

TENTATIVE AGENDA  
OTTUMWA BOARD OF HEALTH

MEETING NO. 3  
Council Chambers, City Hall

August 18, 2020  
5:30 O'clock P.M.

In order to protect the health and safety of our citizens and staff and mitigate the spread of COVID-19, we are following the Proclamation of a State Public Health Disaster Emergency issued at 12:00 P.M. on Tuesday, March 17, 2020, which has been extended through August 23, 2020. Effective 8:00 a.m. on June 12, 2020, and continuing until 11:59 p.m. on August 23, 2020: mass gatherings or events of more than 10 people in attendance may be held but only if the gathering complies with all other relevant provisions in the Proclamation with the following requirements: social distancing: the gathering organizer must ensure at least six feet of physical distance between each group or individual attending alone and implement reasonable measures under the circumstances of each gathering to ensure social distancing of gathering participants, increased hygiene practices, and other public health measures to reduce the risk of transmission of COVID-19 consistent with guidance issued by the IDPH.

ROLL CALL: Council Member Berg, Dalbey, Meyers, Roe, Stevens and Mayor Lazio.

Approval of Minutes 1. Approve the minutes from Meeting No. 2 on June 2, 2020 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 described as the West 13 acres of the East 40.68 acres of the North half of the Southeast Quarter of Section 2, Township 71 North, Range 14 West of the 5<sup>th</sup> P.M., in the City of Ottumwa, Wapello County, Iowa commonly known as 880 West Montagne Lane.

A. Open hearing for comments.

B. Close public hearing.

C. Condemn the structures located at 880 West Montagne Lane, 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 880 West Montagne Lane.

Adjourn 3. Adjournment.



[ CITY OF ]  
O T T U M W A

**FAX COVER SHEET**

City of Ottumwa

DATE: 8/14/2020 TIME: 8:45 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 #3 to be held on 8/18/2020

---

---

---

---

---

---

---

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

JOB NO. 2306  
DEPT. ID 4717  
PGS. 2  
TX INCOMPLETE -----  
TRANSACTION OK 96847834  
916606271885  
ERROR 916416828482

Ottumwa Courier  
KTVO  
Tom FM



[ CITY OF ]  
O T T U M W A

**FAX COVER SHEET**

City of Ottumwa

DATE: 8/14/2020 TIME: 8:45 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 #3 to be held on 8/18/2020

---

---

---

---

---

---

---

---

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

JOB NO. 2306  
DEPT. ID 4717  
ST. TIME 08/14 08:43  
SHEETS 2  
FILE NAME  
TX INCOMPLETE -----  
TRANSACTION OK 96847834  
916606271885  
ERROR 916416828482

Ottumwa Courier  
KTVO  
Tom FM



**FAX COVER SHEET**

City of Ottumwa

DATE: 8/14/2020 TIME: 8:45 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 #3 to be held on 8/18/2020

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## OTTUMWA BOARD OF HEALTH MINUTES

MEETING NO. 2  
Council Chambers, City Hall

June 2, 2020  
5:30 O'clock P.M.

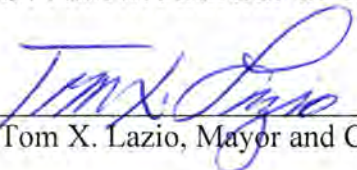
In order to protect the hlth and safety of our citizens and staff and mitigate the spread of COVID-19, we are following the Proclamation of a State Public Hlth Disaster Emergency issued at 12:00 P.M. on Tues., March 17, 2020, which has been extended through June 25, 2020. Eff 12:01 a.m. on June 1, 2020, and continuing until 11:59 p.m. on June 17, 2020: mass gatherings or events of more than 10 ppl in attend may be held but only if the gathering complies with all other relevant provisions in the Proclamation with the following reqs: limit the number of participants present in any indoor venue by 50% of its normal operating capacity and ensure at least six feet of physical distance between each group or individual attending alone are followed. The City Admin. will continue to evaluate the impact of COVID-19 on our community and will follow the guidelines and reqs of Wapello County EMA, the IDPH, and the CDC. The City will continue to record and broadcast mtgs of the City Council on the YouTube channel so they are accessible to the public.

