located at 516 Gladstone in the City of Ottumwa, Wapello County, Iowa.

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 516 Gladstone, 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 516 Gladstone.

Hearing 625 Morris

- Condemnation 5. This is the time, place and date set to consider condemnation of the structures on the property located at 625 Morris in the City of Ottumwa, Wapello County, Iowa.
 - A. Open hearing for comments.
 - B. Close the public hearing.
 - C. Condemn the structures located at 625 Morris, 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 625 Morris.

Hearing 814 Wabash

- Condemnation 6. This is the time, place and date set to consider condemnation of the structures on the property located at 814 Wabash in the City of Ottumwa, Wapello County, Iowa.
 - A. Open hearing for comments.
 - B. Close the public hearing.
 - C. Condemn the structures located at 814 Wabash, 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 814 Wabash.

Adjourn

7. Adjournment.



FAX COVER SHEET

DATE.	9/27/2024 TIME:	10.20 AM	NO OF D	AGES	2
DATE:	9/2//2024 TIME	10.50 AW	NO. OF T	(Inclu	ding Cover Sheet)
TO:	News Media	CO:			
FAX NO:_		_,			
FROM:	Christina Reinhard				
FAX NO:	641-683-0613	PHONE	NO:641	-683-062	20
МЕМО:	Tentative Agenda for t	he Ottumwa Boar	d of Health M	eeting #5	to be held on
	at 5:30 P.M. at the Bridg				

FAX MULTI TX REPORT ************

JOB NO. 0121 DEPT. ID 4717

PGS.

TX INCOMPLETE ----

TRANSACTION OK 916606271885

916416823269 916416847834

ERROR 916416847834 916416828482 KTVO

Ottumwa Waterworks Ottumwa Courier

Tom FM



FAX COVER SHEET

DATE:	9/27/2024 TIME:	10:30 AM	NO. OF PAGES3 (Including Cover She
то:	News Media	CO:	
FAX NO:_		_	
FROM:	Christina Reinhard		
FAX NO:	641-683-0613	PHONE	E NO:641-683-0620
МЕМО: _	Tentative Agenda for the	ne Ottumwa Boar	rd of Health Meeting #5 to be held on
10/1/2024	at 5:30 P.M. at the Bridge	e View Center, 10	02 Church Street.

JOB NO. 0121 DEPT. ID 4717

ST. TIME 09/27 10:26

SHEETS

FILE NAME

TX INCOMPLETE ----

TRANSACTION OK 916606271885

916416823269 916416847834

3

ERROR 916416847834 916416828482 KTVO

Ottumwa Waterworks Ottumwa Courier

Tom FM



OTTUMWA

FAX COVER SHEET

DATE:	9/27/2024 TIME:_	10:30 AM	NO.	OF PAGES (Inc		Cover Sheet)
TO:	News Media	CO:				
FAX NO:_		_				
FROM:	Christina Reinhard					
FAX NO:	641-683-0613	PHONE	NO:	641-683-0	0620	
MEMO: _	Tentative Agenda for	the Ottumwa Boar	d of Hea	th Meeting	#5 to be	held on
10/1/2024	at 5:30 P.M. at the Bridg	ge View Center, 10	2 Church	Street.		

OTTUMWA BOARD OF HEALTH MINUTES

MEETING NO. 4 Bridge View Center, 102 Church St. August 20, 2024 5:30 O'clock P.M.

The meeting convened at 5:30 P.M.

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

Approval of Minutes Caviness moved, seconded by Hoffman to approve mins. from Mtg. No. 3 on Aug. 6, 2024 as presented. All ayes.

1309 Castle

2. This was the time, place and date set to consider condemnation of the structures located at 1309 Castle in the City of Ottumwa, Wapello County, IA. Comm. Dev. Dir. Simonson reported structure was placarded June 1, 2023 due to structural conditions, no utilities and sewage issues. Since being placarded, the location was added to the reoccurring mowing list by city contractors. No attempt to repair or repair plan. Caviness moved, seconded by Galloway to close public hearing. All ayes.

Caviness moved, seconded by Hoffman to condemn structures located at 1309 Castle, order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including admin. costs be assessed against the property and/or collected from the owner or owners thereof. All ayes.

103 S. Adams

3. This was the time, place and date set to consider condemnation of the structures located at 103 South Adams in the City of Ottumwa, Wapello County, IA. Simonson reported structure was placarded March 28, 2023 due to structural issues and lack of utilities. Since being placarded, the location was added to reoccurring mowing list by city contractors. No attempt to repair or repair plan. Caviness moved, seconded by Galloway to close public hearing. All ayes.

Caviness moved, seconded by McAntire to condemn structures located at 103 S. Adams, order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including admin. costs be assessed against the property and/or collected from the owner or owners thereof. All ayes.

225 Paris

4. This was the time, place and date set to consider condemnation of the structures located at 225 Paris Street in the City of Ottumwa, Wapello County, IA. Simonson reported structure was placarded Feb. 27, 2024 due to structural conditions and being open to the elements. Complaints of squatters from the neighbors. No attempt to repair or repair plan. Caviness moved, seconded by Bossou to close public hearing. All ayes.

Caviness moved, seconded by Galloway to condemn structures located at 225 Paris, order prompt demolition, removal and leveling of the lot and direct all costs

attendant to such actions, including admin. costs be assessed against the property and/or collected from the owner or owners thereof. All ayes.

714 N. Cooper 5. This was the time, place and date set to consider condemnation of the structures located at 714 North Cooper in the City of Ottumwa, Wapello County, IA. Simonson reported structure was placarded June 7, 2023 due to structural issues, lack of utilities, interior damage (including electrical and plumbing) and being open to the elements. Person hired to help with repairs began squatting at property and the property became a burden to law enforcement. City contractors have performed several clean ups at property and no current repair plan or permission on file. Notice was received from the owner to contest action to condemn and demolish structure by his timely filed appeal. Lonnie Lunsford, Team Real Estate, was in attendance to represent the seller of the property; there was an interested buyer but they have decided against purchasing the property so there is no buyer at this time. There is no reason to believe that the owner has an adequate plan of rehabilitation of this property. Caviness moved, seconded by Hoffman to close public hearing. All ayes.

Caviness moved, seconded by McAntire to condemn structures located at 714 N. Cooper, order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including admin. costs be assessed against the property and/or collected from the owner or owners thereof. All ayes.

Adjourn

ATTEST:

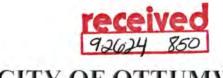
6. There being no further business, Caviness moved, seconded by Bossou that the mtg. adjourn. All ayes.

Adjournment was at 5:46 P.M.

