*	Roll	Call	Number	

Agenda Item Number	r
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October 23, 2017
October 23 2017

## ABATEMENT OF PUBLIC NUISANCE AT 2200 WILLIAMS STREET

WHEREAS, the property located at 2200 Williams Street, 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, Estate of Daniel Gene Flanders, was notified 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:

The main structure on the real estate legally described as Lot 71 in SUNRISE PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2200 Williams Street, 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(s) 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:

Jessica D. Spoden, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				
MOTION CARRIED	-		AP	PROVED

#### **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.

Mayor City Cle
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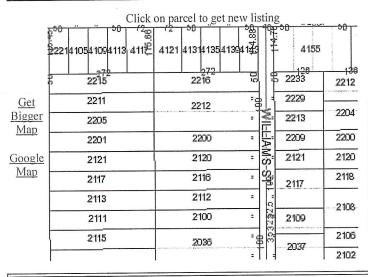




# Polk County Assessor

[ Home ] [ General Query ] [ Legal Query ] [ HomeOwner Query ] [ Book/Page Query ] [ Commercial Query ] [ Res Sales Query ] [ Comm Sales Query ] [ Help ]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
060/08004-000-000	7923-33-128-036	1155	DM12/A	DES MOINES	<u>ACTIVE</u>
School District	Tax Increment Finance District Bond/Fire/Sewer/Cemetery				
1/Des Moines					
Street Address City State Zipcode					
2200 WILLIAMS ST			DES MOII	NES IA 50317	





Approximate date of photo 03/04/2015

## Mailing Address

DANIEL G FLANDERS

2200 WILLIAMS ST

DES MOINES, IA 50317-3457

## Legal Description

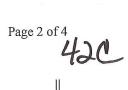
LOT 71 SUNRISE PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	FLANDERS, DANIEL G	2013-09-20	14966/311	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	20,900	33,400	0	54,300
Assessment Roll Notice Estimate Taxes Polk Cou			Polk County Treasu	ırer Tax Inform	ation Pay Tax	<u>es</u>

Taxable Value Credit	Name	Number	Info
Homestead	FLANDERS, DANIEL G	28642	

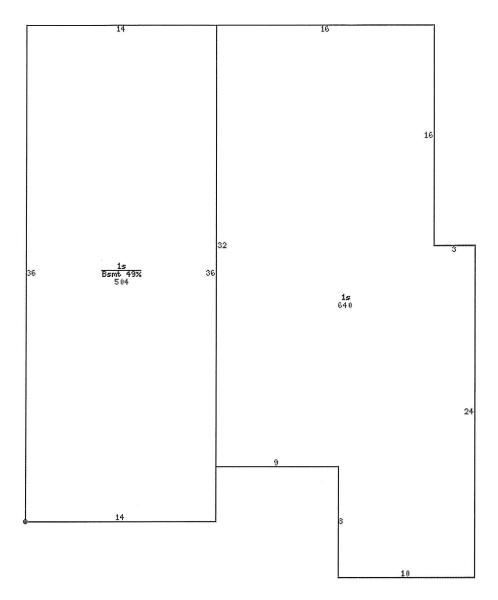
Zoning	Description	SF	Assessor Zoning



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	13,600	FRONTAGE	50.0	DEPTH	272.0
ACRES	0.312	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	1934	YEAR REMODEL	1978	# FAMILIES	1
GRADE	5	GRADE ADJUST	+00	CONDITION	PR/Poor
TSFLA	1,144	MAIN LV AREA	1,144	BSMT AREA	247
FOUNDATION	P/Poured Concrete	EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	2	ROOMS	7



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	24	MEASURE2	32	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1969	CONDITION	BN/Below Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
FLANDERS, DENNIS E	FLANDERS, DANIEL G	1996-03-20	34,540	C/Contract	7390/409
UNKNOWN	FLANDERS, DENNIS E.	1988-10-04	37,900	C/Contract	5962/383
TREANOR, DAVID J.	FALBO, JOSEPH M.	1987-05-21	18,000	D/Deed	5724/457

