

.....  
**Date** January 13, 2020

RESOLUTION LEVYING ASSESSMENTS FOR COSTS OF  
PUBLIC WORKS SEWER REPAIR  
SCHEDULE NO. 2020-01, ACTIVITY ID 20-1111-000,  
AND PROVIDING FOR THE PAYMENT THEREOF

WHEREAS, pursuant to its powers and duties as set out in Chapter 364, Code of Iowa, the City had given notice to the property owner and an opportunity to cure, and where the property owner failed to cure and instead requested the City complete the abatement action, and where the City performed the required action to abate the public nuisance, and now the City seeks, as provided in 364.12, Code of Iowa, to assess the costs of such action against the property set out on the attached Public Works Sewer Repair, Schedule No. 2020-01, Activity ID 20-1111-000, for collection in the same manner as a property tax.

NOW, THEREFORE BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached Public Works Sewer Repair, Schedule No. 2020-01, Activity ID 20-1111-000, is hereby approved and adopted with the amounts shown thereon assessed and levied against such property for collection in the same manner as a property tax.

BE IT FURTHER RESOLVED: That said assessment shall be payable in five equal annual installments and shall bear interest at the rate of 3.88% percent per annum, from the date of the acceptance of this assessment schedule; the one installment of each assessment with interest on the whole assessment from date of acceptance of this schedule by the Council, shall become due and payable on July 1, 2020, and shall be paid at the same time and in the same manner as the September semiannual payment of ordinary taxes. Said assessment 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 schedule of assessments.

BE IT FURTHER RESOLVED, that the Clerk be and is hereby directed to certify said 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 schedule with the County Treasurer, the City Engineer shall send by regular mail to all property owners whose property is subject to assessment 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.

★ Roll Call Number

Agenda Item Number  
16

Date January 13, 2020

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

FORM APPROVED: *Kathleen Vanderpool*  
Kathleen Vanderpool  
Deputy City Attorney

SLN

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

**CERTIFICATE**

I, P. Kay Cmelik, 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

ASSESSMENT SCHEDULE NO 2020-01

Public Works Sewer Repair ACT 526070 PW071001

PAGE 1  
DATE 1/7/2020

DESCRIPTION OF PROPERTY	CERTIFICATE NUMBER	PROPERTY ADDRESS OWNERS NAME	DATE AND TYPE	COST	INCID	TO BE ASSESSED
080/05536-000-000 LOT 81 THIRD PLAT PROSPECT PARK	40-00013-00	1933 10TH ST T1 NICHOLS, REBECCA	12/6/2019	\$ 10,000.00	\$ 100.00	\$ 10,100.00
		1933 10TH ST DES MOINES, IA 50314-2418				
			TOTALS	\$ 10,000.00	\$ 100.00	\$ 10,100.00

16



## OFFICIAL NOTICE REGARDING COSTS OF PUBLIC NUISANCE

RE: 1933 10<sup>th</sup> St.  
Des Moines, IA 50314-2418

VIA REGULAR AND CERTIFIED MAIL

TO: Rebecca Nichols:

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 **1933 10<sup>th</sup> St.**, Des Moines, and legally described as **(LOT 81 THIRD PLAT PROSPECT PARK)** 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 the **29<sup>TH</sup> day of April, 2019.**

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: Jason M. Underwood, Public Works Department, Operations Manager. 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.

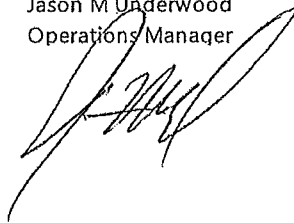
If you have any questions about this notice, please contact our Operations Manager, Jason M. Underwood at (515) 283-4968.

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).

Dated this 12th day of December 2019, at Des Moines, Iowa.

