

TENTATIVE AGENDA  
OTTUMWA BOARD OF HEALTH

MEETING NO. 3  
Council Chambers, City Hall

September 5, 2023  
5:30 O'clock P.M.

ROLL CALL: Council Member Galloway, McAntire, Hull, Pope, Roe and Mayor Johnson.

Approval of Minutes 1. Approve the minutes from Meeting No. 2 on August 15, 2023 as presented.

RECOMMENDATION: Approve the minutes.

Condemnation Hearing 206 E. Finley 2. This is the time, place and date set to consider condemnation of the structures on the property located at 206 East Finley in the City of Ottumwa, Wapello County, Iowa.

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 206 E. Finley, 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 206 East Finley.

Condemnation Hearing 556 S. Ward 3. This is the time, place and date set to consider condemnation of the structures on the property located at 556 South Ward in the City of Ottumwa, Wapello County, Iowa.

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 556 South Ward, 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 556 South Ward.

Adjourn 4. Adjournment.



| CITY OF |  
O T T U M W A

**FAX COVER SHEET**

City of Ottumwa

DATE: 9/1/2023 TIME: 10:40 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 #3 to be held on 9/5/2023 at 5:30 P.M.

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\*\*\* FAX MULTI TX REPORT \*\*\*  
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JOB NO. 3599  
DEPT. ID 4717  
PGS. 2  
TX INCOMPLETE -----  
TRANSACTION OK 916606271885  
916416823269  
ERROR 916416847834  
916416828482

KTVO  
Ottumwa Waterworks  
Ottumwa Courier  
Tom FM



CITY OF  
OTTUMWA

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MEMO: Tentative Agenda for the Ottumwa Board of Health Meeting #3 to be held on 9/5/2023 at 5:30 P.M.

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\*\*\* TX REPORT \*\*\*  
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JOB NO.	3599	
DEPT. ID	4717	
ST. TIME	09/01 10:40	
SHEETS	2	
FILE NAME		
TX INCOMPLETE	-----	
TRANSACTION OK	916606271885	KTVO
	916416823269	Ottumwa Waterworks
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FROM: Christina Reinhard

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

MEMO: Tentative Agenda for the Ottumwa Board of Health Meeting #3 to be held on 9/5/2023 at 5:30 P.M.

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OTTUMWA BOARD OF HEALTH MINUTES

MEETING NO. 2  
Council Chambers, City Hall

August 15, 2023  
5:30 O'clock P.M.

The meeting convened at 5:30 P.M.

Present were Council Member Roe, Galloway, McAntire, Hull, and Mayor Johnson.  
Council Member Pope was absent.

Approval of Minutes 1. Hull moved, seconded by Galloway to approve mins. from Mtg. No. 1 on June 20, 2023 as presented. Motion carried 4-1. Absent: Pope.

831 Lillian 2. This was the time, place and date set to consider condemnation of the structures located at 831 Lillian in the City of Ottumwa, Wapello County, IA. Comm. Development Dir. Simonson reported the structure was placarded Aug. 18, 2022 due to no utilities and poor living conditions. The Dept. has performed three extensive cleanups on the exterior during the duration of the file. Individuals have been arrested for being in a placarded property without permission. There is no current repair plan and the structure continues to deteriorate. Amy Garrett requested to speak; she used to live here and requests an opportunity to get her belongings out of the house; Simonson stated they will accommodate her request as they have to go on site to conduct an asbestos inspection; would like to hear what date works for her to go onto the property. Roe moved, seconded by Galloway to close public hearing. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by Galloway to condemn the structures located at 831 Lillian, order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. Motion carried 4-1. Absent: Pope.

903 Silk 3. This was the time, place and date set to consider condemnation of the structures located at 903 Silk in the City of Ottumwa, Wapello County, IA. Simonson reported the structure was placarded Nov. 11, 2022 due to no utilities and poor living conditions. The Dept. has performed extensive cleanup on the exterior and two junk motor vehicle campers were removed. There is no current repair plan and the structure continues to deteriorate. Galloway moved, seconded by McAntire to close public hearing. Motion carried 4-1. Absent: Pope.