During Public Hearings, individuals can call 641-683-4581 to address the Council. During the meeting, Staff will reserve a min of 4 mins for each PH Item to allow time for individuals to call in for questions/concerns.

Present were Council Member Stevens, Berg, Dalbey, Meyers, Roe and Mayor Lazio.

- Approval of Minutes
1. Roe moved, seconded by Meyers to approve the mins. from Mtg No. 1 on April 7, 2020 as presented. All ayes.
- 640 E. Main
2. This was the time, place and date set to consider condemnation of the structures on the property described as the Southeast 18.3 feet of Lot #2 in Simmanons Subdivision of Outlot #4 in the City of Ottumwa, Wapello County, IA commonly known as 640 E. Main. Planner Simonson stated the property was placarded April 9, 2020 due to failure to complete demo and clean-up of a dilapidated and unsafe structure. Initially the City recd a complaint about the property in 2016 and staff attempted to work with the owner to abate the nuisance. Despite issuing two citations and allowing ample time, to date the work has not been completed. No objections were received. Meyers moved, seconded by Stevens to close the public hearing. All ayes.
- Roe moved, seconded by Berg to condemn the structures located at 640 E. Main, order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. All ayes.
- Adjourn
3. Dalbey moved, seconded by Roe that the meeting adjourn. All ayes. Adjournment was at 5:36 P.M.

OTTUMWA BOARD OF HEALTH

  
Tom X. Lazio, Mayor and Chairman

ATTEST:

  
Christina Reinhard, City Clerk

# CITY OF OTTUMWA

## Staff Summary

**\*\* ACTION ITEM \*\***

Council Meeting of: Aug 18, 2020

Jody Gates

Prepared By

Kevin C Flanagan

Department Head

Health & Inspections

Department

City Administrator Approval

AGENDA TITLE: This is the time, place and date to consider condemnation of the structure (s) on property described as 880 W. Montagne Lane in Ottumwa, Iowa

\*\*\*\*\*



**\*\*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) located at 880 W. Montagne Lane, 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: This property was placarded January 10, 2019 due to the structure not meeting the minimum housing standards in order to occupy as a dwelling. Staff attempted to work with the owner to allow time to turn the barn into a dwelling. During this time there were nuisance complaints regarding the condition of the property in addition to the housing code issues. In April of this year there was a fire in the structure causing a total loss. Notices were sent establishing a deadline of June 8th to abate the nuisances on the property and July 8th to clean up the burned debris. Both deadlines

Source of Funds: 151-3-342-6499

Budgeted Item:



Budget Amendment Needed:

passed with no substantial progress. The property owners claimed they couldn't clean up the fire debris due to an ongoing investigation into the cause of the fire. Health Department contacted the Fire Inspector to confirm that the fire investigation was complete before notifying the owners of the condemnation hearing and Inspector Bengel confirmed that the investigation into the cause of the fire was complete. Staff recommends the Board of Health condemn the structure (s) after which the City will hire a contractor to remove the remaining debris.

# PROOF OF PUBLICATION

STATE OF IOWA  
WAPELLO COUNTY

I, Ron Gutierrez, being duly sworn on my oath, say I am the Publisher of the Ottumwa Courier, a newspaper printed in said Wapello County, Iowa and of general circulation there in, and that the advertisement

Public Notice  
City of Ottumwa hereto attached was  
published in said newspaper for 1 consecutive weeks to-wit: 8/04/2020 Subscribed and sworn to  
before me, and in my presence, by the said 4th day of August, 2020



