



**Roll Call Number**

**Agenda Item Number**

25K

**Date** April 20, 2020

**ABATEMENT OF PUBLIC NUISANCE AT 1325 22<sup>nd</sup> STREET**

WHEREAS, the property located at 1325 22<sup>nd</sup> 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, Pals Services, LLC, 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 South 16 feet of Lot 358 and North 22 feet of Lot 359 in UNIVERSITY LAND CO'S 2<sup>nd</sup> ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1325 22<sup>nd</sup> 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

25K

# 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					
<b>Address</b>	1325 22ND ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50311	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	080/06766-000-000	<b>Geoparcels</b>	7924-33-452-015	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM75/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	Andrew Rand 515-286-3368		

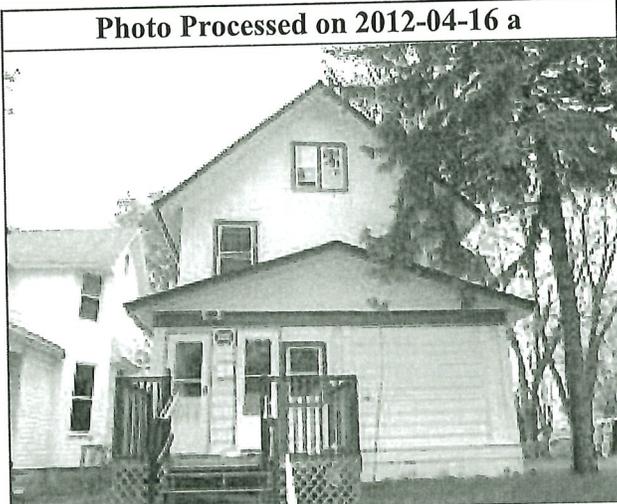
## Map and Current Photos - 1 Record

**Click on parcel to get a new listing**

1334	22ND ST	1339	1338
1332		1333	1332
1330		1329	1328
1328		1325	1320
1318 1324		1311	
1320		1309	
1318		1305	
		1303	
1314			
1312			
1310			

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

**Photo Processed on 2012-04-16 a**



## Historical Photos

## Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	PALS SERVICES LLC	2019-12-31	17650/811

## Legal Description and Mailing Address

S 16 FT LOT 358 & N 22 FT LOT 359 UNIVERSITY LAND COS 2ND ADDITION	PALS SERVICES LLC 9320 NE 94TH AVE BONDURANT, IA 50035
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## Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$9,000	\$66,000	\$75,000

## Market Adjusted Cost Report

## Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
R-3	Multiple Family Residential District		Multi-Family Residential

