



TENTATIVE AGENDA
OTTUMWA BOARD OF HEALTH

MEETING NO. 1
Bridge View Center, 102 Church St.

February 4, 2025
5:30 O'clock P.M.

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

Approval of Minutes 1. Approve the minutes from Meeting No. 6 on November 19, 2024 as presented.

RECOMMENDATION: Approve the minutes.

Condemnation Hearing 220 W. Fifth 2. This is the time, place and date set to consider condemnation of the structures on the property located at 220 West Fifth in the City of Ottumwa, Wapello County, Iowa.

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 220 W. Fifth, 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 220 W. Fifth.

Adjourn 3. Adjournment.



[CITY OF]
O T T U M W A

FAX COVER SHEET

City of Ottumwa

DATE: 1/31/2025 TIME: 9:20 AM NO. OF PAGES 2
(Including Cover Sheet)

TO: News Media CO: _____

FAX NO: _____

FROM: Christina Reinhard

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

MEMO: Tentative Agenda for the Board of Health Meeting #01 to be held on 2/4/2025 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

 FAX MULTI TX REPORT

JOB NO. 0337
 DEPT. ID 4717
 PGS. 2

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

Ottumwa Courier
 KTVO
 Ottumwa Waterworks
 Tom FM



FAX COVER SHEET

City of Ottumwa

DATE: 1/31/2025 TIME: 9:20 AM NO. OF PAGES 2
 (Including Cover Sheet)

TO: News Media CO: _____

FAX NO: _____

FROM: Christina Reinhard

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

MEMO: Tentative Agenda for the Board of Health Meeting #01 to be held on 2/4/2025 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

TX REPORT

JOB NO. 0337
DEPT. ID 4717
ST. TIME 01/31 09:25
SHEETS 2
FILE NAME

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

Ottumwa Courier
KTVO
Ottumwa Waterworks
Tom FM



FAX COVER SHEET

City of Ottumwa

DATE: 1/31/2025 TIME: 9:20 AM NO. OF PAGES 2
(Including Cover Sheet)

TO: News Media CO: _____

FAX NO: _____

FROM: Christina Reinhard

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

MEMO: Tentative Agenda for the Board of Health Meeting #01 to be held on 2/4/2025 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

OTTUMWA BOARD OF HEALTH MINUTES

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

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

The meeting was called to order at 5:30 P.M.

Present were Council Member McAntire, Reid, Hoffman, Caviness, Galloway. Mayor Johnson absent. Council Member Galloway acting as Mayor Pro Tem.

- Approval of Minutes
1. Caviness moved, seconded by McAntire to approve mins. from Mtg. No. 5 on Oct. 1, 2024 as presented. All ayes.
- 424 Waverly
2. This was the time, place and date set to consider condemnation of the structures located at 424 Waverly in the City of Ottumwa, Wapello County, IA. Comm. Dev. Dir. Simonson reported property was placarded Jan. 1, 2024 due to poor living conditions, lack of utilities and dilapidation. Multiple code violations (tall grass, junk motor vehicles, squatting, open to the elements, outdoor nuisances). No current repair plan or permission. Hoffman moved, seconded by Reid to close public hearing. All ayes.

Hoffman moved, seconded by McAntire to 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 admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. All ayes.
- 642 S. Milner
3. This was the time, place and date set to consider condemnation of the structures located at 642 South Milner in the City of Ottumwa, Wapello County, IA. Simonson reported property was placarded April 11, 2024 due to poor living conditions, lack of utilities and dilapidation. Multiple code violations (tall grass, junk motor vehicles, dismantling camper trailers and outdoor nuisances). OPD has been called to the property on many occasions and have made multiple arrests. No current repair plan or permission. Property owners may try to demolish structures themselves; we will issue thirty day notice and if they initiate demo within this time, we won't receive bids to contract demo. Caviness moved, seconded by Hoffman to close public hearing. All ayes.

Hoffman moved, seconded by McAntire to 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 admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. All ayes.
- 1550 Mable
4. This was the time, place and date set to consider condemnation of the structures located at 1550 Mable in the City of Ottumwa, Wapello County, IA. Simonson reported property was placarded June 30, 2022 due to lack of utilities and dilapidation. No current repair plan or permission. Caviness moved, seconded by Hoffman to close public hearing. All ayes.

