

TENTATIVE AGENDA
OTTUMWA BOARD OF HEALTH

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

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

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

Approval of Minutes 1. Approve the minutes from Meeting No. 2 on May 7, 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 851 S. Davis in the City of Ottumwa, Wapello County, Iowa.
851 S. Davis

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 851 S. Davis, 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 851 S. Davis.

Condemnation Hearing 3. This is the time, place and date set to consider condemnation of the structures on the property located at 1515 West Main in the City of Ottumwa, Wapello County, Iowa.
1515 W. Main

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 1515 West Main, 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 1515 West Main Street.

Condemnation Hearing 4. This is the time, place and date set to consider condemnation of the structures on the property located at 120 North Davis in the City of Ottumwa, Wapello County, Iowa.
120 N. Davis

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 120 N. Davis, 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 120 North Davis Street.

Adjourn

5. Adjournment.

 FAX MULTI TX REPORT

JOB NO. 4981
 DEPT. ID 4717
 PGS. 2

TX INCOMPLETE -----

TRANSACTION OK 916606271885
 916416823269
 ERROR 916416847834
 916416828482

KTVO
 Ottumwa Waterworks
 Ottumwa Courier
 Tom FM

TENTATIVE AGENDA
 OTTUMWA BOARD OF HEALTH

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

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

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

Approval of Minutes 1. Approve the minutes from Meeting No. 2 on May 7, 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 851 S. Davis in the City of Ottumwa, Wapello County, Iowa.

851 S. Davis

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 851 S. Davis, 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 851 S. Davis.

Condemnation Hearing 3. This is the time, place and date set to consider condemnation of the structures on the property located at 1515 West Main in the City of Ottumwa, Wapello County, Iowa.

1515 W. Main

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 1515 West Main, 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.

OTTUMWA BOARD OF HEALTH MINUTES

MEETING NO. 2
Bridge View Center, 102 Church St.

May 7, 2024
5:30 O'clock P.M.

The meeting convened at 5:30 P.M.

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

- Approval of Minutes 1. Galloway moved, seconded by Hoffman to approve mins. from Mtg. No. 1 on March 5, 2024 as presented. All ayes.
- 538 Summit 2. This was the time, place and date set to consider condemnation of the structures located at 538 Summit in the City of Ottumwa, Wapello County, IA. Comm. Dev. Dir. Simonson reported structure was placarded Dec. 29, 2022 due to poor living conditions and life safety concerns. No attempt to repair or repair plan with continued deterioration of structure. Caviness moved, seconded by Hoffman to close public hearing. All ayes.
- Caviness moved, seconded by McAntire to condemn structures located at 538 Summit, 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. All ayes.
- 932 W. Third 3. This was the time, place and date set to consider condemnation of the structures located at 932 W. Third in the City of Ottumwa, Wapello County, IA. Simonson reported structure was placarded June 17, 2022, due to dilapidation and abandonment. No attempts to repair property; multiple missed appointments with City staff; and no current repair plan on file. Caviness moved, seconded by Hoffman to close public hearing. All ayes.
- Hoffman moved, seconded by McAntire to condemn structures located at 932 W. Third, 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. All ayes.
- 606 Spring St. 4. This was the time, place and date set to consider condemnation of the structures located at 606 Spring St. in the City of Ottumwa, Wapello County, IA. Simonson reported structure was placarded Aug. 17, 2023 due to poor living conditions, lack of utilities and life safety concerns. Extensive clean-up was done on the exterior of the property by City staff. No attempts to repair; missed appointments with staff and no repair plan on file. Caviness moved, seconded by Bossou to close public hearing. All ayes.
- Caviness moved, seconded by Hoffman to condemn structures located at 606 Spring St., 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. All ayes.

- 2721 Branham 5. This was the time, place and date set to consider condemnation of the structures located at 2721 Branham in the City of Ottumwa, Wapello County, IA. Simonson reported structure was placarded Sept. 19, 2023 due to poor living conditions, lack of utilities and dilapidation. During an extensive cleanup, 5 occupied motorhomes, over 10 junk motor vehicles and 43,000 pounds of debris were removed. Both police and fire have rec'd many calls from residents in the neighborhood. Caviness moved, seconded by Hoffman to close public hearing. All ayes.

Caviness moved, seconded by McAntire to condemn the structures located at 2721 Branham, 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. All ayes.

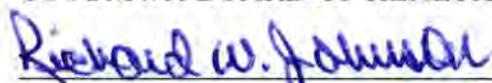
- 506 Clinton 6. This was the time, place and date set to consider condemnation of the structures located at 506 Clinton, in the City of Ottumwa, Wapello County, IA. Simonson reported structure was placarded Aug. 9, 2022 due to poor living conditions, lack of utilities, and dilapidation. This property has been on lists since 2015. There have been 18 police calls in the last yr. resulting in 15 arrests. Any attempt at repairs have been minimal and done in poor craftsmanship. No current repair plan on file. Isiah Hutchinson, owner of property, requested to speak. Requesting more time to repair; communication is not great from the dept.; I've been to the city office a few times to try and renew permission and left my information at the desk, but never receive a return call. Simonson responded; not much confidence in the property being in a position to be rehabilitated. Much discussion was had by council, staff and property owner. Caviness moved, seconded by Hoffman to close public hearing. All ayes.

Caviness moved, seconded by McAntire to condemn the structures located at 506 Clinton, 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. Ayes: Hoffman, Caviness, Galloway, McAntire. Nays: Bossou.

- Adjourn 7. There being no further business, Caviness moved, seconded by Hoffman to adjourn. All ayes.

Adjournment was at 6:04 P.M.

