



Roll Call Number

Agenda Item Number

32B

Date February 10, 2020

ABATEMENT OF PUBLIC NUISANCES AT 110 E 15th STREET

WHEREAS, the property located at 110 E 15th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Olive Wooderson Trust, was notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has failed to abate the nuisances.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure and garage structure on the real estate legally described as The South 70 feet of Lot 4, Block 13 of J.E. HENDRICK'S Sub-division of Lots 2, 4, 5, 6 and 7 of J.S. Goodrell's Sub-division of Lots 3 of Official Plat of Lot 11 and Lot 13, except 50 feet off the West side which now constitutes Merrill Street, all in Brooks and Company's Addition to the City of Des Moines, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 110 E 15th Street, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

Moved by _____ to adopt.

FORM APPROVED:


Megan Norberg, Assistant City Attorney

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

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

Polk County Assessor111 Court Avenue #195
Des Moines, IA 50309-0904(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	110 E 15TH ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	040/03312-000-000	Geoparcel	7824-02-308-006	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM15/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Andrew Rand 515-286-3368		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

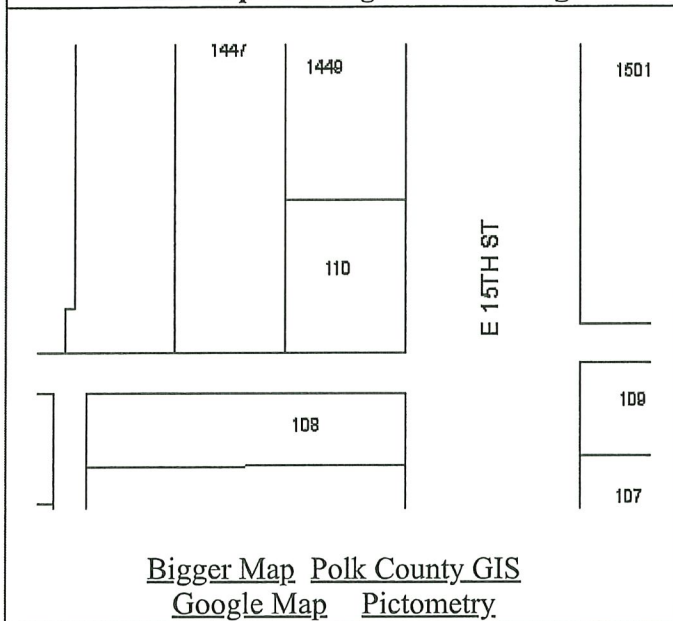


Photo Processed on 2012-06-19 a

**Historical Photos****Ownership - 2 Records**

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	WOODERSON (TRUSTEE), OLIVE	1995-05-31	<u>7202/5</u>
Title Holder	2	OLIVE WOODERSON TRUST		

Legal Description and Mailing Address

S 70 F LOT 4 BLK 13 J E HENDRICKS SD LT 2 & LTS 4, 5 & 6 J S GOODRELLS SD	OLIVE WOODERSON TRUST 3325 WILSON AVE ELLSWORTH, IA 50075-7580
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$4,600	\$48,500	\$53,100

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)**Auditor Adjustments to Value**

Category	Name	Information
<u>2019 Homestead Credit</u>	WOODERSON (TRUSTEE), OLIVE L	Application #53297

Zoning - 1 Record

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

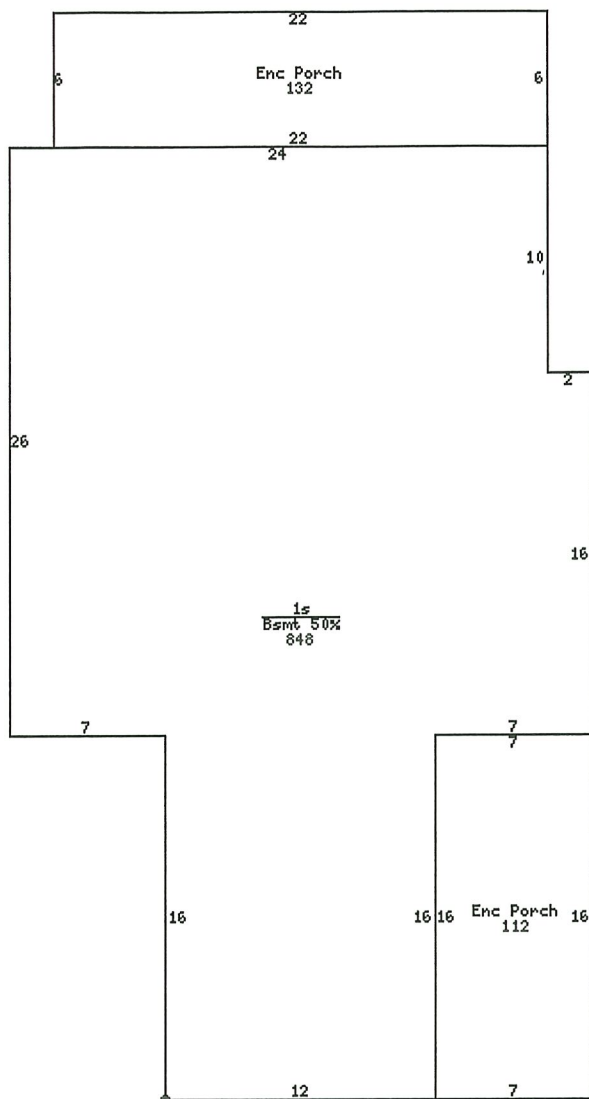
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land

