



Roll Call Number

Agenda Item Number
BDH 1(D)

Date March 9, 2015

WHEREAS, the property located at 2111 Mondamin Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Paul D Johnson, and Contract Buyer, Sandy Olechnovics, were notified by personal service more than thirty days ago to repair or demolish the main structure and as of this date has failed to abate the nuisance.

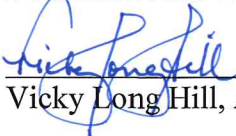
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

Lots 23 and 24 in Block 1 in SHEPHERDSON ADDITION TO DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and a strip of ground 8 feet in width lying North of and adjacent to said Lots 23 and 24, said strip of ground being a part of the vacated alley and locally known as 2111 Mondamin Avenue, has 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 structure.

Moved by _____ to adopt.

FORM APPROVED:



Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
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**

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DATE OF NOTICE: November 5, 2014

DATE OF INSPECTION: October 23, 2007

CASE NUMBER: COD2007-08554

PROPERTY ADDRESS: 2111 MONDAMIN AVE

LEGAL DESCRIPTION: 8 F VAC ALLEY N OF & ADJ & LOTS 23 & 24 BLK 1 SHEPHERDSONS ADD TO DES MOINES

SANDY OLECHNOVICS
Contract Buyer
515 E DUNHAM AVE
DES MOINES IA 50315

PAUL D JOHNSON
Title Holder
129 1/2 W 3RD ST RM 335
WINONA MN 55987

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.

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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 (515) 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 (515) 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

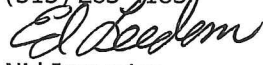
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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 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.

Ed Leedom

(515) 283-4183



Nid Inspector

DATE MAILED: 11/5/2014

MAILED BY: JDH

Areas that need attention: 2111 MONDAMIN AVE

Component:	Ground Fault Circuit Interrupters	Defect:	Not Supplied
Requirement:		Location:	Kitchen
Comments:			
Component:	Grounded outlets	Defect:	Not Supplied
Requirement:		Location:	Throughout
Comments:			
Component:	Flooring	Defect:	Missing
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Roof	Defect:	Deteriorated
Requirement:		Location:	Main Structure
Comments:			
Component:	Exterior Doors/Jams	Defect:	
Requirement:		Location:	Main Structure
Comments:			
Component:	Water Heater	Defect:	Improperly Installed
Requirement:		Location:	Basement
Comments:			
Component:	Water Heater	Defect:	Improperly vented
Requirement:	Mechanical Permit	Location:	Basement
Comments:			
Component:	Electrical Other Fixtures	Defect:	In poor repair
Requirement:		Location:	Throughout
Comments:			

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Component: Electrical System	Defect: In poor repair
Requirement: Electrical Permit	Location: Basement
Comments:	

Component: Hand Rails	Defect: Non-domestic Animal Habitation
Requirement:	Location: Basement
Comments:	

Component: Ground Fault Circuit Interrupters	Defect: Not Supplied
Requirement:	Location: Bathroom
Comments:	

Component: Interior Walls /Ceiling	Defect: In poor repair
Requirement:	Location: Throughout
Comments:	

Component: Windows/Window Frames	Defect: In poor repair
Requirement:	Location: Throughout
Comments:	