Hoffman moved, seconded by Reid to 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 admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. All ayes.

Adjourn

5. There being no further business, Hoffman moved, seconded by McAntire that the mtg. adjourn. All ayes.

Adjournment was at 5:42 P.M.



ATTEST:

Christina Reinhard

Christina Reinhard, CMC, City Clerk

OTTUMWA BOARD OF HEALTH

A handwritten signature in blue ink, appearing to read "Cara Galloway", is written over a horizontal line.

Cara Galloway, Mayor Pro Tem & Chair



CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: Feb 4, 2025

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 220 W Fifth Street.

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

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

RECOMMENDATION: Open public hearing
Receive comments
Close public hearing
Condemn the structure(s) at 220 W Fifth St, 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 220 W Fifth Street was placarded January 30, 2024. The property was placarded due to poor living conditions, lack of utilities and dilapidation. During the duration of the file, the property has had multiple code violations and has caught fire two separate times. The back half of the building has collapsed completely. 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 30, 2024

Alexander Coleman
1635 460th Ave
Montezuma, IA 50171

91 7199 9991 7035 6855 6452

Cc: Paul Eugene La Point
211 S Hancock
Ottumwa, IA 52501

Cc: Bradley & Fleming Enterprises Inc
1007 Bruce
Ottumwa, IA 52501

To Whom It May Concern:

An inspection was made on **January 30, 2024**, of the property located at **220 W Fifth**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

OTTUMWA ORIGINAL LOT 45 BLK 5 (220 W FIFTH)

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 30, 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 30, 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 30, 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 30, 2024.**

Respectfully,



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

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: January 30, 2024

DEFICIENCY LIST-220 W Fifth

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. Remove dead, dangerous and other tree limbs that are damaging the structure.
 11. Repair or demolish outbuildings to meet current code. 302.7
 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 water lines, extension cords, or any other supplemental temporary services from adjacent properties or passing through openings such as windows, doors, etc.
 14. Remove any vehicle(s) and prevent any future vehicles from being on the placarded property. 20-3
 15. Keep the grass kept below 10". 24-3-10
 16. 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. Ensure all units are provided with an approved heat source that adequately heats the required space. 602.2
6. Repair and replace damaged and missing drywall, mudding joints, sanding smooth and painting. Providing an uninterrupted, cleanable wall and ceiling covering. 305.3
7. Repair / level weak, damaged, uneven, sagging and humped floors. 305.3
8. Provide an uninterrupted, cleanable floor covering via floor sealant, vinyl, tile, or carpet. 305.3
9. Replace damaged or missing doors. 304.18
10. Repair and properly support any structural components that are weak, sagging, rotted, or in any other way compromised of their integrity. 305
11. Remove and replace all rotted and / or water damaged material. 305
12. Do not allow occupancy for sleeping or dwelling of any rooms without meeting fire egress requirements. 702
13. Provide smoke detectors where required. 704.1
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.)

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.



[CITY OF]

OTTUMWA

NOTICE TO VACATE

January 30, 2024

Occupants
220 W Fifth
Ottumwa, IA 52501

To Whom It May Concern:

An inspection was conducted on the property located at **220 W Fifth**, in the City of Ottumwa, Wapello County, Iowa. This property has now been placarded as unfit for human habitation by the City of Ottumwa.

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

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

Respectfully,

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



220 W. 5th

11/25/24



[CITY OF]
O T T U M W A

NOTICE TO ABATE

January 7, 2025

Bradley & Fleming Enterprises, Inc.
f/k/a B & F Enterprises, a partnership
c/o Richard J. Gaumer, Reg. Agent
111 W. 2nd Street
Ottumwa, Iowa 52501
Deed Holder

LSA Investments LLC Series 33 PS, address of
c/o Learned & Associates, PC, Reg. Agent
812 Ashworth Road
West Des Moines, Iowa 50265
Tax Sale Certificate Holder (No. 2023-00556)

Bradley & Fleming Enterprises, Inc.
f/k/a B & F Enterprises, a partnership
1007 Bruce Street
Ottumwa, Iowa 52501
Deed Holder

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

Alexander Coleman
1635 460th Avenue
Montezuma, Iowa 50171
Contract Buyer

SENT VIA CERTIFIED MAIL

To Whom It May Concern:

An inspection was initially made on January 30, 2024, and subsequently made on May 21, 2024, September 5, 2024, and November 20, 2024, among others, of the placarded property located at **220 W Fifth, Ottumwa, Iowa**, of which you are the registered owner(s) or in which you have a property interest.