OTTUMWA BOARD OF HEALTH



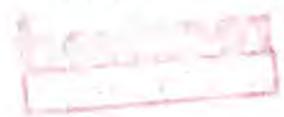
Richard W. Johnson, Mayor and Chairman

ATTEST:

Christina Reinhard

Christina Reinhard, CMC, City Clerk





CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: August 6, 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 851 S Davis.

**Public hearing required if this box is checked

Use this box to indicate if you have reviewed the agenda item and have no comments. If you have comments, please use the comment box below.

RECOMMENDATION: Open public hearing
Receive comments
Close public hearing

Condemn the structure(s) at 851 S Davis, 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 851 S Davis was placarded March 3, 2023. The property was placarded due to Structural issues and Lack of Utilities. Since being Placarded the house has been added to the reoccurring mowing list and a clean up of the yard was done by city contractors. There have been several missed inspections and 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 and in the Ottumwa Courier.

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Estate of Shawn Allen Kellar; Dalonika R Kellar; James M Box; ITC Midwest LLC c/o C T Corporation System

You are hereby notified that the structures located at **851 S Davis**, 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:

J B HAMMONDS SUB LOT 451 (851 S DAVIS)

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 6th, 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, 105 East Third Street, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED June 27, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa



[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**

3/1/2023,

**Shawn Kellar,
3117 M and W Cir
Muscatine IA 52761**

91 7199 9991 7035 6855 5905

To whom it may concern,

An inspection was made on **3/1/2023**, of the property located at **851 S Davis**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

J B HAMMONDS SUB LOT 451 (851 S DAVIS)

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

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

3/1/23

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 4/4/2023** 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, **3/1/2023**.

Respectfully,

Jeffrey Hamann
Building Inspector
hamannj@ottumwa.us

CERTIFIED #91 7199 9991 7035 6855 5905

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

3/1/23



[CITY OF]
O T T U M W A

Date of Placard Inspection: 3/1/2023,
DEFICIENCY LIST-851 S Davis,

Exterior/Yard

1. Remove JMV camper from property and blocking the fire hydrant within 5 days of this notice. 24 ½ -2 Failure to move the camper by 3/7/2023 will result in action taken by the City.
2. Repair or replace all damaged siding. 304.6
3. Replace water damaged sheeting on walls. 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. Replace roof covering, decking and rafters as needed. 304.7
6. Replace storm doors, unless entry doors are weather resistant material. 20-7-15
7. Replace entry doors. 304.18
8. Provide deadbolt locks to entry doors. 304.18
9. Repair or replace damaged or missing windows. 304.13
10. Repair or replace damaged or missing storm windows and screen unless windows are weather resistant material. 304.13 20-7-15
11. Repair loose, worn or damaged deck boards on porch. 304.15
12. Trim back all overgrown plant growth in yard. Dispose of any yard waste or tree debris. 302.1
13. Dispose of all construction or building material waste and debris in yard. 302.1
14. Keep the property secure from unauthorized persons. 24-3-6
15. 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. Replace all damaged or missing floor joists. 305.3
6. Install minimum of one bathroom facility. 20-7-14

3/1/23

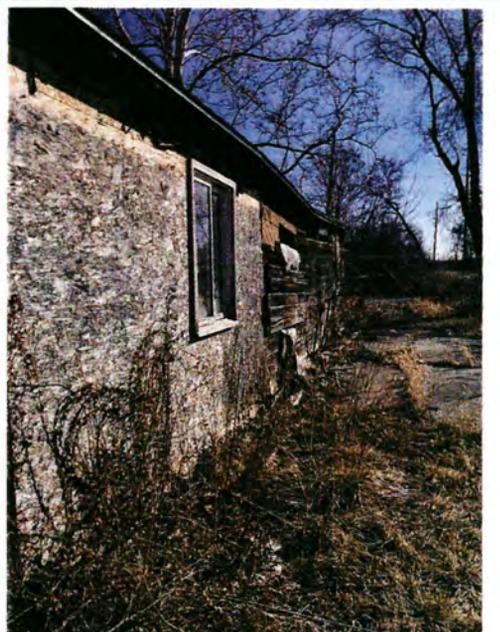
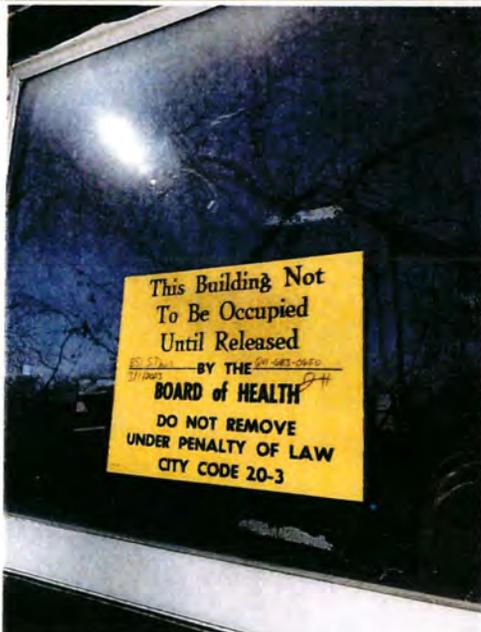
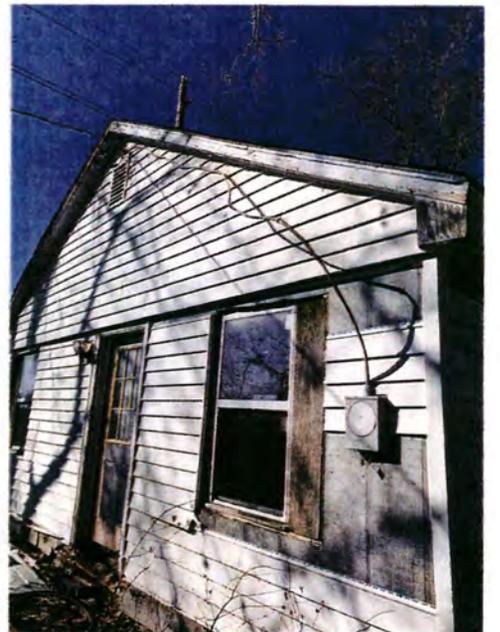
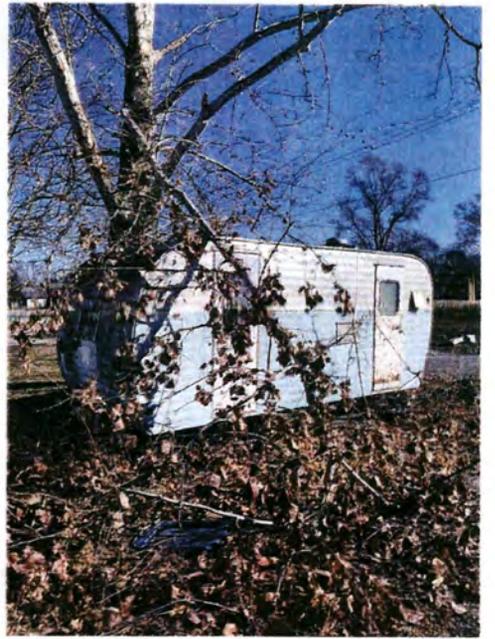
7. Install kitchen facility, cabinets, counter spaces, sink, electrical requirements for range stove and refrigerator. 20-7-14
8. Have licensed electrician bring electrical system to current electrical code, including hardwired smoke alarms, and updated electrical service. 604.3
9. Have licensed plumber 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.

