

**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

**OFFICE OF THE CITY MANAGER  
CITY OF DES MOINES, IOWA**

**00-236**

**SYNOPSIS -**

**AGENDA:**

MAY 22, 2000

This owner-occupied single-family dwelling has plumbing, electrical, and building systems that have failed or deteriorated to a degree that, in the opinion of the Building Official, is threatening to the health, safety, and welfare of the public and the building occupants. As such, it constitutes a public nuisance.

**SUBJECT:**

PUBLIC NUISANCE  
ACTION - 2005 - 9TH  
STREET

**FISCAL IMPACT -**

**TYPE:**

Estimated demolition costs are \$8,000. All costs associated with this action are intended to be collected from the owner by means of a personal judgement or assessed against the property.

**RESOLUTION**

ORDINANCE  
RECEIVE/FILE

**RECOMMENDATION -**

**Approval.**

**SUBMITTED BY:**

JAMES GRANT  
COMMUNITY  
DEVELOPMENT  
DIRECTOR

**BACKGROUND -**

The titleholders of the property, Kenneth E. and Laveda Sue Weipert, have been served with notices dated March 24, 2000, April 13, 2000, and May 9, 2000, to vacate, repair, or demolish this structure. The mortgage holders of the property, Altegra Credit Corporation and US Bank National Association, have been served with notice dated April 13, 2000, to vacate, repair, or demolish this structure. A response was not received from the titleholders, nor have they vacated the structure or caused its repair in accordance with City codes. The mortgage holders of the property have indicated in a telephone conversation on May 1, 2000 that the property is in foreclosure. They intend to make repairs if they obtain possession.

This action will enable the City to bring legal action to cause its

demolition or repair in the event the creditors or titleholders fail to bring the building into compliance.

Attached to the roll call is a copy of the April 4, 2000 inspection report; copies of notices dated March 24, April 13, and May 9, 2000; site plan; and photographs.