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

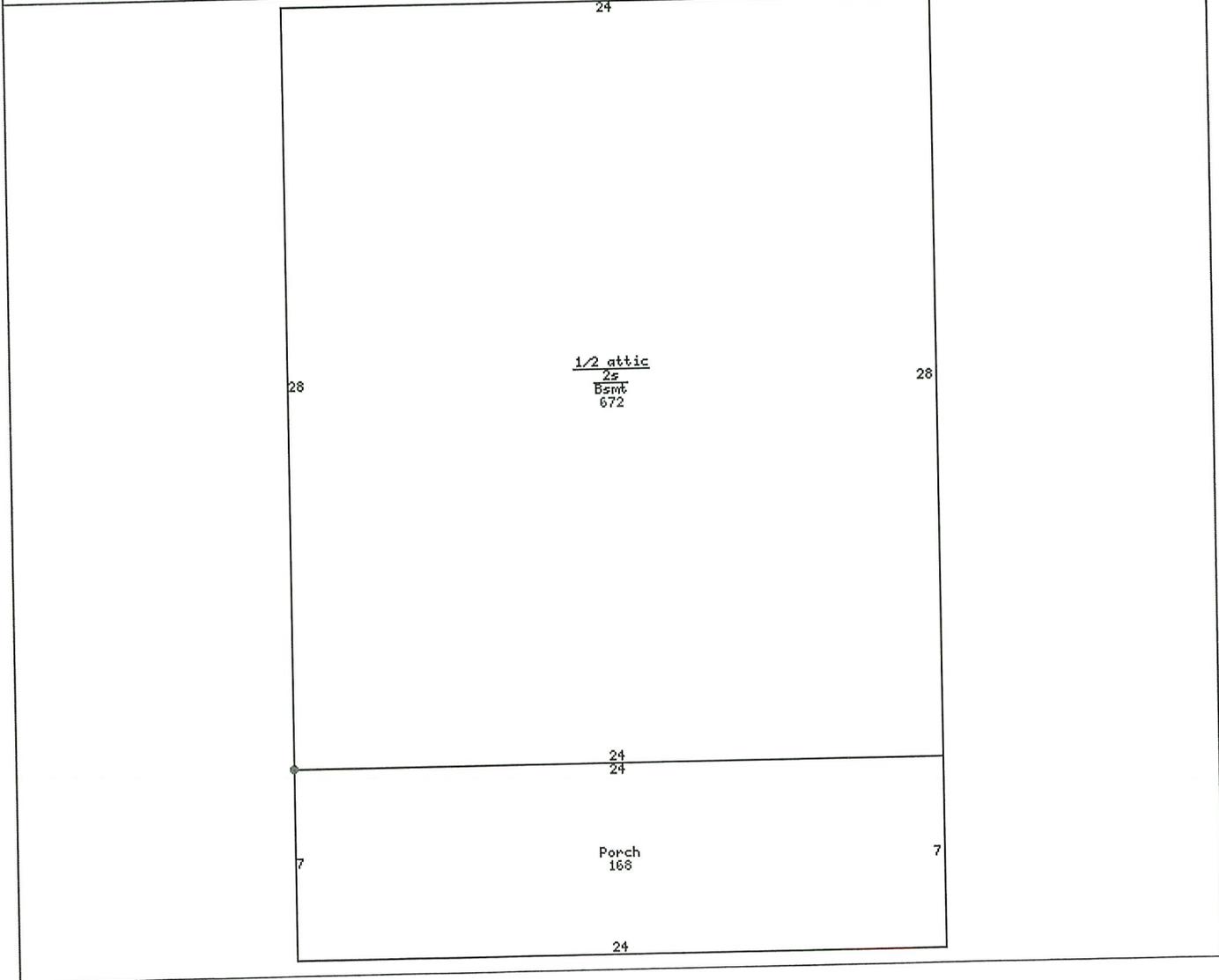
**Land**

<b>Square Feet</b>	5,966	<b>Acres</b>	0.137	<b>Frontage</b>	38.0
<b>Depth</b>	157.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		

**Residences - 1 Record**

**Residence #1**

<b>Occupancy</b>	Conversion	<b>Residence Type</b>	2 Stories Plus	<b>Building Style</b>	Early 20s
<b>Year Built</b>	1911	<b>Number Families</b>	2	<b>Grade</b>	4+00
<b>Condition</b>	Normal	<b>Total Square Foot Living Area</b>	1579	<b>Main Living Area</b>	672
<b>Upper Living Area</b>	672	<b>Attic Finished Area</b>	235	<b>Basement Area</b>	672
<b>Open Porch Area</b>	168	<b>Foundation</b>	Brick	<b>Exterior Wall Type</b>	Wood Siding
<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle	<b>Heating</b>	Gas Forced Air
<b>Air Conditioning</b>	0	<b>Number Bathrooms</b>	3	<b>Number Extra Fixtures</b>	1
<b>Bedrooms</b>	5	<b>Rooms</b>	9		



**Sales - 6 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BELDING, JASON R	PALS SERVICES, LLC	<u>2019-12-31</u>	\$7,500	Deed	<u>17650/811</u>
DEUTSCHE BANK NATIONAL TRUST CO	BELDING, JASON	<u>2005-04-13</u>	\$26,000	Deed	<u>11069/774</u>
PRIMO ACQUISITIONS, I LLC	HALE, JOANN	<u>2003-01-23</u>	\$87,000	Deed	<u>9609/508</u>
PRIMO ACQUISITIONS, I LLC	GONZALEZ, SALVADOR	<u>1999-06-02</u>	\$50,000	Contract	<u>8256/745</u>
RIGSBY, JAMES T	BRIGHT, WILLIAM	<u>1998-06-17</u>	\$26,000	Contract	<u>7987/51</u>
UNIVERSAL SAVINGS BANK	SECRETARY OF HUD	<u>1992-02-21</u>	\$12,720	Deed	<u>6525/800</u>

