

Date November 20, 2017

**RESOLUTION TO RELEVY REASSESSMENT FOR COSTS OF  
PUBLIC WORKS EMERGENCY SEWER REPAIR  
CORRECTED SCHEDULE NO. 2017-03, ACTIVITY ID 20-1111-000,  
AND PROVIDING FOR THE PAYMENT THEREOF**

WHEREAS, on August 28, 2017, by Roll Call No. 17-1456, the City Council levied an assessment against 1502 Guthrie Avenue, for the costs of Public Works Emergency Sewer Repair, Schedule No. 2017-03, Activity ID 20-1111-000 in the amount of \$29,515, payable in five equal annual installments and accruing interest at the rate of 4.20% per annum; and

WHEREAS, City staff subsequently confirmed the assessment amount of \$29,515 erroneously included sewer repairs made to the adjoining property, 1500 Guthrie Ave., and water line repairs; and

WHEREAS, to correct this error, in accordance with Iowa Code § 384.74, the property should be reassessed and relevied in the amount of \$12,257.50, which amount represents only the cost of sewer repairs benefitting 1502 Guthrie Ave.

NOW, THEREFORE BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached Public Works Emergency Sewer Repair, Corrected Schedule No. 2017-03, Activity ID 20-1111-000, is hereby approved and adopted with the amounts shown thereon reassessed and relevied against each property for collection in the same manner as a property tax.

BE IT FURTHER RESOLVED: That said reassessment shall be payable in five equal annual installments and shall bear interest at the rate of 4.20% percent per annum, from the date of the acceptance of this reassessment schedule; the one installment of each reassessment with interest on the whole reassessment from date of acceptance of this corrected schedule by the Council, shall become due and payable on July 1, 2018, and shall be paid at the same time and in the same manner as the September semiannual payment of ordinary taxes. Said reassessment shall be payable at the office of the County Treasurer of Polk County, Iowa, in full or in part and without interest within thirty days after first date of publication of the Notice to Property Owners of filing of the corrected schedule of reassessments.

BE IT FURTHER RESOLVED, that the Clerk be and is hereby directed to certify said corrected schedule to the County Treasurer of Polk County, Iowa, and to publish notice of said certification once each week for two consecutive weeks in the Des Moines Register, a newspaper printed wholly in the English language, published in Des Moines, Iowa, and of general circulation in Des Moines, Iowa, the first publication of said notice to be made within fifteen days from the date of the filing of said corrected schedule with the County Treasurer, the City Engineer shall send by regular mail

★ Roll Call Number

Agenda Item Number

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Date November 20, 2017

to all property owners whose property is subject to reassessment a copy of said notice, said mailing to be on or before the date of the second publication of the notice, all as provided and directed by Code Section 384.60, Code of Iowa.

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:



Lisa A. Wieland  
Assistant City Attorney



COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
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

**CORRECTED ASSESSMENT SCHEDULE NO 2017-03**

Public Works Emergency Sewer Repair ACT 526070 PW071001

PAGE 1  
DATE 11/20/2017

DESCRIPTION OF PROPERTY	CERTIFICATE NUMBER	PROPERTY ADDRESS OWNERS NAME	DATE AND TYPE	COST	INCID	TO BE ASSESSED
110/04759-000-000 E 49.33 F LOT 15 SARGENT HEIGHTS	40-00004-00	1502 GUTHRIE AVE T1 DGREP 1 LLC	7/24/2017 Sewer Repair	\$ 12,257.50	\$ -	\$ 12,257.50
TOTALS				\$ 12,257.50	\$ -	\$ 12,257.50

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**Special Assessment Schedule  
Acceptance and Levy:**

Type 40 (Sewer)  
Schedule No. 2017-03  
Activity ID 20-1111-000  
To Council  
Acceptance 11/20/2017

**Notice to Property Owners:**

Published 11/22/2017  
and 11/29/2017  
Mail 11/23/2017  
Rate of Interest 4.20%  
Last Date to Pay  
without Interest 12/22/2017  
Number of  
Payments 5  
Roll Call #

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**NOTICE OF FILING OF THE CORRECTED SCHEDULE OF ASSESSMENTS  
AGAINST PROPERTIES FOR EMERGENCY SEWER REPAIR  
SCHEDULE NO. 2017-03  
ACTIVITY ID 20-1111-000**