Notary Public

In and for Wapello County

Printer's fee \$ 21.32

## COPY OF PUBLIC NOTICE

**PUBLIC NOTICE**  
TO: Terilyn C. Jacob and Unknown Spouse, if any James J. Jacob and Unknown Spouse, if any Iowa Child Support Recovery State of Iowa Wapello County, Iowa You are hereby notified that the structures located at **880 W. Montagne Lane, Ottumwa, IA** have been determined to be a public nuisance, and that the nuisance must be abated by demolition within 30 days of the date of the Condemnation Notice and the lot cleaned and leveled. You are further notified that the legal description of the above property is as follows: **The West 13 acres of the East 40.68 acres of the North Half of the Southeast Quarter of Section 2, Township 71 North, Range 14 West of the 5th P.M., in Wapello County, Iowa, except roadways.** You are further notified that if the nuisance is not abated within 30 days of the date of the Condemnation 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 18, 2020 at 5:30 p.m.** in the Council Chambers of City Hall, 105 East Third 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** July 9, 2020 Kevin Flanagan, Director of Health, Inspections, Solid Waste & Planning City of Ottumwa, Iowa



IN THE IOWA DISTRICT COURT FOR WAPELLO COUNTY, Ivone Alegria, Petitioner, vs. Milton Guardado, Respondent. No. JGV006569, ORIGINAL NOTICE FOR PUBLICATION. TO THE ABOVE-NAMED RESPONDENT: You are notified that a petition was filed in the office of the clerk of this court on June 16, 2020 naming you as a respondent in this action. This is a petition to establish a guardianship for minor child J.D.G.L. and prays for the following relief: an order granting the Petitioner a guardianship of J.D.G.L., a finding that it is not in J.D.G.L.'s best interest to return to El Salvador; a finding that J.D.G.L. cannot be reunited with the Respondent due to abuse, neglect, abandonment, or a similar reason under state law. The attorney for the Petitioner is Logan Lewis, whose address is Malott Law P.L.C., 1934 Boyrum Street, Iowa City, Iowa. The attorney's telephone number is 319-358-1900; facsimile number 319-358-1902. You must serve a motion or answer on or before the 18th day of August, 2020, and, within a reasonable time thereafter, file your motion or answer with the Clerk of Court for Wapello County, at the courthouse in Ottumwa, Iowa. If you do not, judgment by default may be rendered against you for the relief demanded in the petition. If you require the assistance of auxiliary aids or services to participate in court because of a disability, immediately call your district ADA coordinator at 319-398-3920, ext.1105, if you are hearing impaired, please call Relay Iowa TTY at 1-800-735-2942. IMPORTANT: YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS.

IN THE IOWA DISTRICT COURT IN AND FOR WAPELLO COUNTY IN THE MATTER OF THE ESTATE OF PETER G. BALLINGALL, Deceased. Probate No. TRPR002932 NOTICE TO ALL PERSONS INTERESTED IN THE TRUST ESTATE OF PETER G. BALLINGALL, DECEASED: You are hereby notified there is

now on file in the office of the Clerk of the Wapello District Court the Eighty-first Annual Report of the Trustees of the Trust Estate of Peter G. Ballingall, deceased, which Report shows a full and detailed statement of receipts and disbursements of said Trustees for the calendar year 2019 and makes a full report of the actions of the Trustees for that year. A copy of said Report and accounting of all receipts and disbursements is filed with the Wapello County Clerk of Court and is available there for inspection by any citizen. You are further notified that by order of court, hearing on the matter of approval of said Report will be held before the assigned judge of the Eighth Judicial District in the courtroom of the Wapello County Courthouse, Ottumwa, Iowa, on the 8th day of September, 2020, at 9:30 o'clock A.M., at or before which time you may appear and file written objection or exception thereto if any you have and, in default thereof, the Court will make such order in respect thereto as shall be deemed requisite in the premises. NOW, THEREFORE, TAKE NOTICE AND GOVERN YOURSELVES ACCORDINGLY: William H. Alexander, John Vandello and Russell Sporer, Trustees of the Trust Estate of Peter G. Ballingall, Deceased. BY: Michael O. Carpenter AT0001321 Gaumer, Emanuel, Carpenter & Goldsmith, P.C. 111 West 2nd Street - P.O. Box 601 Ottumwa, Iowa 52501-0601 (641) 682-7579 - telephone (641) 682-6982 - facsimile moc@ottumwalaw.com ATTORNEY FOR TRUSTEES

