

TENTATIVE AGENDA  
OTTUMWA BOARD OF HEALTH

MEETING NO. 4  
Council Chambers, City Hall

May 21, 2019  
5:30 O'clock P.M.

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

Approval of Minutes 1. Approve the minutes from Meeting No. 3 on March 19, 2019 as presented.

RECOMMENDATION: Approve the minutes.

Condemnation Hearing 601 Spring 2. This is the time, place and date set to consider condemnation of the structures on the lot located at 601 Spring Street.

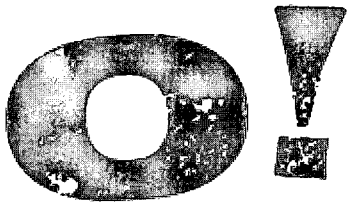
A. Open hearing for comments.

B. Close public hearing.

C. Condemn the structures located at 601 Spring Street, 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 601 Spring Street.

Adjourn 3. Adjournment.



CITY OF  
O T T U M W A

**FAX COVER SHEET**

City of Ottumwa

DATE: 5/15/19 TIME: 4:00 PM 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 #4 to be held on 5/21/19.

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\*\*\* FAX MULTI TX REPORT \*\*\*  
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JOB NO. 0228  
DEPT. ID 4717  
PGS. 2

TX INCOMPLETE -----

TRANSACTION OK 96845832  
916606271885  
ERROR 96847834  
96845892  
96828482

KISS  
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Ottumwa Courier  
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JOB NO. 0228  
DEPT. ID 4717  
ST. TIME 05/15 15:59  
SHEETS 2  
FILE NAME  
TX INCOMPLETE -----  
TRANSACTION OK 96845832  
916606271885  
ERROR 96847834  
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MEMO: Tentative Agenda for the Board of Health Meeting #4 to be held on 5/21/19.

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

OTTUMWA BOARD OF HEALTH MINUTES

MEETING NO. 3  
Council Chambers, City Hall

March 19, 2019  
5:30 O'clock P.M.

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

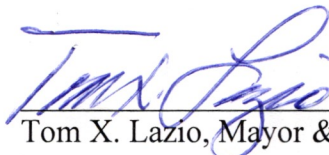
Approval of Minutes 1. Dalbey moved, seconded by Streeby to approve the minutes from Meeting No. 2 on March 5, 2019 as presented. All Ayes

129 N. McLean 2. This is the time, place and date set to consider condemnation of the structures on the lot located at 129 N. McLean. No objections were received. Dalbey moved, seconded by Streeby to close the public hearing. All ayes.

Director of Health & Inspections Flanagan stated property was placarded 12/10/18 due to a fire and there was no insurance on the property. Roe moved, seconded by Streeby to condemn the structures located at 129 N. McLean, 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. All ayes.

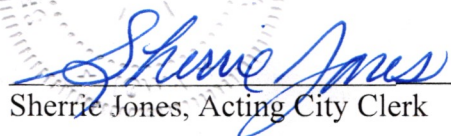
Adjourn 3. Roe moved, seconded by Streeby to adjourn the meeting. All ayes. Adjournment was at 5:33 pm.

OTTUMWA BOARD OF HEALTH

  
Tom X. Lazio, Mayor & Chairman



ATTEST:

  
Sherrie Jones, Acting City Clerk

2019 APR 31 AM 7:57  
**CITY OF OTTUMWA**  
**Staff Summary**

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

Council Meeting of : May 21, 2019

Health & Inspections  
Department

Jody Gates

Prepared By

Kevin C Flanagan  
Department Head

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

AGENDA TITLE: This is the time, place and date to consider condemnation of the structures on the lot located at 601 Spring Street

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\*\*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 structures located at 601 Spring Street, 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 property was placarded August 10, 2018 due to being occupied without being connected to utilities. There has been no action by the owner to submit a repair plan or to clean up the exterior of the property or mow the grass since the house was placarded. Inspectors feel that the location and condition of the house make it a candidate for demolition.

Source of Funds: 151-3-342

Budgeted Item:



Budget Amendment Needed:

# OTTUMWA

CITY OF BRIDGES...RIVER OF OPPORTUNITY

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

August 10, 2018

91 7199 9991 7035 6854 6088

Susanne M Troxel (Whitney)  
601 Spring  
Ottumwa IA 52501

Susanne M Troxel (Whitney):

An inspection was made on August 10, 2018 of the property located at **601 Spring** in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

**J M MC ELROY ADD LOT 4 (601 SPRING ST)**

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 2018** 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 10, 2018** that meets the following requirements:

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 three (3) 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.