To: The Owners of the following described real estate situated in the City of Des Moines, Iowa:  
LOCAL AND LEGAL DESCRIPTION

**110/04759-000-000                      1502 GUTHRIE AVE                      E 49.33 F LOT 15 SARGENT HEIGHTS**

You are hereby notified that the corrected schedule of assessments against said property for Activity ID 20-1111-000, (Public Works Emergency Sewer Repair) now being assessed on Corrected Schedule 2017-03, has been adopted and levied by the City Council of Des Moines, Iowa, and that said corrected schedule of assessments has been certified to the County Treasurer of Polk County, Iowa.

Assessments exceeding \$100.00 are payable in five equal annual installments, with interest on the unpaid balance, all as provided in Sections 384.60 and 384.65, City Code of Iowa.

You are further notified that assessments may be paid in full or in part without interest at the office of the County Treasurer of Polk County, Iowa, at any time within thirty days after the date of the first publication of this Notice of the Filing of the Schedule of Assessments with the County Treasurer. Unless said assessments are paid in full within said thirty-day period, all unpaid assessments will draw annual interest at 4.20 percent (commencing on the date of the adoption of the assessment schedule) computed to the December 1st next following the due dates of the respective installments. Each installment will be delinquent after December 22nd following its due date on July 1st of each year. Property owners may elect to pay any annual installment semiannually in advance.

All said properties have been assessed for the cost of abating each nuisance: the amount of each assessment having been set out in the Schedule of Assessments, which is now on file in the office of the County Treasurer of Polk County, Iowa. For further information you are referred to said schedule of assessments.

LAST DAY TO PAY ASSESSMENT IN FULL OR IN PART AT THE POLK COUNTY TREASURER'S OFFICE WITHOUT INTEREST IS DECEMBER 22, 2017.

IF YOU HAVE ANY QUESTIONS ON THIS ASSESSMENT, CALL 515-283-4231.

PUBLISHED IN THE DES MOINES REGISTER  
11/22/17 and 11/29/17

\*\*\*\*\*

**NOTE: PLEASE MAIL THE ENCLOSED INSERT ALONG WITH YOUR PAYMENT TO:**  
POLK COUNTY TREASURER  
POLK COUNTY ADMINISTRATIVE OFFICE BUILDING  
111 COURT AVENUE  
DES MOINES, IOWA 50309-2298

**MAKE CHECK PAYABLE TO THE POLK COUNTY TREASURER.**

PLEASE DO NOT SEND PAYMENT TO CITY OF DES MOINES.

# Polk County Assessor

111 Court Avenue #195  
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386  
polkweb@assess.co.polk.ia.us

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Location					
<b>Address</b>	1502 GUTHRIE AVE				
<b>City</b>	DES MOINES	<b>Zip</b>	50316	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	110/04759-000-000	<b>Geoparcels</b>	7924-25-354-041	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM07/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northeast Des Moines	<b>Appraiser</b>	John Catron 515-286-3021		

### Map and Current Photos - 1 Record

**Click on parcel to get a new listing**

MILTON AVE

GUTHRIE AVE

[Bigger Map](#)  
[Google Map](#) [Pictometry](#)

**Photo Processed on 2005-02-09 a**

### Historical Photos

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	DGREP 1 LLC	2017-06-23	16536/10

### Legal Description and Mailing Address

E 49.33 F LOT 15 SARGENT HEIGHTS	DGREP 1 LLC 657 42ND ST DES MOINES, IA 50312
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2017 Value	Residential	Full	\$18,600	\$58,700	\$77,300