Maharishi Vedic City Minutes of a City Council Meeting  
Wednesday, July 22, 2020, 2:30 PM  
1750 Maharishi Center Avenue  
Present: Mayor Rogers Badgett, City Council Members Chris Johnson, Steve Boss, Kara Anastasio, Leslee Goldstein, Stellavera Kilcher—all by Zoom due to the pandemic. Absent: None Also Present: Dr. Kent Boyum, Kathy Petersen Mayor Badgett called the meeting to

order. 1. Public Comment Period—None. 2. Minutes—After discussion, Anastasio moved, Goldstein seconded, to amend minutes from a meeting held June 24, 2020, to add the phrase: "Kara Anastasio appreciated Mr. Goldstein's comments, asked the council to respond, and suggested getting a legal opinion about the issue." Ayes: Anastasio, Goldstein, Kilcher; Nays: Johnson, Boss; motion carried. Anastasio moved, Goldstein seconded to approve minutes from a meeting held July 8, 2020. Ayes: Johnson, Boss, Anastasio, Goldstein, Kilcher; Nays: none. 3. Claims—Anastasio moved, Goldstein seconded to approve the report, Ayes: Johnson, Boss, Anastasio, Goldstein, Kilcher; Nays: none. 4. Treasurer's Report—Anastasio moved, Goldstein seconded, to approve the report for June 2020. Ayes: Johnson, Boss, Anastasio, Goldstein, Kilcher; Nays: none. 5. Roads Report—Dr. Boyum reported that LL Pelling thinks repair work isn't needed on City streets apart from some patching. They will check the roads again in September. 6. Solar Initiative—Dr. Boyum reported on his research for innovative solar technologies, including solar projects in small communities. Discussion took place regarding batteries, hubs, networks, storing and selling electricity, investments, establishing a coop. 7. Organic Agriculture—Dr. Boyum reported on organic farming activity in the City. Discussion took place about the City's organic ordinance inspired by Maharishi. Kilcher moved, Goldstein seconded, to send a reminder of the ordinance to residents each spring with a list of approved organic gardening products. Ayes: Johnson, Boss, Anastasio, Goldstein, Kilcher; Nays: none. 8. Report on City Attorney Search—Attorney Tom Makeig joined the meeting by Zoom. He spoke of his experience in establishing the City and his current activities. A report on other candidates was given. 9. City Council Policy Manual—Kathy Petersen outlined some of the topics to be included in the manual; she said a draft will

be ready at the next regular meeting. 10. Other Business—Discussion took place about ensuring a high response rate to the 2020 Census. Mayor Badgett adjourned the meeting. Rogers Badgett, Mayor Kathy Petersen, City Clerk  
Summary of Receipts, 7/9-7/22/20 General Fund 90.00 Special Revenue Funds 21,941.27 Business Funds 13,880.18 Total, Summary of Receipts 35,911.45 Claims General Fund Amazon Office Supplies 91.04 Arnold Refrigeration HVAC maintenance 1,026.50 Bruegge, Sarah Mowing 270.00 Connelly, Inc. Trash & recycling pickup 118.55 Edward Petersen Contracting Office Supplies 133.16 Jorge's Lawn and Landscaping Gardening 590.00 LISCO Telephone July 186.64 Ottumwa Courier Publication 139.62 Pioneer Telephone Long distance 16.73 Total, General Fund 2,572.24 Special Revenue Funds Alliant Energy Utilities 28.95 Bruegge, Sarah Mowing 30.00 EQR Mowing 572.00 Jorge's Lawn and Landscaping Gardening 255.00 Total, Special Revenue Funds 885.95 Business Funds First National Bank Water Note Debt Service 34,212.50 Total, Business Funds 34,212.50 Total, Claims 37,670.69