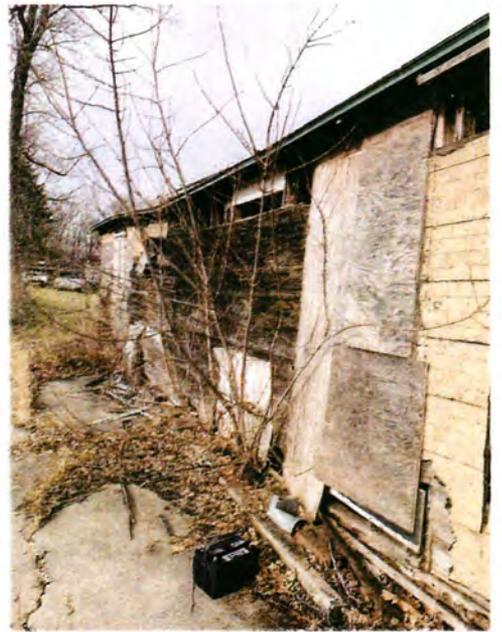
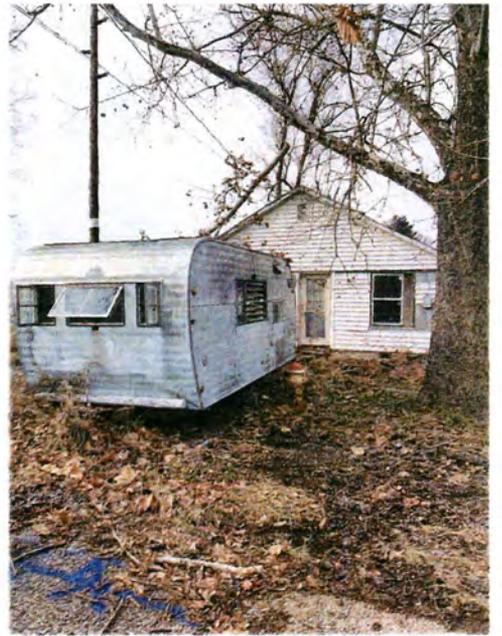
No one is to be in this placarded property without the express written permission from the Director. Violation of this standard will result in legal action being taken, including arrest and prosecution.

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.

