



Date July 13, 2020

ABATEMENT OF PUBLIC NUISANCE AT 728 E BORDER STREET

WHEREAS, the property located at 728 E Border 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, Gary Reeser, 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 The SW 1/4 of the SE 1/4 of Section 3, Township 77 North, Range 24 West of the 5th P.M., Warren County, Iowa EXCEPT Parcel "A" of the survey of the SW 1/4 of the SE 1/4 of Section 3, Township 77 North, Range 24 West of the 5th P.M., Warren County, Iowa, as shown in Irregular Plat Book, 8, Page 13 of 77-24 in the office of the Warren County Recorder AND EXCEPT that part thereof condemned by the Condemnation Proceedings filed in the office of the Warren County Recorder in Book 270 Page 558, now included in and forming a part of the City of Des Moines, Warren County, Iowa, and locally known as 728 E Border 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

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, and 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



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

49D

DATE OF NOTICE: February 3, 2020

DATE OF INSPECTION: January 07, 2020

CASE NUMBER: COD2020-00182

PROPERTY ADDRESS: 728 E BORDER ST

LEGAL DESCRIPTION: 3-77-24 DSM LAND IN SEC SW SE EX PCL A S OF HWY

GARY REESER A/K/A GAROLD REESER
 Title Holder
 728 E BORDER
 NORWALK IA 50211

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.

Joshua Raleigh
(515) 283-4115



Nid Inspector

DATE MAILED: 2/3/2020

MAILED BY: TSY

Areas that need attention: 728 E BORDER ST

Component:	Accessory Buildings	Defect:	Missing Where Required
Requirement:	Permit Required	Location:	Accessory Building Throughout
Comments:	The garage or shed in its current condition does not constitute a public nuisance. However, if the primary structure is demolished and no primary structure is immediately built on the property, the garage must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343.		

Component:	Electrical System	Defect:	Improperly Installed
Requirement:	Compliance with National Electrical Code	Location:	Main Structure Throughout
Comments:	Finalized permit required for electrical system		

Component:	Foundation	Defect:	Inadequate
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Finalized permit required for foundation repairs		

Component:	General Grade Around Structure	Defect:	Insufficient water drainage
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Grade must shed water away from structure		

Component:	Mechanical System	Defect:	Not Supplied
Requirement:	Compliance, Uniform Mechanics Code	Location:	Main Structure Throughout
Comments:	Finalized permit required for installation of mechanical system		

Component:	Plumbing System	Defect:	Improperly Installed
Requirement:	Compliance with Uniform Plumbing Code	Location:	Main Structure Throughout
Comments:	Finalized permit required for installation of plumbing system		

Component:	Smoke Detectors	Defect:	Not installed as required
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Install required number of detectors per code		

Component:	Water Heater	Defect:	Improperly Installed
Requirement:	Compliance with Uniform Plumbing Code	Location:	Main Structure Throughout
Comments:	Finalized permit required for installation/replacement of water heater		

Beacon™ Warren County, IA

Summary

Parcel ID 90000030860
 Alternate ID 05000030860
 Property Address 728 E BORDER ST
 DES MOINES IA 50315
 Sec/Twp/Rng 3-77-24
 Brief Tax Description 3-77-24 DSM LAND IN SEC SW SE EX PCL A S OF HWY
 (Note: Not to be used on legal documents)
 Deed Book/Page 2001-13503 (12/10/2001)
 Contract Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District 90209 - DES MOINES CITY/DES MOINES SCH
 School District DES MOINES SCHOOL



Owner

Deed Holder
 Reeser, Gary
 728 E Border
 Norwalk IA 50211

Contract Holder

Mailing Address
 Reeser, Gary
 728 E Border
 Norwalk IA 50211

Land - Assessor

Lot Area 7.19 Acres ; 313,196 SF

Residential Dwellings - Assessor

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 Story Frame
 Architectural Style N/A
 Year Built 1995
 Exterior Material Stl
 Total Gross Living Area 1,024 SF
 Attic Type None;
 Number of Rooms 1 above; 0 below
 Number of Bedrooms 0 above; 0 below
 Basement Area Type None
 Basement Area 0
 Basement Finished Area
 Plumbing
 Central Air No
 Heat No
 Fireplaces
 Porches
 Decks
 Additions
 Garages 240 SF (12F W x 20F L) - Det Frame (Built 1960);

Sales - Assessor

Date	Seller	Buyer	Amount
6/26/2009	REESER, GARY		\$0.00
12/10/2001	CAPUTO, JEFFREY D/JANICE M	REESER, GARY	\$82,000.00
2/26/1990	CAPUTO, JEFFREY D/JANICE M /		\$0.00

- There are other parcels involved in one or more of the above sales:

- Recording: 2009-6077 - Parcel: 90000010264
- Recording: 2009-6077 - Parcel: 90000010265
- Recording: 2009-6077 - Parcel: 90000010271
- Recording: 2009-6077 - Parcel: 90000010272
- Recording: 2009-6077 - Parcel: 90000010273
- Recording: 2009-6077 - Parcel: 90000010274
- Recording: 2009-6077 - Parcel: 90000010284
- Recording: 2009-6077 - Parcel: 90000010285
- Recording: 2009-6077 - Parcel: 90000010286
- Recording: 2009-6077 - Parcel: 90000010287
- Recording: 2009-6077 - Parcel: 90000010289