NOTICE OF PUBLIC HEARING  
The City Council of the City of Ottumwa, Iowa, will hold a public hearing at 5:30 p.m. on Tuesday, August 18, 2020 at City Hall of the City of Ottumwa, Iowa for the purpose of passing and adopting Our Ottumwa Comprehensive Plan. Our Ottumwa plan is a new comprehensive plan that will be used to help guide growth and development within our community. Public meetings and planning workshops have been held over the past year. Participants with in several work sessions helped assess the current state of the City and identify issues that will be most important to Ottumwa in the future. The plan was developed using ideas and suggestions from citizens. The planning sessions helped to determine the recommendations contained in Our Ottumwa

plan. The plan outlines different ways for the City to grow and expand in the coming years. Anyone who would like to review Our Ottumwa plan visit OurOttumwa.com. Any and all persons wishing to comment on Our Ottumwa plan are invited to be present at the above-listed time and place to present their comments, or contact Zach Simonson at simonsonz@ottumwa.us; 641-683-0606. City of Ottumwa, Iowa By: Tom X. Lazio, Mayor ATTEST: Christina Reinhard, City Clerk

PUBLIC NOTICE  
TO: Terilyn C. Jacob and Unknown Spouse, if any James J. Jacob and Unknown Spouse, if any Iowa Child Support Recovery State of Iowa Wapello County, Iowa You are hereby notified that the structures located at 880 W. Montagne Lane, Ottumwa, IA have been determined to be a public nuisance and that the nuisance must be abated by demolition within 30 days of the date of the Condemnation Notice and the lot cleaned and leveled. You are further notified that the legal description of the above property is as follows: **The West 13 acres of the East 40.68 acres of the North Half of the Southeast Quarter of Section 2, Township 71 North, Range 14 West of the 5th P.M., in Wapello County, Iowa, except roadways.** You are further notified that if the nuisance is not abated within 30 days of the date of the Condemnation 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 18, 2020 at 5:30 p.m.** in the Council Chambers of City Hall, 105 East Third 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** July 9, 2020 Kevin Flanagan, Director of Health, Inspections, Solid Waste & Planning City of

Ottumwa, Iowa

THE IOWA DISTRICT COURT FOR WAPELLO COUNTY IN THE MATTER OF THE ESTATE OF ROBERT L. TAYLOR, Deceased. CASE NO. ESPR008283 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Robert L. Taylor, Deceased, who died on or about June 20, 2020: You are hereby notified that on July 23, 2020, the last will and testament of Robert L. Taylor, deceased, bearing date of July 22, 2014, was admitted to probate in the above named court and that Brent L. Taylor was appointed Executor of the estate. Any action to set aside the will must be brought in the district court of said county within the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice to all heirs of the decedent and devisees under the will whose identities are reasonably ascertainable, or thereafter be forever barred. Notice is further given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred. Dated July 23, 2020 Brent L. Taylor, Executor of estate 22271 Bluegrass Road Ottumwa, IA 52501 Richard J. Gaumer, ICIS#: AT0002783 Attorney for EXECUTOR GAUMER, EMANUEL, CARPENTER & GOLDSMITH, P.C. 111 W. Second St. Ottumwa, Iowa 52501 Date of second publication 4th day of August, 2020.

# OTTUMWA COURIER Classifieds

**OTTUMWA COURIER HAS IMMEDIATE OPENINGS!!**

**PART-TIME MAILROOM POSITIONS DAY/NIGHT SHIFT**

- \$8.50 PER HOUR
- VALID DRIVER LICENSE REQUIRED
- MUST BE ABLE TO LIFT 25LBS
- MUST BE 18 YEARS OF AGE W/HIGH SCHOOL DIPLOMA OR EQUIVALENT
- FORKLIFT EXPR. A PLUS BUT NOT REQUIRED
- FAST PACED ENVIRONMENT

Due to COVID-19, our offices are currently closed.

General Help Wanted

**Brenda's Cleaning Service**

Starting pay \$13.00 per hour, Full or Part-time, Mon-Fri, day time hours. Must pass thorough background check. Call in the evenings for more details. 641-799-4950.

City of Albia, IA (pop. 3768) is seeking candidates for **Chief of Police**

General Help Wanted

**Local Cemetery** wanting to hire **Grounds Keeper**  
Call 641-684-5553 between **7AM - Noon - Mon. - Fri.** for details.