### Assessment Roll Notice [Market Adjusted Cost Report](#)

### Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

*City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)*

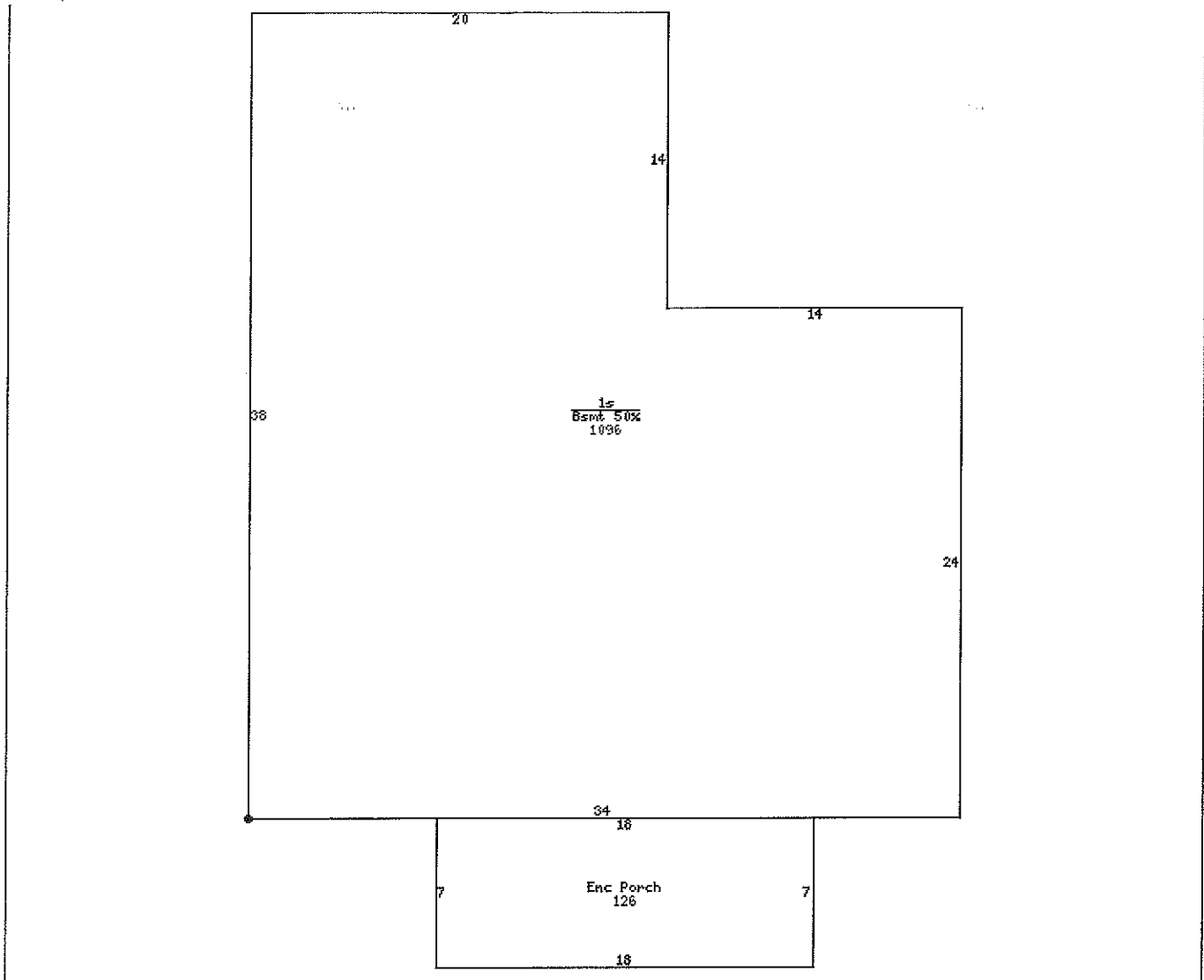
**Land**

<b>Square Feet</b>	14,050	<b>Acres</b>	0.323	<b>Frontage</b>	49.0
<b>Depth</b>	285.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		

**Residences - 1 Record**

**Residence #1**

<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story Unfinished Attic	<b>Building Style</b>	Bungalow
<b>Year Built</b>	1916	<b>Year Remodel</b>	1994	<b>Number Families</b>	1
<b>Grade</b>	4-05	<b>Condition</b>	Normal	<b>Total Square Foot Living Area</b>	1096
<b>Main Living Area</b>	1096	<b>Attic Floor and Stairs Area</b>	384	<b>Basement Area</b>	548
<b>Enclosed Porch Area</b>	126	<b>Foundation</b>	Brick	<b>Exterior Wall Type</b>	Stucco
<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle	<b>Heating</b>	Gas Forced Air
<b>Air Conditioning Rooms</b>	0	<b>Number Bathrooms</b>	1	<b>Bedrooms</b>	2
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**Sales - 3 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
US BANK NA (TRUSTEE)	DANIEL, JUSTIN	<u>2017-05-22</u>	\$75,000	Deed	<u>16536/4</u>
STOLL, MELISSA D	MORAN, BRIDGET	<u>2004-06-08</u>	\$77,520	Deed	<u>10604/698</u>
TURNER, RHOBA J ESTATE	STOLL, MELISSA D	<u>1994-03-24</u>	\$34,900	Deed	<u>6988/639</u>

