



TENTATIVE AGENDA
OTTUMWA BOARD OF HEALTH

MEETING NO. 6
Bridge View Center, 102 Church St.

November 19, 2024
5:30 O'clock P.M.

ROLL CALL: Council Member McAntire, Reid, Hoffman, Caviness, Galloway.
Galloway will be acting as Mayor Pro Tem.

Approval of Minutes 1. Approve the minutes from Meeting No. 5 on October 1, 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 424 Waverly in the City of Ottumwa, Wapello County, Iowa.

424 Waverly

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 424 Waverly, 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 424 Waverly.

Condemnation Hearing 3. This is the time, place and date set to consider condemnation of the structures on the property located at 642 South Milner in the City of Ottumwa, Wapello County, Iowa.

642 S. Milner

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 642 S. Milner, 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 642 South Milner.

Condemnation Hearing 4. This is the time, place and date set to consider condemnation of the structures on the property located at 1550 Mable in the City of Ottumwa, Wapello County, Iowa.

1550 Mable

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 1550 Mable, 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 1550 Mable.

Adjourn

5. Adjournment.



[CITY OF]
O T T U M W A

FAX COVER SHEET

City of Ottumwa

DATE: 11/15/2024 TIME: 8:50 AM NO. OF PAGES 3
(Including Cover Sheet)

TO: News Media CO: _____

FAX NO: _____

FROM: Christina Reinhard

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

MEMO: Tentative Agenda for the Ottumwa Board of Health Meeting #6 to be held on 11/19/2024 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

 FAX MULTI TX REPORT

JOB NO. 0217
 DEPT. ID 4717
 PGS. 3

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

KTVO
 Ottumwa Waterworks
 Ottumwa Courier
 Tom FM



CITY OF
 OTTUMWA

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

MEMO: Tentative Agenda for the Ottumwa Board of Health Meeting #6 to be held on 11/19/2024 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

TX REPORT

JOB NO. 0217
DEPT. ID 4717
ST. TIME 11/15 08:52
SHEETS 3
FILE NAME

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

KTVO
Ottumwa Waterworks
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TO: News Media CO:

FAX NO:

FROM: Christina Reinhard

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

MEMO: Tentative Agenda for the Ottumwa Board of Health Meeting #6 to be held on 11/19/2024 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

MEETING NO. 5
 Bridge View Center, 102 Church St.

October 1, 2024
 5:30 O'clock P.M.

The meeting convened at 5:30 P.M.

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

Approval of Minutes 1. Galloway moved, seconded by Hoffman to approve mins. from Mtg. No. 4 on Aug. 20, 2024 as presented. Motion carried 4-1. Absent: McAntire.

144 N. Willard 2. This was the time, place and date set to consider condemnation of the structures located at 144 N. Willard in the City of Ottumwa, Wapello County, IA. Comm. Dev. Dir. Simonson provided an overview of the condemnation process for newly elected Council person Reid. Planning & Zoning Coord. Rusch reported structure was placarded July 26, 2022 due to poor living conditions, lack of utilities, and dilapidation. Property caught fire on Aug. 26, 2023. No current repair plan or permission. Caviness moved, seconded by Hoffman to close public hearing. Motion carried 4-1. Absent: McAntire.

Galloway moved, seconded by Hoffman to 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 admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. Motion carried 4-1. Absent: McAntire.

320 N. Holt 3. This was the time, place and date set to consider condemnation of the structures located at 320 N. Holt in the City of Ottumwa, Wapello County, IA. Rusch reported structure was placarded April 5, 2022 due to poor living conditions, lack of utilities and dilapidation. Squatting has also been an issue since the property was placarded. Property caught fire on March 1, 2024. No current repair plan or permission. Caviness moved, seconded by Hoffman to close public hearing. Motion carried 4-1. Absent: McAntire.

Galloway moved, seconded by Hoffman to 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 admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. Motion carried 4-1. Absent: McAntire.

516 Gladstone 4. This was the time, place and date set to consider condemnation of the structures located at 516 Gladstone in the City of Ottumwa, Wapello County, IA. Rusch reported structure was placarded June 21, 2023 due to poor living conditions, lack of utilities and dilapidation. No current repair plan or permission. Caviness moved, seconded by Reid to close public hearing. Motion carried 4-1. Absent: McAntire.

Hoffman moved, seconded by Galloway to 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 admin. costs to be assessed against the property and/or collected from the owner or owners thereof. Motion carried 4-1. Absent: McAntire.

- 625 Morris
5. This was the time, place and date set to consider condemnation of the structures located at 625 Morris in the City of Ottumwa, Wapello County, IA. Rusch reported structure was placarded May 9, 2022 due to poor living conditions, lack of utilities, dilapidation and squatter conditions. No current repair plan or permission. Caviness moved, seconded by Galloway to close public hearing. Motion carried 4-1. Absent: McAntire.

Galloway moved, seconded by Reid to 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 admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. Motion carried 4-1. Absent: McAntire.