OTTUMWA BOARD OF HEALTH

Richard W. Johnson, Mayor and Chairman

Christina Reinhard, CMC, City Clerk



CITY OF OTTUMWA

Staff Summary

** ACTION ITEM **

Building and Code Enforcement Department AGENDA TITLE: This is the time, place and date to consider cond structure(s) on the property described as 144 N V **********************************	Prepared By ach Simonson		
Department City Administrator Approval AGENDA TITLE: This is the time, place and date to consider cond structure(s) on the property described as 144 N V **********************************	ch Simonson		
AGENDA TITLE: This is the time, place and date to consider cond structure(s) on the property described as 144 N \ **********************************	Zach Simonson		
AGENDA TITLE: This is the time, place and date to consider cond structure(s) on the property described as 144 N \ **********************************	Department Head		
AGENDA TITLE: This is the time, place and date to consider cond structure(s) on the property described as 144 N \ **********************************			
AGENDA TITLE: This is the time, place and date to consider cond structure(s) on the property described as 144 N \ **********************************	-6		
structure(s) on the property described as 144 N \ ***************************** X **Public hearing required if this box is checked			
structure(s) on the property described as 144 N \ ***************************** X **Public hearing required if this box is checked			

RECOMMENDATION: Open public hearing Receive comments Close public hearing	villard.		
RECOMMENDATION: Open public hearing Receive comments Close public hearing	******		
Receive comments Close public hearing			
Receive comments Close public hearing			
Receive comments Close public hearing			
Close public hearing			
Condemn the structure(s) at 144 N William	arder prompt demolities		
removal and leveling of the lot and direct a			
including administrative costs, to be asses			
collected from the owner or owners thereo			

The structure located at 144 N Willard was placarded July 26, 2022. The property was placarded due to poor living conditions, lack of utilities, and dilapidation. The property caught fire on August 26, 2023. Condemnation was stalled do to legal issues with the fire. This property has been added to the city's mowing list and remains unsecured. Staff was informed by the owner that he was going to demolish the property himself before this council meeting. There are no signs of demolition to date. There is no current repair plan or permission. Condemnation notice was served by certified mail and posting notice on the property and in the Ottumwa Courier.

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

7/27/2022,

Allen Mc Neal, 144 N Willard, Ottumwa, IA 52501

91 7199 9991 7035 6855 5264

Gregory Fleming or Scott Bradley 1007 Bruce St Ottumwa IA, 52501

Alex Coleman 1633 460th St Montezuma IA, 50171

To whom it may concern,

An inspection was made on 7/26/2022, of the property located at 144 N Willard, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

R S SMITH'S 3RD ADD S 33' LOT 13 BLK 10 (144 N WILLARD)

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 **8/26/2022**, 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 8/26/2022.

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 8/26/2022 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, 7/27/2022.

Respectfully,

Jeffrey Hamann Building Inspector hamannj@ottumwa.us

CERTIFIED #91 7199 9991 7035 6855 5264

Date of Placard: 7/26/2022,

DEFICIENCY LIST-144 N Willard,

- 1. Repair or replace missing windows. 304.13
- 2. Repair or replace all damaged siding and trim. 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. 20-715
- 5. Repair or replace damaged or missing storm windows and screen unless windows are weather resistant material. 304.13 20-7-15
- 6. Repair loose, worn or damaged deck boards on porch. 304.15
- 7. Trim back all overgrown plant growth in yard. Dispose of any yard waste or tree debris. 302.1
- 8. Provide deadbolt locks to entry doors. 304.18
- Ensure all entry doors function as intended and meet proper fire egress.
 304.18
- 10. Remove or properly install illegal electrical near upstairs door, 604.3
- 11. Provide all required utilities, gas, water and electric. 401.1, 505.4, 602.2 and 505.1
- 12. Have licensed electrician bring electrical system to current electrical code, including hardwired smoke alarms. 604.3
- 13. Have licensed plumber bring plumbing system to current code and make any changes to plumbing system. 504.1
- 14. Have licensed HVAC technician bring HVAC system to current code and make any changes to the HVAC system. 603.1 607.1
- 15. Keep the property secure from unauthorized persons. 24-3-6
- 16. Keep the grass kept below 10" 24-3-10

This is a partial inspection only, a full inspection 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.



NOTICE TO VACATE

7/27/2022,

Occupants, 144 N Willard, Ottumwa, IA 52501

To Whom It May Concern:

An inspection was conducted on the property located at 144 N Willard, in the City of Ottumwa, Wapello County, Iowa. This property has now been placarded as unfit for human habitation by the City of Ottumwa.

Therefore, this letter is your notice for all people, animals, etc, to immediately vacate this placarded dwelling. Sec. 20-3.

Failure to vacate this structure within the stated time may be cause for legal action to be initiated as the law allows. If you have any questions in regard to this matter, please contact this office by coming to Room 203 at City Hall or by calling 641-683-0650.

Respectfully,

Jeffrey Hamann Building Inspector hamannj@ottumwa.us











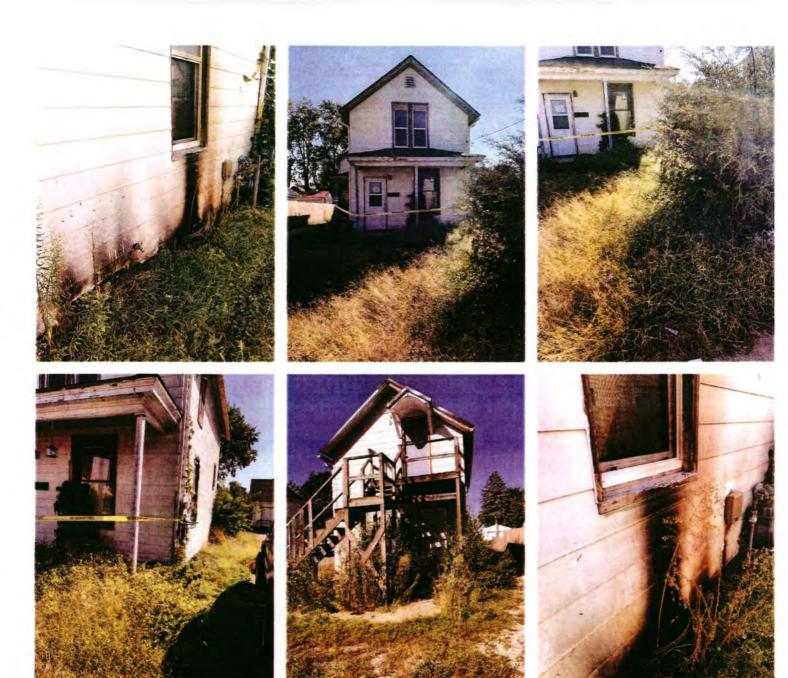








7/26/22



CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Gregory J Fleming; Scott A Bradley; Richard J Gaumer; Community 1st Credit Union; Wapello County Treasurer; Allen McNeal; Nichole McNeal; Alexander Coleman; Nancy K Simmons PayDay Today; Curtis McCormick MC Funding; State of Iowa Iowa Attorney General

You are hereby notified that the structures located at **144 N Willard**, 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:

R S SMITH'S 3RD ADD S 33' LOT 13 BLK 10 (144 N WILLARD)

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 October 1ST, 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 Street, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED August 28, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Gregory J Fleming; Scott A Bradley; Richard J Gaumer; Community 1st Credit Union; Wapello County Treasurer; Allen McNeal; Nichole McNeal; Alexander Coleman; Nancy K Simmons PayDay Today; Curtis McCormick MC Funding; State of Iowa Iowa Attorney General

