

TENTATIVE AGENDA
OTTUMWA BOARD OF HEALTH

MEETING NO. 2
Council Chambers, City Hall

April 6, 2021
5:30 O'clock P.M.

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

Approval of Minutes 1. Approve the minutes from Meeting No. 1 on January 19, 2021 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 120 South Van Buren in the City of Ottumwa, Wapello County, Iowa.

120 S. Van Buren

- A. Open hearing for comments.
- B. Close public hearing.
- C. Condemn the structures located at 120 South Van Buren, order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including administrative costs, to be assessed against the property and/or collected from the owner or owners thereof.

RECOMMENDATION: Approve the condemnation of the structures located at 120 South Van Buren.

Condemnation Hearing 3. This is the time, place and date set to consider condemnation of the structures on the property located at 236 Phillips, in the City of Ottumwa, Wapello County, Iowa.

236 Phillips

- A. Open hearing for comments.
- B. Close public hearing.
- C. Condemn the structures located at 236 Phillips, 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 236 Phillips.

Adjourn 4. Adjournment.



[CITY OF]

OTTUMWA

FAX COVER SHEET

City of Ottumwa

DATE: 4/2/2021 TIME: 9:00 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 #2 to be held on 4/6/2021 at 5:30 P.M.

*** FAX MULTI TX REPORT ***

JOB NO. 3278
DEPT. ID 4717
PGS. 2
TX INCOMPLETE -----
TRANSACTION OK 916606271885
ERROR 96847834
916416828482

KTVO
Ottumwa Courier
Tom FM



[CITY OF]

OTTUMWA

FAX COVER SHEET

City of Ottumwa

DATE: 4/2/2021 TIME: 9:00 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 #2 to be held on 4/6/2021 at 5:30 P.M.

*** TX REPORT ***

JOB NO. 3278
DEPT. ID 4717
ST. TIME 04/02 08:49
SHEETS 2
FILE NAME
TX INCOMPLETE -----
TRANSACTION OK 916606271885
ERROR 96847834
916416828482

KTVO
Ottumwa Courier
Tom FM



FAX COVER SHEET

City of Ottumwa

DATE: 4/2/2021 TIME: 9:00 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 #2 to be held on 4/6/2021 at 5:30 P.M.

OTTUMWA BOARD OF HEALTH MINUTES

MEETING NO. 1
Council Chambers, City Hall

January 19, 2021
5:30 O'clock P.M.

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

Approval of Minutes 1. Roe moved, seconded by Berg to approve the mins. from Mtg. No. 3 on Aug. 18, 2020 as presented. Motion carried 4-0 vote. Council Member Meyers was absent.

2433 E. Main 2. This was the time, place and date set to consider condemnation of the structures on the property located at 2433 E. Main St. in the City of Ottumwa, Wapello County, IA. Planner Simonson stated the property was placarded Feb. 26, 2015 due to the structure not meeting min. housing standards in order to occupy as a dwelling. The property has changed ownership four times since the initial placard. The current owner submitted a repair plan in Jan. 2020, but has not made any progress on the property. No objections were received. Dalbey moved, seconded by Stevens to close the public hearing. Motion carried 4-0 vote. Council Member Meyers was absent.

Dalbey moved, seconded by Roe to condemn the structures located at 2433 E. Main 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. Motion carried 4-0 vote. Council Member Meyers was absent.

422 S. Ward 3. This was the time, place and date set to consider condemnation of the structures on the property located at 422 S. Ward, in the City of Ottumwa, Wapello County, IA. Planner Simonson stated the property was placarded June 20, 2019 due to lack of utilities; this placard was released on Aug. 1, 2019. The property then experienced a fire on Aug. 15, 2019 and was placarded again. Throughout Nov. 2019, the former tenants attempted to occupy the lot in a camper, running electrical service to the camper using an ext. cord across the street connected to 417 S. Ward. The owner submitted a repair plan Jan. 3, 2020; however no progress was made. After the repair plan had expired, the owner attempted to obtain an electrical permit; which was briefly issued before being canceled due to the exp. of the repair plan. Rita McNeal requested to speak on behalf of her husband. They did file a letter with the City on Nov. 10, 2020, requesting an extension to the timeline for the repairs required on the property. Mr. McNeal has undergone two knee replacement surgeries and double by-pass surgery within the past year in addition to restrictions placed upon us with COVID-19 and has been unable to complete the repairs. Planner Simonson stated we did receive the first repair plan; however there was a considerable amount of time between the request and when the electrical permit was pulled after the condemnation was started. We

