

TENTATIVE AGENDA  
OTTUMWA BOARD OF HEALTH

MEETING NO. 2  
Bridge View Center, 102 Church St.

May 7, 2024  
5:30 O'clock P.M.

ROLL CALL: Council Member Bossou, Hoffman, Caviness, Galloway, McAntire and Mayor Johnson.

Approval of Minutes 1. Approve the minutes from Meeting No. 1 on March 5, 2024 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 538 Summit in the City of Ottumwa, Wapello County, Iowa.

538 Summit

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 538 Summit, 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 538 Summit.

Condemnation Hearing 3. This is the time, place and date set to consider condemnation of the structures on the property located at 932 West Third Street in the City of Ottumwa, Wapello County, Iowa.

932 W. Third

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 932 West Third, 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 932 West Third Street.

Condemnation Hearing 4. This is the time, place and date set to consider condemnation of the structures on the property located at 606 Spring Street in the City of Ottumwa, Wapello County, Iowa.

606 Spring St.

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 606 Spring St., order prompt demolition, removal and leveling of the lot and direct all costs attendant to such actions, including administrative costs, to be assessed against the property and/or collected from the owner or owners thereof.

RECOMMENDATION: Approve the condemnation of the structures located at 606 Spring Street.

Condemnation Hearing 5. This is the time, place and date set to consider condemnation of the structures on the property located at 2721 Branham in the City of Ottumwa, Wapello County, Iowa.  
2721 Branham

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 2721 Branham, 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 2721 Branham.

Condemnation Hearing 6. This is the time, place and date set to consider condemnation of the structures on the property located at 506 Clinton, in the City of Ottumwa, Wapello County, Iowa.  
506 Clinton

- A. Open hearing for comments.
- B. Close the public hearing.
- C. Condemn the structures located at 506 Clinton, 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 506 Clinton.

Adjourn 7. Adjournment.



[ CITY OF ]  
O T T U M W A

**FAX COVER SHEET**

City of Ottumwa

DATE: 5/3/24 TIME: 9:15 AM NO. OF PAGES 3  
(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 #2 to be held on 5/7/2024 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

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 FAX MULTI TX REPORT  
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JOB NO. 4799  
 DEPT. ID 4717  
 PGS. 3

TX INCOMPLETE -----  
 TRANSACTION OK 916416847834  
 916416823269  
 ERROR 916606271885  
 916416828482

Ottumwa Courier  
 Ottumwa Waterworks  
 KTVO  
 Tom FM



CITY OF  
 OTTUMWA

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\*\*\*\*\*  
TX REPORT  
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JOB NO. 4799  
DEPT. ID 4717  
ST. TIME 05/03 09:15  
SHEETS 3  
FILE NAME

TX INCOMPLETE -----

TRANSACTION OK 916416847834

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PHONE NO: 641-683-0620

MEMO: Tentative Agenda for the Ottumwa Board of Health Meeting #2 to be held on 5/7/2024 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

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

## OTTUMWA BOARD OF HEALTH MINUTES

MEETING NO. 1  
Bridge View Center, 102 Church St.

March 5, 2024  
5:30 O'clock P.M.

The meeting convened at 5:30 P.M.

Present were Council Member McAntire, Hoffman, Caviness, Galloway and Mayor Johnson.  
Council Member Bossou was absent.

Approval of Minutes 1. Galloway moved, seconded by McAntire to approve mins. from Mtg. No. 3 on Sept. 5, 2023 as presented. Motion carried 4-1. Absent: Bossou.

706 W. Fourth 2. This was the time, place and date set to consider condemnation of the structures located at 706 W. Fourth in the City of Ottumwa, Wapello County, IA. P&Z Coordinator Rusch reported structure was placarded Feb. 21, 2023 due to poor living conditions and life safety concerns. Since being placarded, the structure has caught on fire two separate occasions. No current repair plan or attempt to repair property by owners. Caviness moved, seconded by Hoffman to close public hearing. Motion carried 4-1. Absent: Bossou.

Caviness moved, seconded by Hoffman to condemn the structures located at 706 W. Fourth, 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: Bossou.

Adjourn 3. There being no further business, Galloway moved, seconded by McAntire that the mtg. adjourn. Motion carried 4-1. Absent: Bossou.

Adjournment was at 5:33 P.M.

OTTUMWA BOARD OF HEALTH

ATTEST:

Richard W. Johnson, Mayor and Chairman

Christina Reinhard, CMC, City Clerk

Received  
5-22-24 11AM

# CITY OF OTTUMWA

## Staff Summary

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

Council Meeting of : May 7, 2024

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 538 Summit Street.

\*\*\*\*\*

**\*\*Public hearing required if this box is checked**

\*\*The Print or Publication for each Public Hearing must be attached to the Staff Summary if the Result of Publication is not attached, the hearing will be placed on the agenda.\*\*

RECOMMENDATION: Open public hearing  
Receive comments  
Close public hearing  
Condemn the structure(s) at 538 Summit 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 structure located at 538 Summit Street was placarded December 29, 2022. The property was placarded due to poor living conditions and life safety concerns. There has been no attempt to repair the property and the property continues to deteriorate. 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**

12/29/2022,

**Orville Hux or Judith Welch,  
538 Summit,  
Ottumwa, IA 52501**

91 7199 9991 7035 6855 5837

To whom it may concern,

An inspection was made on **12/29/2022**, of the property located at **538 Summit**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

WM. KRANER'S ADD. LOTS 29 & 30. (538 SUMMIT)

and which the records of the Wapello County Iowa Records' 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 **1/31/2023**, 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 **1/31/2023**.

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

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

12/29/22



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.

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**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 1/31/2023** 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, **12/29/2022**.