You are hereby notified that the structures located at **144 N Willard**, 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:

R S SMITH'S 3RD ADD S 33' LOT 13 BLK 10 (144 N WILLARD)

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 October 1ST, 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 Street, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED August 28, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa

Public Notices

CONDEMNATION NOTICE
VIA CERTIFIED AND
REGULAR MAIL
TO: Gregory J Fleming; Scott
A Bradley; Richard J Gaumer;
Community 1st Credit Union;
Wapello County Treasurer;
Alien McNeat; Nichole McNeat;
Alexander Coleman; Nancy K
Simmons PayDay Today; Curtia McCormick MC Funding;
State of lowa Iowa Attorney
General
You are hereby notified that

tas McCormick MC Funding:
State of lowa lowa Attorney
General
You are hereby notified that
the structures located at 144 N
Willard 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
laveled. You are further notified that the legal description of
the above property is as follows:

R S SMITH'S 3RD ADD S 33'
LOT 13 BLK 10 (144 N
WILLARD)
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 October 1ST , 2024 at 5:30
p.m. at the Bridge View Canter, 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 Street , Ottumwa, IA
\$2501 within five (5) days of
the publication of this notice.

TAKE NOTICE AND 20:FX
ACCORDINGLY!
DATED August 28, 2024

TAKE NOTICE TO THE TAKE NOTICE T

City of Ottumwa, lowa

CONDEMNATION NOTICE
VIA CERTIFIED AND
REGULAR MAIL
TO: Timothy L Clawson; lowa
Attorney General; Corndog
LC
You are hereby notified that
the structures located at 320 N
Holt, 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:

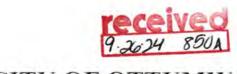
fied that the legal description of the above property is as follows:

S. 1' LT4 OF LT8 ZOLLARS SUB; LT5 OF LT5 ZOLLARS SUB; LT

TAKE NOTICE AND G ERN YOURS ACCORDINGLY! DATED August 28, 2024 Jake Rusch Zoning and Housing Coordinator City of Otturnwa, Iowa

City of Otturnwa, lowa

CONDEMNATION NOTICE
VIA CERTIFIED AND
REGULAR MAIL
TO: All Known and Unknown
Heirs of Donald K Wilson aka
Donald Keith Wilson; Fairbank
Capital LLC Mike Klemme
You are hereby notified that
the structures located at 516
Gladstone, Otturnwa, 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:



CITY OF OTTUMWA

Staff Summary

** ACTION ITEM **

Council Meetin	g of: C	Oct 1, 2024	
			Jake Rusch
			Prepared By
Building and	Code En	forcement	Zach Simonson
Depa	rtment		Department Head
		fla PA	
	-	City Administrator	Approval
AGENDA TITI			o consider condemnation of the
	structu	ure(s) on the property desc	ribed as 320 N Holt.
		*********	********
x Public h	earing requ	lired if this box is checked	x
DEGOLULEVE	A TION	On an authlia bassina	
RECOMMEND	DATION:	Open public hearing Receive comments	
		Close public hearing	
			at 320 N Holt, order prompt demolition, remova
			direct all costs attendant to such actions, osts, to be assessed against the property and/or
		collected from the owner o	경기를 살아내고 있었다. 그런 경기에 없는 경기 입원을 받아 있는 지하는데 하고 있다고 있다. 그 그리고 있는데 하지 않아 되었다. 그리고 있다고 있다.
DISCUSSION:	The De	partment has had a file on	320 N Holt since Late 2017. The
	structur	e located at 320 N Holt was	s placarded April 5, 2022. The property
			onditions, lack of utilities, and
	dilapida	tion. Squatting has been a	n issue since the property was placarded.

The structure caught fire on March 1, 2024. This property has been added to the city's mowing list and was secured by the city's contractors. There is no current repair plan or permission. Condemnation notice was served by

certified mail and posting notice on the property and in the Ottumwa

Courier.

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

4/6/2022,

Jeanne Dye, 929 E. Division, Ottumwa, IA 52501 91 7199 9991 7035 6855 4748

To whom it may concern,

An inspection was made on 4/5/2022, of the property located at 320 N. Holt, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

S 1' LT4 OF LT8 ZOLLARS SUB; LT5 OF LT8 ZOLLARS SUB W1/2 NE(320 N HOLT)

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 5/6/2022, 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 5/6/2022.

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 5/6/2022 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 Simionson at 641-683-0694 for this service.

Signed and dated at Ottumwa Municipal Building, Ottumwa, Iowa, 4/6/2022.

Respectfully,

Jeffrey Hamann Building Inspector hamanni@ottumwa.us

CERTIFIED #91 7199 9991 7035 6855 4748



DO NOT OCCUPY NOTICE

3/18/2021,

Harold Kempf, 616 E Main, Ottumwa, IA 52501

To Whom It May Concern:

An inspection was conducted on the property located at **320 N. Holt,** in the City of Ottumwa, Wapello County, Iowa. This property has now been posted Do Not Occupy by the Department of Health and Inspections.

- 1. It was found this property is not fit for human habitation until approved by the Building and Code Enforcement department
- 2. A deficiency list will be provided upon owners request and inspection.
- 3. The property must meet state and local codes in order to be released for occupancy.
- 4. Do not allow occupancy, or enter into a rental agreement on this property at this time.
- 5. This property may be vacant until such time as released by the Department of Health and Inspections or falls into dilapidation, in which case further action may be taken such as placarding, condemnation or civil citations.

If this Order is violated, you may be subject to legal action including the house being placarded unfit for human habitation or a citation in the amount of \$250.00 plus \$95.00 court costs. If you have any questions in regard to this matter, please contact this office by coming to Room 203 at City Hall or by calling 641-683-0650.

Respectfully,

Jeffrey Hamann Building Inspector hamannj@ottumwa.us



Date of Placard Inspection: 4/5/2022, DEFICIENCY LIST-320 N Holt,

Exterior/Yard

- 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. Replace storm doors, unless entry doors are weather resistant material. 20-7-15
- 4. Replace rear entry door. 304.18
- 5. Provide deadbolt locks to entry doors. 304.18
- Repair loose, worn or damaged deck boards on porch and roof. Or remove porch/roof. 304.15
- 7. Trim back all overgrown plant growth in yard. Dispose of any yard waste or tree debris. 302.1
- 8. Dispose of all construction or building material waste and debris in yard. 302.1