Jonathan Gano  
Public Works Director  
City of Des Moines, Iowa

**X** Jason Underwood  
Digitally signed by Jason Underwood  
DN: cn = Jason Underwood, email =  
junderwood@dm.gov, o = US G \* City of Des Moines  
/ C = Public Works Dept,  
Date: 2019.12.12 09:14:53 -0500

BY: Jason M Underwood  
Operations Manager  




OFFICIAL NOTICE TO ABATE PUBLIC NUISANCE

RE: 1933 10<sup>th</sup> St.  
Des Moines, IA 50314

VIA REGULAR AND CERTIFIED MAIL

TO: Rebecca Nichols,

You have already received notice that an inspection by the Public Works Department of the City of Des Moines found that a nuisance exists in front of your property locally known as **1933 10<sup>th</sup> St.**, Des Moines, Iowa, and legally described as (**LOT 81 THIRD PLAT PROSPECT PARK**) by reason of a faulty sewer service which is creating a hazardous condition in the public roadway by possible undermining of the street and sidewalk, pursuant to Des Moines Municipal Code Sections 42-347, "Nuisance Construed", and 42-348, "Specifically Identified Nuisances", subsection (16), which identifies as a nuisance "discharging sewage...into or any public or private real property."

I have now received three estimates and have included copies for your review. The low bid is from Becker Construction for \$10,000. This is an estimate and the costs are subject to change based upon the conditions of the repair.

Prior to proceeding, I wanted you to be aware of the competitive bid costs of the repairs. Unless we hear from you by July 29th, 2019, we will plan to award the project to Becker Construction, with all costs to be assessed against your property. If you have any questions, please contact me at (515)283-4968.

Dated this 15th day of July 2019, at Des Moines, Iowa.

Jonathan Gano  
Public Works Director  
City of Des Moines, Iowa

BY: Jason Underwood  
Digitally signed by Jason Underwood  
DN: cn = Jason Underwood email =  
junderwood@dmgo.org, o = US O = City of Des Moines  
OU = Public Works Dept.  
Date: 2019.07.15 12:48:55 -0500



BECKER CONSTRUCTION

7019 MONROE CT.  
 URBANDALE, IA 50322  
 Cell: 515-249-8233

16

CUSTOMER'S ORDER NO. \_\_\_\_\_ PHONE \_\_\_\_\_ DATE 12/6/19

NAME CITY OF DSM  
 ADDRESS 1933 10<sup>th</sup> St

DSM

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RET'D.	PAID OUT
---------	------	--------	--------	----------	--------------	----------

QTY.	DESCRIPTION	PRICE	AMOUNT
	REQUIRED 6" SEWER SERVICE		10,000 00
	<u>P.O. 20002479</u>		

RECEIVED BY \_\_\_\_\_ TAX \_\_\_\_\_

TOTAL 10,000 00

**3189**

All claims and returned goods MUST be accompanied by this bill.

THANK YOU



# BECKER CONSTRUCTION

7019 MONROE CT.  
URBANDALE, IA 50322  
Cell: 515-249-8233

16

CUSTOMER'S ORDER NO.	PHONE	DATE 12/6/19
----------------------	-------	-----------------

NAME CITY OF DSM
ADDRESS 1933 10 <sup>th</sup> ST DSM

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RET'D.	PAID OUT
---------	------	--------	--------	----------	--------------	----------

QTY.	DESCRIPTION	PRICE	AMOUNT
	REPAIR 12" SEWER MAIN		5500.00
PO - 20005846			
CITY RESPONSIBILITY			
ECEIVED BY		TAX	
		TOTAL	5500.00

3190

All claims and returned goods MUST be accompanied by this bill.