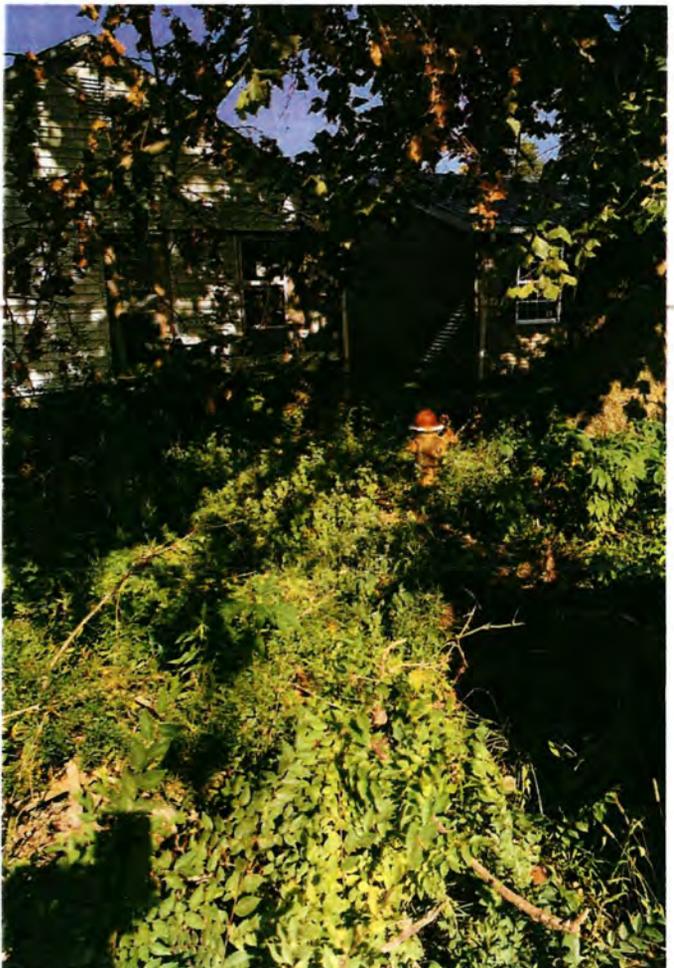
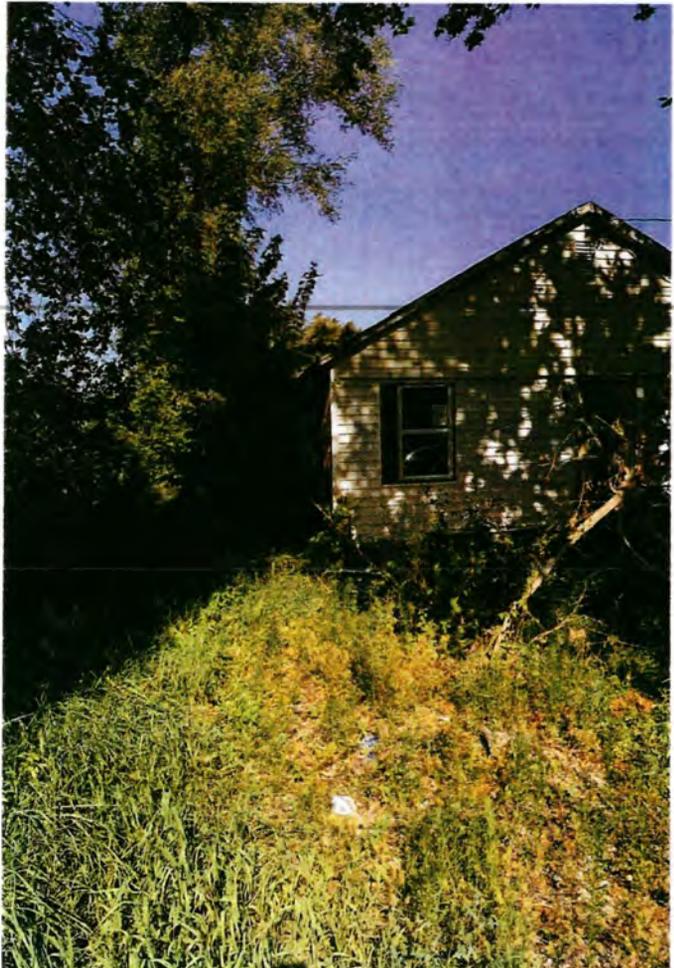
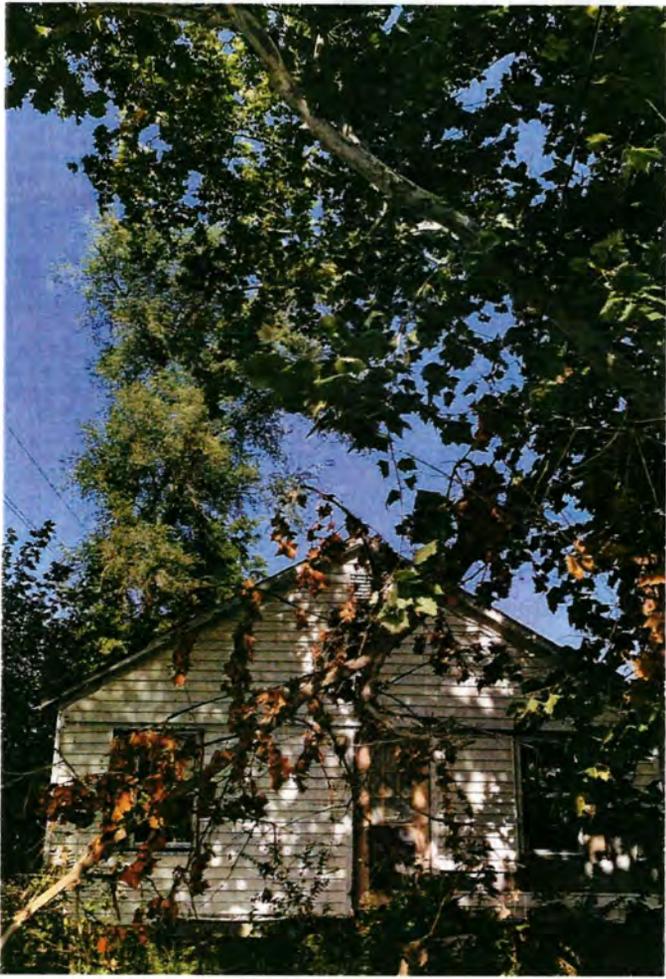
Electrical, Plumbing, Heating and certain Building repairs require permits. Check with the Health Department at 641-683-0650 or by coming to room 203 in City Hall before doing any work that might require a permit.



3/1/23



12/16/22



7/28/23

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Estate of Shawn Allen Kellar; Dalonika R Kellar; James M Box; ITC Midwest LLC c/o C T Corporation System

You are hereby notified that the structures located at **851 S Davis**, 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:

J B HAMMONDS SUB LOT 451 (851 S DAVIS)

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 6th, 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, 105 East Third Street, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED June 27, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: August 6, 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 1515 W Main.

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

The Physical Subdivision for each Parcel is required to be approved by the Board of Commissioners of the Council of Public Safety or its authorized representative.

RECOMMENDATION: Open public hearing
Receive comments
Close public hearing
Condemn the structure(s) at 1515 W Main, 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 1515 W Main was placarded November 30, 2023. The property was placarded due to poor living conditions and lack of Utilities. Since being Placarded the house has been secured by the city. An extensive clean up of the yard has had to be done by city contractors. Staff has been called to the property several time for squatters. There have been several missed inspections and 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 and in the Ottumwa Courier.