are sympathetic to the issues Mr. McNeal has undergone but there has been little to no progress on this property since the repair plan was submitted. The dept. stands by their recommendation to condemn. No other objections were recd. Dalbey moved, seconded by Roe to close the public hearing. Motion carried 4-0 vote. Council Member Meyers was absent.

Dalbey moved, seconded by Stevens to condemn the structures located at 422 S. Ward, 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 4-0 vote. Council Member Meyers was absent.

1214 W.
Highland

4. This was the time, place and date set to consider condemnation of the structures on the property located at 1214 W. Highland, in the City of Ottumwa, Wapello County, IA. Planner Simonson reported this property was placarded March 27, 2020 after a complaint from OPD due to the structure not meeting the min. housing standards in order to occupy as a dwelling. Multiple attempts were made to make contact with the owner; no one sought permission to enter the bldg. or submitted a repair plan. We have discovered that the owner is deceased. No objections were received. Roe moved, seconded by Dalbey to close the public hearing. Motion carried 4-0 vote. Council Member Meyers was absent.

Roe moved, seconded by Berg to condemn the structures located at 1214 W. Highland, 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 4-0 vote. Council Member Meyers was absent.

815 Allison

5. This was the time, place and date set to consider condemnation of the structures On the property located at 815 Allison in the City of Ottumwa, Wapello County, IA. Planner Simonson reported this property was placarded July 27, 2020 due to the structure not meeting the min. housing standards in order to occupy as a dwelling. The owner of the property has been identified to be deceased and no one stepped forward to take over the property. The bldg. has no windows or siding and remains open to the elements and further deterioration. No objections were received. Stevens moved, seconded by Dalbey to close the public hearing. Motion carried 4-0 vote. Council Member Meyers was absent.

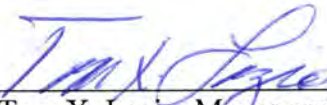
Dalbey moved, seconded by Roe to condemn the structures located at 815 Allison, order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. Motion carried 4-0 vote. Council Member Meyers was absent.

Adjourn

6. There being no further business, Roe moved, seconded by Berg that the meeting adjourn. Motion carried 4-0 vote. Council Member Meyers was absent.

Adjournment was at 5:50 P.M.

OTTUMWA BOARD OF HEALTH


Tom X. Lazio, Mayor and Chairman

ATTEST:


Christina Reinhard, City Clerk



CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

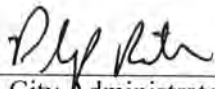
Council Meeting of: April 6, 2021

Zach Simonson

Prepared By

Building and Code Enforcement
Department

Zach Simonson 
Department Head



City Administrator Approval

AGENDA TITLE: This is the time, place and date to consider condemnation of the structure(s) on the property described as 120 S Van Buren.

****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 fail to be placed on the agenda.

RECOMMENDATION: Open public hearing
Receive comments
Close public hearing
Condemn the structure(s) at 120 S Van Buren, 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 on September 1, 2020 due to a partial structural collapse in the rear of the building. The building is a former church building that was being used as a single-family home. On September 9, 2020, the owners completed a demolition plan, committing to have the building removed before December 1, 2020. The property then suffered a fire on October 13, 2020. To date, no progress has been made in demolishing the building and the demolition plan has expired.

The Department understands that the owners have had difficulty working with their insurance company to secure funds to complete the demolition. However, the Inspector reports that the building presents an imminent hazard. Having already undergone a partial structural collapse and fire the property presents an immediate risk to anyone in or near the building. The Inspector's opinion is that prompt demolition is necessary to avoid injury.

