



**Roll Call Number**

**Agenda Item Number**

25L

**Date** April 20, 2020

**ABATEMENT OF PUBLIC NUISANCES AT 2720 MONDAMIN AVENUE**

WHEREAS, the property located at 2720 Mondamin Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Tax 147 Partnership, and Contract Buyers, Vale, LLC, Bruce Brown and Kimberly Froehle, were notified more than thirty days ago to repair or demolish the main structure and accessory structure and as of this date have 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 accessory structure on the real estate legally described as Lot 13 LANDERS PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2720 Mondamin Avenue, 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:

/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

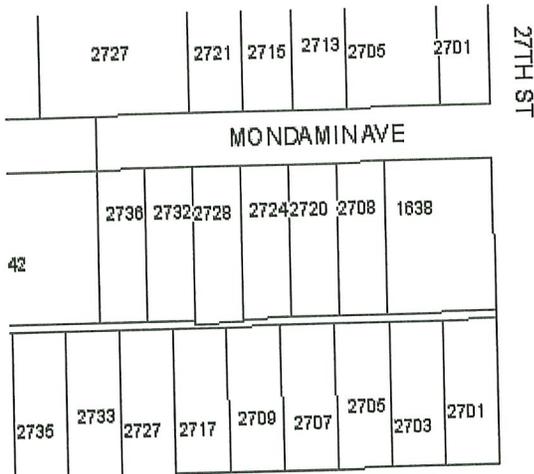
111 Court Avenue #195  
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	2720 MONDAMIN AVE				
<b>City</b>	DES MOINES	<b>Zip</b>	50310	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	080/03739-000-000	<b>Geoparcel</b>	7924-33-152-064	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM55/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	Andrew Rand 515-286-3368		

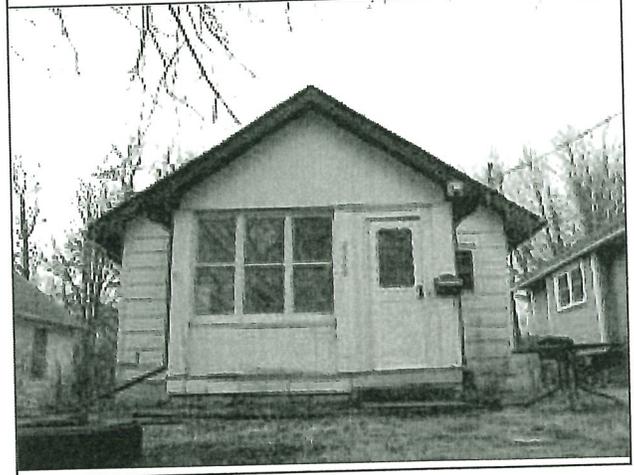
## Map and Current Photos - 1 Record

Click on parcel to get a new listing



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

Photo Processed on 2012-03-28 a



## Historical Photos

## Ownership - 4 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	TAX 147 PARTNERSHIP	2014-10-15	15353/280
Contract Buyer	1	VALE LLC	2014-10-31	15370/184
Contract Buyer	2	BROWN, BRUCE	2019-04-09	17285/369
Contract Buyer	3	FROEHLE, KIMBERLY	2019-04-09	17285/369