**Recent Ownership Transfers**

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
BELDING, JASON R ----- BELDING, KATHLEEN ----- KOHLSDORF, ERIC J ----- KOHLSDORF, BROOKE	PALS SERVICES LLC	2019-12-31	2019-12-31	Quit Claim Deed	<u>17650/811</u>

**Permits - 2 Records**

Year	Type	Permit Status	Application	Description
2006	Permit	Complete	2005-08-17	alterations/remodel (40 sf)
1995	Permit	No Add	1994-03-04	flood repair

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$9,000	\$66,000	\$75,000
2017	<u>Assessment Roll</u>	Residential	Full	\$8,500	\$62,800	\$71,300
2015	<u>Assessment Roll</u>	Residential	Full	\$7,900	\$58,500	\$66,400
2013	<u>Assessment Roll</u>	Residential	Full	\$7,200	\$53,100	\$60,300
2011	<u>Assessment Roll</u>	Residential	Full	\$7,200	\$53,100	\$60,300
2009	<u>Assessment Roll</u>	Residential	Full	\$7,500	\$53,100	\$60,600
2007	<u>Assessment Roll</u>	Residential	Full	\$7,200	\$50,900	\$58,100
2006	<u>Assessment Roll</u>	Residential	Full	\$4,300	\$37,800	\$42,100
2005	<u>Assessment Roll</u>	Residential	Full	\$4,300	\$39,300	\$43,600
2003	<u>Assessment Roll</u>	Residential	Full	\$3,490	\$31,450	\$34,940

Yr	Type	Class	Kind	Land	Bldg	Total
2001	<u>Assessment Roll</u>	Residential	Full	\$3,750	\$25,220	\$28,970
1999	Assessment Roll	Residential	Full	\$3,880	\$19,870	\$23,750
1997	Assessment Roll	Residential	Full	\$3,580	\$18,350	\$21,930
1995	Assessment Roll	Residential	Full	\$3,370	\$16,480	\$19,850
1989	Assessment Roll	Residential	Full	\$2,920	\$16,480	\$19,400

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

25K

**DATE OF NOTICE: February 19, 2020**

**DATE OF INSPECTION: August 23, 2019**

**CASE NUMBER:** COD2019-05111

**PROPERTY ADDRESS:** 1325 22ND ST

**LEGAL DESCRIPTION:** S 16 FT LOT 358 & N 22 FT LOT 359 UNIVERSITY LAND COS 2ND ADDITION

PALS SERVICES LLC  
Title Holder - KYLE PALS, REG AGENT  
9320 NE 94TH ST  
BONDURANT IA 50035

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.**

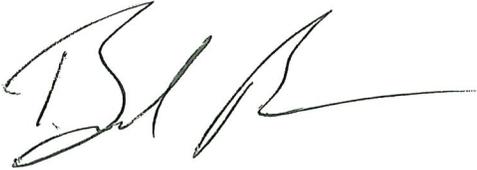
Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike 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: 2/19/2020

MAILED BY: BJR

25K

**Areas that need attention:** 1325 22ND ST

**Component:** Stairs/Stoop  
**Requirement:** Compliance with Int Residential Code  
**Defect:** In disrepair  
**Location:** Main Structure Throughout  
**Comments:** Have licensed contractor repair or replace all damaged components, Permit required for replacement of all structural components.

**Component:** Water Heater  
**Requirement:** Plumbing Permit  
**Defect:** In disrepair  
**Location:** Basement  
**Comments:** Have licensed contractor repair or replace. In compliance with international residential building code.

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

**Component:** Electrical Lighting Fixtures  
**Requirement:** Electrical Permit  
**Defect:** In poor repair  
**Location:** Main Structure Throughout  
**Comments:** Have licensed contractor bring system up to code. In compliance with international residential building code.