Respectfully,

Jeffrey Hamann  
Building Inspector  
hamannj@ottumwa.us

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CERTIFIED #91 7199 9991 7035 6855 5837

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

12/29/22



Date of Placard Inspection: 12/29/2022,  
DEFICIENCY LIST-538 Summit,

#### 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 entry doors. 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
10. Dispose of all junk, debris, waste and debris in yard. 302.1
11. Remove JMV's from yard. 24 ½ -2
12. Keep the property secure from unauthorized persons. 24-3-6
13. Keep the grass kept below 10" 24-3-10

#### Interior

1. Repair water leak and any damaged caused by the leak. 504.1
2. Provide all required utilities, gas, water and electric. 401.1, 505.4, 602.2 and 505.1
3. Have licensed electrician bring electrical system to current electrical code, including hardwired smoke alarms. 604.3
4. Have licensed plumber bring plumbing system to current code and make any changes to plumbing system. 504.1
5. Have licensed HVAC technician bring HVAC system to current code and make any changes to the HVAC system. 603.1 607.1

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



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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.*

**CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL**

TO: All Known and Unknown Heirs of Orville Ernest Hux and Verna M Hux; Judith Welch

You are hereby notified that the structures located at **538 Summit**, 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:

**WM. KRANER'S ADD. LOTS 29 & 30. (538 SUMMIT)**

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 7th, 2024 at 5:30 p.m.** at Bridge View Center 102 Church Street, Ottumwa, Iowa. If you wish to contest this action, you must do so by filing a written statement with the City Clerk, 210 W Main, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

**TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!**

**DATED April 4, 2024**

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Jake Rusch  
Zoning and Housing Coordinator  
City of Ottumwa, Iowa

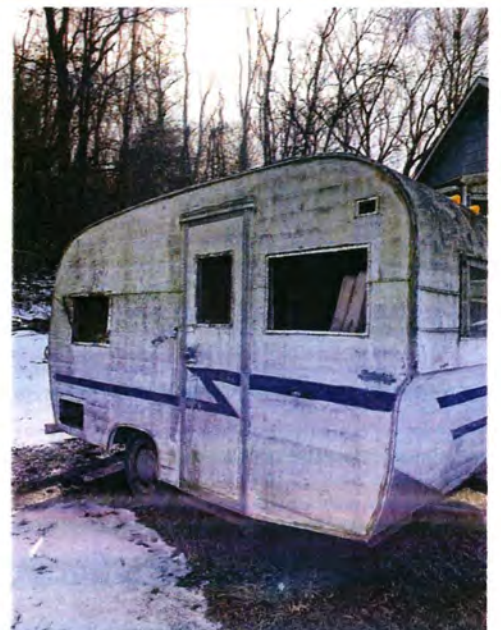






12/29/22





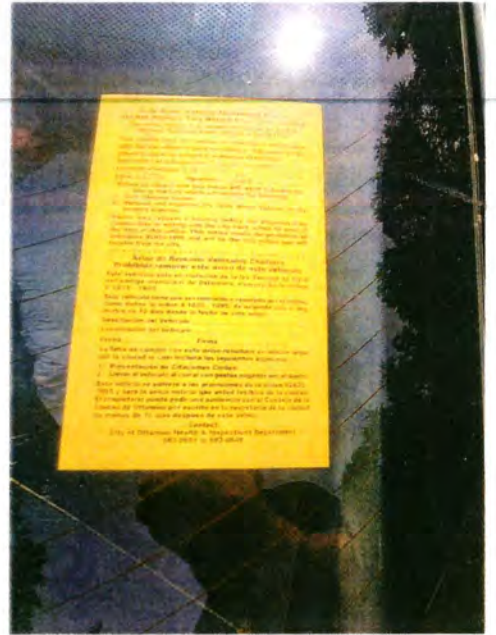
12/29/22





3/2/22







received  
5/24 11AM

Item No. 3.



# CITY OF OTTUMWA

## Staff Summary

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

Council Meeting of: May 7, 2024

**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 932 West Third Street.

\*\*\*\*\*

**\*\*Public hearing required if this box is checked.**

The Proof of Publication for each Public Hearing must be attached to the 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 932 West Third 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 structure located at 932 West Third Street was placarded June 17, 2022. The property was placarded due to Dilapidation and abandonment. The property was secured and has been mowed by the city on multiple occasions. There has been no attempt to repair the property and there have been many missed appointments with city staff. 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**

6/17/2022,

**Maxine Zapata,  
603 SW Parkway #132,  
College Station TX, 77840**

91 7199 9991 7035 6855 5158

**To whom it may concern,**

An inspection was made on **6/17/2022**, of the property located at **932 W Third**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

DIXON & HUTCHINSON'S ADD. NW 56' LOT 40

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 **7/18/2022**, 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 **7/18/2022**.

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

6/17/22

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 7/18/2022** 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, **6/17/2022**.