Interior

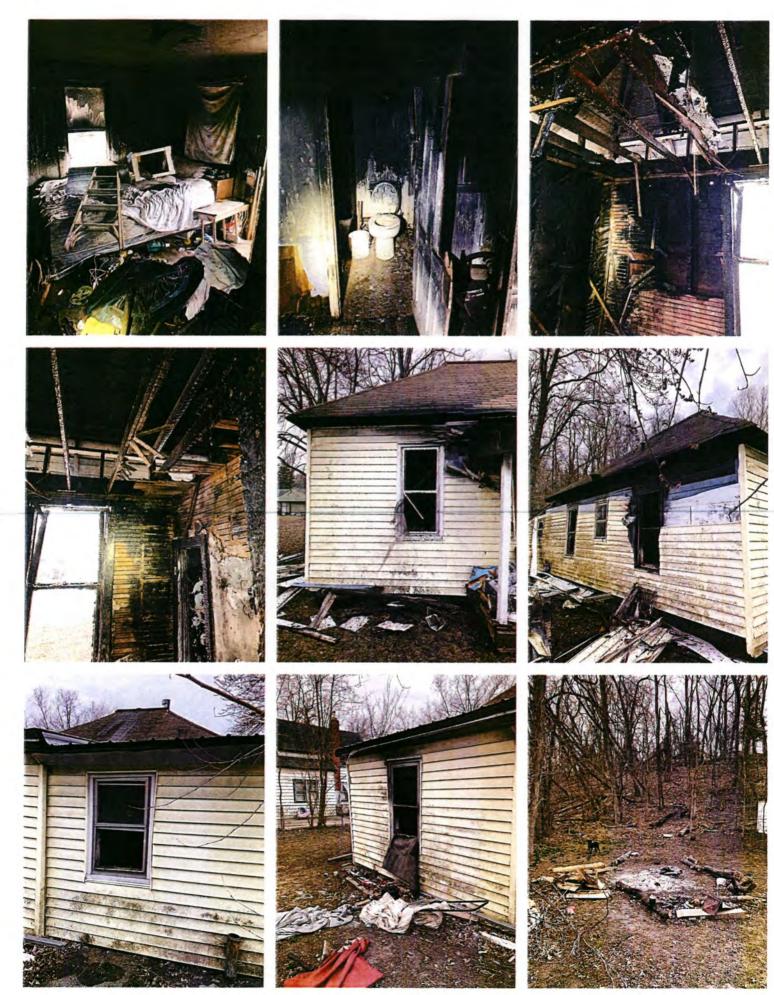
- 1. Provide all required utilities, gas, water and electric. 401.1, 505.4, 602.2 and 505.1
- 2. Repair and replace damaged and missing drywall, mudding joints, sanding smooth and painting. Providing an uninterrupted, cleanable wall and ceiling covering. 305.3
- 3. Repaint all chipping and peeling paint 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. Have licensed electrician bring electrical system to current electrical code, including hardwired smoke alarms. 604.3
- 7. Have licensed plumber bring plumbing system to current code and make any changes to plumbing system. 504.1
- 8. Have licensed HVAC technician bring HVAC system to current code and make any changes to the HVAC system. 603.1 607.1
- 9. Keep the property secure from unauthorized persons. 20-3-L
- 10. Keep the grass kept below 10" 24-3-10

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

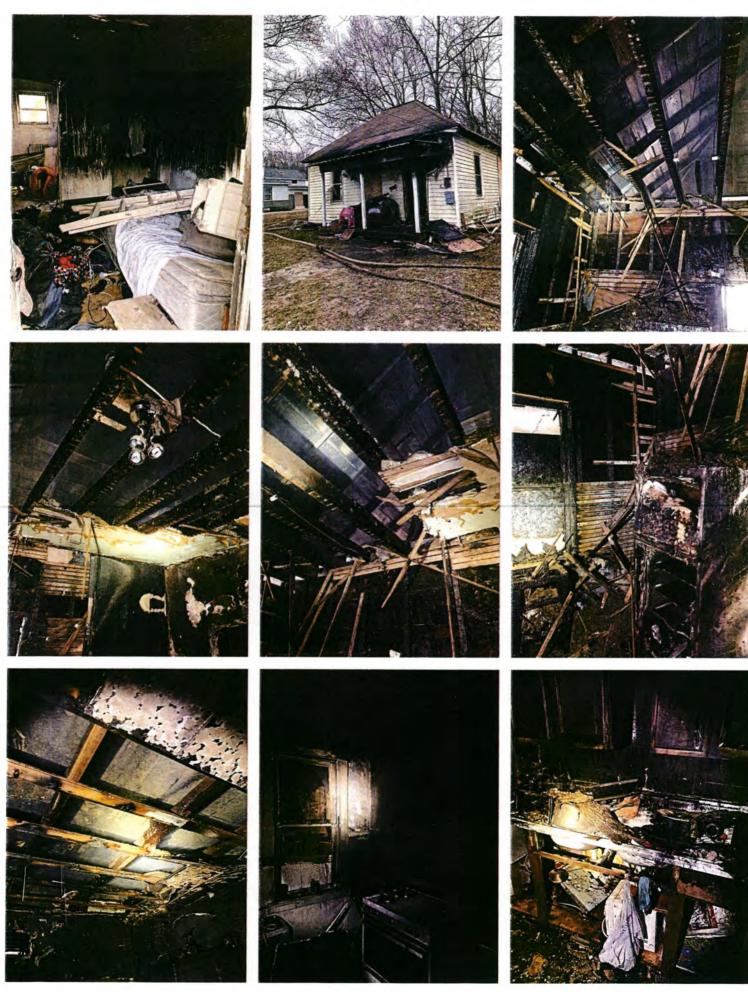
No one is to be in this placarded property without the express written permission from the Director. Violation of this standard will result in legal action being taken, including arrest and prosecution.

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.

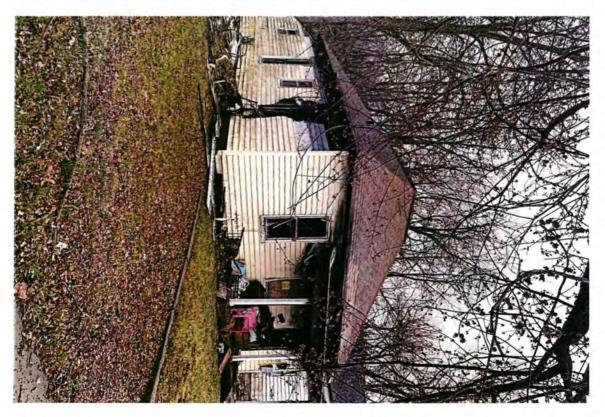


3/1/24

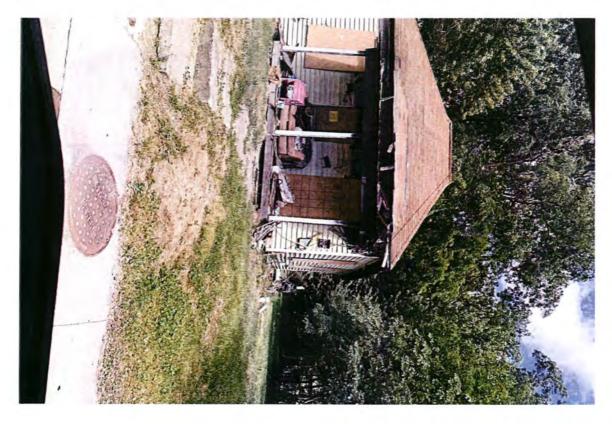


3/1/24









6/11/24

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Timothy L Clawson; Iowa Attorney General; Corndog LLC

You are hereby notified that the structures located at **320 N Holt**, 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:

S 1' LT4 OF LT8 ZOLLARS SUB; LT5 OF LT8 ZOLLARS SUB W1/2 NE(320 N HOLT

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 **October 1**st, **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 Street, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED August 28, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Timothy L Clawson; Iowa Attorney General; Corndog LLC

