



Roll Call Number

Agenda Item Number

256

Date April 20, 2020

ABATEMENT OF PUBLIC NUISANCE AT 1625 8th STREET

WHEREAS, the property located at 1625 8th Street, 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, Iglesia Pentecostal Del Nombre De Jesus, 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 16 and the North 1/2 of Lot 15 in Block 12 in POLK COUNTY HOMESTEAD & TRUST CO. ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1625 8th Street, 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:

/s/ Megan Norberg
Megan Norberg, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

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.

MOTION CARRIED APPROVED

Mayor

City Clerk

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	1625 8TH ST				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/05291-000-000	Geoparcels	7924-34-258-001	Status	Active
School	Des Moines	Nbhd/Pocket	DM79/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Austin Viggers 515-286-3958		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

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

Photo Processed on 2013-07-17 a

Historical Photos

Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	IGLESIA PENTECOSTAL DEL NOMBRE DE JESUS	2019-12-04	17614/921

Legal Description and Mailing Address	
LT 16 & N 1/2 LT 15 BLK 12 POLK COUNTY HOMESTEAD & TRUST CO ADD	IGLESIA PENTECOSTAL DEL NOMBRE DE JESUS 1440 13TH ST DES MOINES, IA 50314

Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Assessment Roll	Commercial	Full	\$8,000	\$6,000	\$14,000
2019 Value	Commercial	Full	\$8,000	\$21,900	\$29,900

[Assessment Roll Notice](#) [Unadjusted Cost Report](#)

