



**Date** February 10, 2020

**ABATEMENT OF PUBLIC NUISANCES AT 4131 AMHERST STREET**

WHEREAS, the property located at 4131 Amherst 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, Meier Capital LLC, 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 Lots 19 and 20 and the West half of the vacated North/South alley lying East of and Adjacent thereto in Block 1 in the Official Plat of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 23, Township 79 North, Range 24, West of the 5<sup>th</sup> P.M., Except the East 830.4 feet of the South ½ thereof), now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4131 Amherst 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  
Megan Norberg, Assistant City Attorney

| 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



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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:** October 15, 2019

**CASE NUMBER:** COD2019-06620

**PROPERTY ADDRESS:** 4131 AMHERST ST

**LEGAL DESCRIPTION:** W 1/2 LT H LYG E & ADJ & LTS 19 & 20 BLK 1 OP NE 1/4 SW 1/4 -EX E 830.4F S 1/2- SEC 23-79-24

MEIER CAPITAL LLC  
Title Holder  
LORA MCCOLLOM, REG. AGENT  
4401 WESTOWN PKWY #208  
WEST DES MOINES IA 50266

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:** 4131 AMHERST ST

|                     |   |                  |                           |
|---------------------|---|------------------|---------------------------|
| <b>Component:</b>   | Electrical System   | <b>Defect:</b>   | In poor repair            |
| <b>Requirement:</b> | Electrical Permit   | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Hire licensed contractor to install the electrical system.  |                  |                           |
| <b>Component:</b>   | Mechanical System   | <b>Defect:</b>   | In poor repair            |
| <b>Requirement:</b> | Mechanical Permit   | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Hire licesend contractor to install mechanical systems.   |                  |                           |
| <b>Component:</b>   | Plumbing System   | <b>Defect:</b>   | In poor repair            |
| <b>Requirement:</b> | Plumbing Permit   | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Hire licesend contractor to install plumbing system.  |                  |                           |
| <b>Component:</b>   | Roof  | <b>Defect:</b>   | Deteriorated              |
| <b>Requirement:</b> | Building Permit   | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Have roof checked for any defects. Any repairs to the structure may require a building permit.            |                  |                           |
| <b>Component:</b>   | Exterior Walls  | <b>Defect:</b>   | In disrepair              |
| <b>Requirement:</b> | Compliance, International Property Maintenance Code   | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Install siding where missing, color and style to match.   |                  |                           |
| <b>Component:</b>   | Interior Walls /Ceiling   | <b>Defect:</b>   | Exposed                   |
| <b>Requirement:</b> | Building Permit   | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Walls and ceiling need finished.  |                  |                           |
| <b>Component:</b>   | Soffit/Facia/Trim   | <b>Defect:</b>   | Deteriorated              |
| <b>Requirement:</b> | Building Permit   | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Repair/replace any missing or rotted boards.  |                  |                           |
| <b>Component:</b>   | Windows/Window Frames   | <b>Defect:</b>   | Deteriorated              |
| <b>Requirement:</b> | Compliance, International Property Maintenance Code   | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Repair/replace any missing or rotted windows. Any repairs to the structure may require a building permit. |                  |                           |



|                     |   |                  |                           |
|---------------------|---|------------------|---------------------------|
| <b>Component:</b>   | Accessory Buildings   | <b>Defect:</b>   | Deteriorated              |
| <b>Requirement:</b> | Building Permit   | <b>Location:</b> | Garage Throughout         |
| <b>Comments:</b>    | Have structure checked for any defects. Any repairs to the structure may require a building permit.                 |                  |                           |
| <b>Component:</b>   | Electrical System   | <b>Defect:</b>   | In poor repair            |
| <b>Requirement:</b> | Electrical Permit   | <b>Location:</b> | Garage Throughout         |
| <b>Comments:</b>    | Hire licensed contractor to verify/repair the electrical system   |                  |                           |
| <b>Component:</b>   | Exterior Walls  | <b>Defect:</b>   | Holes or major defect     |
| <b>Requirement:</b> | Building Permit   | <b>Location:</b> | Garage Throughout         |
| <b>Comments:</b>    | Fix holes in walls. Any repairs to the structure may require a building permit.                                     |                  |                           |
| <b>Component:</b>   | Roof  | <b>Defect:</b>   | Deteriorated              |
| <b>Requirement:</b> | Building Permit   | <b>Location:</b> | Garage Throughout         |
| <b>Comments:</b>    | Have roof checked for any defects and add new covering. Any repairs to the structure may require a building permit. |                  |                           |
| <b>Component:</b>   | Soffit/Facia/Trim   | <b>Defect:</b>   | Absence of paint          |
| <b>Requirement:</b> | Compliance, International Property Maintenance Code   | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Scrape and paint  |                  |                           |
| <b>Component:</b>   | Exterior Walls  | <b>Defect:</b>   | Missing                   |
| <b>Requirement:</b> | Compliance, International Property Maintenance Code   | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Some siding missing   |                  |                           |
| <b>Component:</b>   | Shingles Flashing   | <b>Defect:</b>   | In poor repair            |
| <b>Requirement:</b> | Compliance, International Property Maintenance Code   | <b>Location:</b> | Garage                    |
| <b>Comments:</b>    | Install new shingles only one layer per code.   |                  |                           |
| <b>Component:</b>   | Exterior Doors/Jams   | <b>Defect:</b>   | Missing                   |
| <b>Requirement:</b> | Compliance, International Property Maintenance Code   | <b>Location:</b> | Garage                    |
| <b>Comments:</b>    | Overhead door garage.   |                  |                           |