Respectfully,

Jeffrey Hamann  
Building Inspector  
hamannj@ottumwa.us

CERTIFIED #91 7199 9991 7035 6855 5158

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

6/17/22





Date of Placard: 6/17/2022,

DEFICIENCY LIST-932 W Third,

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. Repair or replace damaged or missing windows. 304.13
4. Repair or replace damaged or missing storm windows and screen unless windows are weather resistant material. 304.13 20-7-15
5. Repair loose, worn or damaged deck boards on porch. 304.15
6. Trim back all overgrown plant growth in yard. Dispose of any yard waste or tree debris. 302.1
7. Dispose of all construction or building material waste and debris in yard. 302.1
8. Keep the grass kept below 10" 24-3-10

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

This is a partial inspection only, a full inspection 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

**CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL**

TO: Maxine Zapata

You are hereby notified that the structures located at **932 W Third**, 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:

**DIXON & HUTCHINSON'S ADD. NW 56' LOT 40**

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 7th, 2024 at 5:30 p.m.** at Bridge View Center 102 Church Street, Ottumwa, Iowa. If you wish to contest this action, you must do so by filing a written statement with the City Clerk, 210 W Main, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

**TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!**

**DATED April 4, 2024**

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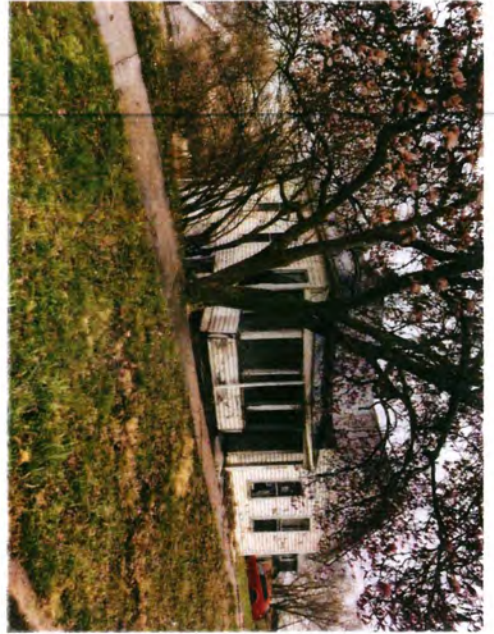
Jake Rusch  
Zoning and Housing Coordinator  
City of Ottumwa, Iowa





5/17/22





4/20/22





6/17/22





12/1/23





11/16/22



5224 11am

# CITY OF OTTUMWA Staff Summary

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

Council Meeting of : May 7, 2024

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 606 Spring Street.

\*\*\*\*\*

**\*\*Public hearing required if this box is checked**

\*\*The Board of Public Works for each fiscal year must be notified in writing of any changes to the staff summary. If the Board of Public Works is not notified, the item will not be placed on the agenda.\*\*

RECOMMENDATION: Open public hearing  
Receive comments  
Close public hearing  
Condemn the structure(s) at 606 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 structure located at 606 Spring Street was placarded August 17, 2023. The property was placarded due to poor living conditions, lack of utilities and life safety concerns. People living in a camper were removed from the property. An extensive cleanup was performed on the exterior of the property by the city. There has been no attempt to repair the property and there have been many missed appointments with city staff. 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**

August 17, 2023

Dixie Pfaff \_\_\_\_\_ 91 7199 9991 7035 6855 6285  
606 Spring  
Ottumwa, IA 52501

**To Whom It May Concern:**

An inspection was made on **August 17, 2023**, of the property located at **606 Spring**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

J M MC ELROY ADD LOT 7 (606 SPRING)

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 **September 17, 2023**, 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 17, 2023**.

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 September 17, 2023** 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, **August 17, 2023.**

Respectfully,



**Jeremy Lipe**  
Building Inspector  
Building & Code Enforcement :: City of Ottumwa  
641.683.0650

CERTIFIED #91 7199 9991 7035 6855 6285





[ CITY OF ]  
O T T U M W A

Date of Placard Inspection: August 17, 2023  
DEFICIENCY LIST-606 Spring

### Exterior

1. Repair damaged / worn roof by removing old shingles, sheeting, framing and other materials and replacing with approved roofing and framing materials to be structurally sound and of weather tight condition. 304.7
2. Repair or replace all damaged or missing siding. 304.6
3. Repair or replace all damaged or missing soffit and fascia. 304.6
4. Scrape and repaint all chipping and peeling paint, or provide exterior protection from the elements, siding, trim, soffit and fascia. 304.6
5. Remove and replace all rotted and / or water damaged material. 305
6. Repair or replace damaged or missing doors. 304.18
7. Provide deadbolt locks to entry doors. 304.18
8. Repair or replace damaged or missing windows. 304.13
9. Repair or replace damaged or missing storm windows and screen unless windows are weather resistant material. 304.13 20-7-15
10. Fill in any man made excavations / holes in yard. 24-3-14
11. Trim back all overgrown plant growth in yard. Dispose of any yard waste or tree debris. 302.1
12. Dispose of all prohibited outdoor storage, waste and debris in yard / keep free of such nuisance violations. 24-3-12, 302.1
13. Keep the grass kept below 10". 24-3-10
14. Keep the property secure from being open to the elements and from harboring vermin. 20-3-L

### Interior

1. Clean out and sanitize. 305.1
2. Have licensed HVAC technician bring HVAC system to current code and make any changes to the HVAC system / repair furnace to adequately heat house without the use of supplemental heat sources such as space heaters. 603.1 607.1
3. Have licensed electrician bring electrical system to current electrical code, including hardwired smoke alarms. 604.3
4. Have licensed plumber bring plumbing system to current code and make any changes to plumbing system. 504.1

5. Repair and replace damaged and missing drywall, mudding joints, sanding smooth and painting. Providing an uninterrupted, cleanable wall and ceiling covering. 305.3
6. Repair / level weak, damaged, uneven, sagging and humped floors. 305.3
7. Provide an uninterrupted, cleanable floor covering via floor sealant, vinyl, tile, or carpet. 305.3
8. Replace damaged or missing doors. 304.18
9. Repair and properly support any structural components that are weak, sagging, rotted, or in any other way compromised of their integrity. 305
10. Remove and replace all rotted and / or water damaged material. 305
11. Do not allow occupancy for sleeping or dwelling of any rooms without meeting fire egress requirements. 702
12. Maintain adequate fire egress pathways. 702
13. Provide smoke and carbon monoxide detectors where required. 704.1
14. Provide updated and inspected fire extinguishers as required by code. 704.1
15. Pest control performed for any infestations. 309.4

