

TENTATIVE AGENDA  
OTTUMWA BOARD OF HEALTH

MEETING NO. 5  
Council Chambers, City Hall

July 5, 2022  
5:30 O'clock P.M.

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

Approval of Minutes 1. Approve the minutes from Meeting No. 4 on June 21, 2022 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 309 Mer Rouge in the City of Ottumwa, Wapello County, Iowa.

309 Mer Rouge

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 309 Mer Rouge, 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 309 Mer Rouge.

Condemnation Hearing 3. This is the time, place and date set to consider condemnation of the structures on the property located at 437 North Court (AKA 439 North Court) in the City of Ottumwa, Wapello County, Iowa.

437 N. Court

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 437 North Court (AKA 439 North Court), 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 437 North Court (AKA 439 North Court).

Adjourn 4. Adjournment.



[ CITY OF ]  
O T T U M W A

**FAX COVER SHEET**

City of Ottumwa

DATE: 7/1/2022 TIME: 10:20 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 Board of Health Meeting #5 to be held on 7/5/2022 at 5:30 P.M.

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\*\*\* TX REPORT \*\*\*  
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JOB NO.	1371	
DEPT. ID	4717	
ST. TIME	07/01 10:27	
SHEETS	2	
FILE NAME		
TX INCOMPLETE	-----	
TRANSACTION OK	96847834	Ottumwa Courier
	916606271885	KTVO
	96823269	Ottumwa Waterworks
ERROR	96828482	Tom FM



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MEMO: Tentative Agenda for the Board of Health Meeting #5 to be held on 7/5/2022 at 5:30 P.M.

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\*\*\* FAX MULTI TX REPORT \*\*\*  
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JOB NO. 1371  
DEPT. ID 4717  
PGS. 2  
TX INCOMPLETE -----  
TRANSACTION OK 96847834  
916606271885  
96823269  
ERROR 96828482

Ottumwa Courier  
KTVO  
Ottumwa Waterworks  
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FROM: Christina Reinhard

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

MEMO: Tentative Agenda for the Board of Health Meeting #5 to be held on 7/5/2022 at 5:30 P.M.

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

OTTUMWA BOARD OF HEALTH MINUTES

MEETING NO. 4  
Council Chambers, City Hall

June 21, 2022  
5:30 O'clock P.M.

The meeting convened at 5:30 P.M.

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

- Approval of Minutes
1. Roe moved, seconded by Pope to approve the mins. from Mtg. No. 3 on June 7, 2022 as presented. All ayes.
- 157 S. Iowa
2. This was the time, place and date set to consider condemnation of the structures located at 157 S. Iowa Ave. in the City of Ottumwa, Wapello County, IA. Zoning & Housing Coord. Rusch reported the property was placarded Aug. 5, 2021, due to living conditions and lack of utilities. The owner has moved out of town and has had very little contact with the inspectors. A fire occurred at property on April 2022 that caused severe damage to the structure. The property remains unsecured and open to the elements with several code violations. Galloway moved, seconded by Hull to close the public hearing. All ayes.

Roe moved, seconded by Galloway to condemn the structures located at 157 S. Iowa Ave., order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including admin. costs, to be assessed against the property and/or collected from the owner or owners thereof. All ayes.

- Adjourn
3. There being no further business, McAntire moved, seconded by Hull that the mtg. adjourn. All ayes.

Adjournment was at 5:34 P.M.



ATTEST:

*Christina Reinhard*  
Christina Reinhard, CMC, City Clerk

OTTUMWA BOARD OF HEALTH

*Richard W. Johnson*  
Richard W. Johnson, Mayor and Chairman

# CITY OF OTTUMWA

## Staff Summary

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

Council Meeting of: July 5, 2022

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 309 Mer Rouge.