Square Feet	3,850	Acres	0.088	Frontage	70.0
Depth	55.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record**Residence #1**

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1890	Number Families	1	Grade	5+10
Condition	Above Normal	Total Square Foot Living Area	848	Main Living Area	848
Basement Area	424	Enclosed Porch Area	244	Foundation	Poured Concrete
Exterior Wall Type	Metal Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Bedrooms	2	Rooms	5		



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	10	Measure 2	18	Story Height	1
Grade	5	Year Built	1930	Condition	Poor

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$4,600	\$48,500	\$53,100
2017	<u>Assessment Roll</u>	Residential	Full	\$3,800	\$41,100	\$44,900
2015	<u>Assessment Roll</u>	Residential	Full	\$3,500	\$38,100	\$41,600
2013	<u>Assessment Roll</u>	Residential	Full	\$3,500	\$37,100	\$40,600
2011	<u>Assessment Roll</u>	Residential	Full	\$4,000	\$43,600	\$47,600
2009	<u>Assessment Roll</u>	Residential	Full	\$4,000	\$43,200	\$47,200
2007	<u>Assessment Roll</u>	Residential	Full	\$4,100	\$43,700	\$47,800
2005	<u>Assessment Roll</u>	Residential	Full	\$3,700	\$33,100	\$36,800
2003	<u>Assessment Roll</u>	Residential	Full	\$3,030	\$27,360	\$30,390
2001	<u>Assessment Roll</u>	Residential	Full	\$3,150	\$22,690	\$25,840
1999	Assessment Roll	Residential	Full	\$2,480	\$22,140	\$24,620
1997	Assessment Roll	Residential	Full	\$2,140	\$19,090	\$21,230
1995	Assessment Roll	Residential	Full	\$1,940	\$17,340	\$19,280

Yr	Type	Class	Kind	Land	Bldg	Total
1993	Assessment Roll	Residential	Full	\$1,710	\$15,290	\$17,000
1989	Assessment Roll	Residential	Full	\$1,710	\$12,490	\$14,200

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

DATE OF NOTICE: December 10, 2019

DATE OF INSPECTION:

CASE NUMBER: COD2019-06186

PROPERTY ADDRESS: 110 E 15TH ST

LEGAL DESCRIPTION: S 70 F LOT 4 BLK 13 J E HENDRICKS SD LT 2 & LTS 4, 5 & 6 J S GOODRELLS SD

OLIVE WOODERSON TRUST
Title Holder
JOHN FISHER, TRUSTEE
3325 WILSON AVE
ELLSWORTH IA 50075-7580

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 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.

Kevin Pyles

(515) 283-4122



Nid Inspector

DATE MAILED: 12/10/2019

MAILED BY: JDH

Areas that need attention: 110 E 15TH ST

<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair/replace any rotted or damaged frames and paint to match. Any repairs to the structure may require a building permit.		
<u>Component:</u>	Roof	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair/replace any rotted sheeting or trusses.		
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair/replace any rotted or broken doors. Any repairs to the structure may require a building permit.		
<u>Component:</u>	Mechanical System	<u>Defect:</u>	Disconnected Utility
<u>Requirement:</u>	Compliance, Uniform Mechanics Code	<u>Location:</u>	Water/Gas/Electric Main Structure Throughout
<u>Comments:</u>	Gas service has been shut off need licensed mechanical contractor to verify safety of mechanical systems. Permit may be required.		
<u>Component:</u>	Plumbing System	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Compliance with Uniform Plumbing Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Have plumbing system checked for any defects. Any repairs to the plumbing system may require a plumbing permit.		
<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	Holes or major defect
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair/replace any rotted or missing boards and paint to match. Any structural repairs may require a permit.		
<u>Component:</u>	Trusses	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Roof structure in poor repair make repairs with building permit.		
<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Replace roofing material.Only one layer per code.		

<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Repair/replace any broken, missing or rotted siding. Chipped/peeling paint. Scrape and paint to match. Any repairs to the structure may require a building permit.		

<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure
<u>Comments:</u>	Reshingle house one layer per code.		

<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Absence of paint
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage
<u>Comments:</u>	Scrape and paint		

<u>Component:</u>	Electrical System	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Update electrical system		

<u>Component:</u>	Foundation	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Repair foundation		

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110 E 15th St.



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