**Recent Ownership Transfers**

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
DANIEL, JUSTIN DANIEL, NICOLE	DGREP 1 LLC	2017-06-20	2017-06-23	Quit Claim Deed	<u>16536/10</u>



Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
US BANK NA (Trustee) OWS REO TRUST 2015-1 GREEN RIVER CAPITAL LLC (Attorney-In-Fact)	DANIEL, JUSTIN	2017-05-22	2017-06-23	Special Warranty Deed	<u>16536/4</u>
US BANK NA (Trustee) OWS REMIC TRUST 2015-1 NATIONSTAR MORTGAGE LLC (Attorney-In-Fact)	US BANK NA (Trustee) OWS REO TRUST 2015-1	2017-04-05	2017-06-23	Quit Claim Deed	<u>16536/1</u>
MCCARTHY, BILL (Sheriff) MORAN, BRIDGET (Defendant) LESTER, MATTHEW (Defendant)	US BANK NA (Trustee) OWS REMIC TRUST 2015-1	2016-11-15	2016-11-21	Sheriffs Deed	<u>16276/950</u>

**Permits - 3 Records**

Year	Type	Permit Status	Application	Description
Current	Permit	To Work	2017-10-03	construction/garage
Current	Permit	To Work	2017-09-29	alterations/roof
1995	Pickup	Complete	1995-03-06	remodel

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<u>Assessment Roll</u>	Residential	Full	\$18,600	\$58,700	\$77,300
2015	<u>Assessment Roll</u>	Residential	Full	\$16,900	\$53,600	\$70,500
2013	<u>Assessment Roll</u>	Residential	Full	\$16,900	\$54,400	\$71,300
2011	<u>Assessment Roll</u>	Residential	Full	\$16,900	\$53,700	\$70,600
2009	<u>Assessment Roll</u>	Residential	Full	\$17,300	\$52,600	\$69,900
2007	<u>Assessment Roll</u>	Residential	Full	\$17,300	\$52,600	\$69,900
2005	<u>Assessment Roll</u>	Residential	Full	\$19,400	\$49,700	\$69,100
2003	<u>Assessment Roll</u>	Residential	Full	\$17,300	\$47,400	\$64,700
			Adj	\$17,300	\$40,380	\$57,680
2001	<u>Assessment Roll</u>	Residential	Full	\$18,330	\$46,710	\$65,040
			Adj	\$18,330	\$39,690	\$58,020
1999	Assessment Roll	Residential	Full	\$11,520	\$41,190	\$52,710
			Adj	\$11,520	\$34,170	\$45,690

Yr	Type	Class	Kind	Land	Bldg	Total
1997	Assessment Roll	Residential	Full	\$11,020	\$39,420	\$50,440
			Adj	\$11,020	\$32,400	\$43,420
1995	Assessment Roll	Residential	Full	\$9,720	\$34,780	\$44,500
			Adj	\$9,720	\$27,760	\$37,480
1993	Assessment Roll	Residential	Full	\$8,610	\$28,680	\$37,290
1991	Assessment Roll	Residential	Full	\$8,610	\$27,350	\$35,960
1991	Was Prior Year	Residential	Full	\$8,610	\$24,860	\$33,470

This template was last modified on Sat Mar 4 12:31:48 2017 .



OFFICIAL NOTICE REGARDING COSTS OF PUBLIC NUISANCE

RE: 1502 Guthrie Ave  
Des Moines, Iowa

VIA REGULAR  
AND  
CERTIFIED MAIL

TO: Property Owner(s):

Please be advised that the City of Des Moines' Department of Public Works has completed the public nuisance abatement work upon your property locally known as 1502 Guthrie Ave, Des Moines, and legally described as **E 49.33 F LOT 15 SARGENT HEIGHTS**. Upon inspection, the Public Works Department determined that a public nuisance existed on your property adjacent to the City right-of-way by reason of a faulty sewer service, which created a hazardous condition in the public roadway which was undermining or would have undermined the street and sidewalk. Notice of this condition was given to you on July 28<sup>th</sup>, 2016.