\*\*\*\*\*

**\*\*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 309 Mer Rouge 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 309 Mer Rouge was placarded October 31, 2021. The property was placarded for living conditions, lack of utilities, and a structure fire. The owner of the property has mentioned to the inspector that he is unable to make repairs to the property and no progress has been made. The City has had to mow the property this year. There is no current repair plan , and it remains open to the elements and squatters. 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**

11/2/2021,

91 7199 9991 7035 6855 4335

**Carl & Rosella Townsend  
Gerald Townsend,  
309 Mer Rouge,  
Ottumwa, IA 52501**

**To whom it may concern,**

An inspection was made on **10/31/2021**, of the property located at **309 Mer Rouge**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

AUD.SUB-DIV SE SEC. 29-72-13, N 100' OF AL 4, SE SEC.29-72-13 (309 MER ROUGE)

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 **11/31/2021**, 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 **11/31/2021**.

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

11/2/21

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 11/31/2021** 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 Simionson at 641-683-0694 for this service.**

Signed and dated at Ottumwa Municipal Building, Ottumwa, Iowa, **11/2/2021**.

Respectfully,

Jeffrey Hamann  
Building Inspector  
hamannj@ottumwa.us

CERTIFIED #91 7199 9991 7035 6855 4335

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

11/2/21





[ CITY OF ]

OTTUMWA

**Date of Placard Inspection: 10/31/2021,  
DEFICIENCY LIST-309 Mer Rouge**

#### **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 rear 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. Remove burned down JMV camper and all fire damaged debris. 305.1
9. Remove illegally licensed JMV camper behind house. 24 ½ - 2

#### **Interior**

1. Repair and replace damaged and missing drywall, mudding joints, sanding smooth and painting. Providing an uninterrupted, cleanable wall and ceiling covering. 305.3
2. Repaint all chipping and peeling paint on doors, and trim. 305.3
3. Provide an uninterrupted, cleanable floor covering via floor sealant, vinyl, tile, or carpet. 305.3
4. Install kitchen facility, cabinets, counter spaces, sink, electrical requirements for range stove and refrigerator. 20-7-14
5. Have licensed electrician bring electrical system to current electrical code, including hardwired smoke alarms. 604.3
6. Have licensed plumber bring plumbing system to current code and make any changes to plumbing system. 504.1
7. Have licensed HVAC technician bring HVAC system to current code and make any changes to the HVAC system. 603.1 607.1
8. Keep the property secure from unauthorized persons. 20-3-L
9. Keep the grass kept below 10" 24-3-10

11/2/21

**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.

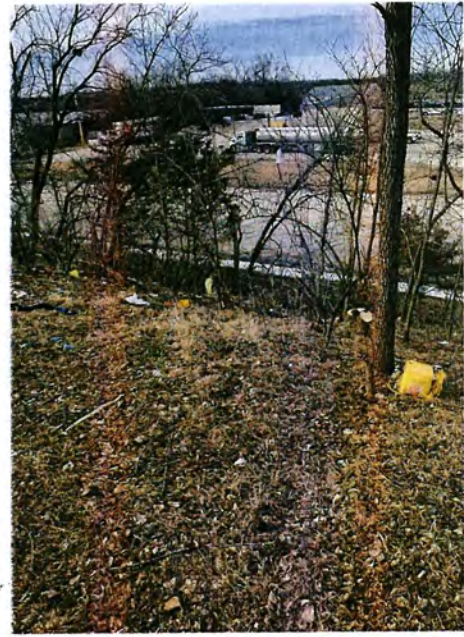
This unit must be inspected and meet minimum housing code standard before it can be released and occupied. Application for a building permit on a placarded house must be accompanied by an updated deficiency list. No structure will be released from the tag list without the necessary permits being taken 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.*

