



Date June 28, 2021

ABATEMENT OF PUBLIC NUISANCE AT 2700 LOGAN AVE.

WHEREAS, the property located at 2700 Logan Ave., 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, EPC, 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 Lot 11 in Block 5 in BREWER AND CO'S ADDITION TO GRANT PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2700 Logan Ave., has previously been declared a public nuisance;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., 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:

Kristine Stone, Special Counsel
Ahlers & Cooney, P.C.

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

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

DATE OF NOTICE: April 26, 2021

DATE OF INSPECTION: January 05, 2021

CASE NUMBER: COD2021-00568

PROPERTY ADDRESS: 2700 LOGAN AVE

LEGAL DESCRIPTION: LOT 11 BLK 5 BREWER & COMPANYS ADDITION TO GRANT PARK

EPC LLC
Title Holder
DAVID PULLIAM, REG. AGENT
4201 WESTOWN PKWY #250
WEST DES MOINES IA 50266

COMMUNITY CHOICE CREDIT UNION
Mortgage Holder
6163 NW 86TH ST STE 105
JOHNSTON IA 50131

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: 4/26/2021

MAILED BY: JDH

Areas that need attention: 2700 LOGAN AVE

<u>Component:</u>	Mechanical System	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Gas service has been shut off need licensed mechanical contractor to verify safety of mechanical systems and correct any violations prior to service being restored. Permit required.		
<u>Component:</u>	Brick Chimney	<u>Defect:</u>	Improperly Installed
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>			
<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair/replace any broken, missing , damaged or rotted drywall/paneling/wall covering. Any repairs to the structure will require a building permit.		
<u>Component:</u>	Trusses	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair/replace any damaged trusses. Any repairs to the structure will require a building permit.		
<u>Component:</u>	Roof	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Replace any damaged roofing material. Per city code shingles limited to one layer. Any structural repairs will require a permit.		
<u>Component:</u>	Smoke Detectors	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Replace all smoke detectors per code after fire.		
<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	Flame/Smoke Spread
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Clean somke damage from walls and then paint to match.		
<u>Component:</u>	Electrical System	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist. Electrical permit required.		

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	2700 LOGAN AVE				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	050/00110-000-000	Geoparcels	7824-01-257-013	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM16/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Braxton Peats 515-286-3839		

Map and Current Photos - 1 Record

<p style="text-align: center;">Click on parcel to get a new listing</p> <p style="text-align: center;">E 27TH ST</p> <p style="text-align: center;">LOGAN AVE</p> <p style="text-align: center;"> Bigger Map Polk County GIS Google Map Pictometry </p>	<p style="text-align: center;">Photo Processed on 2016-05-04 a</p>
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Historical Photos