- 814 Wabash
6. This was the time, place and date set to consider condemnation of the structures located at 814 Wabash in the City of Ottumwa, Wapello County, IA. Rusch reported property was placarded Oct. 26, 2022 due to poor living conditions, lack of utilities and dilapidation; rec'd several complaints of squatters. No current repair plan or permission. Caviness moved, seconded by Hoffman to close public hearing. Motion carried 4-1. Absent: McAntire.

Hoffman moved, seconded by Reid to 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 admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. Motion carried 4-1. Absent: McAntire.

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

Adjournment was at 5:45 P.M.

OTTUMWA BOARD OF HEALTH

Richard W. Johnson, Mayor and Chairman

ATTEST:

Christina Reinhard, CMC, City Clerk

received
11-14-24 12

CITY OF OTTUMWA Staff Summary

**** ACTION ITEM ****

Council Meeting of: Nov 19, 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 424 Waverly.

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

The Order of Publication for each public hearing can be obtained at the Staff Summary or the Order of Publication in public notices. The Agency will be obtained on the agenda.

RECOMMENDATION: Open public hearing
Receive comments
Close public hearing
Condemn the structure(s) at 424 Waverly, 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 424 Waverly was placarded January 1, 2024. The property was placarded due to poor living conditions, lack of utilities and dilapidation. During the duration of this file the property has had multiple code violations including tall grass, junk motor vehicles, squatting, being open to the elements and outdoor nuisances. The city contractors have had to mow the grass throughout the year and have done multiple cleanups. 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.



[CITY OF]

OTTUMWA

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

January 24, 2024

Kimberly Sue Johns
106 E Charles
Moravia, IA 52571

To Whom It May Concern:

An inspection was made on **January 24, 2024**, of the property located at **424 Waverly**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

RIVERVIEW ADD LOT 11 BLK 5 (424 WAVERLY)

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 **February 24, 2024**, to wit:

DEFICIENCY LIST ATTACHED

Repair plan required. In the event that the repairs or demolition cannot be completed within thirty days, a repair plan must be submitted for approval prior to **February 24, 2024**.

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

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

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

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

Failure to make the above said corrections before **12:00 o'clock Noon on February 24, 2024** may result in the declaration by the undersigned pursuant to Section 364.17 of the Code of Iowa, and Section 20-3 (0), of the Ottumwa Municipal Code that said building(s), is (are) a public nuisance.

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

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

Signed and dated at Ottumwa Municipal Building, Ottumwa, Iowa, **January 24, 2024.**

Respectfully,



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

CERTIFIED #91 7199 9991 7035 6855 6445



[CITY OF]
O T T U M W A

Date of Placard Inspection: January 24, 2024
DEFICIENCY LIST-424 Waverly

Exterior/Yard

- 1. Repair damaged / worn roof by removing old shingles, sheeting, framing and other materials as needed and replacing with approved roofing and framing materials to be structurally sound and of weather tight condition. 304.7**
- 2. Repair or replace all damaged or missing 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 loose, worn or damaged deck boards, railings, steps, framing, etc. 304.15**
- 10. Dispose of all prohibited outdoor storage, waste and debris in yard / keep free of such nuisance violations. 24-3-12, 302.1**
- 11. Remove any vehicle(s) and prevent any future vehicles from being on the placarded property. 20-3**
- 12. Keep the grass kept below 10". 24-3-10**
- 13. 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. Have licensed electrician make any required repairs to the electrical system to current electrical code, including hardwired smoke alarms. 604.3**
- 3. Have licensed plumber make any required repairs to the plumbing system to current code. 504.1**
- 4. Have licensed HVAC technician make any required repairs to the HVAC system to current code. 603.1 607.1**
- 5. Do not allow occupancy for sleeping or dwelling of any rooms without meeting fire egress requirements. 702**
- 6. Provide smoke detectors where required. 704.1**
- 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 (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.

File



[CITY OF]
O T T U M W A

NOTICE TO ABATE

October 14, 2024

Kimberly Sue Johns
106 E. Charles
Moravia, Iowa 52571
Deed Holder

91 7199 9991 7035 6855 7855

Wapello County Treasurer
c/o County Auditor
101 W. 4th Street
Ottumwa, Iowa 52501
Tax Lien Holder

91 7199 9991 7035 6855 7862

Copy

SENT VIA CERTIFIED MAIL

To Whom It May Concern:

An inspection was initially made on January 24, 2024, and subsequently made on May 22, 2024, and August 28, 2024, among others, of the placarded property located at **424 Waverly, Ottumwa, Iowa**, of which you are the registered owner(s) or in which you have a property interest.

Abandoning a property without being connected to all or one of the following utility services: electrical, gas or water, failure to maintain the property and failure to keep the property secure from unauthorized persons constitutes a public nuisance.

The following abatement is needed to meet the minimum standards set forth in Ordinance 3127-2017, an ordinance establishing the minimum standards governing the condition and maintenance of dwellings, etc.:

Abatement needed:

- 1) Repair Structure to the standard of the Housing Code as Identified in the Deficiency list or,
- 2) Demolish the Structure(s) and level to the contours of the surrounding earth.