Polk County Assessor 
Iowa

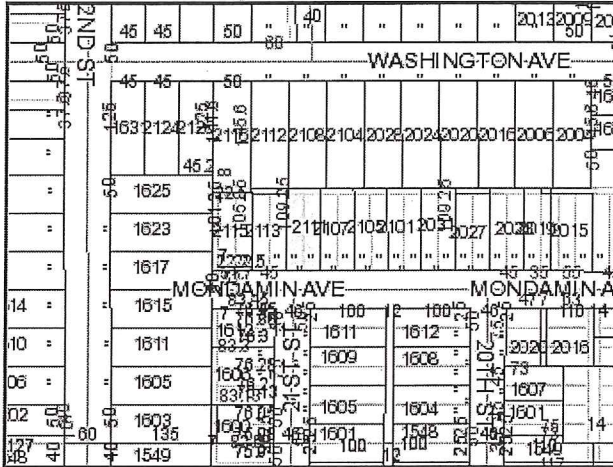
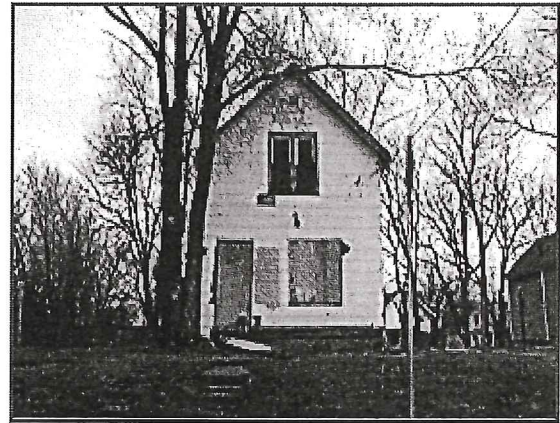
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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/06249-000-000	7924-33-256-028	0169	DM75/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2111 MONDAMIN AVE			DES MOINES IA 50311-3237		

Click on parcel to get new listing

Get Bigger Map

Google Map

Approximate date of photo 03/20/2012

Mailing Address
SANDY OLECHNOVICS 2440 SW 9TH ST DES MOINES, IA 50315-1904

Legal Description
8 F VAC ALLEY N OF & ADJ & LOTS 23 & 24 BLK 1 SHEPHERDSONS ADD TO DES MOINES

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	JOHNSON, PAUL D	1991-08-07	6414/175	14.40
Contract Buyer #1	OLECHNOVICS, SANDY	2002-11-06	9434/873	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	5,900	2,300	0	8,200

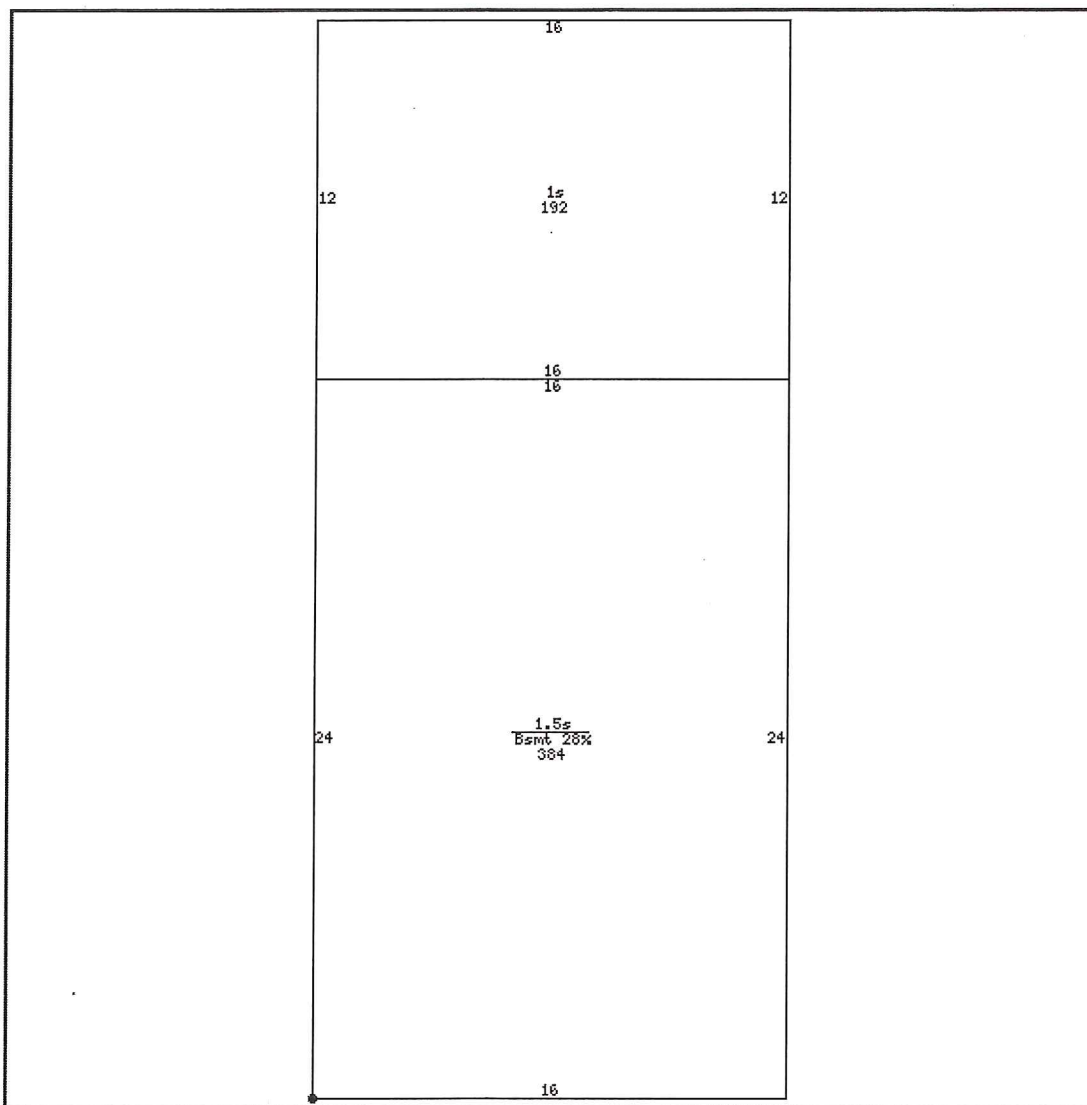
[Market Adjusted Cost Report](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning

R1-60	One Family, Low Density Residential District	Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182		

Land					
SQUARE FEET	4,905	FRONTAGE	45.0	DEPTH	109.0
ACRES	0.113	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	SH/1.5 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1900	# FAMILIES	1	GRADE	5
GRADE ADJUST	+00	CONDITION	VP/Very Poor	TSFLA	833
MAIN LV AREA	576	UPPR LV AREA	257	BSMT AREA	108
FOUNDATION	B/Brick	EXT WALL TYP	AS/Asbestos	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	3	ROOMS	6



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	20	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1953	CONDITION	VP/Very Poor

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
OLECHNOVICS, SANDY	BUTTS, EMMETT	2006-03-01	44,000	C/Contract	11565/316 Multiple Parcels
JOHNSON, PAUL D	OLEDHNOVICS, SANDY	2002-10-06	15,300	D/Deed	9434/873 Multiple Parcels
WILLIAMS, SUSAN A	JOHNSON, PAUL D		9,100	D/Deed	6414/175

		1991-07-23		
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Year	Type	Status	Application	Permit/Pickup Description
2010	U/Pickup	CP/Complete	2008-02-22	RV/CHECK CONDITION
2009	U/Pickup	PP/Pass/Partial	2008-02-22	RV/CHECK CONDITION
2008	U/Pickup	PR/Partial	2008-02-22	RV/CHECK CONDITION
1997	U/Pickup	NA/No Add	1997	AD/FENCE

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	5,900	2,300	0	8,200
2011	Assessment Roll	Residential	Full	5,900	2,300	0	8,200
2010	Assessment Roll	Residential	Full	6,300	2,900	0	9,200
2009	Assessment Roll	Residential	Full	6,300	4,200	0	10,500
2008	Assessment Roll	Residential	Full	6,000	4,000	0	10,000
2007	Assessment Roll	Residential	Full	6,000	15,900	0	21,900
2005	Assessment Roll	Residential	Full	3,600	14,100	0	17,700
2003	Assessment Roll	Residential	Full	2,960	20,950	0	23,910
2001	Assessment Roll	Residential	Full	3,150	16,750	0	19,900
1999	Assessment Roll	Residential	Full	3,650	14,850	0	18,500
1997	Assessment Roll	Residential	Full	3,370	13,710	0	17,080
1995	Assessment Roll	Residential	Full	3,170	12,900	0	16,070
1989	Assessment Roll	Residential	Full	2,740	11,160	0	13,900