**NOTICE**  
This publication

Misc Merchandise

**END ROLLS**  
Effective 08/08/17

**\$10.00 each**  
First Come First Serve!

Stop by:  
The Ottumwa Courier  
213 E. Second

Manufactured Homes

Mobile Home For Sale: Chiel Bonnavilla 1995, 16 x60, Very Good Condition. Updated Shingles, Furnace, Water Heater, and Interior. Single Car Garage & Shed, Front & Back Decks. All Appliances Stay, \$30,000 OBO Liesure Living #42. Call 641-684-6121 or 641-777-5027

Rentals



CITY OF BRIDGES...RIVER OF OPPORTUNITY

## NOTICE TO ABATE

July 9, 2020

VIA CERTIFIED AND REGULAR MAIL

Mr. James J. Jacob  
Unknown Spouse, if any  
880 W. Montagne Lane  
Ottumwa, Iowa 52501

Ms. Terilyn C. Jacob  
Unknown Spouse, if any  
514 Lake Drive  
Ottumwa, Iowa 52501

TO WHOM IT MAY CONCERN:

An inspection has been made of the placarded property at **880 W. Montagne Lane, Ottumwa, IA** of which you are the registered owner(s) or in which you have a property interest.

**It has been determined that by reason of dilapidation and failure to repair this property, this property constitutes a public nuisance.**

The following abatement is needed to meet the minimum standards set forth in ordinance 2817-1994, an ordinance establishing the minimum standards governing the condition and maintenance of dwellings, etc.:

Abatement needed:

- 1) This nuisance must be abated by demolition within **thirty (30) days** from this date and the ground leveled to the contour of the surrounding earth.
- 2) The sewer must be terminated and capped within 3' of the property line.
- 3) The water service must be terminated at the connection to the main line.

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 18<sup>th</sup> August, 2020 at 5:30 p.m. in the Council Chambers in City Hall, 105 East Third Street, Ottumwa, Iowa.**

City of Ottumwa  
105 East Third Street, Ottumwa, Iowa 52501  
Telephone 641-683-0600 Fax 641-683-0613

Notice to Abate

Page 2

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 in regard to this matter, you may contact this office by calling 641-683-0625 or by coming to Room 109 at City Hall.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Flanagan", is written over a horizontal line.

Kevin Flanagan

Director of Health, Inspections, Solid Waste & Planning

Cc: Jody Gates

PUBLIC NOTICE

TO: Terilyn C. Jacob and Unknown Spouse, if any  
James J. Jacob and Unknown Spouse, if any  
Iowa Child Support Recovery  
State of Iowa  
Wapello County, Iowa

You are hereby notified that the structures located at **880 W. Montagne Lane**, Ottumwa, IA have been determined to be a public nuisance, and that the nuisance must be abated by demolition within 30 days of the date of the Condemnation Notice and the lot cleaned and leveled. You are further notified that the legal description of the above property is as follows:

**The West 13 acres of the East 40.68 acres of the North Half of the Southeast Quarter of Section 2, Township 71 North, Range 14 West of the 5<sup>th</sup> P.M., in Wapello County, Iowa, except roadways.**

You are further notified that if the nuisance is not abated within 30 days of the date of the Condemnation 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 18, 2020 at 5:30 p.m.** in the Council Chambers of City Hall, 105 East Third 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**

July 9, 2020

Kevin Flanagan, Director of Health, Inspections, Solid Waste & Planning  
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**

January 10, 2019

Terilyn Jacob  
514 Lake Dr.  
Ottumwa, IA 52501

To whom it may concern:

An inspection was made on **January 10, 2019**, of the property located at **880 Montagne**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

**PT W PT NE SE SEC 2- 71-14 (880 MONTAGNE) 13 ACRES**

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 the **10<sup>th</sup> day of February, 2019**, 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 10, 2019**.

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 the 10<sup>th</sup> day of February, 2019** 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 Kevin Flanagan at 641-683-0694 for this service.**

Signed and dated at Ottumwa Municipal Building, Ottumwa, Iowa, this 10<sup>th</sup> day of January, 2019.