You are hereby notified that the structures located at **320 N Holt**, 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:

S 1' LT4 OF LT8 ZOLLARS SUB; LT5 OF LT8 ZOLLARS SUB W1/2 NE(320 N HOLT

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 October 1ST, 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 Street, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED August 28, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa

Public Notices

CONDEMNATION NOTICE
VIA CERTIFIED AND
REGULAR MAIL
TO: Gregory J Fleming; Scott
A Bradley; Richard J Gaumer;
Community 1st Credit Union;
Wapello County Treasurer;
Alien McNeat; Nichole McNeat;
Alexander Coleman; Nancy K
Simmons PayDay Today; Curtia McCormick MC Funding;
State of lowa Iowa Attorney
General
You are hereby notified that

tas McCormick MC Funding:
State of lowa lowa Attorney
General
You are hereby notified that
the structures located at 144 N
Willard 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
laveled. You are further notified that the legal description of
the above property is as follows:

R S SMITH'S 3RD ADD S 33'
LOT 13 BLK 10 (144 N
WILLARD)
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 October 1ST , 2024 at 5:30
p.m. at the Bridge View Canter, 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 Street , Ottumwa, IA
\$2501 within five (5) days of
the publication of this notice.

TAKE NOTICE AND 20:FX
ACCORDINGLY!
DATED August 28, 2024

TAKE NOTICE TO THE TAKE NOTICE T

City of Ottumwa, lowa

CONDEMNATION NOTICE
VIA CERTIFIED AND
REGULAR MAIL
TO: Timothy L Clawson; lowa
Attorney General; Corndog
LC
You are hereby notified that
the structures located at 320 N
Holt, 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:

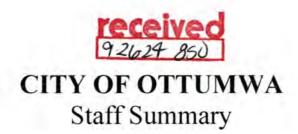
fied that the legal description of the above property is as follows:

S. 1' LT4 OF LT8 ZOLLARS SUB; LT5 OF LT5 ZOLLARS SUB; LT

TAKE NOTICE AND G ERN YOURS ACCORDINGLY! DATED August 28, 2024 Jake Rusch Zoning and Housing Coordinator City of Otturnwa, Iowa

City of Otturnwa, lowa

CONDEMNATION NOTICE
VIA CERTIFIED AND
REGULAR MAIL
TO: All Known and Unknown
Heirs of Donald K Wilson aka
Donald Keith Wilson; Fairbank
Capital LLC Mike Klemme
You are hereby notified that
the structures located at 516
Gladstone, Otturnwa, 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:



** ACTION ITEM **

Council Meeting of:	Oct 1, 2024	
		Jake Rusch
		Prepared By
Building and Code E	nforcement	Zach Simonson
Department		Department Head
	Ale 11	
-	City Administrator Approval	
	is the time, place and date to conside ture(s) on the property described as 5	
	****************	*****
x **Public hearing rec	quired if this box is checked.	X
RECOMMENDATION:		
	Receive comments	
	Close public hearing Condemn the structure(s) at 516 Gla removal and leveling of the lot and d	adstone, order prompt demolition, irect all costs attendant to such action
		assessed against the property and/or
	ructure located at 516 Gladstone was	
	ty was placarded due to poor living co ation. This property has been added t	
	rent repair plan or permission. No inte	그리고 있는 것이 없는 그렇게 되어 그리고 있다면 하고 있는 것들이 되었다. 그렇게 되었다고 있는 것 같은 사람이 없었다.

property since the placard. Condemnation notice was served by certified mail and posting notice on the property and in the Ottumwa Courier.

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

June 21, 2023

Donald K Wilson 516 Gladstone Ottumwa, IA 52501

91 7199 9991 7035 6855 6216

To Whom It May Concern:

An inspection was made on **June 21, 2023**, of the property located at **516 Gladstone**, in the City of Ottumwa, Wapello County, lowa, which is legally described as follows:

PT AL3 SESE BG 200'W & 130N W LN MILNER ST & N SD BURRHUS/W 46.85/N/SE&S TO

BG

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 **July 21, 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 July 21, 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 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 July 21, 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, June 21, 2023.

Respectfully.

Jeremy Lipe

Building Inspector

Building & Code Enforcement :: City of Ottumwa

641.683.0650

CERTIFIED #91 7199 9991 7035 6855 6216



Date of Placard Inspection: June 21, 2023 DEFICIENCY LIST-516 Gladstone

Exterior/Yard

- 1. Repair or replace all damaged or missing siding. 304.6
- 2. Repair or replace all damaged or missing soffit and fascia. 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. Remove and replace all rotted and / or water damaged material. 305
- 5. Repair or replace damaged or missing doors. 304.18
- 6. Provide deadbolt locks to entry doors. 304.18
- 7. Repair or replace damaged or missing windows. 304.13
- 8. Repair or replace damaged or missing storm windows and screen unless windows are weather resistant material. 304.13 20-7-15
- 9. Repair or demolish outbuildings to meet current code. 302.7
- 10. Properly seal open plumbing clean-out. 2021 UPC
- 11. Trim back all overgrown plant growth in yard. Dispose of any yard waste or tree debris. 302.1
- 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 on the placarded property. 20-3
- 14. Keep the grass kept below 10". 24-3-10
- 15. Keep the property secure from any unauthorized persons 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. Repair and properly support any structural components that are weak, sagging, rotted, or in any other way compromised of their integrity. 305
- 3. Have licensed electrician bring electrical system to current code and make any changes or repairs needed, including hardwired smoke alarms. 604.3
- 4. Have licensed plumber bring plumbing system to current code and make any changes or repairs needed. 504.1
- 5. Have licensed HVAC technician bring HVAC system to current code and make any changes or repairs needed. 603.1 607.1

- 6. Do not allow occupancy for sleeping or dwelling of any rooms without meeting fire egress requirements. 702
- 7. Provide updated and inspected fire extinguishers as required by code. 704.1
- 8. 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.)

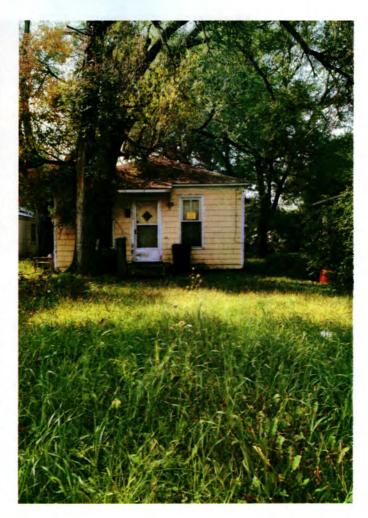
This is an initial inspection only, further inspections will be required to release the placard.

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.