**(Any exterior nuisance violations that have already been addressed by this department regarding but not limited to prohibited outdoor storage must still be abated by the dates given in those corresponding notices.)**

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.*



**CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL**

TO: Dixie Pfaff

You are hereby notified that the structures located at **606 Spring Street**, 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:

**J M MC ELROY ADD LOT 7 (606 SPRING)**

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 7th, 2024 at 5:30 p.m.** at Bridge View Center 102 Church Street, Ottumwa, Iowa. If you wish to contest this action, you must do so by filing a written statement with the City Clerk, 210 W Main, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

**TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!**

**DATED April 4, 2024**

---

Jake Rusch  
Zoning and Housing Coordinator  
City of Ottumwa, Iowa







606 Spring

8/17/23





606 Spring

8/17/23





10/19/23



2024 11AM

# CITY OF OTTUMWA Staff Summary

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

Council Meeting of: May 7, 2024

**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 2721 Branham Street.

\*\*\*\*\*

**\*\*Public hearing required if this box is checked.**

\*\*

The Print of Publication for each Public hearing must be affixed to the Staff Summary if the Print of Publication is not returned, the hearing will be closed on the agenda.

RECOMMENDATION: Open public hearing  
Receive comments  
Close public hearing  
Condemn the structure(s) at 2721 Branham 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 structure located at 2721 Branham Street was placarded September 19, 2023. The property was placarded due to poor living conditions, lack of utilities, and dilapidation. During an extensive cleanup, 5 occupied motorhomes, over 10 junk motor vehicles and 43,000 pounds of debris were removed. This property continues to be a strain on city staff. The yard continues to be littered with misc. debris and will need another city cleanup. Any attempt at repairs have been minimal and have had negative results on the structure. Code enforcement, Police and fire have received many calls from residents in the neighborhood. 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**

9/20/2023,

**Mary Anne Hill.**

**2721 Branham,  
Ottumwa, IA 52501**

91 7199 9991 7035 6855 6339

**Jessica Hill**

**1248 Burns Ave  
Ottumwa IA 52501**

**To whom it may concern,**

An inspection was made on **9/19/2023**, of the property located at **2721 Branham**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

RIVERVIEW ADD LOT 7 BLK 9 (2721 BRANHAM)

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 **10/24/2023**, 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 **10/24/2023**.

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

9/20/23



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 10/24/2023** 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, **9/20/2023**.

Respectfully,

Jeffrey Hamann  
Building Inspector  
hamannj@ottumwa.us

CERTIFIED #91 7199 9991 7035 6855 6339

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

9/20/23



Date of Placard Inspection: 9/20/2023,  
DEFICIENCY LIST- 2721 Branham,

### Exterior/Yard

1. Replace roof, making repairs to the truss/rafter as needed. 307.7
2. Repair or replace all damaged siding. 304.6
3. Scrape and repaint all chipping and peeling paint, or provide exterior protection from the elements, siding, trim, soffit and fascia. 304.6
4. Replace storm doors, unless entry doors are weather resistant material. 20-7-15
5. Replace entry door(s). 304.18
6. Provide deadbolt locks to entry doors. 304.18
7. Repair or replace damaged or missing windows. 304.13
8. Repair or replace damaged or missing storm windows and screen unless windows are weather resistant material. 304.13 20-7-15
9. Repair loose, worn or damaged deck boards on porch. 304.15
10. Trim back all overgrown plant growth in yard. Dispose of any yard waste or tree debris. 302.1
11. Comply with all other notices already sent via this department and Inspectors.
12. Keep the property secure from unauthorized persons. 24-3-6
13. Keep the grass kept below 10" 24-3-10

### Interior

1. Provide all required utilities, gas, water and electric. 401.1, 505.4, 602.2 and 505.1
2. Repair and replace damaged and missing drywall, mudding joints, sanding smooth and painting. Providing an uninterrupted, cleanable wall and ceiling covering. 305.3
3. Repaint all chipping and peeling paint on doors, and trim. 305.3
4. Provide an uninterrupted, cleanable floor covering via floor sealant, vinyl, tile, or carpet. 305.3
5. Level uneven, sagging and humped floors. 305.3
6. Repair both basement any second story staircases, providing handrails. 301.10 304.12 307.1
7. Have licensed electrician bring electrical system to current electrical code, including hardwired smoke alarms. 604.3
8. Have licensed plumber bring plumbing system to current code and make any changes to plumbing system. 504.1

9/20/23



- 
9. **Have licensed HVAC technician bring HVAC system to current code and make any changes to the HVAC system. 603.1 607.1**
  10. **Do not allow occupancy for sleeping or dwelling of any rooms without meeting fire egress requirements. 702**

**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.*

**CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL**

TO: Mary Anne Hill aka Mary Anne Cosgrove; Jessica F Hill; Dale Cosgrove

You are hereby notified that the structures located at **2721 Branham**, 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:

**RIVERVIEW ADD LOT 7 BLK 9 (2721 BRANHAM)**

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 7th, 2024 at 5:30 p.m.** at Bridge View Center 102 Church Street, Ottumwa, Iowa. If you wish to contest this action, you must do so by filing a written statement with the City Clerk, 210 W Main, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