The property remains in violation of the code. Condemnation notice was served by certified mail and posting notice on the property and in the *Ottumwa Courier*.



[CITY OF]
OTTUMWA

NOTICE TO ABATE

91 7199 9991 7035 6855 3185

February 24, 2021

91 7199 9991 7035 6855 3215

Deed Holders
Jose and Martha Soto
830 Albia Rd.
Ottumwa, IA 52501

Contract Purchasers
Eric Gonzalez-Chavez
120 S. Van Buren
Ottumwa, IA 52501

Wapello County Treasurer
101 W. 4th Street
Ottumwa, IA 52501

Celia Fuentes
120 S. Van Buren
Ottumwa, IA 52501

SENT VIA CERTIFIED MAIL

91 7199 9991 7035 6855 3208

To Whom it May Concern,

91 7199 9991 7035 6855 3192

An inspection was made on February 24, 2021 of the placarded property located at **120 S. Van Buren, 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 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) 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.

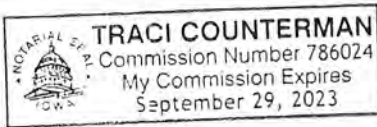
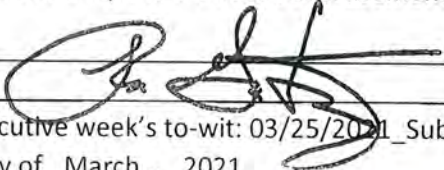
In the event that this order has not been complied with, a public hearing for condemnation will be held by the Ottumwa Board of Health on the 6th day of April,

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

Condemnation Notice – Eric Gonzalez-Chavez
City of Ottumwa _____ hereto attached was published in said newspaper for 1 consecutive week's to-wit: 03/25/2021. Subscribed and sworn to before me, and in my presence, by the said 25th day of March, 2021



Notary Public

In and for Wapello County

Printer's fee \$ 17.97

COPY OF ADVERTISEMENT

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL TO: Eric Gonzalez-Chavez and unknown spouse, if any; Jose Soto and Martha Soto; Celia Fuentes and unknown spouse, if any. You are hereby notified that the structures located at **120 S Van Buren, Ottumwa, IA** have 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 2nd Addition, Lot 22, Block 3**. 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 **April 6, 2021 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!** DATED **March 25, 2021** Zach Simonson, Interim Director, Building and Code Enforcement City of Ottumwa, Iowa

BOLL-Condemnation
Hearing - 120 S. Van Buren





10/13/26

Scope of Plan (90 days):

120 South Van Buren Avenue
Ottumwa, IA 52501

09/01/20-10/01/20

1. 09/01/20-09/15/20: According to Swift Public Adjusters we will wait for Shelter's response on whether they want to re-inspect collapsed property before all evidence is disposed of.
2. 09/15/20-10/01/20: Begin demolition of remaining structure

10/01/20-11/01/20

1. Clean up debris.

11/01/20-12/01/20

1. Clean any remaining rubble
2. Create a plan to rebuild (if coverage is applied)

CONTACT INFORMATION:

Celia Fuentes
celiafuen:es90@gmail.com

641-680-6382

Eric Gonzalez Chavez
eric.gc20@gmail.com

641-680-2869

New Address:

1209 West Highland Avenue
Ottumwa, IA 52501



[CITY OF]

OTTUMWA

FINAL REQUEST FOR REPAIR PLAN

September 1, 2020

Eric Gonzalez-Chavez
120 S Van Buren
Ottumwa, IA 52501

RE: REPAIR OF A PLACARDED PROPERTY 120 S VAN BUREN

To Whom It May Concern,

The property located at 120 S VAN BUREN, Ottumwa, IA, of which you are the registered owner(s) or in which you have a property interest, has been placarded since July 27, 2020.