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Recording: 2009-6077 - Parcel: 90340000022
Recording: 2009-6077 - Parcel: 90340000031
Recording: 2009-6077 - Parcel: 90340001000
Recording: 2009-6077 - Parcel: 90360000010
Recording: 2009-6077 - Parcel: 90360000020
Recording: 2009-6077 - Parcel: 90360000030
Recording: 2009-6077 - Parcel: 90360000040
Recording: 2009-6077 - Parcel: 90360000050
Recording: 2009-6077 - Parcel: 90360000060
Recording: 2009-6077 - Parcel: 90362000010
Recording: 2009-6077 - Parcel: 90362000020
Recording: 2009-6077 - Parcel: 90362000040
Recording: 2009-6077 - Parcel: 90362000050
Recording: 2009-6077 - Parcel: 90362000060
Recording: 2009-6077 - Parcel: 90362000070
Recording: 2009-6077 - Parcel: 90400000020
Recording: 2009-6077 - Parcel: 90400000030
Recording: 2009-6077 - Parcel: 90400000040
Recording: 2009-6077 - Parcel: 90400000050
Recording: 2009-6077 - Parcel: 90400000060
Recording: 2009-6077 - Parcel: 90400000070
Recording: 2009-6077 - Parcel: 90400000080
Recording: 2009-6077 - Parcel: 90400000090
Recording: 2009-6077 - Parcel: 90400001000
Recording: 2009-6077 - Parcel: 90400001100
Recording: 2009-6077 - Parcel: 90600000010
Recording: 2009-6077 - Parcel: 90600000020
Recording: 2009-6077 - Parcel: 90600000030
Recording: 2009-6077 - Parcel: 90600000040
Recording: 2009-6077 - Parcel: 90600000050
Recording: 2009-6077 - Parcel: 90600000060
Recording: 2009-6077 - Parcel: 90600000070
Recording: 2009-6077 - Parcel: 90600000080
Recording: 2009-6077 - Parcel: 90600000090
Recording: 2009-6077 - Parcel: 90600001000
Recording: 2009-6077 - Parcel: 90600001100
Recording: 2009-6077 - Parcel: 90600001200
Recording: 2009-6077 - Parcel: 91000010220
Recording: 2009-6077 - Parcel: 91000010240
Recording: 2009-6077 - Parcel: 91000010420
Recording: 2009-6077 - Parcel: 91000010450
Recording: 2009-6077 - Parcel: 91000010620
Recording: 2009-6077 - Parcel: 91000010628
Recording: 2009-6077 - Parcel: 91000010640
Recording: 2009-6077 - Parcel: 91000010667
Recording: 2009-6077 - Parcel: 91000020426
Recording: 2009-6077 - Parcel: 91000020440
Recording: 2009-6077 - Parcel: 91000020460
Recording: 2009-6077 - Parcel: 91000020484
Recording: 2009-6077 - Parcel: 91000020643
Recording: 2009-6077 - Parcel: 91000020649
Recording: 2009-6077 - Parcel: 91000020660
Recording: 2009-6077 - Parcel: 91000020661
Recording: 2009-6077 - Parcel: 91000020683
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Recording: 2009-6077 - Parcel: 91000020823
Recording: 2009-6077 - Parcel: 91000020827
Recording: 2009-6077 - Parcel: 91000020835
Recording: 2009-6077 - Parcel: 91000020842
Recording: 2009-6077 - Parcel: 91000020863
Recording: 2009-6077 - Parcel: 91000020867
Recording: 2009-6077 - Parcel: 91000020873
Recording: 2009-6077 - Parcel: 91000020883
Recording: 2009-6077 - Parcel: 91000030880
Recording: 2009-6077 - Parcel: 91000040267
Recording: 2009-6077 - Parcel: 91000040285
Recording: 2009-6077 - Parcel: 91000040426
Recording: 2009-6077 - Parcel: 91000040483
Recording: 2009-6077 - Parcel: 91000040486
Recording: 2009-6077 - Parcel: 91000040620
Recording: 2009-6077 - Parcel: 91000040622
Recording: 2009-6077 - Parcel: 91000040640
Recording: 2009-6077 - Parcel: 91000040843
Recording: 2009-6077 - Parcel: 91000040844
Recording: 2009-6077 - Parcel: 91000040845
Recording: 2009-6077 - Parcel: 91000050221
Recording: 2009-6077 - Parcel: 91000050281
Recording: 2009-6077 - Parcel: 91000050284
Recording: 2009-6077 - Parcel: 91000050820
Recording: 2009-6077 - Parcel: 91000050862
Recording: 2009-6077 - Parcel: 91000050867
Recording: 2009-6077 - Parcel: 91000050883

Year	Due Date	Amount	Paid
2016	March 2018	\$0	No
	September 2017	\$8	Yes
2015	March 2017	\$0	No
	September 2016	\$13	Yes
2015	March 2017	\$0	No
	September 2016	\$4	Yes
2015	March 2017	\$19	Yes
	September 2016	\$0	No
2015	March 2017	\$423	Yes
	September 2016	\$423	Yes
2014	March 2016	\$9	Yes
	September 2015	\$0	No
2014	March 2016	\$631	Yes
	September 2015	\$631	Yes

Tax Related Questions?

For tax related questions, please call the Warren County Treasurer's Office at (515)961-1110.

How to Figure Your Own Tax (*you need Microsoft Excel on your computer to be able to open this file*)

Iowa Land Records

[View Deed \(2001-13503\)](#)

Data for Warren County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1991. For records prior to 1991, contact the County Recorder or Customer Support at www.IowaLandRecords.org.

Photos - Assessor



Sketches - Assessor

gab

06/29/2020 12:06



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728 E Border St

gab

for



06/29/2020 12:05

728 E Border St

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