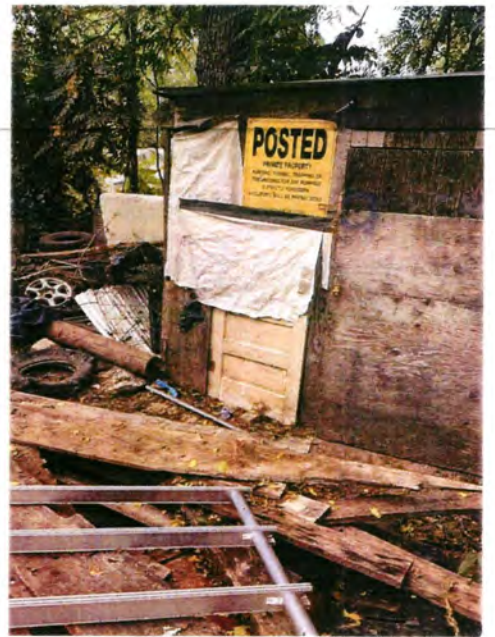
**TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!**

**DATED April 4, 2024**

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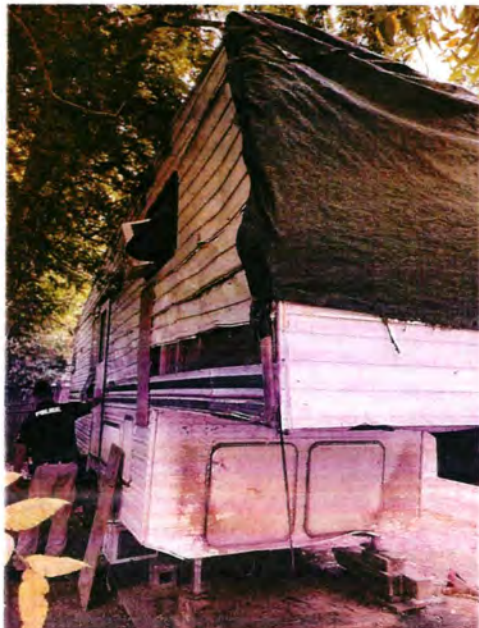
Jake Rusch  
Zoning and Housing Coordinator  
City of Ottumwa, Iowa





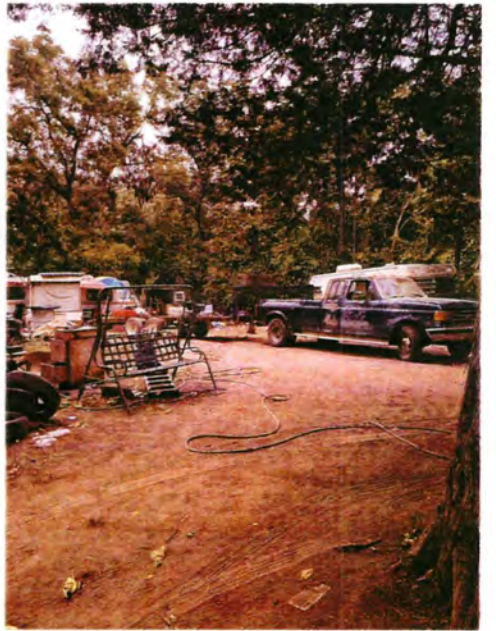
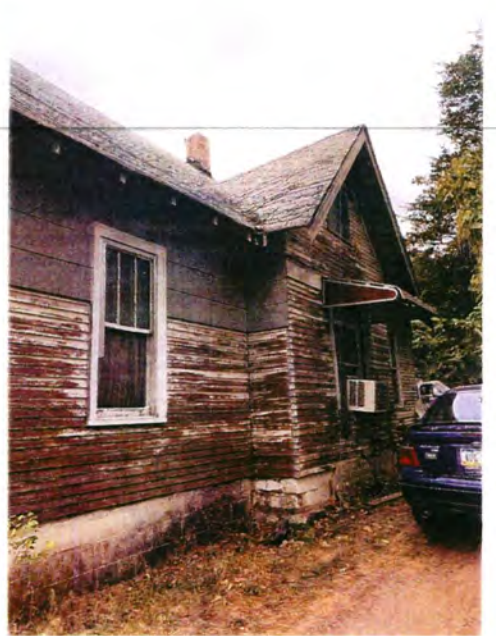
9/6/23





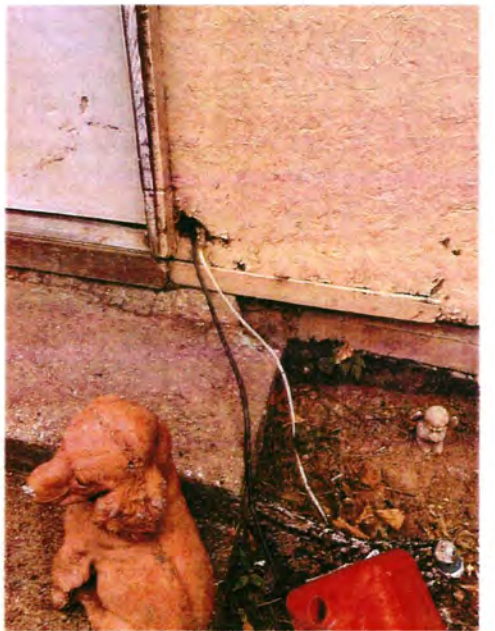
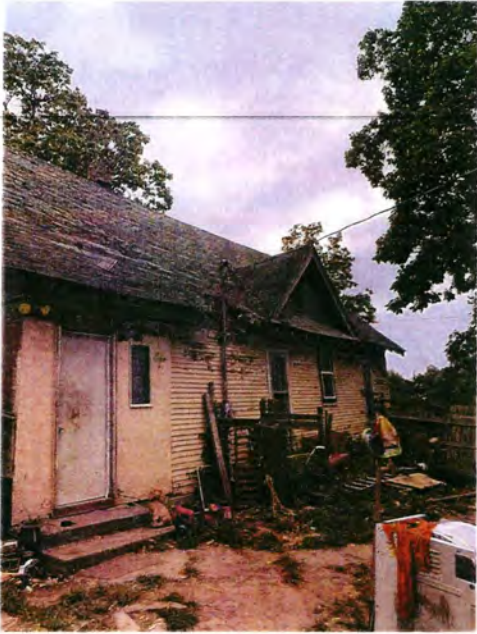
9/6/23