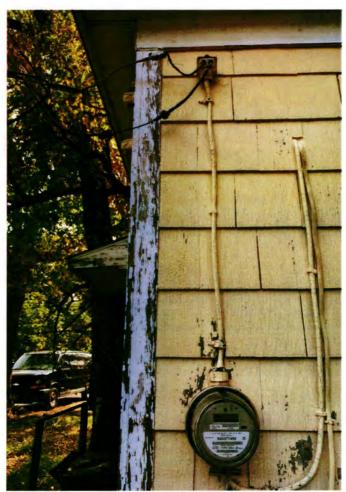
This unit must be inspected and meet minimum housing code standard before it can be released and occupied. Application for a building permit on a placarded house must be accompanied by an updated deficiency list. No structure will be released from the tag list without the necessary permits being taken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









516 Gladstone

8/21/23







516 Gladstone

8/21/23



516 Gladstone

11/1/23



516 Gladstone

6/21/23

TO: All Known and Unknown Heirs of Donald K Wilson aka Donald Keith Wilson; Fairbank Capital LLC Mike Klemme

You are hereby notified that the structures located at **516 Gladstone**, 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:

PT AL3 SESE BG 200'W & 130N W LN MILNER ST & N SD BURRHUS/W 46.85/N/SE&S

TO BG

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 **October 1**ST, **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 Street, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED August 28, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa

TO: All Known and Unknown Heirs of Donald K Wilson aka Donald Keith Wilson; Fairbank Capital LLC Mike Klemme

You are hereby notified that the structures located at **516 Gladstone**, 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:

PT AL3 SESE BG 200'W & 130N W LN MILNER ST & N SD BURRHUS/W 46.85/N/SE&S

TO BG

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 October 1ST, 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 Street, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED August 28, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa

VIA CERTIFIED AND
REGULAR MAIL
TO: All Known and Unknown
Heirs of Donald K Wilson aka
Donald Keith Wilson; Fairbank
Capital LLC Mike Klemme
You are hereby notified that
the structures located at 516
Gladstone, Otturmwa, 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:
PT AL3 SESE BG 200'W &
130N W LN MILNER ST & N
SD BURRHUS/W
46.85/N/SE&S TO BG
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 October 1ST , 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 filling a written statement with the City Clerk, 210
W Main Street , Ottumwa, IA
25501 within five (5) days of
the publication of this notice.
TAKE NOTICE AND GOVERN
YOURSELF
ACCORDINGLY!
DATED August 28, 2024

ACCORDINGLY!
DATED August 28, 2024
Jake Rusch

Zoning and Housing Coordinator City of Ottumwa, Iowa

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Betty McConaughey; Le erman Bonding Company



CITY OF OTTUMWA

Staff Summary

** ACTION ITEM **

			Jake Rusch
			Prepared By
Building and Code Enforcement			Zach Simonson
Depar	rtment		Department Head
		ByRt	
		City Administrator Approv	val
	structur	the time, place and date to con e(s) on the property described	as 625 Morris.
		**************************************	**********
RECOMMENDATION:		Open public hearing Receive comments Close public hearing Condemn the structure(s) at 625 Morris, order prompt demolition, remove and leveling of the lot and direct all costs attendant to such actions, including administrative costs, to be assessed against the property and/o collected from the owner or owners thereof.	
DISCUSSION:	property dilapidati	cture located at 625 Morris was was placarded due to poor livin on and squatter conditions. The on and no effort has been put in	ng conditions, lack of utilities, ere is no current repair plan or

Condemnation notice was served by certified mail and posting notice on the

property and in the Ottumwa Courier.

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

5/6/2022,

Donald & Betty Mc Conaughey, 625 Morris,

91 7199 9991 7035 6855 4922

Ralph & Kristina Mc Conaughey 17105 Bluegrass Rd Ottumwa IA, 52501

To whom it may concern,

Ottumwa, IA 52501

An inspection was made on 5/6/2022, of the property located at 625 Morris (Two lots), in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

JEFFERSON PARK ADD E 1/2 LOT 220 (625 MORRIS)
JEFFERSON PARK ADD LOT W 1/2 LOT 220 (LOT ON MORRIS)

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 6/6/2022, 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 6/6/2022.

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 6/6/2022 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, 5/6/2022.

Respectfully,

Jeffrey Hamann Building Inspector hamanni@ottumwa.us

CERTIFIED #91 7199 9991 7035 6855 4922

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

5/6/22



Date of Placard Inspection: 5/6/2022, DEFICIENCY LIST-625 Morris,

Exterior/Yard

- 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. Replace storm doors, unless entry doors are weather resistant material. 20-7-15
- 4. Replace rear entry door. 304.18
- 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
- Trim back all overgrown plant growth in yard. Dispose of any yard waste or tree debris. 302.1
- 10. Dispose of all construction or building material waste and debris in yard. 302.1

Interior

- 1. Provide all required utilities, gas, water and electric. 401.1, 505.4, 602.2 and 505.1
- 2. Have licensed electrician bring electrical system to current electrical code, including hardwired smoke alarms. 604.3
- 3. Have licensed plumber bring plumbing system to current code and make any changes to plumbing system. 504.1
- 4. Have licensed HVAC technician bring HVAC system to current code and make any changes to the HVAC system. 603.1 607.1
- 5. Keep the property secure from unauthorized persons. 20-3-L
- 6. Keep the grass kept below 10" 24-3-10

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.



NOTICE TO VACATE

5/6/2022,

Occupants, 625 Morris, Ottumwa, IA 52501

To Whom It May Concern:

An inspection was conducted on the property located at **625 Morris**, in the City of Ottumwa, Wapello County, Iowa. This property has now been placarded as unfit for human habitation by the City of Ottumwa.

Therefore, this letter is your notice for all people, animals, etc, to immediately vacate this placarded dwelling. Sec. 20-3.

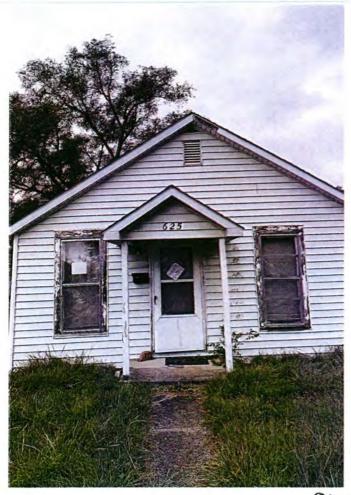
Failure to vacate this structure within the stated time may be cause for legal action to be initiated as the law allows. If you have any questions in regard to this matter, please contact this office by coming to Room 203 at City Hall or by calling 641-683-0650.

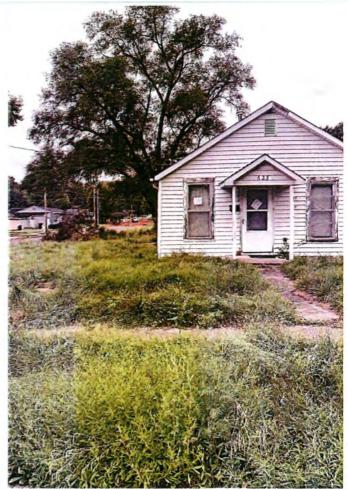
Respectfully,

Jeffrey Hamann Building Inspector hamannj@ottumwa.us









8/30/24



8/25/22



8/25/22





TO: Betty McConaughey; Lederman Bonding Company; ACC 309 LLC; ACC 941 LLC; Dike Capital LL

You are hereby notified that the structures located at **625 Morris**, 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:

JEFFERSON PARK ADD E 1/2 LOT 220 (625 MORRIS)

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 **October 1**st, **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 Street, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED August 28, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Jowa

TO: Betty McConaughey; Lederman Bonding Company; ACC 309 LLC; ACC 941 LLC; Dike Capital LL

You are hereby notified that the structures located at **625 Morris**, 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:

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TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED August 28, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Jowa



Call 641-684-4611

915/24

Public Notices

ACC 309 LLC; ACC 941 LLC; Dike Capital LL
You are hereby notified that the structures located at 625 Morris, 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 folthe above property is as fol-

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TAKE NOTICE AND GOVERN ACCORDINGLYI DATED August 28, 2024 Jake Rusch Zoning and Housing Coordinator City of Ottumwa, Iowa

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CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL.