Sincerely,

**Zach Simonson**

Building Inspector

Health & Inspections :: City of Ottumwa, IA

641.683.0649

CERTIFIED #91 7199 9991 7035 6854 6972

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 Investigation: January 10, 2019**

**DEFICIENCY LIST-880 Montagne**

- 1. No building on this property can be used as a dwelling unit. Human habitation is prohibited without a main building that meets the requirement of the housing code. Chapter 20.**
- 2. This is a partial inspection only. A complete inspection will be required and the house must meet the minimum standards of the code. Chapter 20**
- 3. Keep the property secured until it has been repaired. 24-3-6**
- 4. Keep grass and weeds below 10 inches. 24-3-10**
- 5. Remove all junk motor vehicles. 24½-8**
- 6. Clean up all incorrect outdoor storage. 24-3-12**
- 7. Habitation of temporary housing including campers, tents, etc. is prohibited on placarded property. 20-3-5**

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



[ CITY OF ]  
O T T U M W A

January 10, 2019

Alliant Energy  
2901 Oak Meadow Drive  
Ottumwa, IA 52501

Mid-American Energy  
302 S. Vine St.  
Ottumwa, IA 52501

Ottumwa Water Works  
230 Water Works Drive  
P.O. Box 20  
Ottumwa, IA 52501

To Whom It May Concern:

Please, be informed that a placard was placed on **January 10, 2019**, at **880 Montagne** stating that the dwelling unit is "Unfit for Human Habitation" by the City of Ottumwa, Health Department.

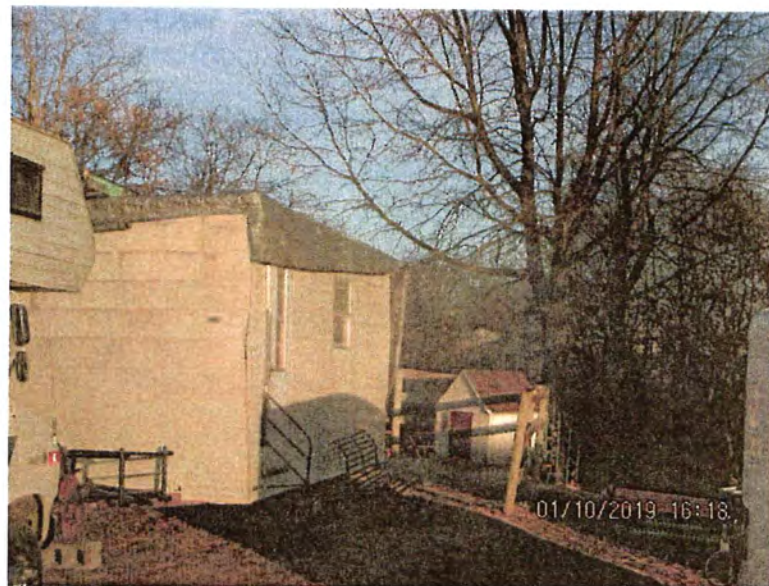
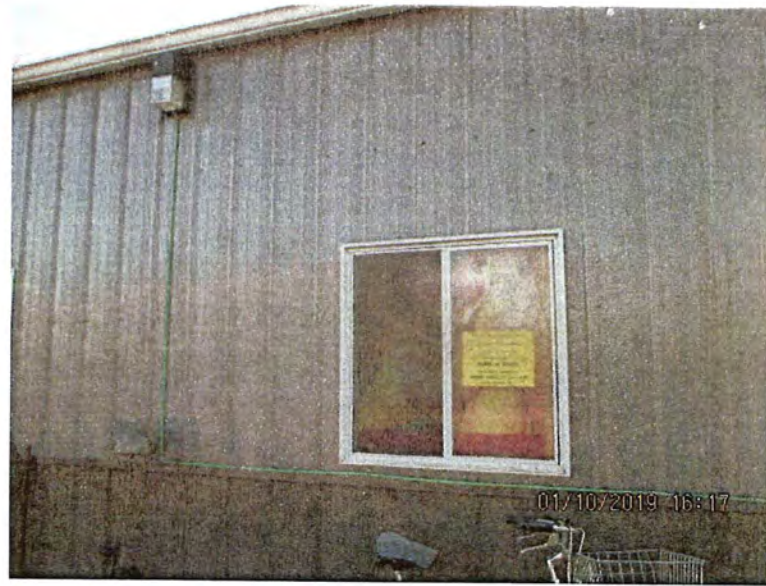
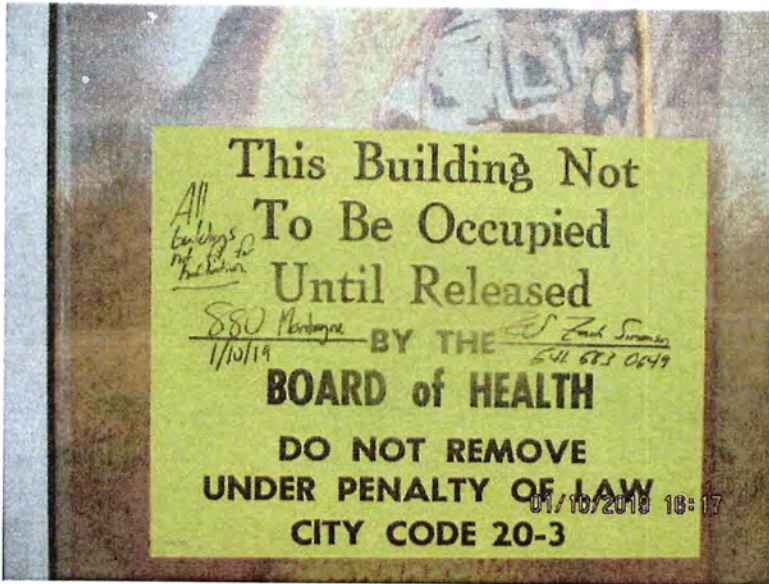
Thank you for your cooperation in this matter.