City of Ottumwa
105 East Third Street, Ottumwa, Iowa 52501
Telephone 641-683-0618 Fax 641-683-0609

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

In the event that this order has not been complied with, a public hearing for condemnation will be held by the Ottumwa Board of Health on the 19th day of November , 2024 at 5:30 P. M. at the Bridge View Center, 102 Church Street, Ottumwa, Iowa.

At such hearing, the Board of Health may condemn the structure and order prompt demolition, removal, and leveling of such property and direct that all costs attendant to such action, including administrative costs, be assessed against the property or collected from the owner or owners thereof.

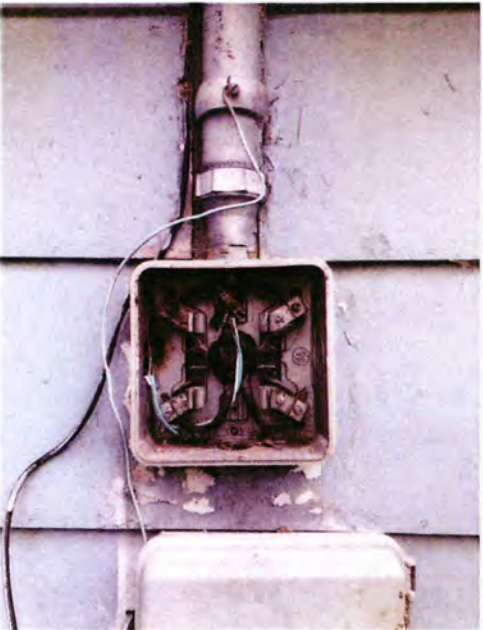
If you wish to contest this action, you may do so by filing a written statement with the City Clerk to the Board of Health **within five (5) days** of the receipt of this letter.

If you have any questions regarding this matter, you may contact this office by calling 641-683-0650 or coming in person to the Building & Code Enforcement Department's temporary office at the Train Depot, 210 W. Main Street, Rm. 02, Ottumwa, Iowa.