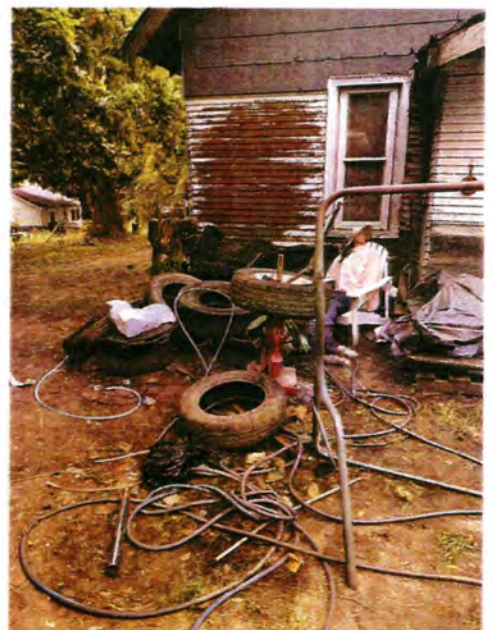
9/6/23





9/6/23





9/20/23





9/20/23



# CITY OF OTTUMWA

## Staff Summary

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

Council Meeting of: May 7, 2024

**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 506 Clinton Street.

\*\*\*\*\*

**\*\*Public hearing required if this box is checked\*\***

The Print of Publication is not Public Hearing until the attached to the Staff Summary. If the Print of Publication is not attached the staff will be placed on the agenda.

RECOMMENDATION: Open public hearing  
Receive comments  
Close public hearing  
Condemn the structure(s) at 506 Clinton 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 structure located at 506 Clinton Street was placarded August 9, 2022. The property was placarded due to poor living conditions, lack of utilities, and dilapidation. This property has been on the department's radar since 2015. There have been 18 police calls in the last year resulting in 15 arrests. Any attempt at repairs have been minimal and done in poor craftsmanship. Code enforcement has received many concerned calls from residents in the neighborhood. 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**

August 9, 2022

Scott A Ellis  
5507 1<sup>st</sup> Ave SW  
Cedar Rapids, IA 52405

91 7199 9991 7035 6855 5325

**To Whom It May Concern:**

An inspection was made on **August 3, 2022**, of the property located at **506 Clinton**, in the City of Ottumwa, Wapello County, Iowa, which is legally described as follows:

A.E.HAMMONDS 2ND ADD LOT 58 (506 CLINTON)

and which the records of the Wapello County Iowa Records' 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 **September 12, 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 **September 12, 2022**.

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

8/9/22



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.

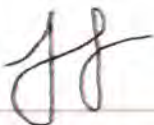
Failure to make the above said corrections before **12:00 o'clock Noon on September 12, 2022** may result in the declaration by the undersigned pursuant to Section 364.17 of the Code of Iowa, and Section 20-3 (0), of the Ottumwa Municipal Code that said building(s), is (are) a public nuisance.

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, **August 9, 2022.**

Respectfully,



**Jeremy Lipe**  
Building Inspector  
Building & Code Enforcement :: City of Ottumwa  
641.683.0650

CERTIFIED #91 7199 9991 7035 6855 5325

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

8/9/22





[ CITY OF ]

OTTUMWA

**Date of Placard Inspection: August 3, 2022**

**DEFICIENCY LIST-506 Clinton**

### **Exterior/Yard**

1. Repair or replace damaged or missing windows. 304.13
2. Repair or replace all damaged or missing siding, soffit, fascia and trim. 304.6
3. Scrape and repaint all chipping and peeling paint, or provide exterior protection from the elements, siding, trim, soffit and fascia. 304.6
4. Repair roof to code to prevent any leaking. 304.7
5. Replace storm doors, unless entry doors are weather resistant material. 20-7-15
6. Provide deadbolt locks to entry doors. 304.18
7. Dispose of all construction or building material waste and debris in yard and keep yard clear of any prohibited outdoor storage. 302.1, 24-3-12
8. Keep the property secure from unauthorized persons. 24-3-6
9. Keep the grass kept below 10" 24-3-10

### **Interior**

1. Provide all required utilities, gas, water and electric. 401.1, 505.4, 602.2 and 505.1
2. Repair and replace damaged and missing drywall, mudding joints, sanding smooth and painting. Providing an uninterrupted, cleanable wall and ceiling covering. 305.3
3. Replace damaged or missing doors. 304.18
4. Repair / level uneven, sagging and humped floors. 305.3
5. Provide an uninterrupted, cleanable floor covering via floor sealant, vinyl, tile, or carpet. 305.3
6. Repair second floor stair railing to be in sound condition and to reject a 4" sphere. 305
7. Remove and replace all water damaged material. 305
8. Install minimum of one bathroom facility. 20-7-14
9. Install kitchen facility, cabinets, counter spaces, sink, electrical requirements for range stove and refrigerator. 20-7-14
10. Have licensed electrician bring electrical system to current electrical code, including hardwired smoke alarms. 604.3
11. Have licensed plumber bring plumbing system to current code and make any changes to plumbing system. 504.1

8/9/22



- 
12. Have licensed HVAC technician bring HVAC system to current code and make any changes to the HVAC system. 603.1 607.1
  13. Do not allow occupancy for sleeping or dwelling of any rooms without meeting fire egress requirements. 702
  14. Provide updated and inspected fire extinguishers as required by code. 704.1
  15. Pest control performed for any infestations. Fleas were documented during the inspection. 309.4