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Melecio Cordova Trujillo; Felipa Cordova; Fairbank Capital LLC; Emilio G. Moreno; Melinda Sue Moreno; Adolfo Curiel; State of Iowa

You are hereby notified that the structures located at **1515 W Main**, 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:

CALDWELL PARK ADD LOT 4 & NWLY 10' LOT 3 (1515 W MAIN)

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 6th, 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, 105 East Third Street, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED June 27, 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**

November 30, 2023

Emilio G/Melinda Sue Moreno
1142 Watrous Ave
Des Moines, IA 50315

91 7199 9991 7035 6855 0368

Cc: Melecio/Felipa Cordova
C/O Carmen Cordova
701 Chester Ave
Ottumwa, IA 52501

Cc: Guadalupe Cordova Garcia
1523 W Main
Ottumwa, IA 52501

To Whom It May Concern:

An inspection was made on **November 30, 2023**, of the property located at **1515 W Main**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

CALDWELL PARK ADD LOT 4 & NWLY 10' LOT 3 (1515 W MAIN)

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 **December 30, 2023**, to wit:

DEFICIENCY LIST ATTACHED

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

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 **December 30, 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 December 30, 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, **November 30, 2023**.

Respectfully,



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

CERTIFIED #91 7199 9991 7035 6855 0368

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: November 30, 2023
DEFICIENCY LIST-1515 W Main

Exterior/Yard

1. Scrape and repaint all chipping and peeling paint, or provide exterior protection from the elements, siding, trim, soffit and fascia. 304.6
2. Remove and replace all rotted and / or water damaged material. 305
3. Repair or replace damaged or missing doors. 304.18
4. Provide deadbolt locks to entry doors. 304.18
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. Repair loose, worn or damaged deck boards, railings, steps, framing, etc. 304.15
8. Dispose of all prohibited outdoor storage, waste, burn debris and other debris in yard / keep free of such nuisance violations. 24-3-12, 302.1
9. Cease all illegal burning. 31½-4
10. Remove any vehicle(s) and prevent any future vehicles from being on the placarded property. 20-3
11. Keep the grass kept below 10". 24-3-10
12. 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. Do not allow occupancy for sleeping or dwelling of any rooms without meeting fire egress requirements. 702
3. Provide smoke detectors where required. 704.1
4. Provide updated and inspected fire extinguishers as required by code. 704.1
5. Pest control performed for any infestations. 309.4

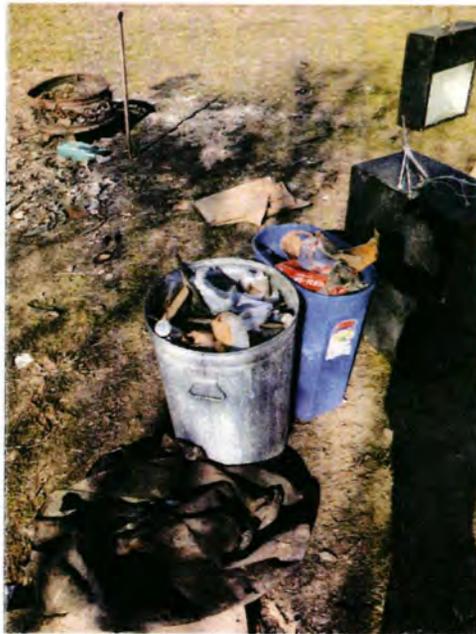
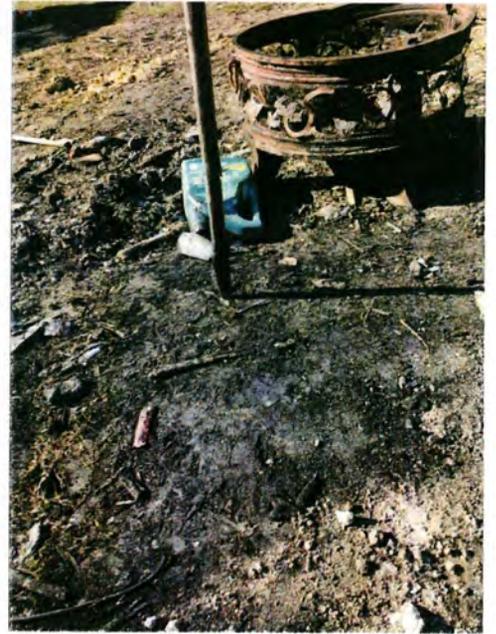
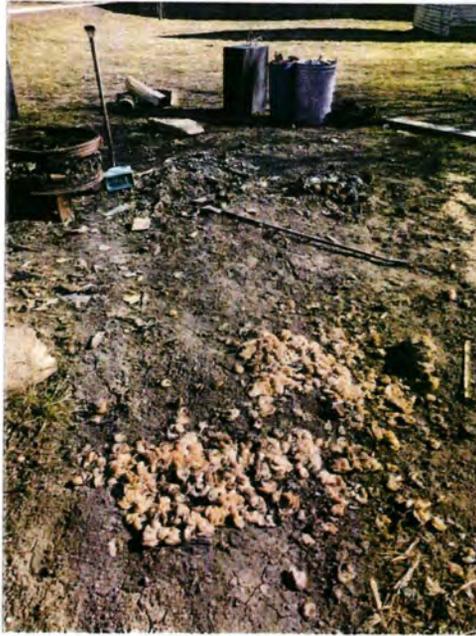
(Any exterior nuisance violations that have already been addressed by this department regarding but not limited to prohibited outdoor storage must still be abated by the dates given in those corresponding notices.)

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

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.