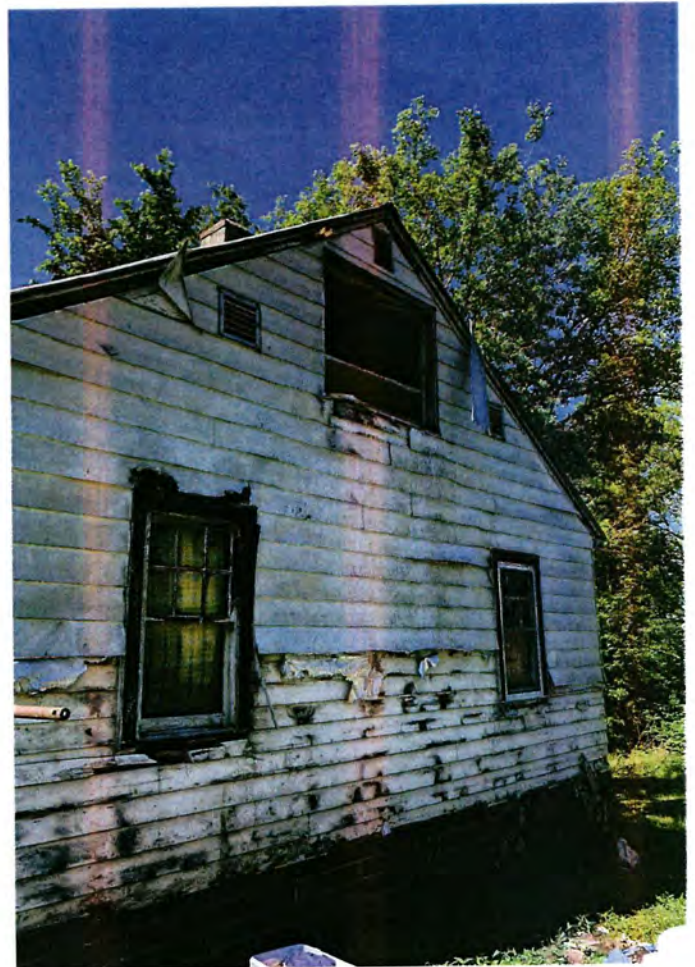
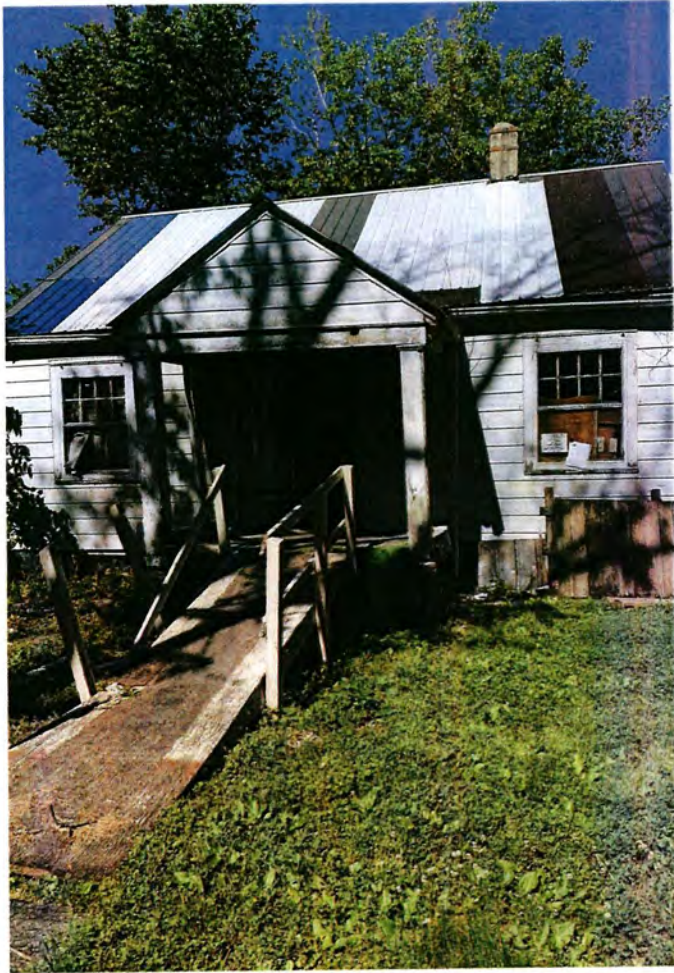
11/2/21