THANK YOU



# 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

Location					
Address	1933 10TH ST				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/05536-000-000	Geoparcels	7924-34-131-001	Status	Active
School	Des Moines	Nbhd/Pocket	DM78/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	John Catron 515-286-3021		

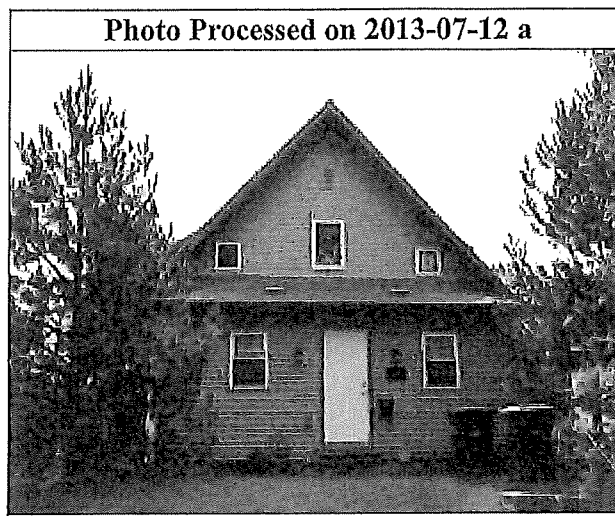
## Map and Current Photos - 1 Record

Click on parcel to get a new listing

2006			
2004	2001		2000
2000	LINCOLN AVE		
1932	1933		1934
1926	1929		1928
1922	1925		1920

10TH ST

[Bigger Map](#) [Polk County GIS](#)  
[Google Map](#) [Pictometry](#)



## Historical Photos

## Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	NICHOLS, REBECCA D	2005-08-11	11223/878

## Legal Description and Mailing Address

LOT 81 THIRD PLAT PROSPECT PARK	REBECCA NICHOLS 1933 10TH ST DES MOINES, IA 50314-2418
---------------------------------	--

## Current Values

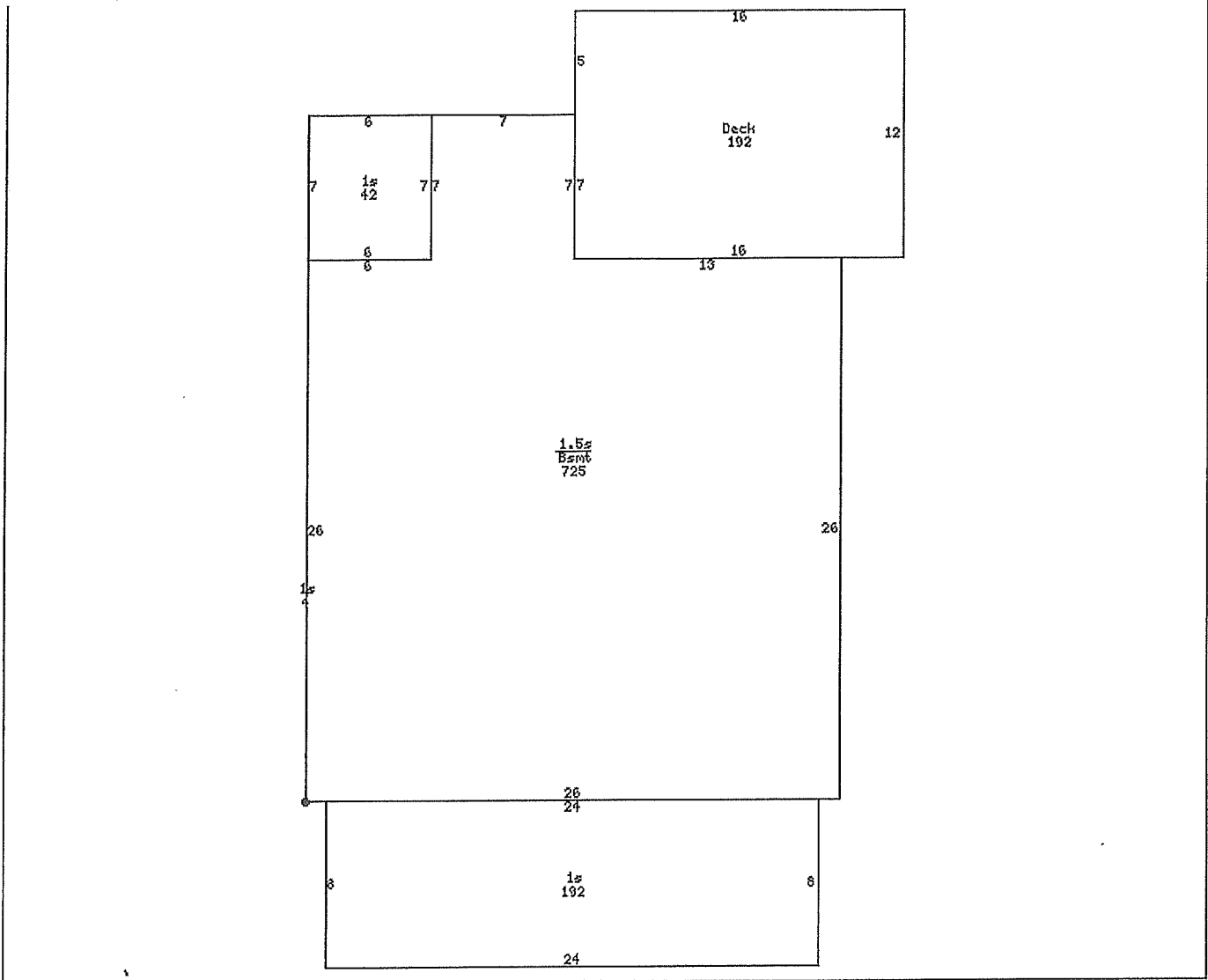
Type	Class	Kind	Land	Bldg	Total
2019 Assessment Roll	Residential	Full	\$10,700	\$84,800	\$95,500
2018 Value	Residential	Full	\$9,600	\$77,000	\$86,600