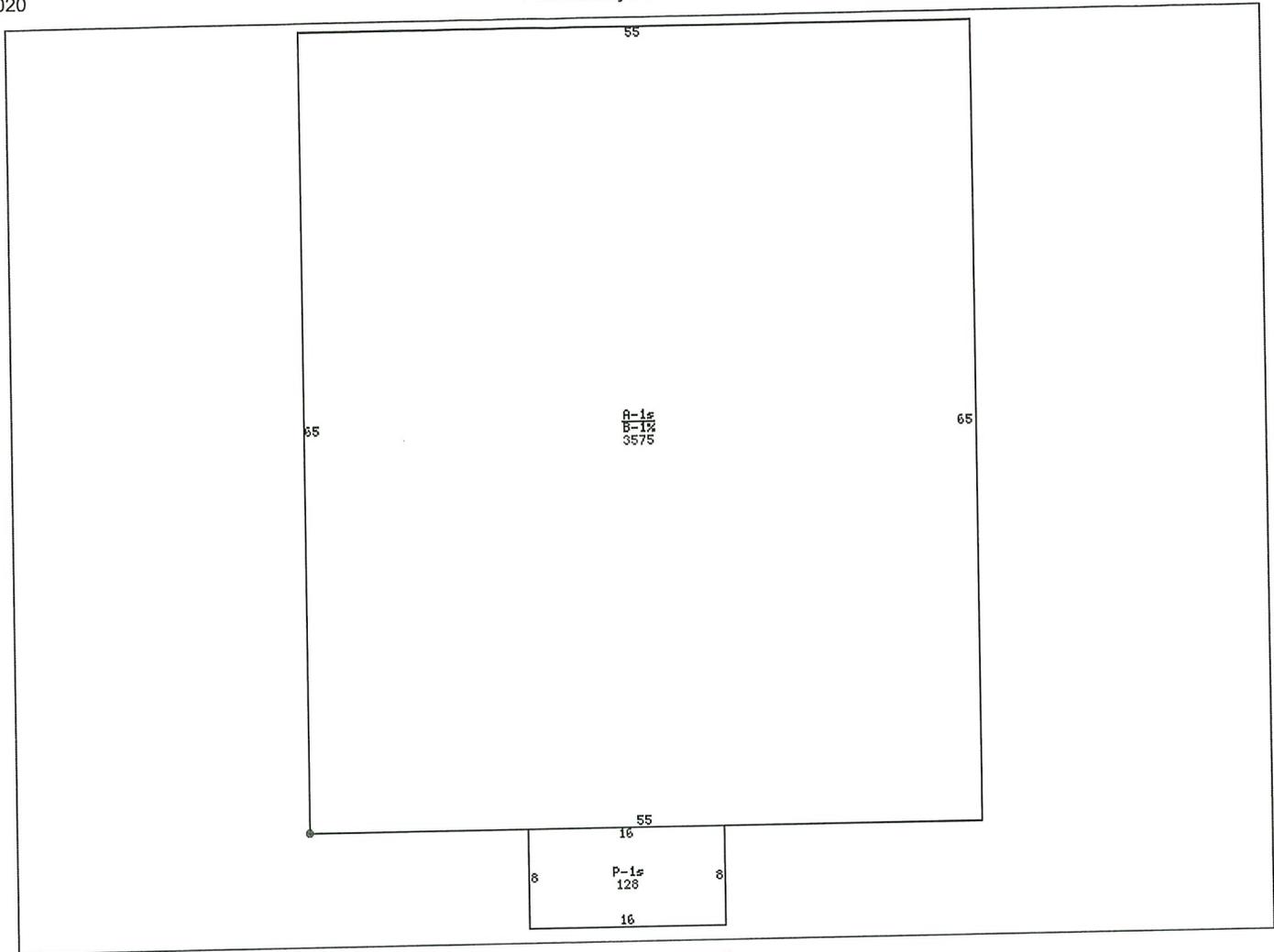
Auditor Adjustments to Value

Category	Name	Information
2019 Business Property Tax Credit	MARK KNOX AND LORENA KNOX	Application 6815

Zoning - 1 Record

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

Conditional Zoning					
Docket_no <u>14361</u>					
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)					
Land					
Square Feet	9,900	Acres	0.227	Frontage	75.0
Depth	132.0	Topography	Blank	Shape	Rectangle
Vacancy	Blank	Unbuildable	Blank		
Commercial Summary					
Occupancy	Church	Age, Weighted	1900	Total Story Height	1
Land Area	9,900	Gross Area	3,575	Finished Area	3,575
Unfinished Bsmt Area	3,575	Finished Bsmt Area	0	Number of Units	0
Primary Group	Church	Percent Primary Group	50.00	Percent Secondary Group	0.00
Grade, Weighted	5/Grade 5	Bldg Class, Weighted	4/Frame, Concrete Blk, Tile, Tilt Up	Condition, Weighted	VP/Very Poor
Ground Floor Area	3,575	Perimeter	240		
Commercial Sections - 1 Record					
Commercial Section #101					
Occupant	PROGRESSIVE MISSIONARY BAPTIST CHURCH				
Section Multiplier	1	Occupancy	Church	Foundation	Concrete Block or Tile
Submerged	No	Exterior Wall	Stucco	Roof	Gable
Roof Material	Asphalt Shingle	Covered Area	126	Covered Quality	Normal
Wiring	Inadequate	Plumbing	Inadequate	Total Story Height	1
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up
Total Section Area	7,150	Ground Floor Area	3,575	Perimeter	240
Grade	5+00	Year Built	1900	Condition	Poor
Commercial Groups - 2 Records					
Commercial Group #101 1					
Use Code	Church	Base Story	1	Number Stories	1
Total Group Area	3,575	Base Floor Area	3,575	Wall Height	18
Heating	None	Air Conditioning	None	Exhaust System	No
Condition	Very Poor				
Commercial Group #101 2					
Use Code	Basement Entire	Number Stories	1	Total Group Area	3,575
Base Floor Area	3,575	Heating	None	Air Conditioning	None
Exhaust System	No	Condition	Very Poor		



Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
NEW PROGRESSIVE MISSIONARY BAPTIST CHURCH	IGLESIA PENTECOSTAL DEL NOMBRE DE JESUS	<u>2019-12-03</u>	\$14,000	Deed	<u>17614/921</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
NEW PROGRESSIVE MISSIONARY BAPTIST CHURCH	IGLESIA PENTECOSTAL DEL NOMBRE DE JESUS	2019-12-03	2019-12-04	Warranty Deed	<u>17614/921</u>

Permits - 3 Records

Year	Type	Permit Status	Application	Description
Current	Permit	Complete	2020-03-17	review value/reval
2008	Pickup	Complete	2008-02-21	review value/return to tax
2008	Pickup	Complete	2007-08-02	review value/review property

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Commercial	Full	\$8,000	\$21,900	\$29,900
2017	<u>Assessment Roll</u>	Commercial	Full	\$8,000	\$20,000	\$28,000
2015	<u>Assessment Roll</u>	Commercial	Full	\$6,600	\$19,400	\$26,000
2013	<u>Assessment Roll</u>	Commercial	Full	\$6,600	\$17,600	\$24,200