11/3/21



3/2/22



6/3/22



[ CITY OF ]  
O T T U M W A

## NOTICE TO ABATE

June 2, 2022

**Carl and Rosella Townsend**  
**Deed Holders**  
Gerald K. Townsend  
309 Mer Rouge  
Ottumwa, Iowa 52501

**Ira Holdings LLC**  
**(Stearns Bank)**  
Tax Sale Certificate No.  
TSC 2021-00672  
Mike Klemme (Registered  
Agent)  
520 4<sup>th</sup> Street SW, Suite A  
Le Mars, Iowa 51031

**Wapello County**  
**Treasurer**  
101 W. 4<sup>th</sup> Street  
Ottumwa, Iowa 52501

**Carlene Rowland**  
1206 W Mary  
Ottumwa, Iowa 52501

**Carl F. Townsend, Jr.**  
420 Hermann  
Ottumwa, Iowa 52501

**Earl Townsend**  
316 Waverly  
Ottumwa, Iowa 52501

**Merritt Townsend**  
421 Waverly  
Ottumwa, Iowa 52501

**Stacy Townsend**  
421 Waverly  
Ottumwa, Iowa 52501

**Kari Townsend**  
445 S Ransom  
Ottumwa, Iowa 52501

**SENT VIA CERTIFIED MAIL**

To Whom it May Concern,

An inspection was made on May 25, 2022 of the placarded property located at **309 Mer Rouge, Ottumwa, IA** of which you are the registered owner(s) or in which you have a property interest.

**Abandoning a property without being connected to all or one of the following utility services: electrical, gas or water, failure to maintain the property and failure to keep the property secure from unauthorized persons constitutes a public nuisance and maintaining a property in a manner that does not meet current housing code.**

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:

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

- 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 5<sup>th</sup> day of July, 2022 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,

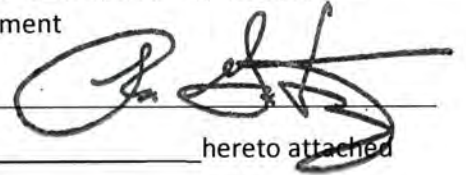
Zach Simonson  
Community Development Director  
City of Ottumwa  
641-683-0650

# 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

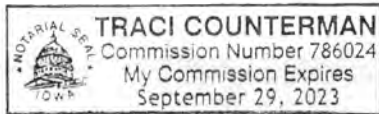
Condemnation Notice: Carl & Rosella Townsend  
City of Ottumwa



hereto attached

was published in said newspaper for 1 consecutive week's to-wit: 6/9/22

Subscribed and sworn to before me, and in my presence, by the said 9th day of June, 2022



Notary Public

In and for Wapello County

Printer's fee \$20.10

## COPY OF ADVERTISEMENT

**CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL TO:** Carl and Rosella Townsend, Carlene Rowland, Merritt Townsend, Ira Holding LLC, Carl F Townsend Jr., Stacy Townsend, Earl Townsend, Kari Townsend, Wapello County Treasurer You are hereby notified that the structure located at **309 Mer Rouge**, 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: **AUD.SUB-DIV SE SEC. 29-72-13, N 100' OF AL 4, SE SEC.29-72-13 (309 MER ROUGE)** 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 **July 5, 2022 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!** June 9, 2022 Zach Simonson Community Development Director City of Ottumwa, Iowa

Condemnation Notice  
309 Mer Rouge



# CITY OF OTTUMWA

## Staff Summary

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

Council Meeting of : July 5, 2022

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 437 N Court (AKA 439 N Court)

\*\*\*\*\*

**\*\*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 437 N Court (AKA 439 N Court) 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 437 N Court was placarded May 8, 2021. The property was placarded for living conditions and a structure fire. The owner of the property Continued to live in the house without utilities. No progress has been made and the house continues to deteriorate. The City has had to mow the property this year. 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 BRIDGES

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

May 10, 2021

Diana Danidson  
439 N Court  
Ottumwa, Ia 52501

91 7199 9991 7035 6855 3758

Occupant:

An inspection was made on **May 8, 2021**, of the property located at **437 N Court**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

**STEWART'S SUB OF GODFREY'S LOT 5 (437 N COURT)**

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 June, 2021**, to wit:

**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 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 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.