## Legal Description and Mailing Address

LOT 13 LANDERS PLACE

BRUCE BROWN  
2720 MONDAMIN AVE  
DES MOINES, IA 50310

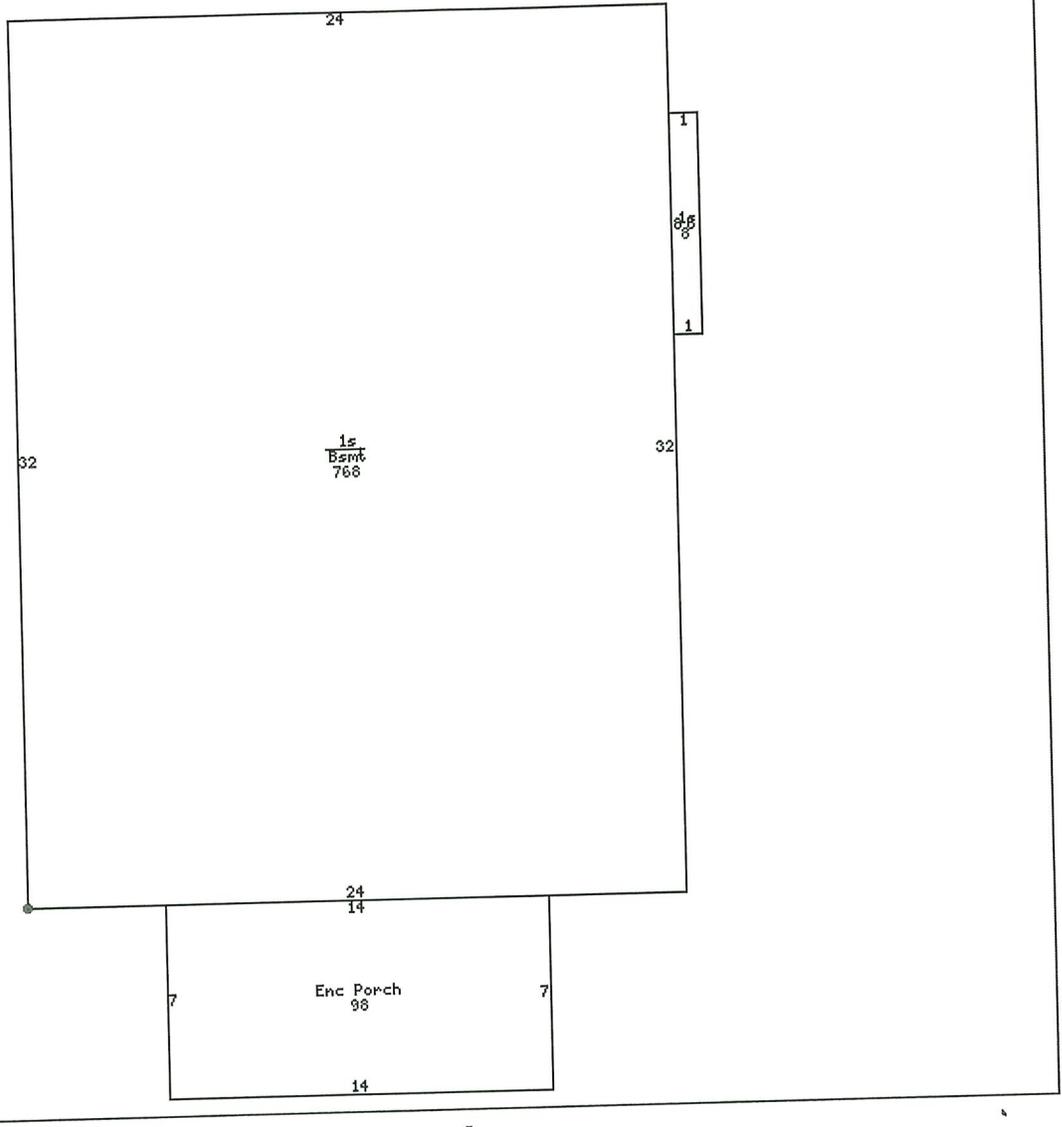
## Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$18,700	\$25,600	\$44,300

## Market Adjusted Cost Report

## Zoning - 1 Record

Zoning	Description		SF	Assessor Zoning	
R1-60	One Family, Low Density Residential District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	6,319	Acres	0.145	Frontage	44.0
Depth	142.0	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	1920	Number Families	1	Grade	5+05
Condition	Poor	Total Square Foot Living Area	776	Main Living Area	776
Basement Area	768	Enclosed Porch Area	98	Foundation	Brick
Exterior Wall Type	Hardboard	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Bedrooms	2	Rooms	4		



Sales - 9 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
VALE LLC	TAX 147 PARTNERSHIP	<u>2019-03-25</u>	\$40,000	Contract	<u>17285/369</u>
VALE LLC	HALL, CHRISTINA	<u>2015-08-07</u>	\$39,000	Contract	<u>15722/283</u>
TAX 147 PARTNERSHIP	VALE, LLC	<u>2014-10-03</u>	\$31,000	Deed	<u>15370/184</u>
DAVIDSON, PAUL W	ARREOLA, TERESA E	<u>2000-09-14</u>	\$49,000	Contract	<u>8630/905</u>
SMALL, DANIEL D	DAVIDSON, PAUL	<u>1999-09-27</u>	\$31,000	Deed	<u>8332/263</u>
DAVIDSON, PAUL W	SMALL, DANIEL D	<u>1998-09-21</u>	\$22,500	Deed	<u>8025/455</u>
DAVIDSON, PAUL W	SMALL, DANIEL D	<u>1997-10-24</u>	\$22,500	Contract	<u>7754/718</u>
MERCANTILE BANK OF, WESTERN IOWA	DAVIDSON, PAUL W	<u>1997-10-24</u>	\$15,000	Deed	<u>7754/717</u>
BEERY, BONITA L	DO, DANH	<u>1993-08-25</u>	\$28,000	Deed	<u>6842/505</u>

**Recent Ownership Transfers**

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
VALE LLC	BROWN, BRUCE FROEHLE, KIMBERLY	2019-03-25	2019-04-09	Contract	<u>17285/369</u>
HALL, WILLIE HALL, CHRISTINA	VALE LLC	2016-07-14	2016-07-14	Forfeiture of Contract	<u>16090/219</u>
VALE LLC	HALL, WILLIE HALL, CHRISTINA	2015-08-07	2015-09-03	Contract	<u>15722/283</u>
MALONEY, MARY (Treasurer) LACEY, BEN (Agent)	TAX 147 PARTNERSHIP	2014-10-14	2014-10-15	Tax Sale Deed	<u>15353/280</u>
TAX 147 PARTNERSHIP	VALE LLC	2014-10-03	2014-10-31	Contract	<u>15370/184</u>