Sincerely,

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa
641.683.0650





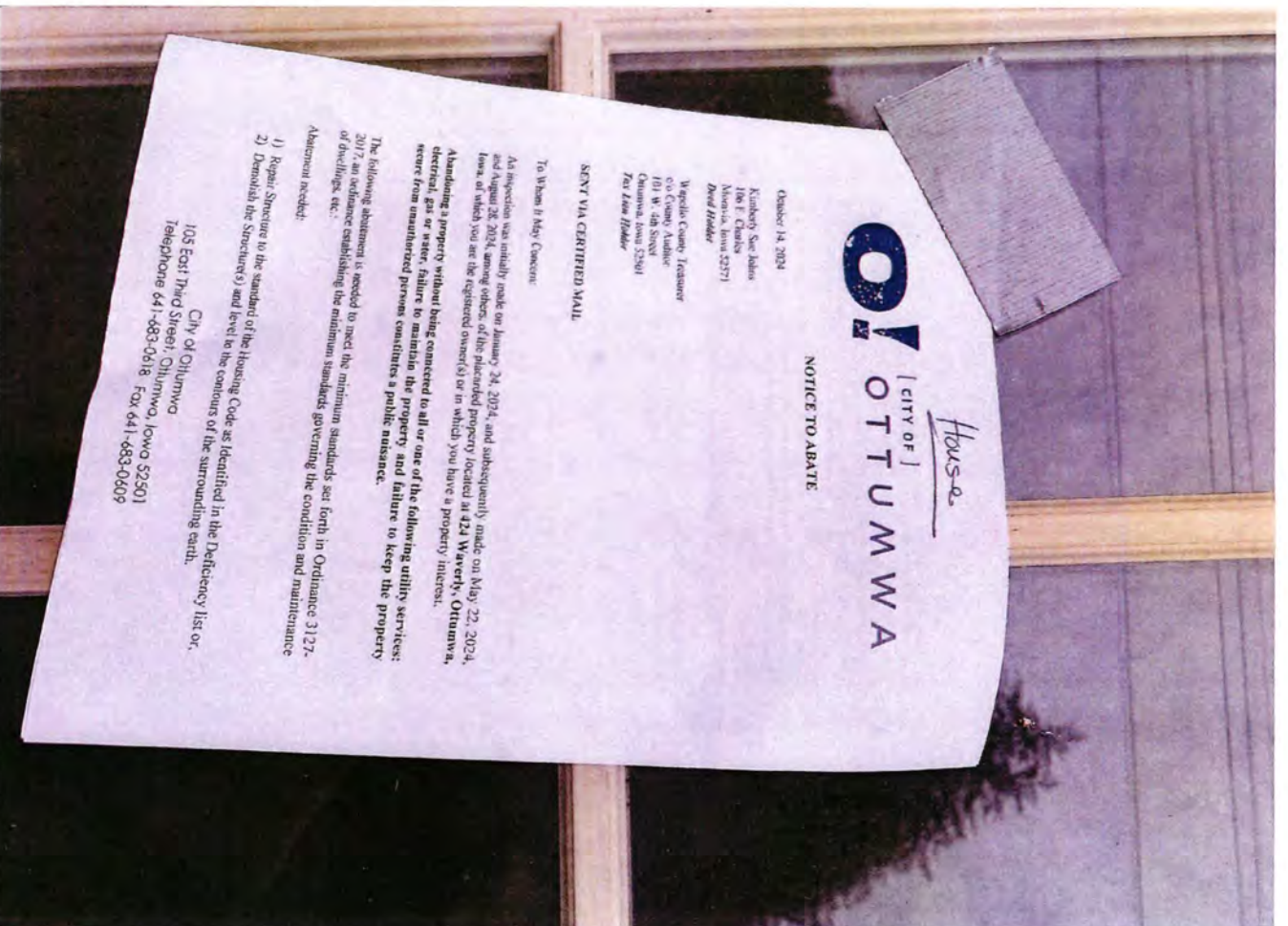
424 waverly

5/22/24



424 waverly

5/7/24



House
CITY OF OTTUMWA

NOTICE TO ABATE

October 14, 2024
Kimberly Sue Adams
106 E. Charles
Masonia, Iowa 52571
David Haskler

Wapello County Treasurer
c/o County Auditor
601 W. 4th Street
Ottumwa, Iowa 52501
Tec Egan Haskler

SENT VIA CERTIFIED MAIL

To Whom It May Concern:

An inspection was initially made on January 24, 2024, and subsequently made on May 22, 2024, and August 28, 2024, among others, of the placarded property located at 424 Waverly, Ottumwa, Iowa, of which you are the registered owner(s) or in which you have a property interest.

Abandoning a property without being connected to all or one of the following utility services: electrical, gas or water, failure to maintain the property and failure to keep the property secure from unauthorized persons constitutes a public nuisance.

The following abatement is needed to meet the minimum standards set forth in Ordinance 3127, 2017, an ordinance establishing the minimum standards governing the condition and maintenance of dwellings, etc.:

Abatement needed:
1) Repair Structure to the standard of the Housing Code as identified in the Deficiency list or;

2) Demolish the Structure(s) and level to the contours of the surrounding earth.

City of Ottumwa
105 East Third Street, Ottumwa, Iowa 52501
Telephone 641-683-0618 Fax 641-683-0609

424 Waverly

10/14/24

**CONDEMNATION NOTICE
VIA CERTIFIED AND
REGULAR MAIL**

TO:

Kimberly Sue Johns; Wapello
County Treasurer

You are hereby notified that the structures located at 424 Waverly, 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:

RIVERVIEW ADD LOT 11
BLK 5 (424 WAVERLY)

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 November 19th, 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 October 14, 2024.

Jake Rusch

Zoning and Housing

Coordinator

City of Ottumwa, Iowa

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Kimberly Sue Johns; Wapello County Treasurer

You are hereby notified that the structures located at **424 Waverly**, 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:

RIVERVIEW ADD LOT 11 BLK 5 (424 WAVERLY)

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 **November 19th, 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 October 14, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa

received
11-14-24 12PM

CITY OF OTTUMWA Staff Summary

**** ACTION ITEM ****

Council Meeting of: Nov 19, 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 642 S. Milner.

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

The Board of Publications can only receive hearing notices on attachments to this Staff Summary if the Proof of Publication is not attached. The item will not be printed on the agenda.

RECOMMENDATION: Open public hearing
Receive comments
Close public hearing
Condemn the structure(s) at 642 S. Milner, 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 642 S. Milner was placarded April 11, 2024. The property was placarded due to poor living conditions, lack of utilities and dilapidation. During the duration of this file the property has had multiple code violations including tall grass, junk motor vehicles, dismantling camper trailers and outdoor nuisances. The city contractors have had to mow the grass and have done multiple cleanups this year. The Ottumwa Police Department has been called to the property on many occasions and have made multiple arrests. 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.



[CITY OF]

OTTUMWA

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

April 11, 2024

Buck Young Bibby
15850 120th St
Douds, IA 52551

Cc: Tabatha Boughner
15850 120th St
Douds, IA 52551

91 7199 9991 7035 6855 6797

To Whom It May Concern:

An inspection was made on **April 11, 2024**, of the property located at **642 S Milner**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

- WILLIAMS 6TH ADD N 1/3 W 1/2 LOT 4 (642 S MILNER) (VIN GD10232399)

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

It is in the opinion of the Housing Code Inspector of the City of Ottumwa, Iowa, under authority of Section 364.17 of the Code of Iowa, and Section 20-3 (K), of the Ottumwa Municipal Code, that said building(s) located on said property is (are) in a condition or in effect dangerous and detrimental to life and health and unfit for human habitation. Therefore, you are hereby given notice of said condition and ordered to correct the situation by doing the following before **May 11, 2024**, to wit:

DEFICIENCY LIST ATTACHED

Repair plan required. In the event that the repairs or demolition cannot be completed within thirty days, a repair plan must be submitted for approval prior to **May 11, 2024**.