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

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 June, 2021** 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, this **10th day of May 2021.**

Sincerely,

**Jacob Rusch**

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

CERTIFIED #91 7199 9991 7035 6855 3758

CC: Mary Welch  
506 E Burlington  
Fairfield, Iowa 52556

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 10, 2021**

**DEFICIENCY LIST-437 N COURT**

1. **Repair smoke, fire, and water damage.**
2. **Repair sewer system.**
3. **Clean dog waste and property.**
4. **Repair broken windows, siding, and chipping paint.**
5. **Repair ceilings, wall, and floors where needed.**
6. **Rehabilitate property to meet current building code**
7. **This is a partial inspection only. A complete inspection will be required. 20**
8. **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,

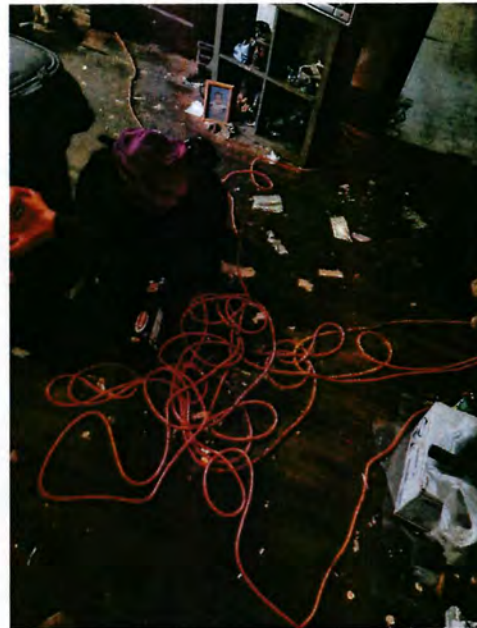
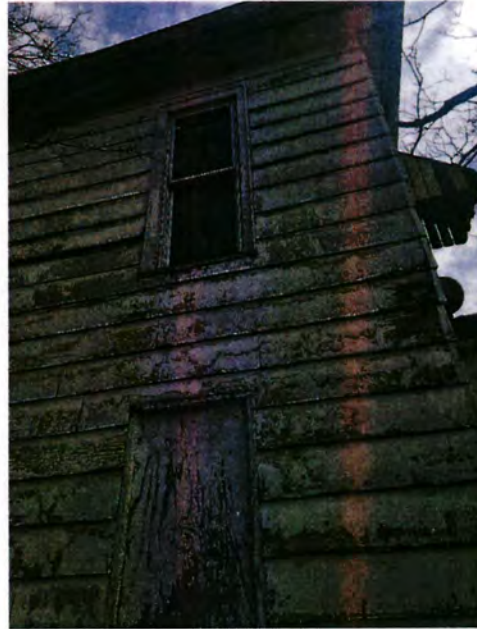
**Jacob Rusch**