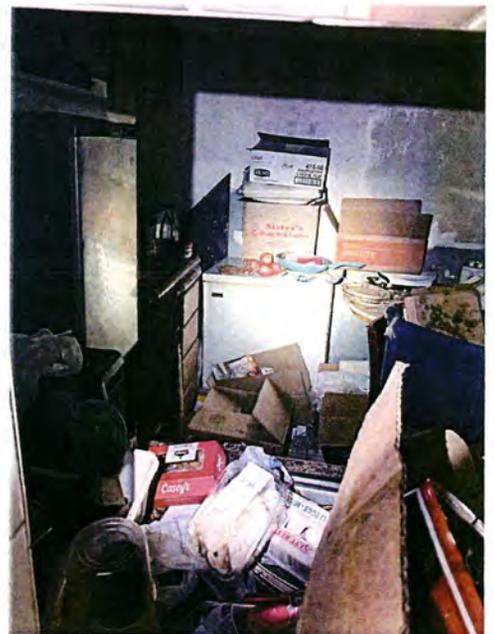
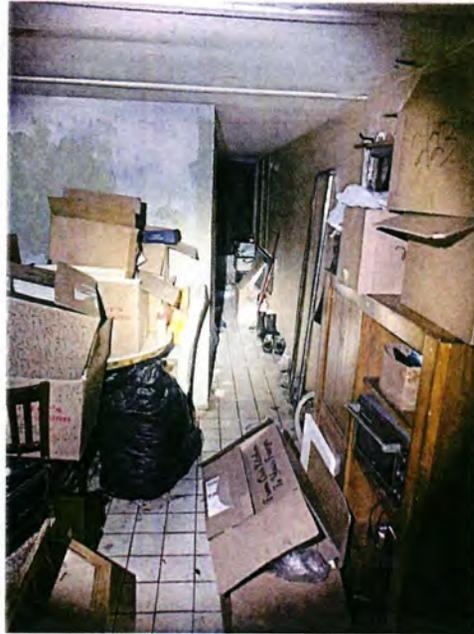
This unit must be inspected and meet minimum housing code standard before it can be released and occupied. Application for a building permit on a placarded house must be accompanied by an updated deficiency list. No structure will be released from the tag list without the necessary permits being taken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



1515 W. Main

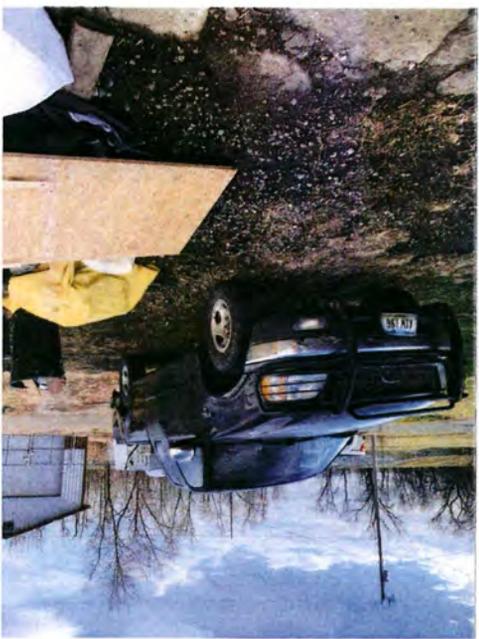
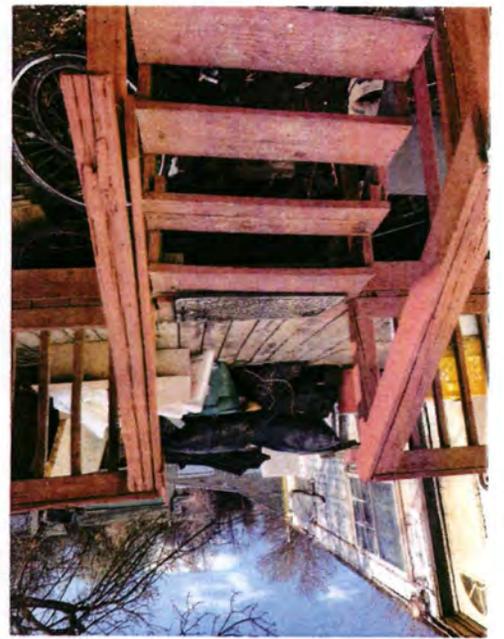
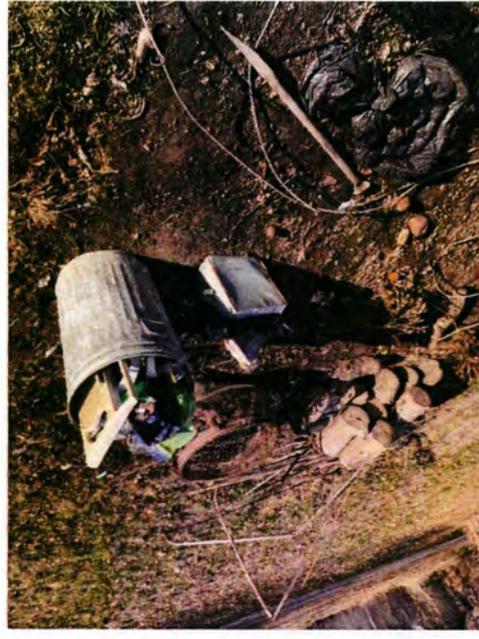
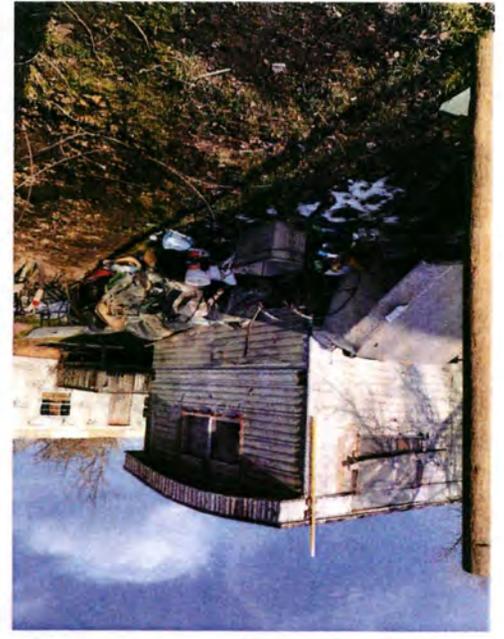
2/13/24