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

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

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

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

Failure to make the above said corrections before **12:00 o'clock Noon on May 11, 2024** may result in the declaration by the undersigned pursuant to Section 364.17 of the Code of Iowa, and Section 20-3 (0), of the Ottumwa Municipal Code that said building(s), is (are) a public nuisance.

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

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

Signed and dated at Ottumwa Municipal Building, Ottumwa, Iowa, **April 11, 2024.**

Respectfully,



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

CERTIFIED #91 7199 9991 7035 6855 6797

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



CITY OF
OTTUMWA

Date of Placard Inspection: April 11, 2024
DEFICIENCY LIST-642 S Milner

Exterior

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

Interior

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

4. Have licensed plumber make any required repairs and / or changes to the plumbing system. 504.1
5. Repair and replace damaged and missing drywall, mudding joints, sanding smooth and painting. Providing an uninterrupted, cleanable wall and ceiling covering. 305.3
6. Repair / level weak, damaged, uneven, sagging and humped floors. 305.3
7. Provide an uninterrupted, cleanable floor covering via floor sealant, vinyl, tile, or carpet. 305.3
8. Replace damaged or missing doors. 304.18
9. Repair and properly support any structural components that are weak, sagging, rotted, or in any other way compromised of their integrity. 305
10. Remove and replace all rotted and / or water damaged material. 305
11. Do not allow occupancy for sleeping or dwelling of any rooms without meeting fire egress requirements. 702
12. Maintain adequate fire egress pathways. 702
13. Provide updated and inspected fire extinguishers as required by code. 704.1
14. Pest control performed for any infestations. 309.4

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

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

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

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

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



File

CITY OF
OTTUMWA

NOTICE TO ABATE

October 14, 2024

91 7199 9991 7035 6855 7916

Buck Young Bibby
15850 120th Street
Douds, Iowa 52551
Deed Holder

91 7199 9991 7035 6855 7947

Attn: Iowa Attorney General
State of Iowa
1305 E. Walnut
Des Moines, Iowa 50319

Judgment Lien Holder

91 7199 9991 7035 6855 7923

Tabatha Boughner a/k/a Tabitha Bowghner
15850 120th Street
Douds, Iowa 52551
Deed Holder

91 7199 9991 7035 6855 7930

City of Eldon, Iowa
City Hall
100 5th Street
PO Box 367
Eldon, Iowa 52554

Judgment Lien Holder

91 7199 9991 7035 6855 7954

Wapello County Treasurer
c/o County Auditor
101 W. 4th Street
Ottumwa, Iowa 52501
Tax Lien Holder

SENT VIA CERTIFIED MAIL

To Whom It May Concern:

An inspection was initially made on April 11, 2024, and subsequently made on April 25, 2024, June 26, 2024, and September 9, 2024, among others, of the placarded property located at **642 S Milner, Ottumwa, Iowa**, of which you are the registered owner(s) or in which you have a property interest.

Abandoning a property without being connected to all or one of the following utility services: electrical, gas or water, failure to maintain the property and failure to keep the property secure from unauthorized persons constitutes a public nuisance.

The following abatement is needed to meet the minimum standards set forth in Ordinance 3127-2017, an ordinance establishing the minimum standards governing the condition and maintenance of dwellings, etc.:

Abatement needed:

- 1) Repair Structure to the standard of the Housing Code as Identified in the Deficiency list or.
- 2) Demolish the Structure(s) and level to the contours of the surrounding earth.

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

In the event that this order has not been complied with, a public hearing for condemnation will be held by the Ottumwa Board of Health on the 19th day of November, 2024 at 5:30 P. M. at the Bridge View Center, 102 Church Street, Ottumwa, Iowa.

At such hearing, the Board of Health may condemn the structure and order prompt demolition, removal, and leveling of such property and direct that all costs attendant to such action, including administrative costs, be assessed against the property or collected from the owner or owners thereof.

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

If you have any questions regarding this matter, you may contact this office by calling 641-683-0650 or coming in person to the Building & Code Enforcement Department's temporary office at the Train Depot, 210 W. Main Street, Rm. 02, Ottumwa, Iowa.

Sincerely,

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa
641.683.0650



642 S. Milner

4/10/24



642 S. Milner

4/22/24



642 S. Milner

5/9/24



6412 S. Milner

6/26/24



642 S. Milner

6/26/24



642 s. Milner

10/14/24

**CONDEMNATION NOTICE
VIA CERTIFIED AND
REGULAR MAIL**

TO:

Buck Young Bibby; Tabatha Boughner; Wapello County Treasurer; Iowa Attorney General; City of Eldon, Iowa City Hall

You are hereby notified that the structures located at 642 S Milner, 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:

WILLIAMS 6TH ADD N 1/3
W 1/2 LOT 4 (642 S MILNER)
(VIN GD10232399)

+ 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 November 19th, 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 October 14, 2024

Jake Rusch
Zoning and Housing
Coordinator
City of Ottumwa, Iowa

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Buck Young Bibby; Tabatha Boughner; Wapello County Treasurer; Iowa Attorney General; City of Eldon, Iowa City Hall

You are hereby notified that the structures located at **642 S Milner**, 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:

WILLIAMS 6TH ADD N 1/3 W 1/2 LOT 4 (642 S MILNER) (VIN GD10232399)

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 **November 19th, 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 October 14, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa

received
11.14.24 1a

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: Nov 19, 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 1550 Mable.