Building Inspector

Health & Inspections :: City of Ottumwa, IA

641.683.0650

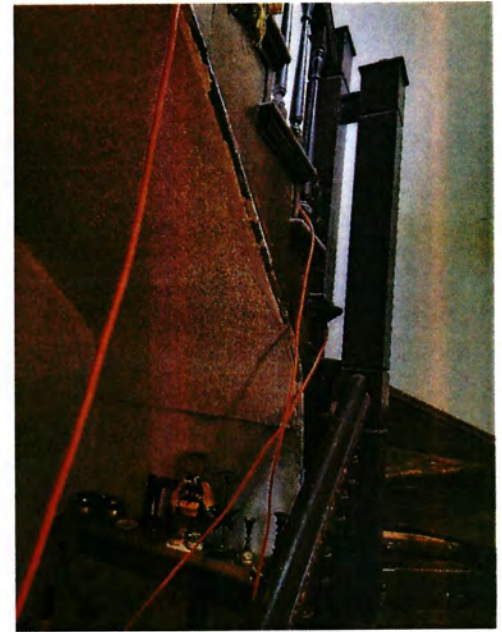
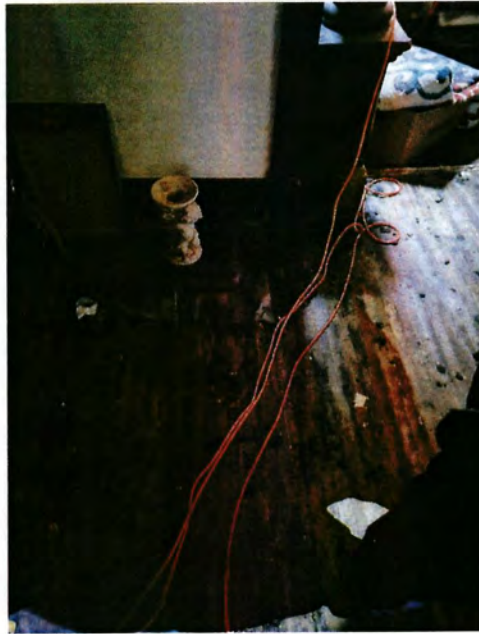
City of Ottumwa  
105 East Third Street, Ottumwa, Iowa 52501  
Telephone 641-683-0650 Fax 641-683-0609



4/27/22

4/27/22





4/27/22



6/14/22





[ CITY OF ]  
O T T U M W A

## NOTICE TO ABATE

June 2, 2022

**Mary Welch**  
**Deed Holder**  
P.O. Box 1562  
Fairfield, Iowa 52556

**State of Iowa**  
c/o Iowa Attorney General  
1305 East Walnut  
Des Moines, Iowa 50319

**Diana Davidson**  
**Contract Purchaser**  
437 N. Court  
Ottumwa, Iowa 52501

### SENT VIA CERTIFIED MAIL

To Whom it May Concern,

An inspection was made on May 25, 2022 of the placarded property located at **437 N. Court (AKA 439 N. Court), Ottumwa, IA** of which you are the registered owner(s) or in which you have a property interest.

**Abandoning a property without being connected to all or one of the following utility services: electrical, gas or water, failure to maintain the property and failure to keep the property secure from unauthorized persons constitutes a public nuisance and maintaining a property in a manner that does not meet current housing code.**

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.

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

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 5<sup>th</sup> day of July 2022 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,

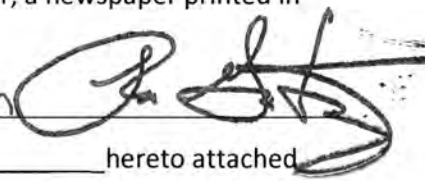
Jake Rusch  
Zoning and Housing Coordinator  
City of Ottumwa  
641-683-0650

# 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

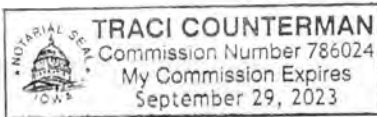
Condemnation Notice: Mary Welch, Diana Davidson  
City of Ottumwa



hereto attached

was published in said newspaper for 1 consecutive week's to-wit: 6/9/22

Subscribed and sworn to before me, and in my presence, by the said 9th day of June, 2022



Notary Public

In and for Wapello County

Printer's fee \$18.35

## COPY OF ADVERTISEMENT

**CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL TO:** Mary Welch, Diana Davidson, State of Iowa, Wapello County Treasurer You are hereby notified that the structure located at **437 N Court (AKA 439 N Court)**, 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: **STEWART'S SUB OF GODFREY'S LOT 5 (437 N COURT)** 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 **July 5, 2022 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! June 9, 2022**  
Jake Rusch Zoning and Housing Coordinator City of Ottumwa, Iowa

*Condemnation Notice  
437/439 N. Court*