



Roll Call Number

Agenda Item Number
BDH 1-A

Date June 13, 2011

WHEREAS, the property located at 728 E. Border Street (Warren County), Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure, garage structure, and accessory structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder Gary Reeser was notified more than thirty days ago to repair or demolish the structures and as of this date has failed to abate the nuisance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure, garage structure, and accessory structure on the real estate legally described as the SW ¼ of the SE ¼ of Section 3, township 77 North, Range 24 West of the 5th P.M., an Official Plat, now included in and forming a part of the City of Des Moines, Warren County, Iowa, and locally known as 728 E. Border Street, have previously been declared a public nuisance;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisance, and should the owner fail to abate the nuisance, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

Moved by _____ to adopt.

FORM APPROVED:

Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk



**PUBLIC NUISANCE
NOTICE OF INSPECTION
NEIGHBORHOOD INSPECTION DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

BDH 1-A

DATE OF NOTICE: August 23, 2010

DATE OF INSPECTION: August 12, 2010

CASE NUMBER: COD2010-05657

PROPERTY ADDRESS: 728 E BORDER ST

LEGAL DESCRIPTION: DSM LAND IN SEC SW SE EX PCL A S OF HWY

GARY REESER
Title Holder
6000 SE 2ND ST
DES MOINES IA 50315

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the dwelling currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the dwelling will be placarded as unfit for human habitation pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the dwelling is to remain vacant and unoccupied until occupancy is authorized by this office. If the dwelling is occupied, it must be vacated immediately. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City will issue a Municipal Infraction in accordance with Section 60-304 and 60-306 pursuant to the Municipal code of the City of Des Moines. Additionally, if the property had a Certificate of Inspection, it is hereby revoked.

Attached is a listing of the violations existing on the date of the inspection and a recommendation as to the remedial action required to correct such violations. Failure to correct these violations will result in legal action. The violations noted must be corrected within 30 days from the date of this notice. Failure to correct these violations will result in a request to the City Council, sitting as the board of Health, to approve legal action. As a result of this public nuisance action there will be costs incurred by the City. Costs will be billed out when the nuisance has been abated. Failure to pay the costs will result in collection by assessment to the property or personal judgment.

ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.

Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner. If you plan to renovate the structure and it has been vacant for a period in excess of one year, there may be zoning issues, which will affect the proposed use of the structure and/or real estate. Please contact the Development Zoning Division at 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from the Building Department. In the event you are unable to arrange for demolition, you may sign a waiver voluntarily authorizing the City to do so. However, the city may take a personal judgment against you for the costs of removal.

If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the Polk county Recorder's Office, shall likewise be furnished to the Neighborhood Inspection Division.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.


Steve Drane

(515) 283-4797

Nid Inspector

DATE MAILED: 8/23/2010

MAILED BY: SRD

Areas that need attention: 728 E BORDER ST

Component:	Wiring	Defect:	Deteriorated
Requirement:	Electrical Permit	Location:	Throughout
Comments:	Have your contractor obtain a City of Des Moines electrical permit and attend the City of Des Moines Electrical Inspector's inspection.		
Component:	Plumbing System	Defect:	In disrepair
Requirement:	Plumbing Permit	Location:	Throughout
Comments:	Have your contractor obtain a City of Des Moines plumbing permit and attend the City of Des Moines Plumbing Inspector's inspection.		
Component:	Mechanical System	Defect:	In disrepair
Requirement:	Mechanical Permit	Location:	Throughout
Comments:	Have your contractor obtain a City of Des Moines electrical permit and attend the City of Des Moines Electrical Inspector's inspection.		
Component:	Electrical System	Defect:	In disrepair
Requirement:	Electrical Permit	Location:	Throughout
Comments:	Have your contractor obtain a City of Des Moines electrical permit and attend the City of Des Moines Electrical Inspector's inspection.		
Component:	Flooring	Defect:	Missing
Requirement:	Building Permit	Location:	Unknown
Comments:	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		
Component:	Interior Walls /Ceiling	Defect:	Cracked/Broken
Requirement:	Building Permit	Location:	Throughout
Comments:	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		
Component:	Exterior Doors/Jams	Defect:	In poor repair
Requirement:	Building Permit	Location:	Main Structure
Comments:	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		
Component:	Windows/Window Frames	Defect:	In poor repair
Requirement:	Building Permit	Location:	Throughout
Comments:	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		

Component:	Electrical Receptacles	Defect:	Missing
Requirement:	Electrical Permit	Location:	Throughout
Comments:	Have your contractor obtain a City of Des Moines electrical permit and attend the City of Des Moines Electrical Inspector's inspection.		
Component:	Electrical Lighting Fixtures	Defect:	Missing
Requirement:	Electrical Permit	Location:	Throughout
Comments:	Have your contractor obtain a City of Des Moines electrical permit and attend the City of Des Moines Electrical Inspector's inspection.		
Component:	Hand Rails	Defect:	Missing
Requirement:	Building Permit	Location:	Stairway
Comments:	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		
Component:	Smoke Detectors	Defect:	Missing
Requirement:	Building Permit	Location:	Throughout
Comments:	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		
Component:	Soffit/Facia/Trim	Defect:	Severly peeling paint
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure
Comments:	Remove the chipped and peeling paint. Paint the bare surface areas of the soffit, facia and trim..		
Component:	Exterior Walls	Defect:	Severly peeling paint
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure
Comments:	Remove the chipped and peeling paint. Paint the bare surface areas of the siding.		
Component:	Sub Floor	Defect:	Missing
Requirement:	Building Permit	Location:	Unknown
Comments:	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		
Component:	Windows/Window Frames	Defect:	Missing
Requirement:	Building Permit	Location:	Throughout
Comments:	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		
Component:	Exterior Doors/Jams	Defect:	Missing
Requirement:	Building Permit	Location:	Throughout
Comments:	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		

Component: Accessory Buildings **Defect:** Severly peeling paint
Requirement: Compliance, International Property Maintenance Code **Location:** Garage
Comments: Remove the chipped and peeling paint. Paint the bare surface areas of the siding.