**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.*





**Ottumwa Police Department**  
 330 West Second Street  
 Ottumwa, Iowa 52501  
 Telephone 641-683-0661  
 Fax 641-683-4584

Location Report

Printed on April 25, 2024

CFS Date/Time	CFS #	Incident Report #	Incident Code	Address	Location Details	Disposition	Responder Units
06/02/23 02:44:37	OCFS2316938		Investigation	506 CLINTON AVE, OTTUMWA		No Report Taken	236
09/22/23 11:14:33	OCFS2329654	OP2023006288	Investigation	506 CLINTON AVE, OTTUMWA		Report Taken	146, 124, 211, 37
02/11/24 23:26:19	OCFS2404222	OP2024000474	Building Check	506 CLINTON AVE, OTTUMWA		Report Taken	218, 146
03/25/24 02:39:30	OCFS2408781	OP2024001017	Investigation	506 CLINTON AVE, OTTUMWA		Report Taken	192, 146, 231, 239, 218
04/19/23 06:21:14	OCFS2311920		Suspicious Person	506 CLINTON AVE, OTTUMWA, IA 52501		No Report Taken	209, 113, 228
07/30/23 15:47:16	OCFS2323412		Investigation	506 CLINTON AVE, OTTUMWA, IA 52501		No Report Taken	146
10/19/23 17:38:18	OCFS2332465		Trespass	506 CLINTON AVE, OTTUMWA, IA 52501	blue house placarded	No Report Taken	236
11/18/23 19:08:12	OCFS2335266		Keep the Peace	506 CLINTON AVE, OTTUMWA, IA 52501	possible 114	No Report Taken	186, 194
01/20/24 00:51:39	OCFS2401942		Assist Motorist	506 CLINTON AVE, OTTUMWA, IA 52501		Handled By Officer	236
01/26/24 02:59:02	OCFS2402505		Citizen Assist	506 CLINTON AVE, OTTUMWA, IA 52501		No Report Taken	236
02/23/24 20:28:08	OCFS2405443	OP2024000644	Trespass	506 CLINTON AVE, OTTUMWA, IA 52501		Report Taken	146, 218
02/29/24 20:26:45	OCFS2406187	OP2024000717	Suspicious Person	506 CLINTON AVE, OTTUMWA, IA 52501		No Report Taken	231, 146
03/08/24 20:11:22	OCFS2407007	OP2024000824	Investigation	506 CLINTON AVE, OTTUMWA, IA 52501		Report Taken	192, 146, 239
03/21/24 20:56:12	OCFS2408446		Trespass	506 CLINTON AVE, OTTUMWA, IA 52501		Unable to Locate	228, 217, 236, 122
03/29/24 02:52:09	OCFS2409209	OP2024001063	Investigation	506 CLINTON AVE, OTTUMWA, IA 52501		Report Taken	239, 146, 231, 192
04/03/24 12:19:04	OCFS2409806		Burglary	506 CLINTON AVE, OTTUMWA, IA 52501		No Report Taken	78, 199, 209, 182
04/11/24 14:26:17	OCFS2410805		Assist other Agency	506 CLINTON AVE, OTTUMWA, IA 52501		Handled By Officer	167, 57
04/25/24 06:08:06	OCFS2412381		Fire Structure	506 CLINTON AVE, OTTUMWA, IA 52501	GARAGE ON FIRE		189, Eng1, ORMICS, OFDStation-StructureFire, Eng2, Unit2, 167, Unit1

**Total Records: 18**





**Ottumwa Police Department**  
 330 West Second Street  
 Ottumwa, Iowa 52501  
 Telephone 641-683-0661  
 Fax 641-683-4584

Arrests-OPD

Printed on April 25, 2024

Case Number Arrest Date/Time	Arrest Location	Name	City, State ZIP	Race	Sex	Age	Charges
OP2024000474 02/11/24 11:55	506 CLINTON AVE, OTTUMWA, IA 52501	Frazier, Katelyn Kathleen	OTTUMWA, IA 52501	White	Female	25	20-3(b)(5) Ottumwa City Code- Placarded dwelling
OP2024000474 02/11/24 11:55	506 CLINTON AVE, OTTUMWA, IA 52501	HAMILTON, JACK DAVID	OTTUMWA, IA 52501	White	Male	30	20-3(b)(5) Ottumwa City Code- Placarded dwelling
OP2024000474 02/11/24 11:55	506 CLINTON AVE, OTTUMWA, IA 52501	Mclaughlin, Cameron Jordan	OTTUMWA, IA 52501	White	Male	32	20-3(b)(5) Ottumwa City Code- Placarded dwelling
OP2024000474 02/11/24 11:55	506 CLINTON AVE, OTTUMWA, IA 52501	Hutchinson, Isaiah Rory	OTTUMWA, IA 52501	Black or	Male	26	20-3(b)(5) Ottumwa City Code- Placarded dwelling
OP2024000474 02/11/24 11:55	506 CLINTON AVE, OTTUMWA, IA 52501	Heckethorn, Jade Makenzie Pea	OTTUMWA, IA 52501	White	Female	19	Theft 3rd - Possession of Stolen Property Over \$750 Und \$1,500 20-3(b)(5) Ottumwa City Code- Placarded dwelling
OP2024000644 02/23/24 20:40	506 CLINTON AVE, OTTUMWA, IA 52501	Cline, Breanna Danelle-Lafon	Fairfield, IA 52556	White	Female	22	20-3(b)(5) Ottumwa City Code- Placarded dwelling
OP2024000644 02/23/24 20:40	506 CLINTON AVE, OTTUMWA, IA 52501	GARZA, JOSE ANTONIO	OTTUMWA, IA 52501	White	Male	52	20-3(b)(5) Ottumwa City Code- Placarded dwelling
OP2024000717 02/29/24 20:40	506 CLINTON AVE, OTTUMWA, IA 52501	SMITH, JESSICA MARY	OTTUMWA, IA 52501	White	Female	32	20-3(b)(5) Ottumwa City Code- Placarded dwelling
OP2024000824 03/08/24 20:20	506 CLINTON AVE, OTTUMWA, IA 52501	Hutchinson, Isaiah Rory	OTTUMWA, IA 52501	Black or	Male	26	20-3(b)(5) Ottumwa City Code- Placarded dwelling
OP2024001017 03/25/24 02:51	506 CLINTON AVE, OTTUMWA, IA 52501	Magana, Gerardo	OTTUMWA, IA 52501	White	Male	23	20-3(b)(5) Ottumwa City Code- Placarded dwelling