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

The text of Public Hearing or each Public Hearing shall be attached to this Staff Summary. If the Public Hearing is not attached, the date will not be placed on the agenda.

RECOMMENDATION: Open public hearing
Receive comments
Close public hearing
Condemn the structure(s) at 1550 Mable, 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 1550 Mable was placarded June 30, 2022. The property was placarded due to lack of utilities and dilapidation. During the duration of this file the property has had multiple code violations and there have been missed inspections. There has never been a repair plan with the current owners and there is no current permission. Condemnation notice was served by certified mail and posting notice on the property and in the Ottumwa Courier.

FILE



[CITY OF]
O T T U M W A

NOTICE TO ABATE

October 14, 2024

91 7199 9991 7035 6855 7879

Rashad Kahn
610 Church Street
Ottumwa, Iowa 52501

Deed Holder

91 7199 9991 7035 6855 7909

Kaneez Fatima
1550 Mable
Ottumwa, Iowa 52501

Deed Holder

91 7199 9991 7035 6855 7886

Rashad Kahn
2040 Agate Street
Marion, Iowa 52302

Deed Holder

91 7199 9991 7035 6855 7893

Wapello County Treasurer
c/o County Auditor
101 W. 4th Street
Ottumwa, Iowa 52501

Tax Lien Holder

SENT VIA CERTIFIED MAIL

To Whom It May Concern:

An inspection was initially made on June 30, 2022, and subsequently made on January 4, 2023, August 21, 2023, and August 27, 2024, among others, of the placarded property located at **1550 Mable, Ottumwa, Iowa**, of which you are the registered owner(s) or in which you have a property interest.

Abandoning a property without being connected to all or one of the following utility services: electrical, gas or water, failure to maintain the property and failure to keep the property secure from unauthorized persons constitutes a public nuisance.

The following abatement is needed to meet the minimum standards set forth in Ordinance 3127-2017, an ordinance establishing the minimum standards governing the condition and maintenance of dwellings, etc.:

Abatement needed:

- 1) Repair Structure to the standard of the Housing Code as Identified in the Deficiency list or,
- 2) Demolish the Structure(s) and level to the contours of the surrounding earth.

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

In the event that this order has not been complied with, a public hearing for condemnation will be held by the Ottumwa Board of Health on the 19th day of November, 2024 at 5:30 P. M. at the Bridge View Center, 102 Church Street, Ottumwa, Iowa.

At such hearing, the Board of Health may condemn the structure and order prompt demolition, removal, and leveling of such property and direct that all costs attendant to such action, including administrative costs, be assessed against the property or collected from the owner or owners thereof.

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

If you have any questions regarding this matter, you may contact this office by calling 641-683-0650 or coming in person to the Building & Code Enforcement Department's temporary office at the Train Depot, 210 W. Main Street, Rm. 02, Ottumwa, Iowa.

Sincerely,

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa
641.683.0650



[CITY OF]

OTTUMWA

Date of Placard Inspection: September 8, 2022
DEFICIENCY LIST-1550 Mable

Exterior/Yard

1. Repair or replace all damaged siding. 304.6
2. Repair or replace all damaged 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. Replace storm doors, unless entry doors are weather resistant material. 20-7-15
6. Repair or replace damaged or missing doors. 304.18
7. Provide deadbolt locks to entry doors. 304.18
8. Repair or replace damaged or missing windows. 304.13
9. Repair or replace damaged or missing storm windows and screen unless windows are weather resistant material. 304.13 20-7-15
10. Repair foundation to be plumb and free from open cracks and breaks. 304.5
11. Repair loose, worn or damaged deck boards on porch. 304.15
12. Repair exterior electrical junction box to be appropriately sealed from the elements. 604.3
13. Trim back all overgrown plant growth in yard. Dispose of any yard waste or tree debris. 302.1
14. Dispose of all prohibited outdoor storage, waste and debris in yard / keep free of such nuisance violations. 24-3-12, 302.1
15. Remove any vehicle(s) and prevent any future vehicles from being on the placarded property. 20-3
16. Keep the grass kept below 10". 24-3-10
17. 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 uneven, sagging and humped floors. 305.3
5. Provide an uninterrupted, cleanable floor covering via floor sealant, vinyl, tile, or carpet. 305.3

9/23/22

6. Repair second floor stair railing to be in sound condition and to reject a 4" sphere. 305
7. Repair and properly support any structural components that are weak, sagging, rotted, or in any other way compromised of their integrity. 305
8. Repair foundation to be plumb and free from open cracks and breaks. 304.5
9. Remove and replace all rotted and / or water damaged material. 305
10. Install minimum of one bathroom facility. 20-7-14
11. Install kitchen facility, cabinets, counter spaces, sink, electrical requirements for range stove and refrigerator. 20-7-14
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. Do not allow occupancy for sleeping or dwelling of any rooms without meeting fire egress requirements. 702
16. Provide updated and inspected fire extinguishers as required by code. 704.1
17. Pest control performed for any infestations. Possible termite damage documented during the inspection. 309.4

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.