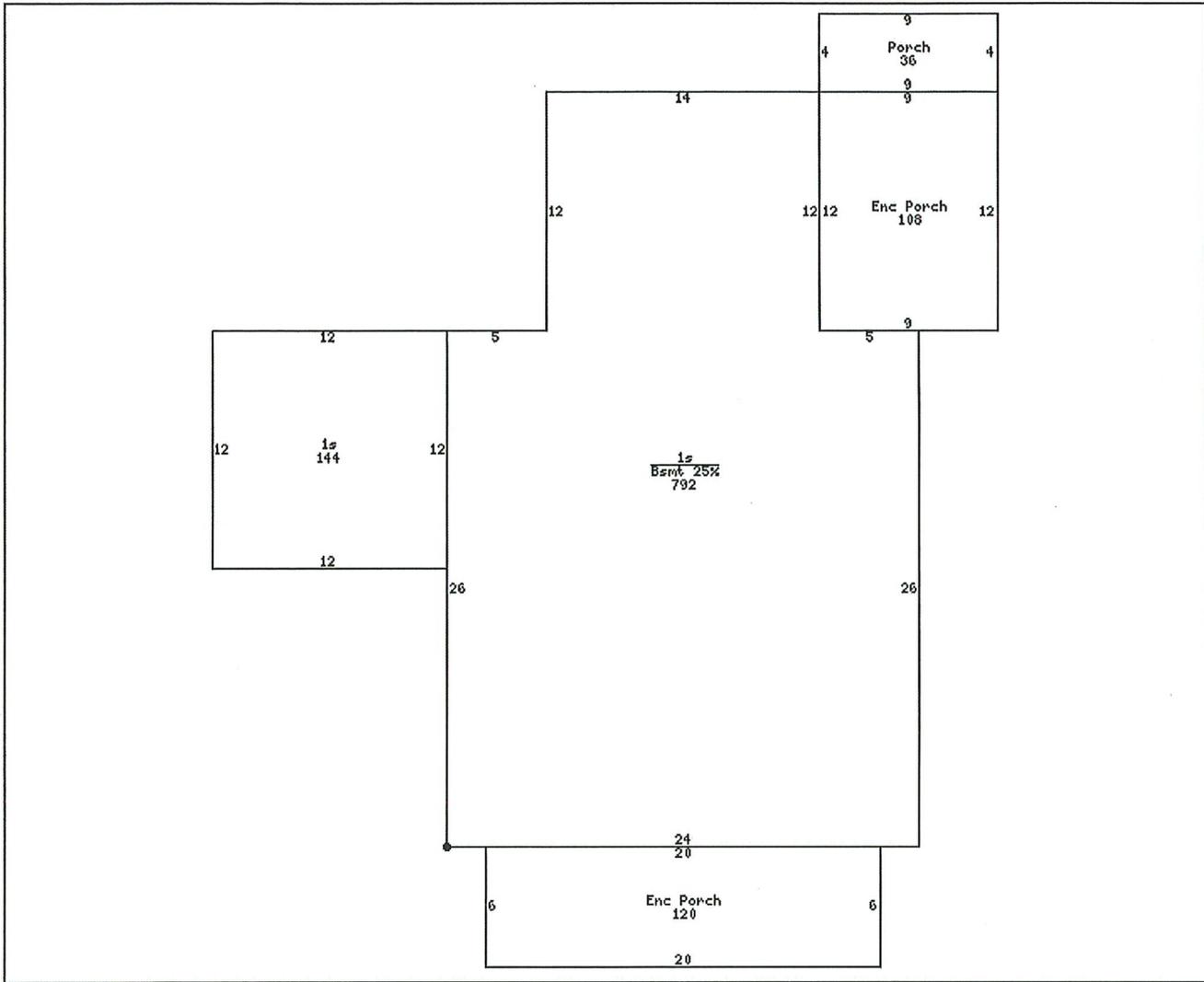
*A Protest filed on 2021-04-29 (EPC LLC) has been received.
A hearing for the Protest has been scheduled for 2021-05-24 14:30.*

Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	EPC LLC	2016-02-19	<u>15901/390</u>
Legal Description and Mailing Address				
LOT 11 BLK 5 BREWER & COMPANYS ADDITION TO GRANT PARK			EPC LLC POB 714 JOHNSTON, IA 50131-0714	

Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Assessment Roll	Residential	Full	\$20,600	\$62,100	\$82,700
		Adj	\$20,600	\$50,500	\$71,100
2020 Value	Residential	Full	\$18,100	\$54,100	\$72,200
Assessment Roll Notice		Market Adjusted Cost Report			

Type	Class	Kind	Land	Bldg	Total
		Adj	\$18,100	\$42,500	\$60,600
Assessor Adjustments to Value					
<u>Urban Revitalization Plan 4A</u>	Residential	2018-2027	-\$0	-\$11,600	-\$11,600
<u>Assessment Roll Notice Market Adjusted Cost Report</u>					
Zoning - 1 Record					
Zoning	Description	SF	Assessor Zoning		
N3C	N3c Neighborhood District		Residential		
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	8,820	Acres	0.202	Frontage	60.0
Depth	147.0	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	1900	Year Remodel	1992	Number Families	1
Grade	5+05	Condition	Above Normal	Total Square Foot Living Area	936
Main Living Area	936	Basement Area	198	Open Porch Area	36
Enclosed Porch Area	228	Foundation	Brick	Exterior Wall Type	Vinyl Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gravity Hot Air
Air Conditioning	0	Number Bathrooms	1	Bedrooms	2
Rooms	5				



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Concrete Patio	Measurement Code	Dimensions	Measure 1	20
Measure 2	22	Story Height	1	Grade	4
Year Built	2000	Condition	Normal		