3/8/24

1515 W. Main

11/30/23



CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Melecio Cordova Trujillo; Felipa Cordova; Fairbank Capital LLC; Emilio G. Moreno; Melinda Sue Moreno; Adolfo Curiel; State of Iowa

You are hereby notified that the structures located at **1515 W Main**, 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:

CALDWELL PARK ADD LOT 4 & NWLY 10' LOT 3 (1515 W MAIN)

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 6th, 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, 105 East Third Street, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED June 27, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa

house

CITY OF OTTUMWA Staff Summary

**** ACTION ITEM ****

Council Meeting of: August 6, 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 120 N Davis.

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

The City of Ottumwa is an Equal Opportunity Employer. The City of Ottumwa does not discriminate in employment on the basis of race, sex, religion, color, national origin, or age. If you are a person with a disability and need a reasonable accommodation to participate in this process, please contact the City Administrator at 319-251-2200.

RECOMMENDATION: Open public hearing
Receive comments
Close public hearing
Condemn the structure(s) at 120 N Davis, 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 120 N Davis was placarded April 10, 2023. The property was placarded due to poor living conditions, Lack of Utilities and life safety concerns. Since being Placarded the house has been secured by the city. A clean up of the yard has had to be done by city contractors and the yard has had to be mowed on several occasions. There have been several missed inspections and 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 and in the Ottumwa Courier.

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: All Known and Unknown Heirs of Ricky L Sampson; ACC 394 LLC c/o Todd M Queck

You are hereby notified that the structures located at **120 N Davis**, 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 53 BLK 7 (120 N DAVIS)

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 6th, 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, 105 East Third Street, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!

DATED June 27, 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**

April 10, 2023

**Ricky L Sampson
120 N Davis
Ottumwa, IA 52501**

91 7199 9991 7035 6855 6025

To Whom It May Concern:

An inspection was made on **April 10, 2023**, of the property located at **120 N Davis**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

R S SMITH'S 3RD ADD S 33' LOT 53 BLK 7 (120 N DAVIS)

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 **May 10, 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 10, 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 10, 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, **April 10, 2023.**

Respectfully,



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

CERTIFIED #91 7199 9991 7035 6855 6025



[CITY OF]
O T T U M W A

Date of Placard Inspection: April 10, 2023
DEFICIENCY LIST-120 N Davis

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 door handles and 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. **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 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. Repair foundation to be structurally sound, plumb and free from open cracks and breaks. 304.5
9. Install kitchen facility, cabinets, counter spaces, sink, electrical requirements for range stove and refrigerator. 20-7-14
10. Have licensed electrician bring electrical system to current electrical code, including hardwired smoke alarms. 604.3
11. Have licensed plumber bring plumbing system to current code and make any changes to plumbing system. 504.1
12. Have licensed HVAC technician bring HVAC system to current code and make any changes to the HVAC system. 603.1 607.1
13. Do not allow occupancy for sleeping or dwelling of any rooms without meeting fire egress requirements. 702
14. Provide updated and inspected fire extinguishers as required by code. 704.1
15. 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.)

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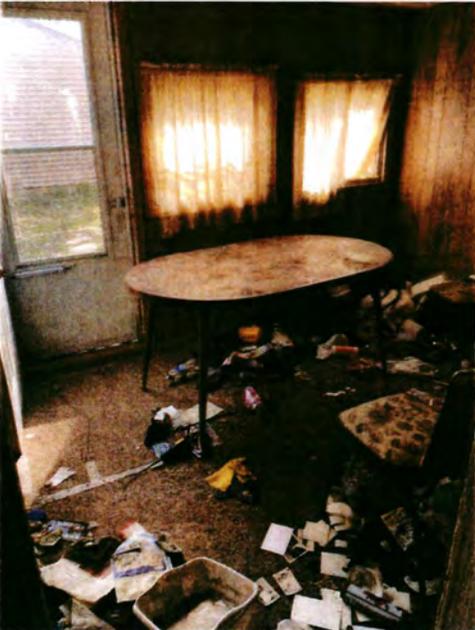
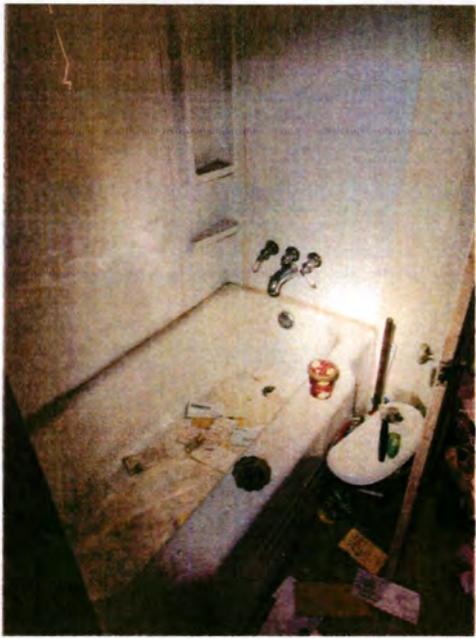
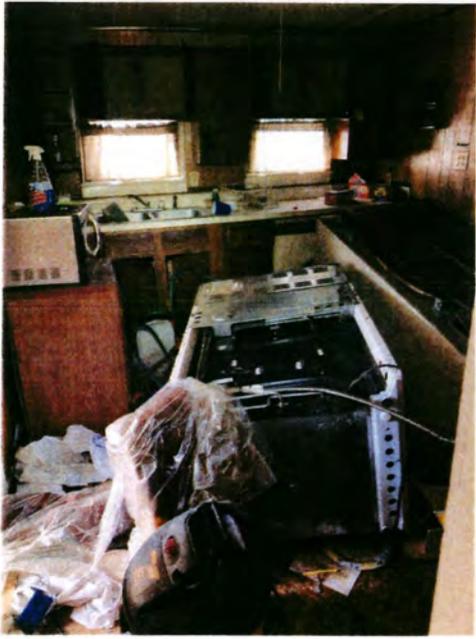
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120 N Davis