McAntire moved, seconded by Hull to condemn the structures located at 903 Silk, order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. Motion carried 4-1. Absent: Pope.

442 S. Moore 4. This was the time, place and date set to consider condemnation of the structures located at 442 South Moore in the City of Ottumwa, Wapello County, IA. Simonson reported the structure was placarded on March 21, 2023 due to no utilities and poor living conditions. A structure fire caused significant damage on April 12, 2023. There is no current repair plan and the structure continues to deteriorate. Galloway moved, seconded by McAntire to close public hearing. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by McAntire to condemn the structures located at 442 S. Moore, order prompt demolition, removal and leveling of the lot and direct all costs attendance to such actions, including admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. Motion carried 4-1. Absent: Pope.

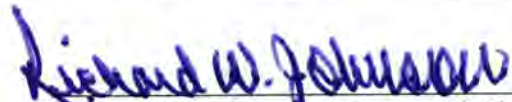
Adjourn 5. There being no further business, Roe moved, seconded by McAntire that the mtg. adjourn. Motion carried 4-1. Absent: Pope.

Adjournment was at 5:42 P.M.

OTTUMWA BOARD OF HEALTH

ATTEST:

  
Christina Reinhard, CMC, City Clerk

  
Richard W. Johnson, Mayor and Chairman

# CITY OF OTTUMWA Staff Summary

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

Council Meeting of: Sept 5, 2023

Jake Rusch

Prepared By

Building and Code Enforcement

Department

Zach Simonson

Department Head

  
\_\_\_\_\_  
City Administrator Approval

AGENDA TITLE: This is the time, place and date to consider condemnation of the structure(s) on the property described as 206 E Finley.

\*\*\*\*\*

**\*\*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 206 E Finley order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including administrative costs, to be assessed against the property and/or collected from the owner or owners thereof.

DISCUSSION: The structure located at 206 E Finley was placarded November 11, 2019. The property was placarded due to no utilities and poor living conditions. The house has been open to the elements during the duration of the file with broken windows and graffiti . The city has had to contract the mowing for a couple seasons. The house continues to deteriorate with no attempt to repair. There is no current repair plan or permission. Condemnation notice was served by certified mail and posting notice on the property and in the Ottumwa Courier.



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

November 7, 2019

Brandon Watson  
1225 Jay  
Ottumwa, Iowa 52501

Brandon Watson :

An inspection was made on **November 7, 2019**, of the property located at **206 E Finley**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

**R.S.SMITH'S 4TH ADD N 22' LOT 1 BLK 18 (206 E FINLEY)**

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 **9<sup>th</sup> day of December, 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 December 7th**.

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, 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 7th day of December, 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 **7th day of November 2019.**

Sincerely,

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

CERTIFIED #91 7199 9991 7035 6855 0832

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



**Date of Investigation: November 7, 2019**

**DEFICIENCY LIST-206 E Finley**

- 1. Provide all legal utilities.**
- 2. Remove all trash, refuse, rubbish, and debris from property.**
- 3. Do not allow property to be open to the elements.**
- 4. This is a partial inspection only. A complete inspection will be required. 20**
- 5. 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

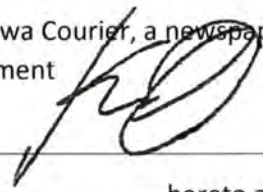
City of Ottumwa  
105 East Third Street, Ottumwa, Iowa 52501  
Telephone 641-683-0650 Fax 641-683-0609

# PROOF OF PUBLICATION

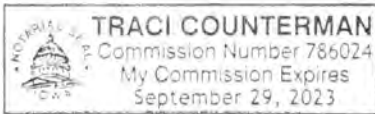
STATE OF IOWA  
WAPELLO COUNTY

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

206 E. Finley-Notice  
City of Ottumwa

  
hereto attached

was published in said newspaper for 1 consecutive week's to-wit: 8/8/23  
Subscribed and sworn to before me, and in my presence, by the said 8th day of August, 2023