**Component:** Electrical Receptacles  
**Requirement:** Electrical Permit  
**Defect:** In poor repair  
**Location:** Main Structure Throughout  
**Comments:** Have licensed contractor bring system up to code. In compliance with international residential building code.

**Component:** Exterior Doors/Jams  
**Requirement:** Compliance with Int Residential Code  
**Defect:** In poor repair  
**Location:** Main Structure Throughout  
**Comments:** Repair or replace all damaged or missing doors and or jams as needed. Permit required if changing opening size.

**Component:** Exterior Stairs  
**Requirement:** Building Permit  
**Defect:** In disrepair  
**Location:** Main Structure Throughout  
**Comments:** Have licensed contractor repair or replace damage decking, railing, joist, beams, hand rail, and stairs. Permit required for replacement of structural components.

**Component:** Exterior Walls  
**Requirement:** Compliance with Int Residential 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:** Floor Joists/Beams  
**Requirement:** Compliance with Int Residential Code  
**Defect:** In disrepair  
**Location:** Main Structure Throughout  
**Comments:** Have licensed contractor repair or replace all damaged joist and beams. Permit required for replacement of all structural components.

**Component:** Flooring  
**Requirement:** Compliance with Int Residential Code  
**Defect:** In disrepair  
**Location:** Main Structure Throughout  
**Comments:** Repair or replace all damaged or missing flooring components.

**Component:** Foundation  
**Requirement:** Building Permit  
**Defect:** In disrepair  
**Location:** Main Structure Throughout  
**Comments:** Need Engineers Report. Repair or replace per engineers report by licensed contractor.

**Component:** Furnace  
**Requirement:** Mechanical Permit  
**Defect:** In disrepair  
**Location:** Basement  
**Comments:** Have licensed contractor repair or replace system. Bring any and all components up to code.

**Component:** Guardrails  
**Requirement:** Compliance with Int Residential Code  
**Defect:** In disrepair  
**Location:** Main Structure Throughout  
**Comments:** Repair or replace all damaged or missing components as needed.

**Component:** Hand Rails  
**Requirement:** Compliance with Int Residential Code  
**Defect:** In disrepair  
**Location:** Main Structure Throughout  
**Comments:** Repair or replace all damaged or missing components as needed.

**Component:** Interior Walls /Ceiling  
**Requirement:** Compliance with Int Residential Code  
**Defect:** In disrepair  
**Location:** Main Structure Throughout  
**Comments:** Have licensed contractor repair or replace all damaged interior wall and ceiling components. Permit may be required.

**Component:** Mechanical System  
**Requirement:** Mechanical Permit  
**Defect:** In disrepair  
**Location:** Main Structure Throughout  
**Comments:** Have licensed contractor repair or replace mechanical system. Bring any and all components up to code. In compliance with international residential building code.

**Component:** Plumbing System  
**Requirement:** Plumbing Permit  
**Defect:** In disrepair  
**Location:** Main Structure Throughout  
**Comments:** Have licensed contractor repair or replace plumbing system. Bring any and all components up to code. In compliance with international residential building code.

<b><u>Component:</u></b>	Roof	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Roof
<b><u>Comments:</u></b>	Repair or replace all damaged or missing roofing components as needed. Permit required for repairs other than shingles.		
<b><u>Component:</u></b>	Shingles Flashing	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Roof
<b><u>Comments:</u></b>	Replace all damaged and missing.		
<b><u>Component:</u></b>	Smoke Detectors	<b><u>Defect:</u></b>	Missing
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	In compliance with international residential building code.		
<b><u>Component:</u></b>	Soffit/Facia/Trim	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Repair or replace all damaged or missing components, cover to match.		
<b><u>Component:</u></b>	Windows/Window Frames	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Repair or replace all damaged or missing windows and frames as needed. Permit required if changing opening size.		
<b><u>Component:</u></b>	Wiring	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Have licensed contractor bring system up to code. In compliance with international residential building code.		

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1325 22nd st



04/07/2020 09:02

ASK