9/23/22



[CITY OF]

OTTUMWA

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

July 6, 2022

Mark Williams
910 Sheffield
Ottumwa, IA 52501

91 7199 9991 7035 6855 5226

To Whom It May Concern:

An inspection was made on **June 30, 2022** of the property located at **1550 Mable**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

MANNING'S 1ST ADD LOT 26 BLK 2 (1550 MABLE)

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 **August 8, 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 **August 8, 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

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

7/6/22

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 August 8, 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, **July 6, 2022.**

Respectfully,



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

CERTIFIED #91 7199 9991 7035 6855 5226

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

7/6/22



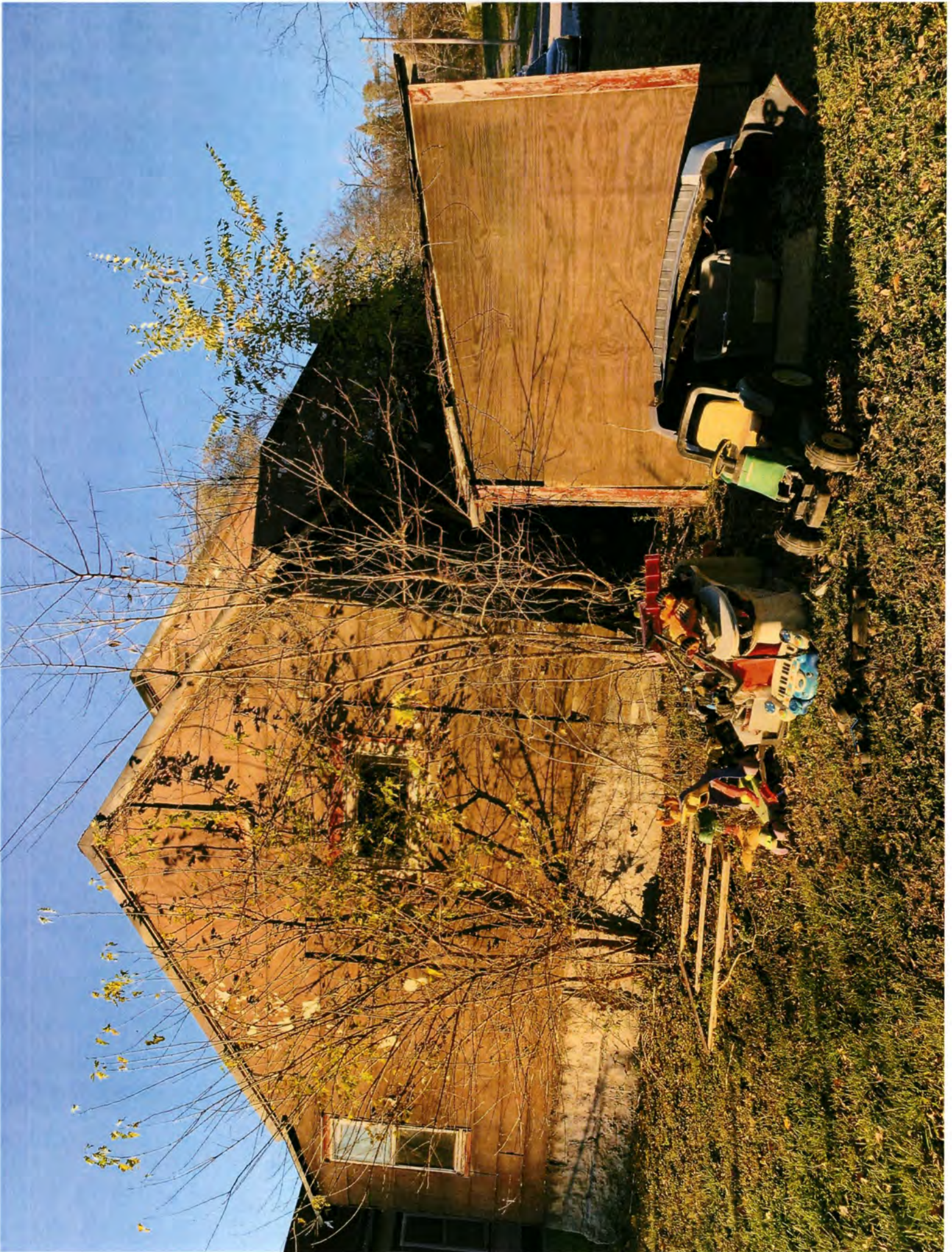


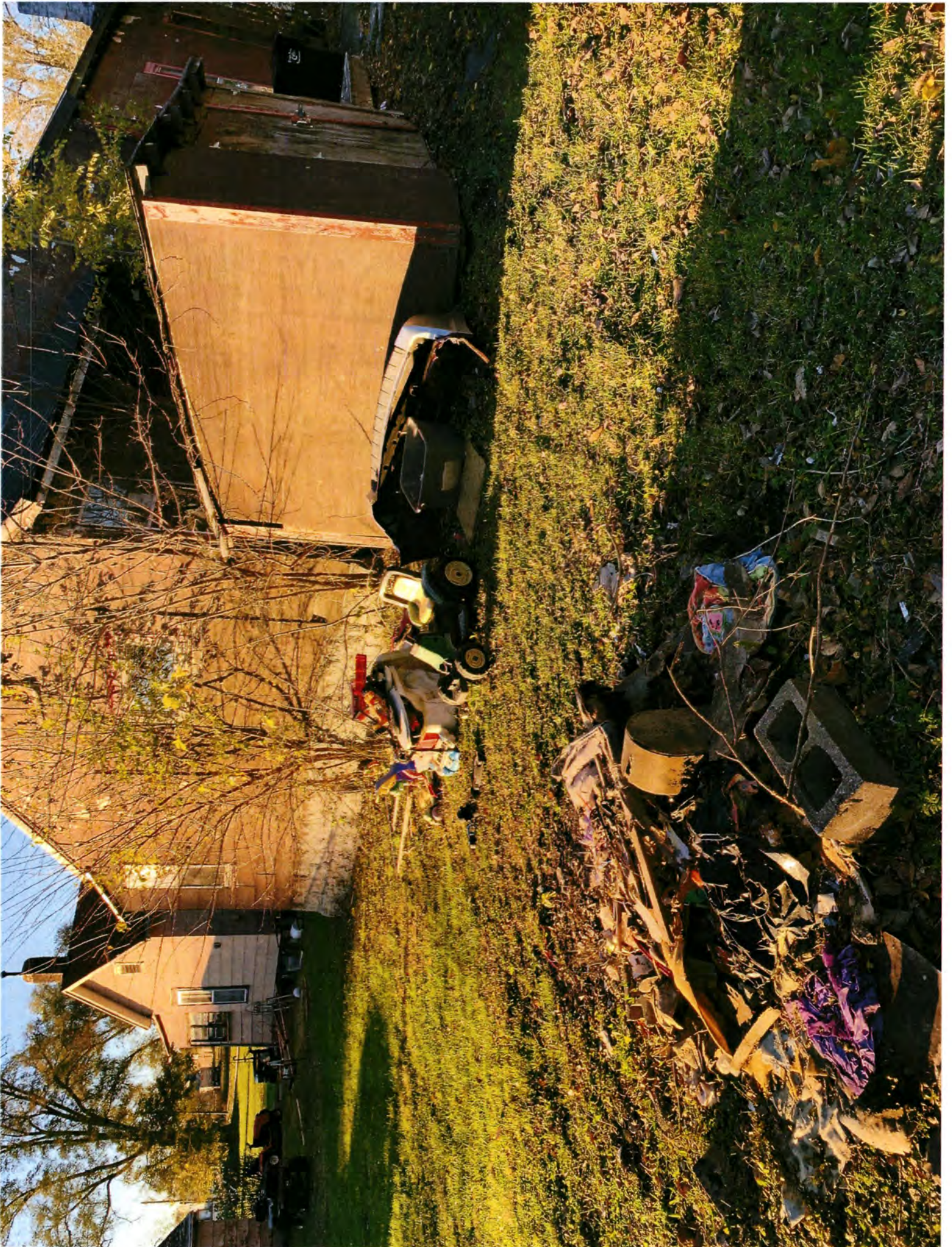
















Public Notices

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO:

Rashad Kahn; Kaneez Fati-
ma; Wapello County Treasurer

You are hereby notified that
the structures located at 1550
Mable, Ottumwa, IA has been
determined to be a public nui-
sance, 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 noti-