Case Number	Arrest Location	Name	City, State ZIP	Race	Sex	Age	Charges
OP2020-001017 03/25/20 02:51	506 CLINTON AVE. OTTUMWA, IA 52501	HECKETHORN, EMILY ELIZABETH	OTTUMWA, IA 52501	White	Female	24	20-3(b)(5) Ottumwa City Code- Placarded dwelling
OP2020-001017 03/25/20 02:51	506 CLINTON AVE. OTTUMWA, IA 52501	Hutchinson, Isaiah Rory	OTTUMWA, IA 52501	Black or	Male	26	20-3(b)(5) Ottumwa City Code- Placarded dwelling
OP2020-001017 03/25/20 02:51	506 CLINTON AVE. OTTUMWA, IA 52501	Frazier, Katelyn Kathleen	OTTUMWA, IA 52501	White	Female	25	20-3(b)(5) Ottumwa City Code- Placarded dwelling
OP2020-001063 03/29/20 03:29	506 CLINTON AVE. OTTUMWA, IA 52501	Frazier, Katelyn Kathleen	OTTUMWA, IA 52501	White	Female	25	20-3(b)(5) Ottumwa City Code- Placarded dwelling
OP2020-001063 03/29/20 03:29	506 CLINTON AVE. OTTUMWA, IA 52501	Hutchinson, Isaiah Rory	OTTUMWA, IA 52501	Black or	Male	26	20-3(b)(5) Ottumwa City Code- Placarded dwelling

**Total Records: 15**



## Jeremy Lipe

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**From:** David Cronin  
**Sent:** Thursday, April 25, 2024 12:03 PM  
**To:** Jeremy Lipe  
**Subject:** Structure Fire 506 Clinton Ave.

Jeremy,

This morning we had a structure fire at 506 Clinton Ave. I talked with an Isaiah Hutchinson who stated that he has been in contact with you about the house at that property. The house itself did not catch fire but some garbage by the garage was on fire and did burn a portion of the garage. No one was in the building at the time of the fire but Isaiah was in the house. The cause is still under investigation and I am awaiting some video footage from neighbors. I did call you on your office phone this morning and left a message but now you have an email for record purposes.

David Cronin  
Interim Deputy Fire Chief  
[cronind@ottumwa.us](mailto:cronind@ottumwa.us)  
Office: 641-683-0630  
Cell: 712-363-5438  
Fax: 641-683-0663



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**CONDEMNATION NOTICE VIA CERTIFIED AND REGULAR MAIL**

TO: Isaiah R Hutchinson; Iowa Attorney General; Wapello County Treasurer

You are hereby notified that the structures located at **506 Clinton**, 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:

**A.E.HAMMONDS 2ND ADD LOT 58 (506 CLINTON)**

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 7th, 2024 at 5:30 p.m.** at Bridge View Center 102 Church Street, Ottumwa, Iowa. If you wish to contest this action, you must do so by filing a written statement with the City Clerk, 210 W Main, Ottumwa, IA 52501 within five (5) days of the publication of this notice.

**TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY!**

**DATED April 4, 2024**

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Jake Rusch  
Zoning and Housing Coordinator  
City of Ottumwa, Iowa





506 Clinton

8/3/22





506 Clinton

8/3/22





Sou Clinton

8/3/22





Ede Clinton

8/3/22





Sole Clinton

8/3/22





506 Clinton

4/17/24

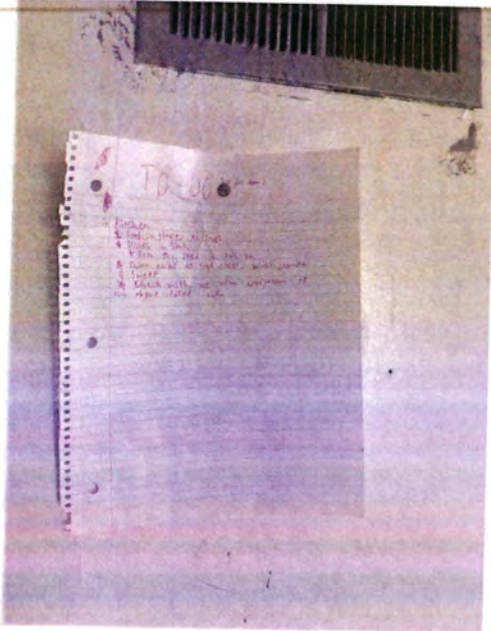




506 Clinton

4/17/24





506 Clinton

4/17/24





506 Clinton

4/11/24





506 Clinton

7/26/23





506 Clinton

7/26/23





506 Clinton

4/6/23





1/19/23