TO: All Known and Unknown Heirs of Donald K Wilson aka Donald Keith Wilson; Fairbank Capital LLC Mike Klemme
You are hereby notified that the structures located at 516 Gladstone, 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:

PT AL3 SESE BG 200'W & 130N W LN MILNER ST & N SD BURRHUS/W 46.85/N/SE&S TO BG
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 October 1ST , 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 filling a written statement with the City Clerk, 210 W Main Street, Ottumwa, IA 25501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED August 28, 2024

Jake Rusch

Zoning and Housing Coordinator City of Ottumwa, Iowa

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Betty McConaughey; Le erman Bonding Company derman



** ACTION ITEM **

		Jake Rusch	
		Prepared By	
Building and Code E	inforcement	Zach Simonson	
Department		Department Head	
	10 10		
	3 19 rou		
	City Administrator Approval		
	is the time, place and date to consid		
Struc	ture(s) on the property described as	814 Wabash.	
*******	*********	********	
x **Public hearing rei	quired if this box is checked	x	
RECOMMENDATION:	Open public hearing		
	Receive comments		
	Close public hearing		
		/abash, order prompt demolition, remova	
	and leveling of the lot and direct all		
	collected from the owner or owners	e assessed against the property and/or	
	conceited from the owner or owners	thereon.	
Medicalon			
	The structure located at 814 Wabash was placarded October 26, 2022. The		
	ty was placarded due to poor living of		
dilapid	ation (including large holes in the roofs of the house and garage).		

There have been several complaints of squatters from neighbors and evidence shows this to be the case. There is no current repair plan or permission and no effort has been put in to repairing the property.

property and in the Ottumwa Courier.

Condemnation notice was served by certified mail and posting notice on the

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

October 26, 2022

Jerry Lee Majors / Jerry J Majors 306 N Mc Lean Ottumwa, IA 52501 91 7199 9991 7035 6855 5622

To Whom It May Concern:

An inspection was made on October 26, 2022, of the property located at 814 Wabash, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

ROBINSONS 3RD ADD LOT 86 (814 WABASH)

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 **November 28, 2022,** 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 28, 2022.

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 November 28, 2022 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, October 26, 2022.

Respectfully,

Jeremy Lipe

Building Inspector

Building & Code Enforcement :: City of Ottumwa

641.683.0650

CERTIFIED #91 7199 9991 7035 6855 5622



Date of Placard Inspection: October 26, 2022 DEFICIENCY LIST-814 Wabash

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
- Repair or replace damaged or missing storm windows and screen unless windows are weather resistant material. 304.13 20-7-15
- 10. Repair or demolish outbuildings to meet current code. 302.7
- 11. Trim back all overgrown plant growth in yard. Dispose of any yard waste or tree debris. 302.1
- 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 on the placarded property. 20-3
- 14. Keep the grass kept below 10". 24-3-10
- 15. Keep the property secure from the elements, any unauthorized persons 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. Repair and replace damaged and missing drywall, mudding joints, sanding smooth and painting. Providing an uninterrupted, cleanable wall and ceiling covering. 305.3
- 3. Replace damaged or missing doors. 304.18
- 4. Repair / level weak, damaged, uneven, sagging and humped floors. 305.3
- 5. Provide an uninterrupted, cleanable floor covering via floor sealant, vinyl, tile, or carpet. 305.3
- 6. Repair and properly support any structural components that are weak, sagging, rotted, or in any other way compromised of their integrity. 305

- 7. Remove and replace all rotted and / or water damaged material. 305
- 8. Install kitchen facility, cabinets, counter spaces, sink, electrical requirements for range stove and refrigerator. 20-7-14
- 9. Have licensed electrician bring electrical system to current electrical code, including hardwired smoke alarms. 604.3
- 10. Have licensed plumber bring plumbing system to current code and make any changes to plumbing system. 504.1
- 11. Have licensed HVAC technician bring HVAC system to current code and make any changes to the HVAC system. 603.1 607.1
- 12. Do not allow occupancy for sleeping or dwelling of any rooms without meeting fire egress requirements. 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.



NOTICE TO VACATE

October 26, 2022

Occupants 814 Wabash Ottumwa, IA 52501

To Whom It May Concern:

An inspection was conducted on the property located at **814 Wabash**, in the City of Ottumwa, Wapello County, Iowa. This property has now been placarded as unfit for human habitation by the City of Ottumwa.

Therefore, this letter is your notice for all people, animals, etc, to immediately vacate this placarded dwelling. Sec. 20-3.

Failure to vacate this structure within the stated time may be cause for legal action to be initiated as the law allows. If you have any questions in regard to this matter, please contact this office by coming to Room 203 at City Hall or by calling 641-683-0650.