fied that the legal description of
the above property is as fol-
lows:

MANNING'S 1ST ADD LOT
26 BLK 2 (1550 MABLE)

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 de-
scribed above will be held by
the Ottumwa Board of Health
on November 19th, 2024 at
5:30 p.m. at the Bridge View
Center, 102 Church Street, Ot-
tumwa, Iowa. If you wish to
contest this action, you must
do so by filing a written state-
ment with the City Clerk, 210
W Main Street, Ottumwa, IA
52501 within five (5) days of
the publication of this notice.

TAKE NOTICE AND GOV-
ERN YOURSELF

ACCORDINGLY!

DATED October 14, 2024

Jake Rusch
Zoning and Housing
Coordinator
City of Ottumwa, Iowa

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL

TO: Rashad Kahn; Kaneez Fatima; Wapello County Treasurer

You are hereby notified that the structures located at **1550 Mable**, Ottumwa, IA has been determined to be a public nuisance, and that the nuisance must be abated by demolition within thirty (30) days of this notice and the lot cleaned and leveled. You are further notified that the legal description of the above property is as follows:

MANNING'S 1ST ADD LOT 26 BLK 2 (1550 MABLE)

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 **November 19th, 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 October 14, 2024

Jake Rusch
Zoning and Housing Coordinator
City of Ottumwa, Iowa