Therefore, this letter shall serve as your final Fourteen (14) day notice to submit to this office a written repair plan with a timetable of when the repairs are to be completed or when the structures will be demolished or removed as is required by Chapter 20-3 of the Ottumwa Municipal Code.

Separate the timetable for repair 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 time allowance of six (6) months for all repairs to be completed. There is a ninety (90) day maximum time limit for demolition or removal.

All wiring, plumbing, furnace – AC repair/replacement, etc. require permits by licensed contractors. A building permit may be required before work is started. ***Failure to provide and/or follow the repair or demolition plan will result in action by the city.***

You must also obtain permission to be in the building from Director Kevin Flanagan. No one is to be in a placarded building without the express written permission of the director.

If you have any questions, you may contact me by calling 641-683-0611, by email at maize.doug@ci.ottumwa.ia.us or by coming to room 203 at City Hall.

Sincerely,

Jake Rusch
Building Inspector route/JLR

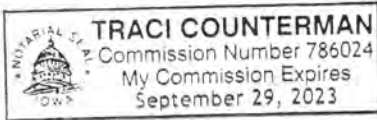
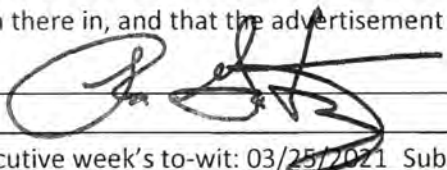
CC: Jose Martha Soto
710 Edwards
Ottumwa, Iowa 52501

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

Condemnation Notice – Eric Gonzalez-Chavez
City of Ottumwa hereto attached was published in said newspaper for 1 consecutive week's to-wit: 03/25/2021 Subscribed and sworn to before me, and in my presence, by the said 25th day of March, 2021



Notary Public

In and for Wapello County

Printer's fee \$ 17.97

COPY OF ADVERTISEMENT

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL TO: Eric Gonzalez-Chavez and unknown spouse, if any; Jose Soto and Martha Soto; Celia Fuentes and unknown spouse, if any You are hereby notified that the structures located at **120 S Van Buren, Ottumwa, IA** have 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 2nd Addition, Lot 22, Block 3.** 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 **April 6, 2021 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!** DATED **March 25, 2021** Zach Simonson Interim Director, Building and Code Enforcement City of Ottumwa, Iowa

BOH - Condemnation Hearing - 120 S. VanBuren

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of: April 6, 2021

Zach Simonson

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 236 Phillips.



****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 236 Phillips, 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 on August 5, 2020 due to lack of utilities, broken or boarded up windows and exposure to the elements. At the initial inspection the door to the building was open to pests, vermin and trespassers. The City as mowed the grass and performed nuisance clean-ups in the yard. No one submitted a repair plan, sought permission to be in the building or made an progress toward curing deficiencies. The property remains in violation of the code. Condemnation notice was served by certified mail and posting notice on the property and in the *Ottumwa Courier*.



[CITY OF]
O T T U M W A

NOTICE TO ABATE

February 24, 2021

Joanna Eidson
236 Phillips
Ottumwa, IA 52501

Wapello County Treasurer
101 W. 4th Street
Ottumwa, IA 52501

SENT VIA CERTIFIED MAIL

To Whom it May Concern,

91 7199 9991 7035 6855 3253

91 7199 9991 7035 6855 3246

An inspection was made on February 24, 2021 of the placarded property located at **236 Phillips, 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 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) 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 6th day of April, 2021 at 5:30 P. M. in the Council Chambers in City Hall, 105 East Third Street, Ottumwa, IA.

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

City of Ottumwa
105 East Third Street, Ottumwa, Iowa 52501
Telephone 641-683-0606 Fax 641-683-0609

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 in regard to this matter, you may contact this office by calling 641-683-0650 or by coming to room 203 at City Hall.

Sincerely,

A handwritten signature in black ink, appearing to read 'Zach Simonson', with a long horizontal flourish extending to the right.

Zach Simonson

City Planner

Planning & Inspections :: City of Ottumwa, IA

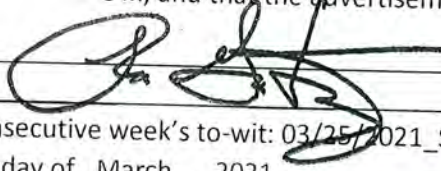
641.683.0606

PROOF OF PUBLICATION

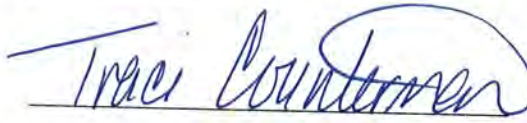
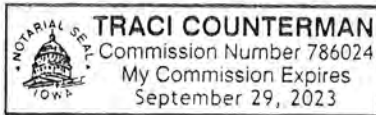
STATE OF IOWA
WAPELLO COUNTY

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

Condemnation Notice – Joanna Edison
City of Ottumwa



hereto attached was published in said newspaper for 1 consecutive week's to-wit: 03/25/2021 Subscribed and sworn to before me, and in my presence, by the said 25th day of March, 2021



Notary Public

In and for Wapello County

Printer's fee \$ 17.14

COPY OF ADVERTISEMENT

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL TO: Joanna Edison and unknown spouse, if any You are hereby notified that the structures located at **236 Phillips**, Ottumwa, IA have 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: **Siberells 1st Addition, Lot 65, Block 6**. 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 **April 6, 2021 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!** DATED **March 25, 2021** Zach Simonson Interim Director, Building and Code Enforcement City of Ottumwa, Iowa

BOH - Condemnation
Hearings - 236 Phillips







CITY OF BRIDGES

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

August 10, 2020

Joanna Eidson
236 Phillips
Ottumwa, Iowa 52501

91 7199 9991 7035 6855 2751

Occupant:

An inspection was made on **August 5, 2020**, of the property located at **236 Phillips**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

SIBERELLS 1ST ADD LOT 65 BLK 6 (236 PHILLIPS)

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 **10th day of September , 2020**, 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 September 10th.**

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

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

is a ninety (90) day maximum time limit for demolition. **All wiring, plumbing, furnace – AC repair/replacement, etc. require permits, 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 10th day of September, 2020** 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 **10th day of August 2020.**

Sincerely,

Jacob Rusch

Building Inspector

Health & Inspections :: City of Ottumwa, IA

641.683.0650

CERTIFIED #91 7199 9991 7035 6855 2751

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



CITY OF BRIDGES

Date of Investigation: August 10, 2020

DEFICIENCY LIST-236 Phillips

1. **Rehabilitate property to meet current building codes, or continue demolishing structure to completion.**
2. **Provide legal Utilities.**
3. **Address nuisance issues.**
4. **This is a partial inspection only. A complete inspection will be required. 20**
5. **Keep the property secured until it has been repaired or demolished. 24-3-6**

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.

Sincerely,

Jacob Rusch

Building Inspector

Health & Inspections :: City of Ottumwa, IA

641.683.0650

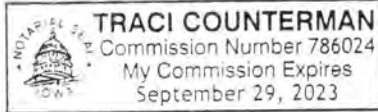
City of Ottumwa
105 East Third Street, Ottumwa, Iowa 52501
Telephone 641-683-0650 Fax 641-683-0609

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

Condemnation Notice – Joanna Edison
City of Ottumwa hereto attached was published in said newspaper for 1 consecutive week's to-wit: 03/25/2021 Subscribed and sworn to before me, and in my presence, by the said 25th day of March, 2021



Traci Counterman

Notary Public

In and for Wapello County

Printer's fee \$ 17.14

COPY OF ADVERTISEMENT

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL TO: Joanna Edison and unknown spouse, if any You are hereby notified that the structures located at **236 Phillips, Ottumwa, IA** have 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: **Sibereils 1st Addition, Lot 65, Block 6.** 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 **April 6, 2021 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!** DATED **March 25, 2021** Zach Simonson Interim Director, Building and Code Enforcement City of Ottumwa, Iowa

BOH-Condemnation
Hearing - 236 Phillips