Traci Counterman

Notary Public

In and for Wapello County

Printer's fee \$22.83

## COPY OF ADVERTISEMENT

CONDEMNATION NOTICE  
VIA CERTIFIED AND REGU-  
LAR MAIL TO: Brandon  
Watson; Kelly K Whitney; State  
of Iowa; Brick Gentry PC; US  
Department of the treasury  
IRS; Portfolio Recovery Asso-  
ciates LLC; Ricketts Capital  
LLC You are hereby notified  
that the structures located at  
206 E Finley , Ottumwa, IA has  
been determined to be a public  
nuisance, and that the nu-  
isance 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 prop-  
erty is as follows: R.S.SMITH'S  
4TH ADD N 22' LOT 1 BLK 18  
(206 E FINLEY) You are fur-  
ther 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 September 5th ,  
2023 at 5:30 p.m. in the Coun-  
cil 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 publi-  
cation of this notice. TAKE  
NOTICE AND GOVERN  
YOURSELF ACCORDINGLY!  
DATED August 4, 2023 Jake  
Rusch Zoning and Housing  
Coordinator City of Ottumwa,  
Iowa

**CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL**

TO: Brandon Watson; Kelly K Whitney; State of Iowa; Brick Gentry PC; US Department of the treasury  
IRS; Portfolio Recovery Associates LLC; Ricketts Capital LLC

You are hereby notified that the structures located at **206 E Finley** , Ottumwa, IA has been determined to be a public nuisance, and that the nuisance must be abated by demolition within thirty (30) days of this notice and the lot cleaned and leveled. You are further notified that the legal description of the above property is as follows:

**R.S.SMITH'S 4TH ADD N 22' LOT 1 BLK 18 (206 E FINLEY)**

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 **September 5<sup>th</sup> , 2023 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 August 4, 2023**

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Jake Rusch  
Zoning and Housing Coordinator  
City of Ottumwa, Iowa



206 E. Finley

8/29/23



206 E. Finley

8/29/23

**received**  
9.1.23 8:30A

# CITY OF OTTUMWA

## Staff Summary

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

Council Meeting of: Sept 5, 2023

Jake Rusch

Prepared By

Building and Code Enforcement

Department

Zach Simonson

Department Head

City Administrator Approval

AGENDA TITLE: This is the time, place and date to consider condemnation of the structure(s) on the property described as 556 S Ward.

\*\*\*\*\*

**\*\*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 556 S Ward order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including administrative costs, to be assessed against the property and/or collected from the owner or owners thereof.

DISCUSSION: The structure located at 556 S Ward was placarded April 26, 2022. The property was placarded due to no utilities and poor living conditions. The city has had to have the grass and weeds mowed. This property has been brought before council by concerned neighbors. The house continues to deteriorate with no attempt to repair. There is no current repair plan or permission. Condemnation notice was served by certified mail and posting notice on the property and in the Ottumwa Courier.



[ CITY OF ]

OTTUMWA

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

4/26/2022,

**Donnie Stockdall,  
901 Queen Anne,  
Ottumwa, IA 52501**

**Jim or Julia Leichty  
5764 Chestnut Ave  
Bunnell FL, 32110**

**Natasha Wareham  
556 S. Ward  
Ottumwa IA, 52501**

**To whom it may concern,**

An inspection was made on **4/26/2022**, of the property located at **556 S. Ward** in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

KENNEDY'S SUB LOT 8 (556 S WARD)

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 **5/26/2022**, to wit:

**DEFICIENCY LIST ATTACHED**

**Repair plan required.** In the event that the repairs or demolition cannot be completed within thirty days, a repair plan must be submitted for approval prior to **5/26/2022**.

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 5/26/2022** may result in the declaration by the undersigned pursuant to Section 364.17 of the Code of Iowa, and Section 20-3 (0), of the Ottumwa Municipal Code that said building(s), is (are) a public nuisance.