Year	Туре	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	20,900	33,400	0	54,300
2015	Assessment Roll	Residential	Full	20,000	34,000	0	54,000
2013	Assessment Roll	Residential	Full	19,200	33,900	0	53,100

2011	Assessment Roll	Residential	Full	19,200	33,800	0	53,000
2009	Assessment Roll	Residential	Full	20,100	37,000	0	57,100
2007	Assessment Roll	Residential	Full	19,500	35,800	0	55,300
2005	Assessment Roll	Residential	Full	20,700	32,200	0	52,900
2003	Assessment Roll	Residential	Full	18,810	29,590	0	48,400
2001	Assessment Roll	Residential	Full	15,850	24,110	0	39,960
1999	Assessment Roll	Residential	Full	7,780	29,640	0	37,420
1997	Board Action	Residential	Full	6,860	26,140	0	33,000
1997	Assessment Roll	Residential	Full	6,860	29,300	0	36,160
1995	Assessment Roll	Residential	Full	6,500	27,760	0	34,260
1993	Assessment Roll	Residential	Full	5,750	19,890	0	25,640
1991	Assessment Roll	Residential	Full	5,320	18,420	0	23,740
1991	Was Prior Year	Residential	Full	5,320	16,070	0	21,390

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



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



DATE OF NOTICE: May 22, 2017

DATE OF INSPECTION:

March 20, 2017

**CASE NUMBER:** 

COD2017-01778.

PROPERTY ADDRESS:

2200 WILLIAMS ST

**LEGAL DESCRIPTION:** 

**LOT 71 SUNRISE PARK** 

HOWARD W PARDEKOOPER JR Administrator - ESTATE OF DANIEL GENE FLANDERS 545 34TH AVE SW ALTOONA IA 50009

DANIEL G FLANDERS Title Holder DECEASED

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 60-192 and 60-191 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. The violations noted must be corrected within 30 days from date of 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 COMPONETS 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 (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.

Justin S. Denning

(515) 237-1484

Nid Inspector

DATE MAILED: 5/22/2

AILED BY: JDH

# Areas that need attention: 2200 WILLIAMS ST

Component:	Accessory Buildings Building Permit	Defect:	Fire damaged
Requirement:	Building Fermit	Location:	Throughout
Comments:	Attached garage		
Component:	Accessory Buildings	Defect:	Fire damaged
Requirement:	Electrical Permit	Leephiem	Throughout
Comments:	Attached garage	<u>Location:</u>	Throughout
Component:	Electrical Service	<u>Defect:</u>	Fire damaged
Requirement:	Electrical Permit	Location:	Throughout
Comments:	House.	Locationi	Throughout
	·		
Component:	Roof	Defect:	Fire damaged
Requirement:	Building Permit		_, ,
Comments:	House	<u>Location:</u>	Throughout
Comments:	House	<u>Location:</u>	I hroughout
		Location: Defect:	Smoke Damage
Component: Requirement:	House  Mechanical System Complaince with Int Residential Code	Defect:	Smoke Damage
Component: Requirement:	Mechanical System	Defect:	
Component:	Mechanical System	Defect:	Smoke Damage
Component: Requirement:	Mechanical System Complaince with Int Residential Code	Defect:	Smoke Damage
Component: Requirement: Comments:	Mechanical System Complaince with Int Residential Code House	<u>Defect:</u> <u>Location:</u>	Smoke Damage Throughout
Component: Requirement: Comments: Component:	Mechanical System Complaince with Int Residential Code House Accessory Buildings	Defect:	Smoke Damage
Component: Requirement: Comments:	Mechanical System Complaince with Int Residential Code House	Defect: Location: Defect:	Smoke Damage Throughout
Component: Requirement: Comments: Component:	Mechanical System Complaince with Int Residential Code House Accessory Buildings	Defect: Location: Defect:	Smoke Damage Throughout Fire damaged