**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.

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.

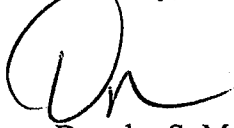
Failure to make the above said corrections before 12:00 o'clock P.M. on the **10th** day of **September 2018** may result in the declaration by the undersigned pursuant to Section 364.17 of the Code of Iowa, and Section 20-3 (0), of the Ottumwa Municipal Code that said building(s), is (are) a public 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, by e-mail at [maize.doug@ci.ottumwa.ia.us](mailto:maize.doug@ci.ottumwa.ia.us) 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 641-683-0618 for this service.**

Signed and dated at Ottumwa Municipal Building, Ottumwa, Iowa, this **10th** day of **August 2018**

Sincerely,



Douglas S. Maize  
Building Inspector

Route/dsm

CERTIFIED #91 7199 9991 7035 6854 6088





Date of Placard: August 10, 2018

**DEFICIENCY LIST-601 SPRING STREET**

- 1. Provide gas, water and electric utility services. 401.1, 505.4, 602.2 and 505.1**
- 2. This is a partial inspection only. A complete inspection will be required. Chapter 20**

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 meet minimum housing code standard before it can be released. 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.*

# OTTUMWA

Jody Bates

## CITY OF BRIDGES...RIVER OF OPPORTUNITY NOTICE TO ABATE

April 9, 2019

VIA CERTIFIED AND REGULAR MAIL

Estate of Susanne M. Troxel-Whitney  
C/o Gregory E. Whitney  
409 E. 6<sup>th</sup> Street, Apartment #15  
Davenport, IA 52802

Mr. Gregory E. Whitney  
Unknown Spouse of Gregory E. Whitney, if any  
409 E. 6<sup>th</sup> Street, Apartment #15  
Davenport, IA 52802

TO WHOM IT MAY CONCERN:

An inspection was made of the placarded property at **601 Spring, Ottumwa, IA** of which you are the registered owner(s) or in which you have a property interest.

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

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

Abatement needed:

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

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

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

Notice to Abate

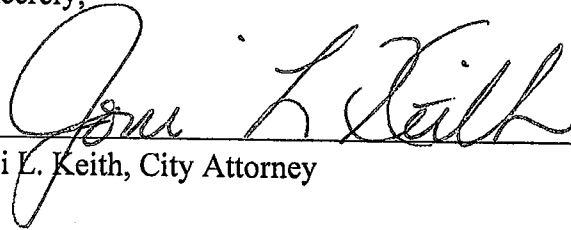
Page 2

**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 21st day of May, 2019 at 5:30 p.m. in the Council Chambers in City Hall, 105 East Third Street, Ottumwa, Iowa.**

If you wish to contest this action, you may do so by filing a written statement with the City Clerk to the Board of Health **within five (5) days** of the receipt of this letter.

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

Sincerely,

A handwritten signature in cursive script that reads "Joni L. Keith". The signature is written in black ink and is positioned above a horizontal line.

Joni L. Keith, City Attorney

Cc: Health Department - Jody Gates  
Building Inspector Douglas S. Maize

**CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL**

TO: Estate of Susanne M. Troxel-Whitney  
Unknown Spouse of Susanne M. Troxel-Whitney, if any  
Unknown Heirs of Susanne M. Troxel-Whitney  
Gregory E. Whitney  
Unknown Spouse of Gregory E. Whitney, if any  
Iowa Child Support Recovery  
State of Iowa  
Wapello County, Iowa

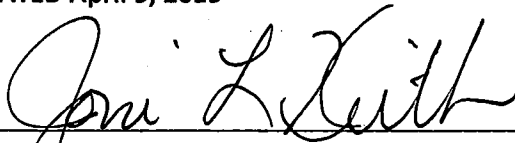
You are hereby notified that the structures located at **601 Spring**, Ottumwa, IA have been determined to be a public nuisance, and that the nuisance must be abated by demolition with thirty (30) days of this notice and the lot cleaned and leveled. You are further notified that the legal description of the above property is as follows:

**Lot Four (4) in J.M. McElroy's Addition to the City of Ottumwa, Wapello County, Iowa.**

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 **May 21, 2019 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 April 9, 2019**



\_\_\_\_\_  
Joni L. Keith  
City Attorney



NOTICE TO ABOTE 601 SPRING

4-12-19