email this page

Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us



02.27.2015 10:00

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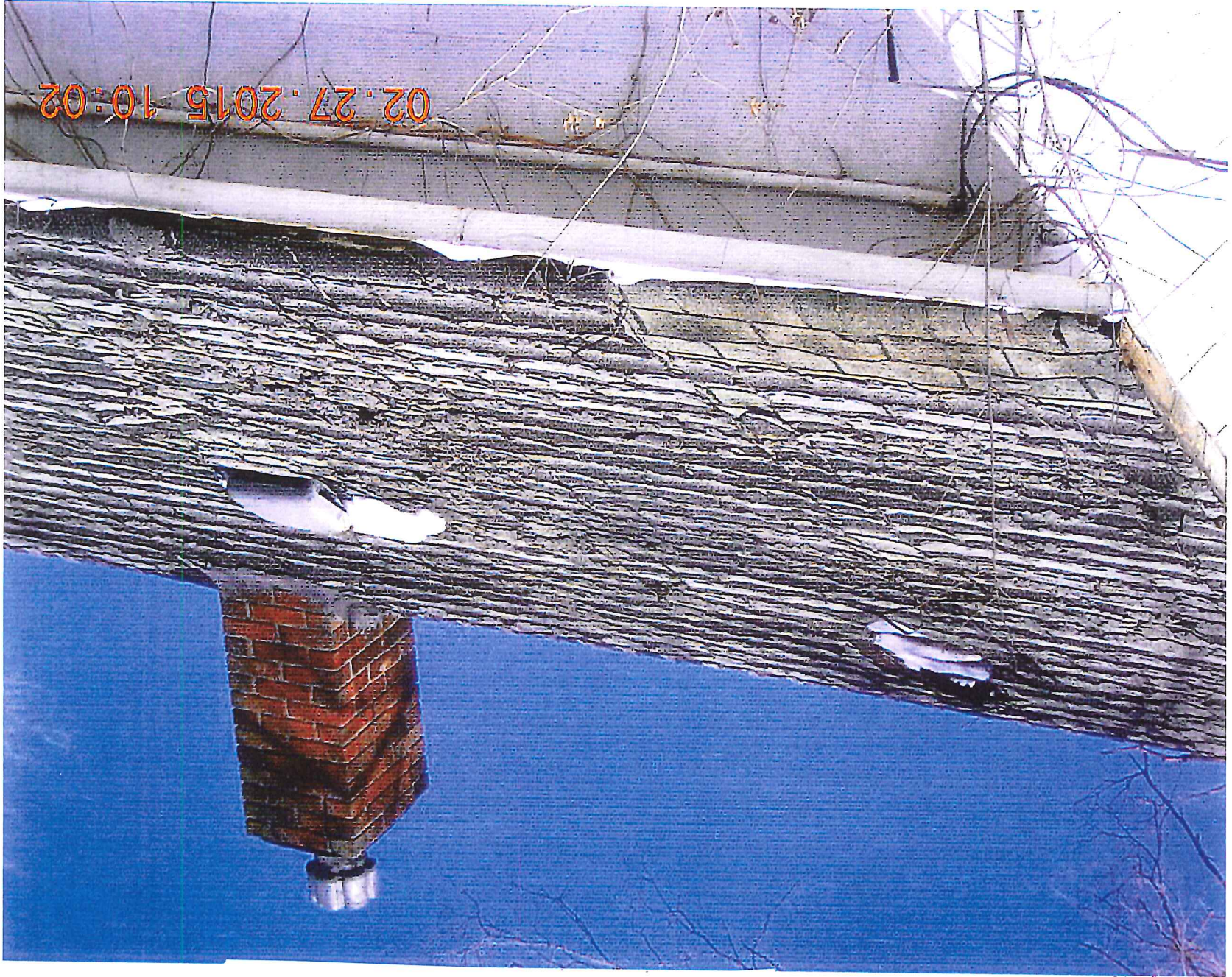
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3111 Mendamin Ave

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