Sincerely,

**Zach Simonson**  
Building Inspector  
Health & Inspections :: City of Ottumwa, IA  
641.683.0649

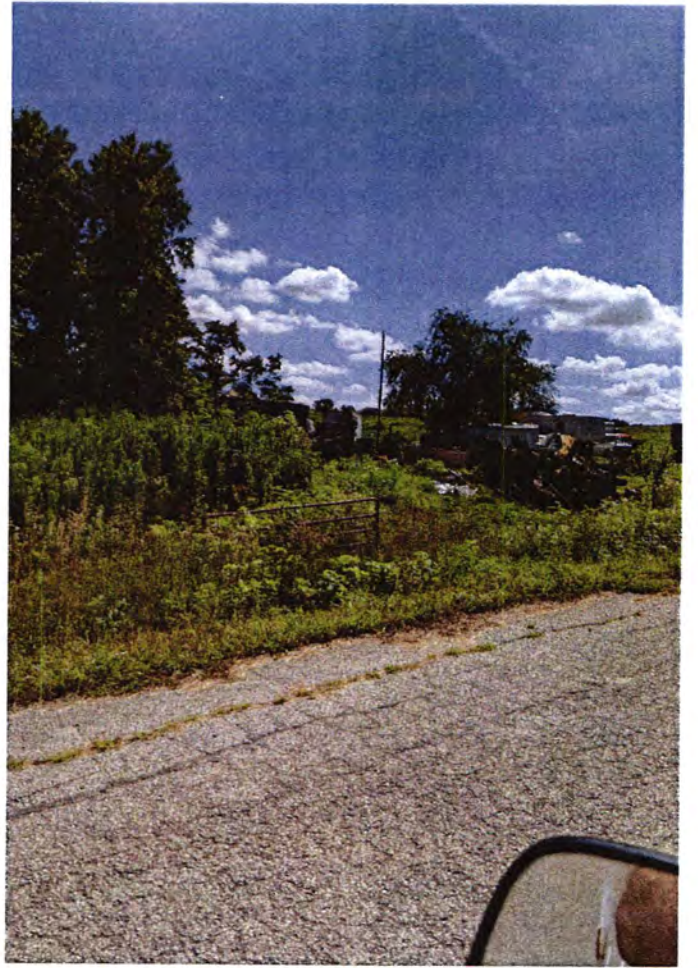
City of Ottumwa  
105 East Third Street, Ottumwa, Iowa 52501  
Telephone 641-683-0610 Fax 641-683-0609







7/29/20



7/22/20



14  
7/8/20