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

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

Signed and dated at Ottumwa Municipal Building, Ottumwa, Iowa, **4/26/2022**.

Respectfully,

Jeffrey Hamann  
Building Inspector  
hamannj@ottumwa.us

CERTIFIED #91 7199 9991 7035 6855 4809

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



[ CITY OF ]  
O T T U M W A

**Date of Placard Inspection: 4/26/2022,  
DEFICIENCY LIST-556 S. Ward,**

#### **Exterior/Yard**

- 1. Repair or replace all damaged siding. 304.6**
- 2. Scrape and repaint all chipping and peeling paint, or provide exterior protection from the elements, siding, trim, soffit and fascia. 304.6**
- 3. Replace storm doors, unless entry doors are weather resistant material. 20-7-15**
- 4. Replace damaged entry door. 304.18**
- 5. Provide deadbolt locks to entry doors. 304.18**
- 6. Repair or replace damaged or missing windows. 304.13**
- 7. Repair or replace damaged or missing storm windows and screen unless windows are weather resistant material. 304.13 20-7-15**
- 8. Repair loose, worn or damaged deck boards on porch. 304.15**
- 9. Trim back all overgrown plant growth in yard. Dispose of any yard waste or tree debris. 302.1**

#### **Interior**

- 1. Provide all required utilities, gas, water and electric. 401.1, 505.4, 602.2 and 505.1**
- 2. Have licensed electrician bring electrical system to current electrical code, including hardwired smoke alarms. 604.3**
- 3. Have licensed plumber bring plumbing system to current code and make any changes to plumbing system. 504.1**
- 4. Have licensed HVAC technician bring HVAC system to current code and make any changes to the HVAC system. 603.1 607.1**
- 5. Keep the property secure from unauthorized persons. 20-3-L**
- 6. Keep the grass kept below 10" 24-3-10**

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

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

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

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

# PROOF OF PUBLICATION

STATE OF IOWA  
WAPELLO COUNTY

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

556 S. Ward St - Notice

City of Ottumwa

hereto attached

was published in said newspaper for 1 consecutive week's to-wit: 8/8/23

Subscribed and sworn to before me, and in my presence, by the said 8th day of August, 2023



Traci Counterman

Notary Public

In and for Wapello County

Printer's fee \$23.32

## COPY OF ADVERTISEMENT

CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL TO: James Leichty; Julia Leichty; Bryan G Jordan; John R Webber III; Natasha Wareham; Community 1st Credit Union; Hewitt Creek LLC; State of Iowa; MidAmerican Energy Co. You are hereby notified that the structures located at 556 S Ward, Ottumwa, IA has been determined to be a public nuisance, and that the nuisance must be abated by demolition within thirty (30) days of this notice and the lot cleaned and leveled. You are further notified that the legal description of the above property is as follows: KENNEDY'S SUB LOT 8 (556 S WARD) KENNEDY'S SUB LOT 8 (556 S WARD) 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 September 5th, 2023 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 August 4, 2023 Jake Rusch Zoning and Housing Coordinator City of Ottumwa, Iowa

**CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL**

TO: James Leichthy; Julia Leichthy; Bryan G Jordan; John R Webber III; Natasha Wareham; Community 1<sup>st</sup> Credit Union; Hewitt Creek LLC; State of Iowa; MidAmerican Energy Co.

You are hereby notified that the structures located at **556 S Ward**, Ottumwa, IA has been determined to be a public nuisance, and that the nuisance must be abated by demolition within thirty (30) days of this notice and the lot cleaned and leveled. You are further notified that the legal description of the above property is as follows:

KENNEDY'S SUB LOT 8 (556 S WARD)

**KENNEDY'S SUB LOT 8 (556 S WARD)**

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 **September 5<sup>th</sup>, 2023 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 August 4, 2023**

---

Jake Rusch  
Zoning and Housing Coordinator  
City of Ottumwa, Iowa



556 S. Ward

8/29/23