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$18,700	\$25,600	\$44,300
2017	<u>Board Action</u>	Residential	Full	\$16,300	\$41,000	\$57,300
2017	<u>Assessment Roll</u>	Residential	Full	\$16,300	\$41,000	\$57,300
2015	<u>Assessment Roll</u>	Residential	Full	\$16,300	\$40,800	\$57,100
2013	<u>Assessment Roll</u>	Residential	Full	\$14,400	\$48,600	\$63,000
2011	<u>Assessment Roll</u>	Residential	Full	\$14,400	\$48,300	\$62,700
2009	<u>Assessment Roll</u>	Residential	Full	\$14,800	\$50,100	\$64,900
2007	<u>Assessment Roll</u>	Residential	Full	\$14,800	\$50,100	\$64,900
2005	<u>Assessment Roll</u>	Residential	Full	\$14,000	\$37,900	\$51,900
2003	<u>Assessment Roll</u>	Residential	Full	\$12,560	\$34,500	\$47,060
2001	<u>Assessment Roll</u>	Residential	Full	\$8,940	\$31,090	\$40,030
1999	Board Action	Residential	Full	\$5,110	\$24,890	\$30,000
1999	Assessment Roll	Residential	Full	\$5,110	\$34,490	\$39,600
1997	Assessment Roll	Residential	Full	\$4,430	\$29,910	\$34,340
1995	Assessment Roll	Residential	Full	\$3,910	\$26,390	\$30,300
1993	Assessment Roll	Residential	Full	\$3,420	\$23,080	\$26,500
1991	Assessment Roll	Residential	Full	\$3,420	\$19,770	\$23,190
1991	Was Prior Year	Residential	Full	\$3,420	\$19,400	\$22,820

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**

25L

**DATE OF NOTICE: January 7, 2020**

**DATE OF INSPECTION: November 25, 2019**

**CASE NUMBER:** COD2019-07898

**PROPERTY ADDRESS:** 2720 MONDAMIN AVE

**LEGAL DESCRIPTION:** LOT 13 LANDERS PLACE

VALE LLC  
Contract Buyer - JUSTIN GARFIELD, REG AGENT  
6416 MOTT AVE  
WINDSOR HEIGHTS IA 50324

BRUCE BROWN  
Contract Buyer  
2720 MONDAMIN AVE  
DES MOINES IA 50310

KIMBERLY J FROEHLE  
Contract Buyer  
2720 MONDAMIN AVE  
DES MOINES IA 50314

DENNIS BLOOM DBA TAX 147 PARTNERSHIP  
Title Holder  
801 E PROSPECT ST  
RED OAK IA 51566

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: 1/7/2020

MAILED BY: BJR

**Areas that need attention:** 2720 MONDAMIN AVE

**Component:** Accessory Buildings  
**Requirement:** Compliance with Int Residential Code  
**Defect:** Holes or major defect  
**Location:** Shed  
**Comments:** Repair or replace damaged hole in wall.

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

**Component:** Exterior Doors/Jams  
**Requirement:** Compliance with Int Residential Code  
**Defect:** Cracked/Broken  
**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 Walls  
**Requirement:** Compliance with Int Residential Code  
**Defect:** Deteriorated  
**Location:** Main Structure Throughout  
**Comments:** Repair or replace any damaged or missing exterior walls and components. Permit required for repair or replacement of structural components.

**Component:** Soffit/Facia/Trim  
**Requirement:** Compliance with Int Residential Code  
**Defect:** Holes or major defect  
**Location:** Main Structure Throughout  
**Comments:** Repair or replace all damaged or missing items as needed.

**Component:** Mechanical System  
**Requirement:** Mechanical Permit  
**Defect:** In poor repair  
**Location:** Main Structure Throughout  
**Comments:** Have licensed contractor repair or replace mechanical system. Bring 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 plumbing system. Bring all components up to code.

**Component:** Roof  
**Requirement:** Compliance with Int Residential Code  
**Defect:** Holes or major defect  
**Location:** Main Structure Throughout  
**Comments:** Replace all damaged roofing components by licensed contractor. Permit required for sheeting.

<b><u>Component:</u></b>	Windows/Window Frames	<b><u>Defect:</u></b>	Cracked/Broken
<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 as needed. Permit required if changing opening size.		
<b><u>Component:</u></b>	See Comments	<b><u>Defect:</u></b>	See Comments
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Have licensed contractor properly remediate all mold. Provide copy of invoice.		
<b><u>Component:</u></b>	See Comments	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Deck
<b><u>Comments:</u></b>	ave licensed contractor repair or replace damage decking, railing, joist, beams, hand rail, and stairs. Permit required for repair or replacement of structural components.		
<b><u>Component:</u></b>	Interior Walls /Ceiling	<b><u>Defect:</u></b>	Holes or major defect
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Have licensed contractor repair or replace all damaged and missing. In compliance with international residential building code.		
<b><u>Component:</u></b>	Flooring	<b><u>Defect:</u></b>	In poor repair
<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 items as needed.		
<b><u>Component:</u></b>	Foundation	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Porch
<b><u>Comments:</u></b>	Foundation Needs Engineers Report. Repair or replace per report.		

top

2720 Mendamin Ave



04/07/2020 09:10

251

top

2720 Mendamin



251