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

## Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning

<b>Zoning</b>	<b>Description</b>			<b>SF</b>	<b>Assessor Zoning</b>
R-3	Multiple Family Residential District				Multi-Family Residential
<b>Conditional Zoning</b>					
Docket no 14361					
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
<b>Land</b>					
<b>Square Feet</b>	7,680	<b>Acres</b>	0.176	<b>Frontage</b>	60.0
<b>Depth</b>	128.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1.5 Stories	<b>Building Style</b>	Conventional
<b>Year Built</b>	1906	<b>Year Remodel</b>	2010	<b>Number Families</b>	1
<b>Grade</b>	4-05	<b>Condition</b>	Very Good	<b>Total Square Foot Living Area</b>	1449
<b>Main Living Area</b>	963	<b>Upper Living Area</b>	486	<b>Basement Area</b>	725
<b>Deck Area</b>	192	<b>Foundation</b>	Brick	<b>Exterior Wall Type</b>	Vinyl Siding
<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle	<b>Heating</b>	Gas Forced Air
<b>Air Conditioning</b>	100	<b>Number Bathrooms</b>	1	<b>Bedrooms</b>	2
<b>Rooms</b>	4				



Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
US DEPT OF HUD	VANDERSEE, PAUL K	1990-12-11	\$3,000	Deed	6320/502

Permits - 3 Records

Year	Type	Permit Status	Application	Description
2013	Permit	No Add	2012-08-21	fix damage/foundation (676 sf)
2011	Permit	Complete	2010-03-24	fix damage/fire
1998	Pickup	Complete	1998-02-09	addition/air conditioning

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2017	Assessment Roll	Residential	Full	\$9,600	\$77,000	\$86,600
2015	Assessment Roll	Residential	Full	\$9,000	\$72,900	\$81,900
2013	Assessment Roll	Residential	Full	\$8,400	\$67,900	\$76,300
2011	Assessment Roll	Residential	Full	\$8,400	\$69,500	\$77,900
2009	Assessment Roll	Residential	Full	\$8,500	\$48,900	\$57,400
2007	Assessment Roll	Residential	Full	\$8,700	\$50,400	\$59,100
2005	Assessment Roll	Residential	Full	\$7,600	\$45,500	\$53,100