Yr	Type	Class	Kind	Land	Bldg	Total
2011	<u>Assessment Roll</u>	Commercial	Full	\$6,600	\$17,600	\$24,200
2009	<u>Assessment Roll</u>	Commercial	Full	\$6,600	\$18,900	\$25,500
2008	<u>Assessment Roll</u>	Commercial	Full	\$6,600	\$18,900	\$25,500
2007	<u>Assessment Roll</u>	Commercial Exempt	Full	\$6,600	\$52,000	\$58,600
			Adj	\$0	\$0	\$0
2005	<u>Assessment Roll</u>	Commercial Exempt	Full	\$6,000	\$50,500	\$56,500
			Adj	\$0	\$0	\$0
2003	<u>Assessment Roll</u>	Commercial Exempt	Full	\$5,200	\$47,200	\$52,400
			Adj	\$0	\$0	\$0
2001	<u>Assessment Roll</u>	Commercial Exempt	Full	\$4,950	\$44,500	\$49,450
			Adj	\$0	\$0	\$0
1999	Assessment Roll	Commercial Exempt	Full	\$5,000	\$44,500	\$49,500
			Adj	\$0	\$0	\$0
1997	Assessment Roll	Commercial Exempt	Full	\$4,850	\$43,220	\$48,070
			Adj	\$0	\$0	\$0
1996	Assessment Roll	Commercial	Full	\$4,850	\$43,220	\$48,070
1995	Assessment Roll	Commercial Exempt	Full	\$4,850	\$43,220	\$48,070
			Adj	\$0	\$0	\$0
1995	Was Prior Year	Residential Exempt	Full	\$4,850	\$43,220	\$48,070
			Adj	\$0	\$0	\$0

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



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

256

DATE OF NOTICE: January 13, 2020

DATE OF INSPECTION: January 10, 2020

CASE NUMBER: COD2020-00126

PROPERTY ADDRESS: 1625 8TH ST

LEGAL DESCRIPTION: LT 16 & N 1/2 LT 15 BLK 12 POLK COUNTY HOMESTEAD & TRUST CO ADD

IGLESIA PENTECOSTAL DEL NOMBRE DE JESUS
Title Holder - RODOLFE ROLON, REG AGENT
3911 E 23RD ST APT 11
DES MOINES IA 50317

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.

Brad Rissman
(515) 283-4754



Nid Inspector

DATE MAILED: 1/13/2020

MAILED BY: BJR

Areas that need attention: 1625 8TH ST

Component: Exterior Stairs
Requirement: Building Permit
Defect: Structurally inadequate
Location: Entry
Comments: Repair or replace by licensed contractor.

Component: Foundation
Requirement: Building Permit
Defect: Deteriorated
Location: Main Structure Throughout
Comments: Structural Engineer's report required.

Component: Utilities
Requirement: Compliance, Uniform Mechanics Code
Defect: Disconnected Utility Water/Gas/Electric
Location: Main Structure
Comments: Gas meter has been removed

Component: Roof
Requirement: Building Permit
Defect: In disrepair
Location: Main Structure Throughout
Comments: Repair or replace by licensed contractor.

Component: Exterior Walls
Requirement: Compliance with International Building Code
Defect: In disrepair
Location: Main Structure Throughout
Comments: Have licensed contractor repair or replace all damaged wall components, including framing, sheeting, and coverings. Permit required for replacement of all structural components.

Component: Windows/Window Frames
Requirement: Compliance with International Building Code
Defect: Cracked/Broken
Location: Main Structure Throughout
Comments: Repair or replace all damaged. Permit required if changing opening size.

Component: Electrical System
Requirement: Electrical Permit
Defect: In poor repair
Location: Main Structure Throughout
Comments: Have licensed contractor repair or replace system. Bring any and all components up to code.

Component: Plumbing System
Requirement: Plumbing Permit
Defect: In poor repair
Location: Main Structure Throughout
Comments: Have licensed contractor repair or replace system. Bring any and all components up to code.

<u>Component:</u>	Mechanical System	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Have licensed contractor repair or replace system. Bring any and all components up to code.		
<u>Component:</u>	See Comments	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Unable to gain access into the structure. Possibly more violations.		
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair or replace all damaged. Permit required if changing opening size.		

top

1625 8th St



04/07/2020 08:50

256

top

1625 8th St



04/07/2020 08:50

256