4/10/23



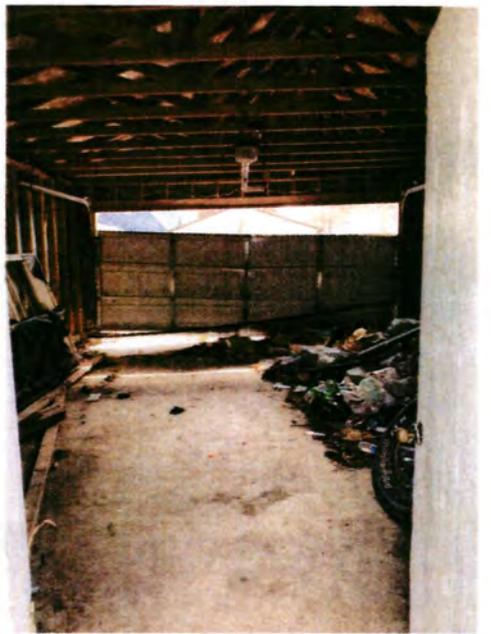
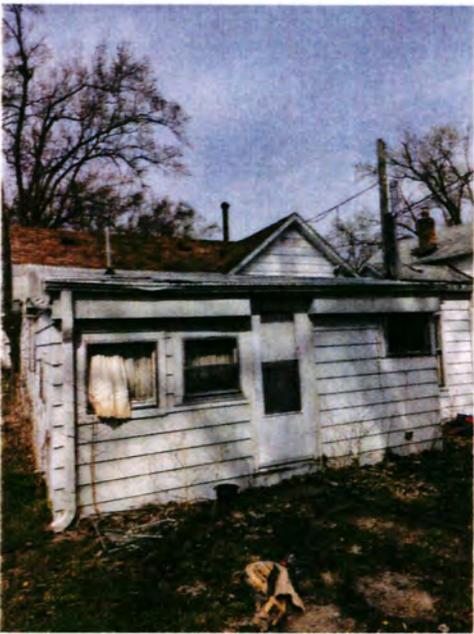
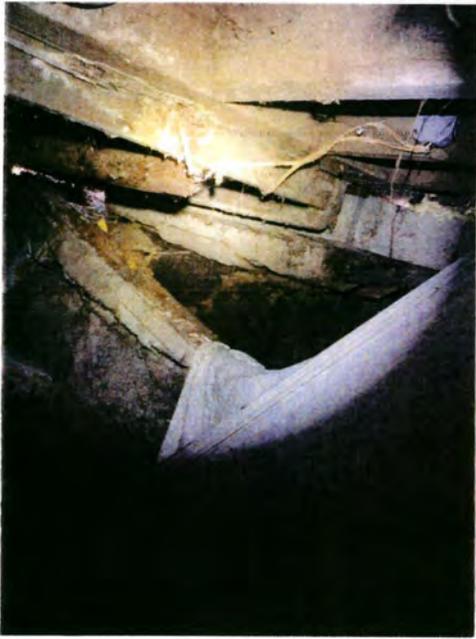
120 N Davis

4/10/23



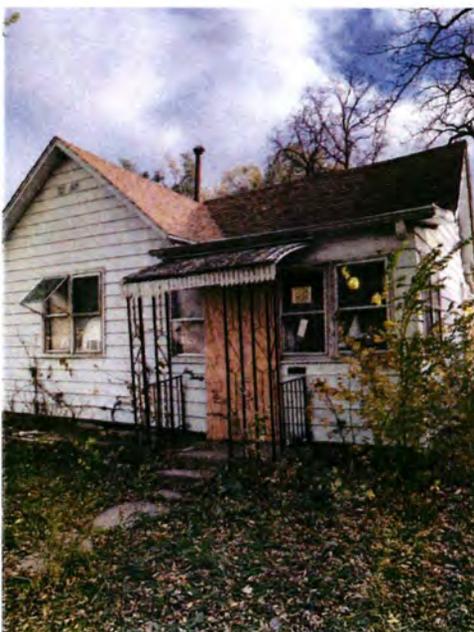
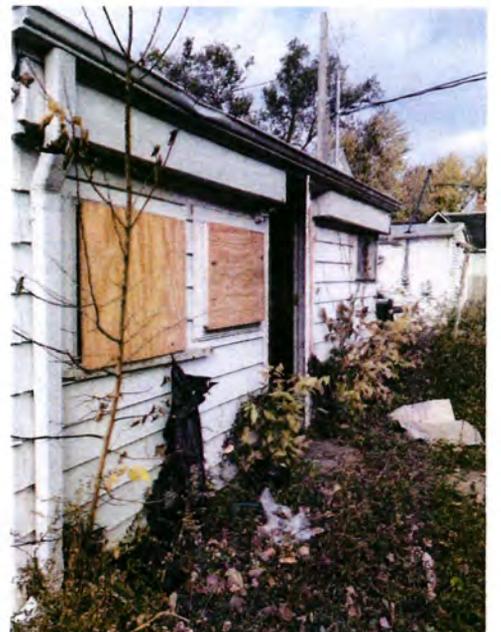
120 N Davis

4/10/23



120 N Davis

4/10/23



120 N. Davis

10/31/23

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: All Known and Unknown Heirs of Ricky L Sampson; ACC 394 LLC c/o Todd M Queck

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DATED June 27, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa