

TENTATIVE AGENDA
OTTUMWA BOARD OF HEALTH

MEETING NO. 7
Council Chambers, City Hall

October 5, 2021
5:30 O'clock P.M.

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

Approval of Minutes 1. Approve the minutes from Meeting No. 6 on August 17, 2021 as presented.

RECOMMENDATION: Approve the minutes.

Condemnation Hearing 209 W. Fifth 2. This is the time, place and date set to consider condemnation of the structures on the property located at 209 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 209 West 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 209 West Fifth.

Condemnation Hearing 236 Phillips 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.

- A. Open hearing for comments.
- B. Close the 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 |
O T T U M W A

FAX COVER SHEET

City of Ottumwa

DATE: 10/1/21 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 Ottumwa Board of Health Meeting #7 to be held on 10/05/2021 at 5:30 P.M. ** There was a typo in the first agenda sent out – please refer to this one.

*** FAX MULTI TX REPORT ***

JOB NO. 4601
DEPT. ID 4717
PGS. 2
TX INCOMPLETE -----
TRANSACTION OK 96847834
916606271885
96823269
ERROR 96828482

Ottumwa Courier
KTVO
Ottumwa Waterworks
Tom FM



CITY OF
OTTUMWA

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

MEMO: Tentative Agenda for the Ottumwa Board of Health Meeting #7 to be held on 10/05/2021 at 5:30 P.M. ** There was a typo in the first agenda sent out – please refer to this one.

OTTUMWA BOARD OF HEALTH MINUTES

MEETING NO. 6
Council Chambers, City Hall

August 17, 2021
5:30 O'clock P.M.

Present were Council Member Dalbey, Meyers, Roe, Berg and Mayor Lazio.
One Council Seat Vacant.

Approval of Minutes 1. Dalbey moved, seconded by Berg to approve the minutes from Mtg. No. 5 on August 3, 2021 as presented. Motion carried 4-0 vote.

238 N. Moore 2. This was the time, place and date set to consider condemnation of the structures located at 238 N. Moore in the City of Ottumwa, Wapello County, IA. Comm. Dev. Dir. Simonson reported the property was placarded on June 18, 2020 after a fire. No one submitted a repair plan, sought permission to be in the bldg. or made any effort to correct deficiencies. No objections were rec'd. Meyers moved, seconded by Roe to close the public hearing. Motion carried 4-0 vote.

Roe moved, seconded by Dalbey to condemn the structures located at 238 N. Moore, 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.

218 S. Willard 3. This was the time, place and date set to consider condemnation of the structures located at 218 S. Willard in the City of Ottumwa, Wapello County, IA. Comm. Dev. Dir. Simonson reported the property was placarded on Sept. 24, 2020 for lack of utilities and unsanitary conditions. While there have been signs of cont. illegal occupation of the bldg., no one sought permission, submitted a repair plan or made any effort to correct deficiencies. No objections were rec'd. Berg moved, seconded by Meyers to close the public hearing. Motion carried 4-0 vote.

Meyers moved, seconded by Roe to condemn the structures located at 218 S. Willard, order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. Motion carried 4-0 vote.


306 E. Park 4. This was the time, place and date set to consider condemnation of the structures located at 306 E. Park in the City of Ottumwa, Wapello County, IA. Comm. Dev. Dir. Simonson reported the property was placarded on April 7, 2021 for electrical and mechanical deficiencies, lack of utilities, and illegal accessory structures. On June 27, 2021, the property suffered a significant fire which constituted a total loss of the primary bldg. The fire-damaged primary bldg. and derelict accessory bldgs. remain in violation of the code. No objections were rec'd. Meyers moved, seconded by Berg to close the public hearing. Motion carried 4-0 vote.

Dalbey moved, seconded by Roe to condemn the structures located at 306 E. Park, 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.

- Adjourn
5. There being no further business, Dalbey moved, seconded by Roe that the mtg. adjourn. Motion carried 4-0 vote.

Adjournment was at 5:37 P.M.

OTTUMWA BOARD OF HEALTH



Tom X. Lazio, Mayor and Chairman

ATTEST:



Christina Reinhard, CMC City Clerk

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of: Oct. 5, 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 209 W Fifth.

****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 209 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.

DISCUSSION: This property was placarded on May 27, 2020 after a complaint investigation. No repair plan was submitted. The owner failed to appear at scheduled inspections on Sept. 22, 2020 and Nov. 24, 2020. Inspectors finally gained access to the building on August 2, 2021 and confirmed its condition. The brick facade is falling off of the building and the leaking roof has caused significant damage inside. The building is not part of the Fifth Street Bluff Historic District. Condemnation notice was served by certified mail and posting notice on the property and in the *Ottumwa Courier*.

OTTUMWA

CITY OF BRIDGES

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

May 27, 2020

Mary Welch
506 E Burlington
Ottumwa, Iowa 52501

91 7199 9991 7035 6855 1990

Mary Welch:

An inspection was made on **May 22, 2020**, of the property located at **209 W 5TH**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

OTTUMWA ORIGINAL LOT 22 IN 1/2-BLK 5 (209 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 the **29th day of June, 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 June 29th**.

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**

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

– **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 29th day of June, 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 **27th day of May 2020.**
Sincerely,

Jacob Rusch
Building Inspector
Health & Inspections :: City of Ottumwa, IA
641.683.0650

CERTIFIED #91 7199 9991 7035 6855 1990

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



CITY OF BRIDGES

Date of Investigation: May 22, 2020

DEFICIENCY LIST- 209 W FIFTH

1. Repair windows, doors, and screens.
2. Repair siding, Bricks, and outdoor coverings.
3. Repair decks and stairs around property.
4. Repair soffit and fascia.
5. Remove dead and dangerous trees, volunteer trees, and offensive growth.
6. Remove misc refuse, rubbish, and debris from yard.
7. This is a partial inspection only. A complete inspection will be required. 20
8. Keep the property secured until it has been repaired. 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



[CITY OF]
O T T U M W A

NOTICE TO ABATE

September 3, 2021

91 7199 9991 7035 6855 3598

Mary Welch
506 E. Burlington
Fairfield, IA 52556

91 7199 9991 7035 6855 4212

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

SENT VIA CERTIFIED MAIL

To Whom it May Concern,

An inspection was made on September 3, 2021 of the placarded property located at **209 W. Fifth St., 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) Repair structure to the standard of the Housing Code as identified in the Deficiency List or,
- 2) Demolish the structure(s) and level to the contours of the surrounding earth.

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

In the event that this order has not been complied with, a public hearing for condemnation will be held by the Ottumwa Board of Health on the the 5th day of October, 2021 at 5:30 P. M. in the Council Chambers in City Hall, 105 East Third Street, Ottumwa, IA.

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

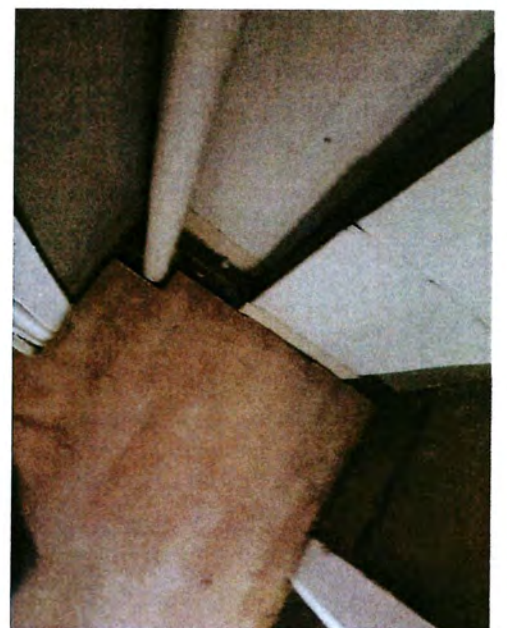
At such hearing the Board of Health may condemn the structure and order prompt demolition, removal, and leveling of such property and direct that all costs attendant to such action, including administrative costs, be assessed against the property or collected from the owner or owners thereof.

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.

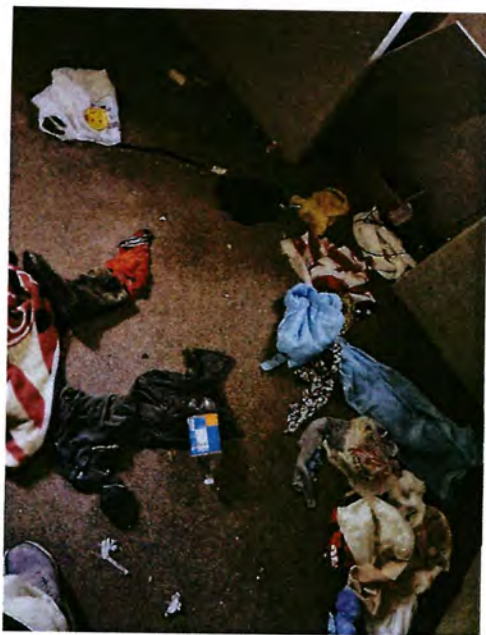
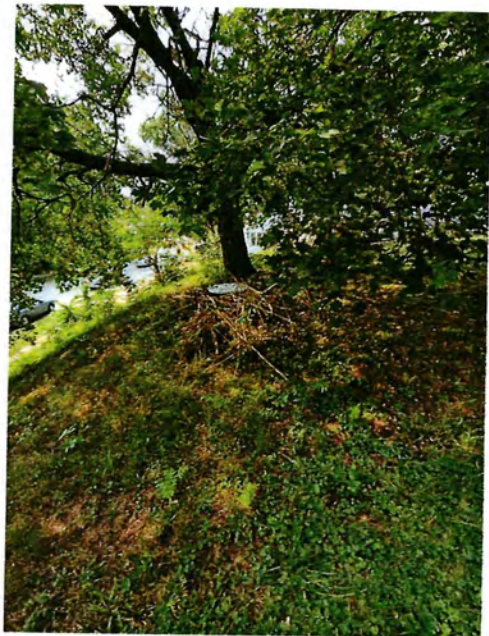
If you have any questions in regard to this matter, you may contact this office by calling 641-683-0650 or by coming to room 203 at City Hall.

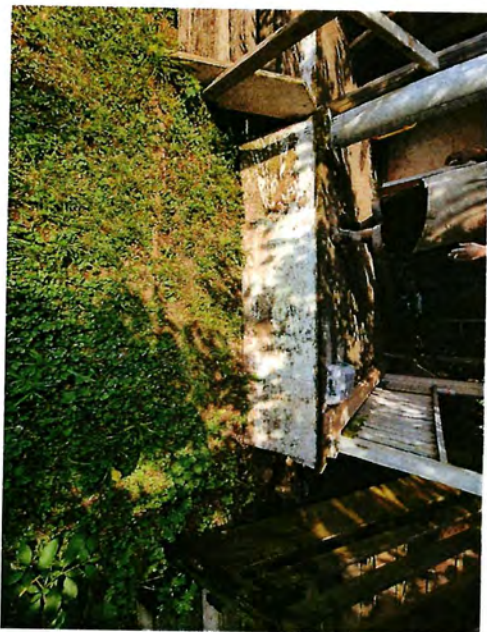
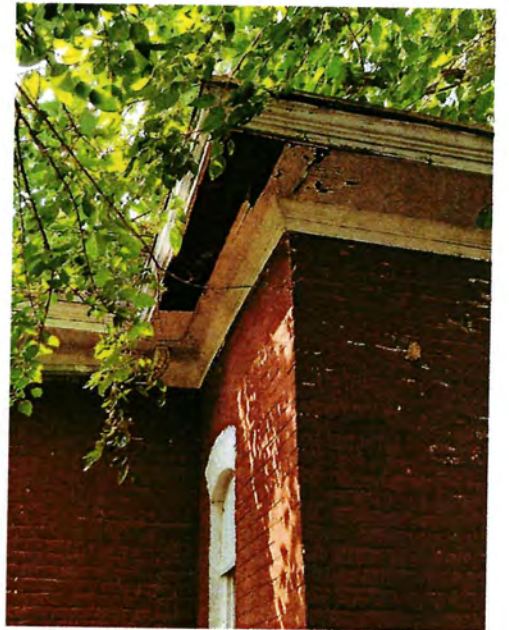
Sincerely,

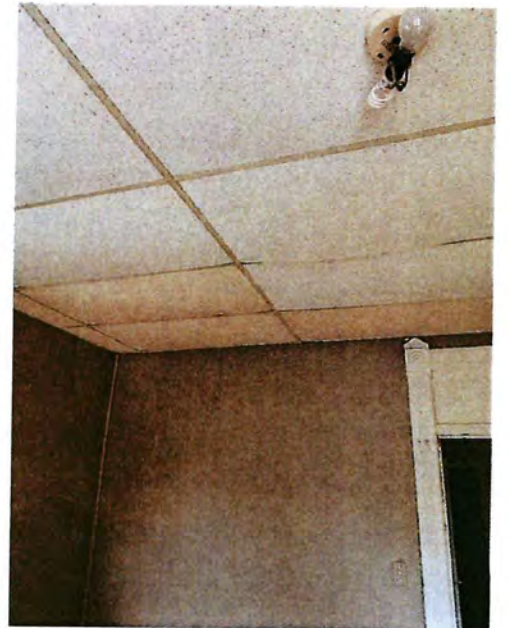
Zach Simonson
Community Development Director
City of Ottumwa
641.683.0694











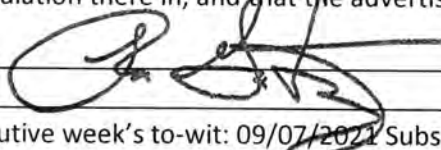
PROOF OF PUBLICATION

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

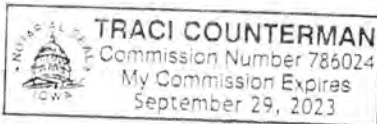
Condemnation Notice – Mary Welch

City of Ottumwa



hereto attached was

published in said newspaper for 1 consecutive week's to-wit: 09/07/2021 Subscribed and sworn to before me, and in my presence, by the said 7th day of September, 2021



Notary Public

In and for Wapello County

Printer's fee \$17.14

COPY OF ADVERTISEMENT

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL TO:

Mary Welch;
State of Iowa Attorney General
You are hereby notified that the structures located at **209 W Fifth**, 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: **Ottumwa Original Lot 22 in 1/2 of Block Five** 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 **October 5, 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 September 3, 2021** Zach Simonson
Director of Community Development City of Ottumwa, Iowa

sance, and that the nuisance must be abated by demolition within thirty (30) days of this notice and the lot cleaned and leveled. You are further notified that the legal description of the above property is as follows: **Ottumwa Original Lot 22 in 1/2 of Block Five** 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 **October 5, 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 September 3, 2021** Zach Simonson
Director of Community Development City of Ottumwa, Iowa

Condemn. Notice
209 W. Fifth

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of: Oct. 5, 2021

Zach Simonson

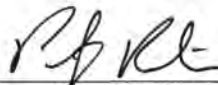
Prepared By

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 any progress toward curing deficiencies.

This property was initially set for condemnation on June 15, 2021, but the property transferred ownership on May 28, 2021 between the publication of the notice and the hearing date. The new owner has not obtained permission to enter the property, submitted the required repair plan or made any contact with the department. 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 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



[CITY OF]
O T T U M W A

NOTICE TO ABATE

September 3, 2021

91 7199 9991 7035 6855 3642

Judson Letts
420 N. Clay
Ottumwa, IA 52501

91 7199 9991 7035 6855 3666

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

91 7199 9991 7035 6855 3659

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

SENT VIA CERTIFIED MAIL

To Whom it May Concern,

An inspection was made on September 3, 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) Repair structure to the standard of the Housing Code as identified in the Deficiency List or,
- 2) Demolish the structure(s) and level to the contours of the surrounding earth.

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

In the event that this order has not been complied with, a public hearing for condemnation will be held by the Ottumwa Board of Health on the 5th day of October,

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

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 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,

Zach Simonson
Community Development Director
City of Ottumwa
641.683.0694





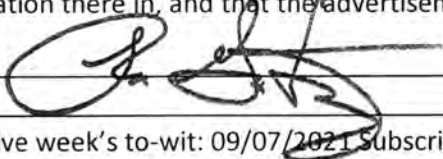
PROOF OF PUBLICATION

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

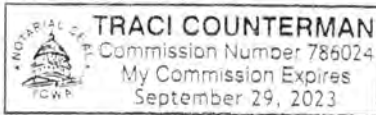
Condemnation Notice – Judson Letts

City of Ottumwa



hereto attached was

published in said newspaper for 1 consecutive week's to-wit: 09/07/2021 Subscribed and sworn to before me, and in my presence, by the said 7th day of September, 2021



Notary Public

In and for Wapello County

Printer's fee \$17.56

COPY OF ADVERTISEMENT

of Iowa Attorney General; Wapello County, Iowa 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 **October 5, 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 **September 3, 2021** Zach Simonson Director of Community Development City of Ottumwa, Iowa

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL TO: Judson Letts; State

*Both Condemn Notice
236 Phillips*