Abandoning a property after a structure fire and 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.:

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

Abatement needed:

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 4th day of February , 2025 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

Public Notices

1635 460th Avenue
Montezuma, Iowa 50171
Contract Buyer
SENT VIA CERTIFIED MAIL
To Whom It May Concern:

An inspection was initially made on January 30, 2024, and subsequently made on May 21, 2024, September 5, 2024, and November 20, 2024, among others, of the placarded property located at 220 W Fifth, Ottumwa, Iowa, of which you are the registered owner (s) or in which you have a property interest.

Abandoning a property after a structure fire and 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:

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 4th day of February, 2025 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 Departments 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

Public Notices

and in addition pay the reasonable costs of serving this notice. No attorney fees are claimed. Richard Hulley, 104 S D ST, Fairfield, Iowa 52556.

The Blakesburg Cemetery Board is taking bids for mowing and trimming the Blakesburg Cemetery.

This will be bid as a contract for the 2025 mowing season, April-October. The Cemetery Board reserves the right to reject any or all bids. The contractor will use their own equipment. Successful bidder will be required to provide a certificate of insurance with minimum coverage of \$500,000 liability and workmans comp insurance for employees. Bids are due by January 30, 2025. Send bids to: Paul Wilson, Blakesburg City Hall, Box 215, Blakesburg, IA 52536. 641-938-2413. bbtownhall@gmail.com

In the Iowa District Court for Wapello County Upon the Petition of Maria Esperanza Meneces Garcia Petitioner and concerning Antonio Tzoy Oxiaj Respondent Equity case no.

DREQ114414 Original Notice by Publication

1. Information for Respondent Named Above
Petitioner (the other parent) has filed a custody and visitation lawsuit naming you as Respondent.

Petitioners contact information during the custody and visitation case:

Maria Esperanza Meneces Garcia
946 West St,
Ottumwa, IA 52501

2. Respondents Deadline for Filing a Response

You must file an Answer or a Motion with the clerk of court in the above county within 20 days after receiving this notice.
January 11, 2025

3. Instructions to Respondent Named Above

You must file an Answer or a Motion with the clerk of court in the above county within 20 days after the date provided above. If you do not respond, the court may enter a judgment against you giving Petitioner what he or she asked for in the Petition. You must register to eFile through the Iowa Judicial Branch website at <https://www.iowacourts.state.ia.us/Efile/> and obtain a log in and password to file and view documents in your case and to receive service and notices from the court. For general rules and information on electronic filing, refer to the Iowa Court Rules Chapter 16, Iowa Rules of Electronic Procedure, available on the Iowa Judicial Branch website. For court rules on the Personal Privacy Protection in court filings, refer to Division VI of the Iowa Court Rules, Chapter 16.

Important Notice to Respondent

You should talk to an attorney

NOTICE TO ABATE

January 7, 2025

Bradley & Fleming
Enterprises, Inc.
f/k/a B & F Enterprises,
a partnership
c/o Richard J. Gaumer,
Reg. Agent
111 W. 2nd Street
Ottumwa, Iowa 52501
Deed Holder
LSA Investments LLC Series
33 PS, address of c/o Learned
& Associates, PC, Reg. Agent
812 Ashworth Road
West Des Moines, Iowa
50265
Tax Sale Certificate Holder
(No. 2023-00556)
Bradley & Fleming Enterprises,
Inc.
f/k/a B & F Enterprises,
a partnership
1007 Bruce Street
Ottumwa, Iowa 52501
Deed Holder
Wapello County Treasurer
c/o County Auditor
101 W. 4th Street
Ottumwa, Iowa 52501
Tax Lien Holder
Alexander Coleman

1/11/2025