Yr	Type	Class	Kind	Land	Bldg	Total
2003	<u>Assessment Roll</u>	Residential	Full	\$6,470	\$38,580	\$45,050
2001	<u>Assessment Roll</u>	Residential	Full	\$5,180	\$25,940	\$31,120
1999	Assessment Roll	Residential	Full	\$5,400	\$23,270	\$28,670
1998	Assessment Roll	Residential	Full	\$4,990	\$21,490	\$26,480
1997	Assessment Roll	Residential	Full	\$4,990	\$19,730	\$24,720
1995	Assessment Roll	Residential	Full	\$4,520	\$17,890	\$22,410
1995	Was Prior Year	Residential	Full	\$3,910	\$15,480	\$19,390

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

Tracking Number: 70111150000153676967

F

Status



**Delivered**

Your item was delivered to an individual at the address at 4:39 pm on December 20, 2019 in DES MOINES, IA 50311.

December 20, 2019 at 4:39 pm  
Delivered. Left with individual  
DES MOINES, IA 50311

[Get Updates](#) ▾

Delivered

[Text & Email Updates](#) ▾

[Tracking History](#) ▾

[Product Information](#) ▾

[See Less](#) ^

**Rhiner's Plumbing Co., Inc.**  
**15201 Hickman Rd., Clive Iowa 50325**

**PROPOSAL**

**DATE:** JULY 11, 2019

**TO: CITY DM**  
**ATTN: JASON**  
**216 SE 5<sup>TH</sup> ST**  
**DM IA 50309**  
**515-283-4968**  
**EMAIL: JMUNDERWOOD@DMGOV.ORG**

**PROJECT QUOTED:** 1933 10<sup>TH</sup> STREET - DM

---

WE PROPOSE TO SUPPLY, LABOR, EQUIPMENT AND MATERIAL TO PERFORM THE FOLLOWING:

REPAIR SEWER IN STREET BID: \$21,880.00

BID INCLUDES: PERMITS, RESTORATION, BARRICADES, TRENCH BOXES, INSPECTIONS

**THIS PRICE DOES NOT INCLUDE:** ENGINEERING, BONDING ,SOILS COMPACTION TESTING, IMPORT/EXPORT OF SOILS, REMOVAL OR REPLACEMENT OF ASPHALT OR CONCRETE EXCEPT WHERE NOTED.  
NO SEEDING/SODDING, EROSION CONTROL, UTILITIES CONNECTION AND NO SYSTEMS DEVELOPMENT FEES.

ALL **PRIVATE** UTILITIES ARE THE OWNER'S RESPONSIBILITY TO HAVE LOCATED.

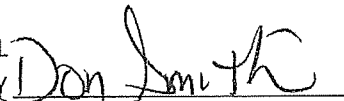
THIS QUOTE VALID FOR 30 DAYS ONLY.

**Sign and return one copy to initiate work.**

**Bid includes shoring jacks and trench boxes needed for the safety of the workmen. This is for our protection as well as yours.**

---

PROPOSAL  
SIGNED BY



DON SMITH  
Superintendent Site Utilities Dept.  
PH: (515) 987-1800, FAX: (515) 987-1546  
Cell: (515) 729-3458

ACCEPTANCE

SIGNED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_



**1714 NE 61st PL  
Des Moines, IA 50313**

Name/Address
City of Des Moines Department of Public Works ATTN: Jason Underwood 216 SE 5th St Des Moines, IA 50309

Job Address
933 10th St Des Moines, IA

Date
07/12/19

Description	Quantity	Cost	Total
Replace sanitary sewer service from back side of curb to main in street (14' deep).	1	10,800.00	10,800.00
Thank you for the opportunity		Total	\$10,800.00