



Roll Call Number

Agenda Item Number

55 F.

Date May 21, 2018

ABATEMENT OF PUBLIC NUISANCE AT 1816 FRANCIS AVENUE

WHEREAS, the property located at 1816 Francis 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, Jim Omundson, 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 5 in block 3 in NORWOOD PARK ADDITION TO NORTH DES MOINES, now included in and forming a part of the City of Des Moines, Iowa, and locally known as 1816 Francis 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(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

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL.

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.

MOTION CARRIED APPROVED Mayor

City Clerk

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1816 Francis Ave
5SF



05/14/2018 15:22

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1816 Francis Ave
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1816 Francis Ave

top



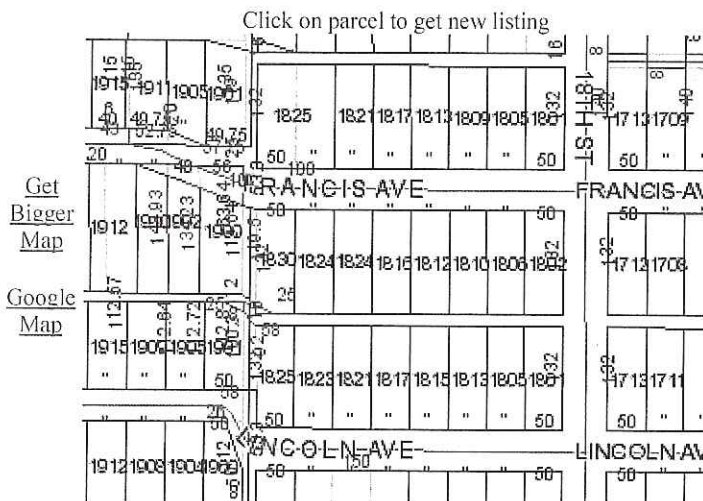
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Polk County Assessor 

[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
080/04714-000-000	7924-33-227-023	0174	DM73/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1816 FRANCIS AVE			DES MOINES IA 50314		



Approximate date of photo 03/21/2012

Mailing Address
JIM OMUNDSON 2209 MARTIN LUTHER KING JR PKWY DES MOINES, IA 50314-1540

Legal Description
LOT 5 BLK 3 NORWOOD PARK ADDITION TO NORTH DES MOINES

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	OMUNDSON, JIM	2001-01-16	8681/821	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	7,000	36,200	0	43,200
Estimate Taxes Polk County Treasurer Tax Information Pay Taxes						

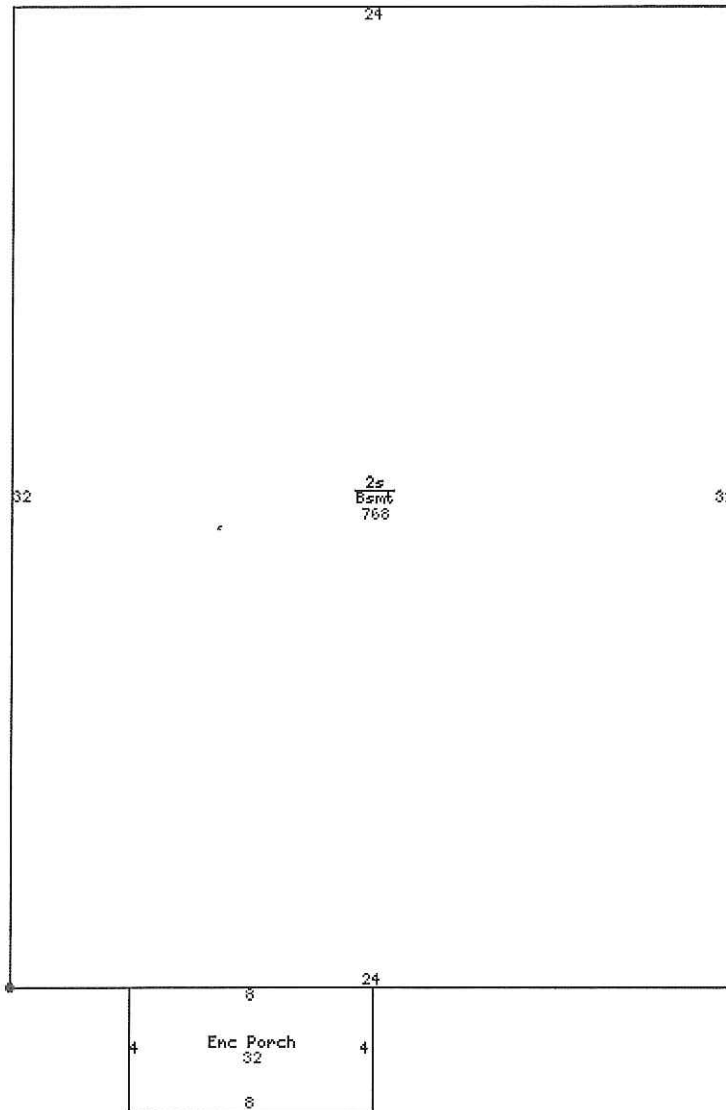
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no 14361		

Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design
515 283-4182

Land					
SQUARE FEET	6,600	FRONTAGE	50.0	DEPTH	132.0
ACRES	0.152	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	CV/Conversion	RESID TYPE	S2/2 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1951	# FAMILIES	2	GRADE	4
GRADE ADJUST	+00	CONDITION	PR/Poor	TSFLA	1,536
MAIN LV AREA	768	UPPR LV AREA	768	BSMT AREA	768
ENCL PORCH	32	FOUNDATION	C/Concrete Block	EXT WALL TYP	MS/Hardboard
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	2	TOILET ROOMS	1
XTRA FIXTURE	1	BEDROOMS	4	ROOMS	8

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Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
UNKNOWN	OMUNDSON, JIM	1988-08-23	5,000	D/Deed	5981/170

Year	Type	Status	Application	Permit/Pickup Description
2012	U/Pickup	CA/Cancel	2010-12-28	RV/CHECK CONDITION
2011	U/Pickup	PR/Partial	2010-12-28	RV/CHECK CONDITION
2011	P/Permit	CP/Complete	2010-09-15	RM/GARAGE

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	7,000	36,200	0	43,200
2015	Assessment Roll	Residential	Full	6,700	36,200	0	42,900
2013	Assessment Roll	Residential	Full	6,800	40,000	0	46,800
2011	Assessment Roll	Residential	Full	8,100	48,500	0	56,600
2009	Assessment Roll	Residential	Full	8,700	82,000	0	90,700

2007	Assessment Roll	Residential	Full	8,300	78,600	0	86,900
2005	Assessment Roll	Residential	Full	5,700	73,000	0	78,700
2003	Assessment Roll	Residential	Full	4,860	62,520	0	67,380
2001	Assessment Roll	Residential	Full	5,580	54,220	0	59,800
1999	Assessment Roll	Residential	Full	4,350	29,460	0	33,810
1997	Assessment Roll	Residential	Full	3,770	25,550	0	29,320
1995	Assessment Roll	Residential	Full	3,420	23,160	0	26,580
1989	Assessment Roll	Residential	Full	2,960	20,040	0	23,000

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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**

55F

DATE OF NOTICE: March 7, 2018

DATE OF INSPECTION: March 01, 2018

CASE NUMBER: COD2018-01393

PROPERTY ADDRESS: 1816 FRANCIS AVE

LEGAL DESCRIPTION: LOT 5 BLK 3 NORWOOD PARK ADDITION TO NORTH DES MOINES

JIM OMUNDSON
Title Holder
2209 MARTIN LUTHER KING JR PKW
DES MOINES IA 50314-1540

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 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 (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.

Neighborhood Inspection Division

(515) 283-4208 *Matthew Jost*

Nid Inspector

DATE MAILED: 3/7/2018

MAILED BY: MWS

Areas that need attention: 1816 FRANCIS AVE

Component:	Exterior Walls	Defect:	In disrepair
Requirement:	Engineering Report	Location:	Main Structure
Comments:	Large Hole, Beams Damaged by Elements		
Component:	Roof	Defect:	In disrepair
Requirement:	Engineering Report	Location:	Main Structure
Comments:	Missing large section, Damaged Trusses		
Component:	Electrical Service	Defect:	In disrepair
Requirement:	Electrical Permit	Location:	Main Structure
Comments:			
Component:	Plumbing System	Defect:	In disrepair
Requirement:	Plumbing Permit	Location:	Main Structure
Comments:			
Component:	Mechanical System	Defect:	In disrepair
Requirement:	Mechanical Permit	Location:	Main Structure
Comments:			
Component:	Stairs/Stoop	Defect:	In disrepair
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Foundation	Defect:	In disrepair
Requirement:	Engineering Report	Location:	Main Structure
Comments:			