# 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](mailto:polkweb@assess.co.polk.ia.us)

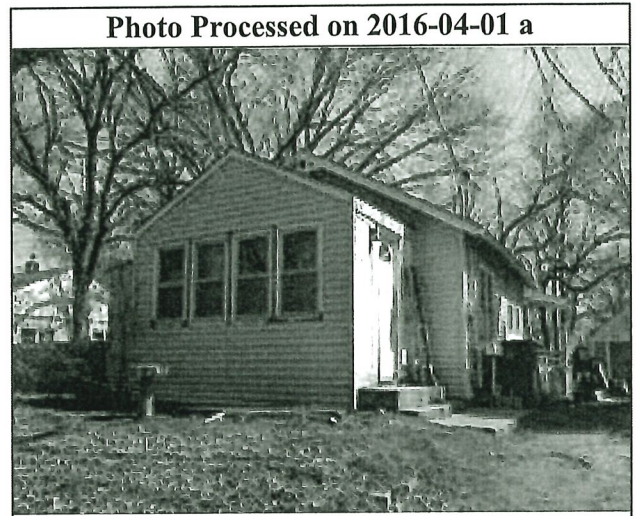
| Location               |                      |                    |                                  |                            |                 |
|------------------------|----------------------|--------------------|----------------------------------|----------------------------|-----------------|
| <b>Address</b>         | 4131 AMHERST ST      |                    |                                  |                            |                 |
| <b>City</b>            | DES MOINES           | <b>Zip</b>         | 50313                            | <b>Jurisdiction</b>        | Des Moines      |
| <b>District/Parcel</b> | 070/05431-002-000    | <b>Geoparcels</b>  | 7924-23-329-031                  | <b>Status</b>              | Active          |
| <b>School</b>          | Des Moines           | <b>Nbhd/Pocket</b> | DM85/Z                           | <b>Tax Authority Group</b> | DEM-C-DEM-77131 |
| <b>Submarket</b>       | Northeast Des Moines | <b>Appraiser</b>   | Patrick Zaimes, ICA 515-286-3832 |                            |                 |

## Map and Current Photos - 1 Record

Click on parcel to get a new listing

|      |            |      |      |
|------|------------|------|------|
| 4138 | AMHERST ST | 4136 | 4136 |
| 4136 |            | 4131 | 4128 |
| 4124 |            | 4123 | 4124 |
| 4120 |            | 4117 | 4120 |
| 4116 |            |      | 4116 |
|      |            |      |      |

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



## Historical Photos

## Ownership - 1 Record

| Ownership    | Num | Name              | Recorded   | Book/Page |
|--------------|-----|-------------------|------------|-----------|
| Title Holder | 1   | MEIER CAPITAL LLC | 2018-08-09 | 17032/448 |

## Legal Description and Mailing Address

W 1/2 LT H LYG E & ADJ & LTS 19 & 20 BLK 1 OP NE  
1/4 SW 1/4 -EX E 830.4F S 1/2- SEC 23-79-24

BRETT MEIER  
MEIER CAPITAL LLC  
7908 NE 88TH ST  
BONDURANT, IA 50035

## Current Values

| Type       | Class       | Kind | Land     | Bldg     | Total    |
|------------|-------------|------|----------|----------|----------|
| 2019 Value | Residential | Full | \$25,200 | \$48,600 | \$73,800 |

[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)*

| <b>Land</b>                  |               |                         |                 |                                      |                |
|------------------------------|---------------|-------------------------|-----------------|--------------------------------------|----------------|
| <b>Square Feet</b>           | 14,060        | <b>Acres</b>            | 0.323           | <b>Frontage</b>                      | 100.0          |
| <b>Depth</b>                 | 140.6         | <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 Story         | <b>Building Style</b>                | Bungalow       |
| <b>Year Built</b>            | 1917          | <b>Year Remodel</b>     | 1947            | <b>Number Families</b>               | 1              |
| <b>Grade</b>                 | 5+05          | <b>Condition</b>        | Normal          | <b>Total Square Foot Living Area</b> | 760            |
| <b>Main Living Area</b>      | 760           | <b>Basement Area</b>    | 296             | <b>Open Porch Area</b>               | 24             |
| <b>Enclosed Porch Area</b>   | 112           | <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>                      | 1              |
| <b>Rooms</b>                 | 4             |                         |                 |                                      |                |



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**Historical Values**

| <b>Yr</b> | <b>Type</b>            | <b>Class</b> | <b>Kind</b> | <b>Land</b> | <b>Bldg</b> | <b>Total</b> |
|-----------|------------------------|--------------|-------------|-------------|-------------|--------------|
| 2019      | <u>Assessment Roll</u> | Residential  | Full        | \$25,200    | \$48,600    | \$73,800     |
| 2017      | <u>Assessment Roll</u> | Residential  | Full        | \$21,500    | \$42,200    | \$63,700     |
| 2015      | <u>Assessment Roll</u> | Residential  | Full        | \$19,600    | \$38,300    | \$57,900     |
| 2013      | <u>Assessment Roll</u> | Residential  | Full        | \$20,200    | \$40,100    | \$60,300     |
| 2011      | <u>Assessment Roll</u> | Residential  | Full        | \$21,700    | \$42,600    | \$64,300     |
| 2009      | <u>Assessment Roll</u> | Residential  | Full        | \$21,400    | \$41,300    | \$62,700     |
| 2008      | <u>Assessment Roll</u> | Residential  | Full        | \$26,400    | \$38,900    | \$65,300     |

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4131 Amherst St



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