Respectfully,

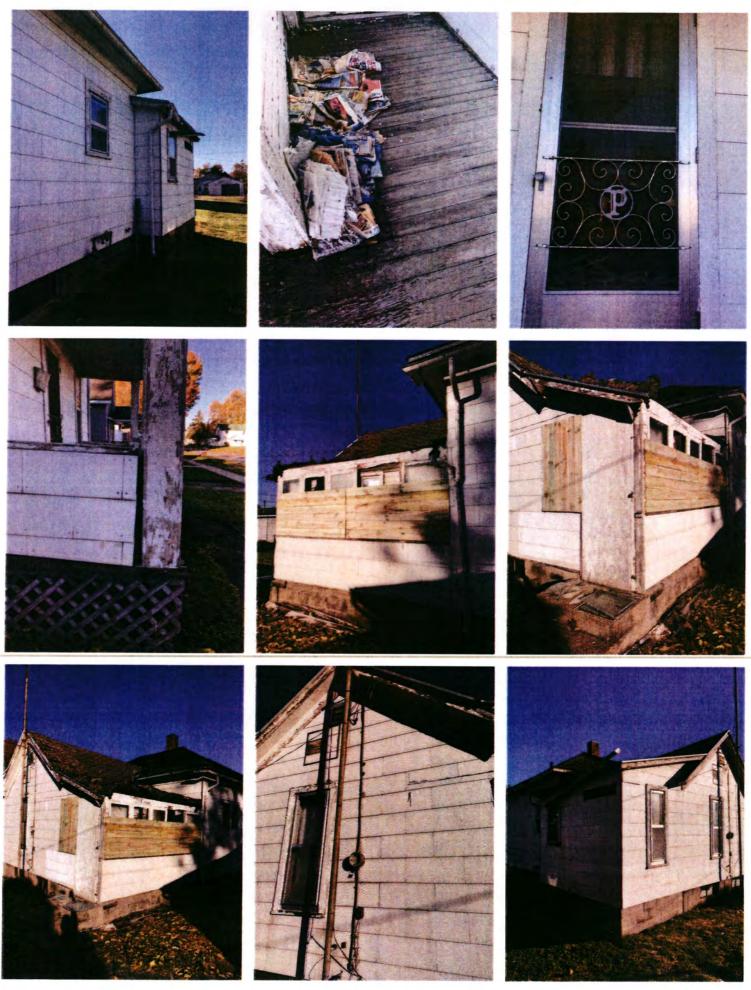
Jeremy Lipe

Building Inspector

Building & Code Enforcement :: City of Ottumwa

641.683.0650

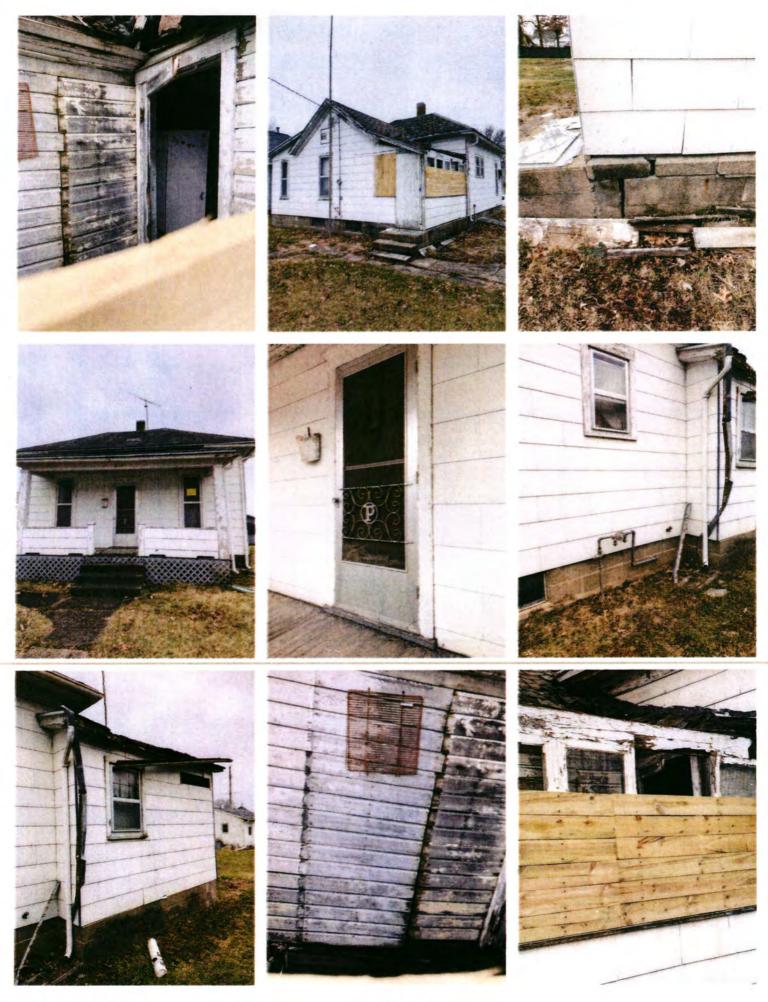




814 Wabash

10/26/22





814 Wabash

12/15/22

TO: Jerry Lee Majors; Harvest Credit Management VII LLC; AMC FS Inc; Goltz Weis or Bragg Gurstel Law Firm; IAT 277 LLC

You are hereby notified that the structures located at **814 Wabash**, 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:

ROBINSONS 3RD ADD LOT 86 (814 WABASH)

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 **October 1**ST, **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 Street, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED August 28, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa

TO: Jerry Lee Majors; Harvest Credit Management VII LLC; AMC FS Inc; Goltz Weis or Bragg Gurstel Law Firm; IAT 277 LLC

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Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa

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LLC; AMC FS Inc; Goltz Weis or Bragg Gurstel Law Firm; IAT 277 LLC
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contest this action, you must
do so by filing a written statement with the City Clerk, 210
W Main' Street, Ottumwa, 18
52501 within five (5) days of
the publication of this notice.
TAKE NOTICE AND GOVERN YOURSELF
ACCORDINGLY

ACCORDINGLY!

DATED August 28, 2024 Jake Rusch Zoning and Housing Coordi-

City of Ottumwa, Iowa 98 21

AREA 15 REGIONAL PLAN-NING COMMISSIONBOARD OF DIRECTORS MEETING OF DIRECTORS MEETING August 27, 2024SUMMARY MINUTESCALL TO ORDER. Hadley called meeting to order at 5:30 p.m. Members present: Hadley, House, Henderson, Ziegler, Greiner, Groenendyk, Starnes, and Conrad. Others: Brandon Dicks, Chris Kukla, Matt Naumann, Chris Bowers. AGENDA & MINUTES. House motion to approve the agenda motion to approve the agenda and minutes as presented, Ziegler second. Ayes all. FI-NANCIAL REPORT. Ziegler reported bank balance for peri-od ending 8/15/24 reported bank balance for period ending 8/15/24
\$798,296.47. Henderson motion to accept report, Greiner second. Ayes all. NEW BUSI-NESS. Election of officers FY2025. Motion by Henderson to retain the existing officers with Hadley as Chairperson, House Vice-Chairperson, and Ziegler Treasurer, Greiner second. ayes all. Technical ond, ayes all. Technical assistance contracts Blakes-burg city code update. Greiner

admitted to problem above named could be a supported by the support of the suppor ed Executor of the action to set aside be brought in the to occur of four m the date of the sect tion of this notice of from the date of m notice to all heirs dent and devisees will whose identitie sonably ascertain thereafter be forever Notice is further g are requested to ma ate payment undersigned, and having claims agal tate shall file the clerk of the above trict court, as provi duly authenticated lowance, and unless the later to occi

second publication tice or one montl date of mailing of (unless otherwise paid) a claim is the ever barred. Dated August 26, 2 John Rosenbe Executor of E 4964 Point Isa Ottumwa, IA Oftumwa, IA I Michael J. Morelan ICIS#: AT0005470 Attorney for Execute Harrison, Moreland, Simplot, P.C. 129 W. Fourth St.

months from the

P.O. Box 250 Ottumwa, IA 52501 Date of second pu September 5, 202 Published: Augus September 5, 2024

THE IOWA DISTRIFER OF WAPELLO CASE NO. ESPINOTICE OF APPO OF ADMINISTRA' NOTICE TO CRE IN THE MATTER OF TATE OF DICK Deceased.

To All Persons In the Estate of Dick L ceased, who died October 19, 2021: You are hereby on June 27, 2024, signed was administrator of the

Notice is hereby g persons indebted to are requested to ma ate payment undersigned, and having claims agai tate shall file ther clerk of the above trict court, as providuly authenticated lowance, and unless the later to occur is