Due to your failure to abate the condition within the time set forth in said prior notice, the City has abated the nuisance by making the necessary sewer repairs within your property at the cost shown on the attached invoice. This invoice was the cost provided by the lowest responsive, responsible bidder, including any change orders.

You are hereby directed to make full payment of the enclosed invoice within **14** calendar days of the date of this Notice. Said payment can be made by certified check or money order made payable to the City of Des Moines, and mailed to the following address: City of Des Moines, Attn: Steve Johnson, Public Works Department, 216 5<sup>th</sup> St. SE, Des Moines, IA 50309-4820. If you fail to make such payment within 14 calendar days of the date of this Notice, the City of Des Moines Public Works Department and City Council may assess the full cost against your property, which cost shall be certified as a lien against your property and collected in the same manner as a property tax, following administrative hearing if requested and in accordance with Iowa Code Section 364.12(3)(a) and (h) and Des Moines Municipal Code Chapter 42, Article VI.

If you have any questions about this notice, please contact our Sewer Operations Manager, Steve Johnson at (515) 237-1359.

You or your duly authorized agent, as identified in a notarized statement provided by you, may file a written request for an administrative hearing on costs of abatement only, as set forth in this notice. If you decide to make a request for an administrative hearing, you are required to either hand-deliver such request or send such request via regular mail (U.S. postal service) within seven (7) calendar days of the date of this letter to: City Clerk, City of Des Moines, Iowa, 400 Robert D. Ray Drive, Des Moines, Iowa 50309. Such request for administrative hearing must be in writing and must include your name, address, electronic mail (e-mail) address, and daytime telephone number, and must include the same contact information for any attorney and/or agent duly authorized by you to represent you at the administrative hearing, and must include the basis for contesting the determination. Failure to request a hearing within seven (7) calendar days from the date of this notice shall be deemed a waiver of your right to contest the validity of the determination of costs, and assessment of the abatement costs as shown on the attached invoice may proceed as indicated herein. For further information, please see Des Moines Municipal Code Section 42-358.02(b).

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# Purchase Order



City of Des Moines  
Finance Department  
Procurement Division  
400 Robert D Ray Dr  
Des Moines, IA 50309-1891

Fiscal Year 2017 Page 1 of 1

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.  
Purchase Order # **17005255-00**

Delivery must be made within doors of specified destination.

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City of Des Moines  
Finance Dept Accounts Payable  
400 Robert D Ray Dr, 1st Floor  
Des Moines IA 50309  
Bus 515-283-4040  
Fax 515-237-1670  
Tax Exempt # 42-6004514

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RHINERS PLUMBING COMPANY  
15201 HICKMAN RD  
CLIVE IA 50325

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City of Des Moines  
Public Works Dept Sewer Div  
216 SE 5th St  
Des Moines IA 50309

Vendor Phone Number		Vendor Fax Number		Requisition Number		Freight Terms	
515-255-4881		515-987-1546		17905572			
Date Ordered	Vendor Number	Date Required	Terms		Department/Location		
01/26/2017	1509		NET 30		Public Works		
Item#	Description/Part No			Qty	UOM	Unit Price	Extended Price
1	BROKEN SEWER LINE ABATEMENT AT 1502 GUTHRIE AVENUE PW247468 - 521020			1.0	EACH	\$29,415.000	\$29,415.00
							\$29,415.00
	Quote for 1502 Guthrie - Abatement repair attached. Abatement attached						
	APPROVED BY SCOTT SANDERS ON 01/12/17 AND LETTER TO COUNCIL ON 01/13/17.						

All shipments, shipping papers, invoices, and correspondence must be identified with our Purchase Order Number. Overshipments will not be accepted unless authorized by city prior to shipment. Vendors shall comply with all federal, state, and local laws.

By Michelle K. DePhillips  
DePhillips, Michelle K.

DEPARTMENT COPY

PO Total **\$29,415.00**