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SECRETARY OF HOUSING & URBAN DEVELOPMENT	EPC, LLC	<u>2016-01-17</u>	\$37,500	Deed	<u>15901/390</u>
CUNNINGHAM, MICHAEL	JOHNSON, JEREMY	<u>2001-03-23</u>	\$65,000	Deed	<u>8749/983</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
SECRETARY OF HOUSING & URBAN DEVELOPMENT	EPC LLC	2016-02-17	2016-02-19	Special Warranty Deed	<u>15901/390</u>

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
US BANK NA	SECRETARY OF HOUSING & URBAN DEVELOPMENT	2013-03-20	2015-11-16	Special Warranty Deed	<u>15806/993</u>
MCCARTHY, BILL (Sheriff) _____ JOHNSON, JEREMY B (Defendant) _____ JOHNSON, JESSICA M (Defendant)	US BANK NATIONAL ASSOCIATION	2013-02-21	2013-03-18	Sheriffs Deed	<u>14700/76</u>

Permits - 13 Records

Year	Type	Permit Status	Application	Reason	Reason1
2018	Pickup	No Add	2018-01-30	Review Value	ABATEMENT FILED
2015	Permit	No Add	2014-05-29	Fix Damage	FOUNDATION
2008	Permit	Complete	2007-10-26	Addition	ROOM (144 sf)
2004	Permit	Cancel	2000-07-10	Construction	GARAGE (440 sf)
2003	Permit	Pass/Partial	2000-07-10	Construction	GARAGE (440 sf)
2002	Permit	Partial	2000-07-10	Construction	GARAGE (440 sf)
2001	Permit	Pass	2000-07-10	Construction	GARAGE (440 sf)
1993	Pickup	Complete	1991-11-14		Remodel
1992	Pickup	Pass	1991-11-14		Remodel
1991	Pickup	Cancel	1988-09-19		Recheck
1990	Pickup	Pass	1988-09-19		Recheck
1989	Pickup	Pass	1988-09-19		Recheck
1988	Pickup	Complete	1988-02-26		Boarded Up

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$18,100	\$54,100	\$72,200
			Adj	\$18,100	\$42,500	\$60,600
2018	<u>Assessment Roll</u>	Residential	Full	\$15,600	\$47,300	\$62,900
			Adj	\$15,600	\$35,700	\$51,300
2017	<u>Assessment Roll</u>	Residential	Full	\$15,600	\$47,300	\$62,900
2016	<u>Board Action</u>	Residential	Full	\$14,500	\$44,000	\$58,500
2015	<u>Assessment Roll</u>	Residential	Full	\$14,500	\$44,000	\$58,500
2013	<u>Assessment Roll</u>	Residential	Full	\$14,100	\$43,200	\$57,300
2011	<u>Assessment Roll</u>	Residential	Full	\$16,000	\$49,000	\$65,000
2009	<u>Assessment Roll</u>	Residential	Full	\$17,500	\$52,600	\$70,100
2008	<u>Assessment Roll</u>	Residential	Full	\$17,300	\$52,000	\$69,300
2007	<u>Assessment Roll</u>	Residential	Full	\$17,300	\$48,800	\$66,100
2005	<u>Assessment Roll</u>	Residential	Full	\$16,300	\$45,600	\$61,900

Yr	Type	Class	Kind	Land	Bldg	Total
2003	<u>Assessment Roll</u>	Residential	Full	\$15,200	\$42,390	\$57,590
2002	<u>Assessment Roll</u>	Residential	Full	\$11,200	\$28,830	\$40,030
2001	<u>Assessment Roll</u>	Residential	Full	\$11,200	\$27,940	\$39,140
1999	Assessment Roll	Residential	Full	\$9,320	\$27,280	\$36,600
1997	Assessment Roll	Residential	Full	\$8,440	\$24,710	\$33,150
1995	Assessment Roll	Residential	Full	\$7,350	\$21,510	\$28,860
1993	Assessment Roll	Residential	Full	\$6,520	\$19,070	\$25,590
1990	Board Action	Residential	Full	\$6,520	\$1,780	\$8,300
1990	Assessment Roll	Residential	Full	\$6,520	\$2,500	\$9,020

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