Component: Accessory Buildings **Defect:** In poor repair
Requirement: Compliance with Int Residential Code **Location:** Garage
Comments: Repair the roof.

Component: Accessory Buildings **Defect:** Severly peeling paint
Requirement: Compliance, International Property Maintenance Code **Location:** Garage
Comments: Remove the chipped and peeling paint. Paint the bare surface areas of the soffit, fascia and trim.

Component: Accessory Buildings **Defect:** Severly peeling paint
Requirement: Compliance, International Property Maintenance Code **Location:** Shed
Comments: This applies to all of the sheds. Remove the chipped and peeling paint. Paint the bare surface areas of the soffit, fascia and trim.

Component: Accessory Buildings **Defect:** In poor repair
Requirement: Compliance, International Property Maintenance Code **Location:** Shed
Comments: This applies to all of the sheds. Repair the roof.

Component: Accessory Buildings **Defect:** Severly peeling paint
Requirement: Compliance, International Property Maintenance Code **Location:** Shed
Comments: This applies to all of the sheds. Remove the chipped and peeling paint. Paint the bare surface areas of the siding.

Component: Accessory Buildings **Defect:** Severly peeling paint
Requirement: Compliance, International Property Maintenance Code **Location:** Shed
Comments: This applies to all of the sheds. Remove the chipped and peeling paint. Paint the bare surface areas of the soffit, fascia and trim.

Component: Accessory Buildings **Defect:** In poor repair
Requirement: Compliance, International Property Maintenance Code **Location:** Shed
Comments: This applies to all of the sheds. Repair the siding.

Summary

Parcel ID 90000030860
Alternate ID 05000030860
Property Address 728 E BORDER ST
Sec/Twp/Rng 3-77-24
Brief Tax Description DSM LAND IN SEC SW SE EX PCL A S OF HWY
 (Note: Not to be used on legal documents)
Deed Book/Page 2001-13503(12102001)
Contract Book/Page N/A
Iowa Land Records
Gross Acres 0.00
Net Acres 0.00
Class R - Residential
Taxing District 90209 - DES MOINES CITY/DES MOINES SCH
School District DES MOINES SCH



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Owner

Deed Holder
 Reeser, Gary
 PO Box 63074
 Des Moines IA 50315

Contract Holder

Mailing Address

Land

Lot Area 7.19 Acres; 313,196 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style Salvage
Year Built 1880

Exterior Material Wd Lap
Total Living Area 768 SF
Attic Type None;
Number of Rooms 6 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 768
Basement Finished Area
Plumbing 1 Full Bath; 1 Mtl St Sh Bath;
Central Air No
Heat FHA - Gas
Fireplaces
Porches 1S Frame Enclosed (24 SF); 1S Frame Enclosed (80 SF); 1S Frame Open (84 SF);
Decks
Additions
Garages 1,024 SF (32F W x 32F L) - Det Frame (Built 1995);
 240 SF (12F W x 20F L) - Det Frame (Built 1960);

Residential Dwelling
Occupancy Mobile Home Housing
Style Salvage

Year Built 1970
Exterior Material Alum
Total Living Area 672 SF
Attic Type None;
Number of Rooms 4 above; 0 below
Number of Bedrooms 2 above; 0 below
Basement Area Type None
Basement Area 0
Basement Finished Area
Plumbing 1 Full Bath;
Central Air Yes
Heat FHA - Gas
Fireplaces
Porches
Decks
Additions
Garages

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
6/26/2009	REESER, GARY		2009-6077	NO CONSIDERATION	Deed	Y	\$0.00
12/10/2001	CAPUTO, JEFFREY D/JANICE M	REESER, GARY	2001-13503	COURT ORDERED SALE	Deed		\$82,000.00
2/26/1990	CAPUTO, JEFFREY D/JANICE M /		239-390	UNUSEABLE SALE - OTHER	Deed		\$0.00

Valuation

		2011	2010	2009
+	Assessed Building Value	\$0	\$0	\$0
+	Assessed Dwelling Value	\$7,300	\$8,400	\$49,200
+	Assessed Land Value	\$46,000	\$36,000	\$36,000
=	Gross Assessed Value	\$53,300	\$44,400	\$85,200
-	Exempt Value			
=	Net Assessed Value	\$53,300	\$44,400	\$85,200

Taxation

		2009
+	Taxable Building Value	\$0
+	Taxable Dwelling Value	\$23,079
+	Taxable Land Value	\$16,887
=	Gross Taxable Value	\$39,966
-	Military Credit	\$0
=	Net Taxable Value	\$39,966
x	Levy Rate (per \$1000 of value)	41.59316
=	Gross Taxes Due	\$1,662.31
-	Ag Land Credit	\$0.00
-	Family Farm Credit	\$0.00
-	Homestead Credit	\$0.00
-	Disabled and Senior Citizens Credit	\$0.00
=	Net Taxes Due	\$1,662.00

Pay Property Taxes

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Tax History

