



Roll Call Number

Agenda Item Number

39B

Date August 9, 2021

ABATEMENT OF PUBLIC NUISANCE AT 2591 EASTER LAKE DR.

WHEREAS, the property located at 2591 Easter Lake Dr., 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 Titleholders, Ryan J. Reeves & Hanna J. Reeves, were notified more than thirty days ago to repair or demolish the main structure and as of this date have 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 South 300 feet of the North 350 feet of the East 100 feet of the East 5 Acres of the North 30 Acres of the Southeast ¼ of the Northwest ¼ of Section 25, Township 78 North, Range 24 West of the 5th P.M., now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2591 Easter Lake Dr., 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				

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

39B

DATE OF NOTICE: June 3, 2021

DATE OF INSPECTION: April 22, 2021

CASE NUMBER: COD2021-01867

PROPERTY ADDRESS: 2591 EASTER LAKE DR

LEGAL DESCRIPTION: S 300F N 350F E 100F E 5A N 30A SE 1/4 NW 1/4 SEC 25-78-24

RYAN J REEVES
Title Holder
2590 EASTER LAKE DR
DES MOINES IA 50320

FIDELITY BANK
Mortgage Holder
177 SOUTH JORDAN CREEK PARKWAY
WEST DES MOINES IA 50266

MERSCORP HOLDINGS, INC. C/O
Mortgage Holder - CT CORPORATION SYSTEM
400 E COURT AVE
DES MOINES IA 50309

HANNA J REEVES
Title Holder
2590 EASTER LAKE DR
DES MOINES IA 50320

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.

Neighborhood Inspection Division

(515) 283-4046



Nid Inspector

DATE MAILED: 6/3/2021

MAILED BY: TSY

Areas that need attention: 2591 EASTER LAKE DR

Component: Ductwork
Requirement: Mechanical Permit
Defect: Smoke Damage
Location: Main Structure Throughout
Comments: Replace/repair ductwork by licensed mechanical contractor, obtain final on mechanical permit or provide receipt from licensed contractor

Component: Exterior Doors/Jams
Requirement: Compliance with Int Residential Code
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Replace any and all damaged exterior doors and door jams and must be in good working order.

Component: Furnace
Requirement: Mechanical Permit
Defect: Smoke Damage
Location: Main Structure Throughout
Comments: Obtain final on mechanical permit or provide receipt from licensed contractor.

Component: Electrical Service
Requirement: Electrical Permit
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Replace electrical service by licensed electrical contractor, obtain final on electrical permit.

Component: Wiring
Requirement: Electrical Permit
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Replace electrical wires by licensed electrical contractor, obtain final on electrical permit

Component: Flooring
Requirement: Compliance with Int Residential Code
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Replace any and all damaged flooring throughout the structure.

Component: Windows/Window Frames
Requirement: Compliance with Int Residential Code
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Replace all damaged or missing windows as needed. Permit required if changing opening size.

Component: Floor Joists/Beams
Requirement: Building Permit
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Obtain final on permit and have licensed contractor repair or replace damage decking, railing, joist, beams, hand rail, and stairs. Permit required for replacement of all structural components

Component: Exterior Walls
Requirement: Building Permit
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Obtain final on permit and have licensed contractor repair or replace all damaged wall components, including; framing, sheeting, and coverings. Permit required for replacement of all structural components.

Component: Electrical Receptacles
Requirement: Electrical Permit
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Replace electrical receptacles by licensed electrical contractor, obtain final on electrical permit

Component: Interior Walls /Ceiling
Requirement: Building Permit
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Obtain final on permit to repair or replace of any damaged or missing interior walls.

Component: Plumbing System
Requirement: Plumbing Permit
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Replace plumbing and plumbing fixtures by licensed plumbing contractor, obtain final on plumbing permit or provide receipt from licensed contractor.

Component:
Requirement:
Defect:
Location:
Comments:

Case Activity Listing

7/29/2021

3AB

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Description	Date 1	Date 2	Date 3	Hold	Disp	Assigned To	Done By	Updated By	Notes
COD2021-01867 2591 EASTER LAKE DR									
Complaint Received			4/22/21	None			SAC	SAC	
PN Structure Inspection	4/19/21	4/19/21	4/22/21	None	FAIL	SAC	SAC	SAC	4.19.21 10 am , pictures taken SAC
PN Posted			4/22/21	None	DONE	SAC	SAC	SAC	
PN Supervisor Review	4/22/21	4/23/21	4/30/21	None	DONE	CEH	CEH	CEH	PN main structure SFD fire damage, detached garage not a PN.
PN Inspection Fee	4/22/21	4/27/21	4/22/21	None	DONE	TSY	TSY	TSY	inspection and pictures taken 4.19.21 SAC
PN Monitor	4/22/21	7/12/21		None		SAC		SAC	5.24.2021 Spoke to H/O. Rehabbing house, perimits pulled and demo started, will recheck in 2 weeks. Working on rehab agreement. SAC
									6.11.2021 Spoke with H/O has applied for demo permitt and is moving forward on rehabing residence. Recheck 30 days. SAC
NID PN Notice			4/30/21	None	DONE	SAC	TSY	TSY	
NID PN Notice			6/3/21	None	DONE	SAC	TSY	TSY	

Polk County Assessor

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

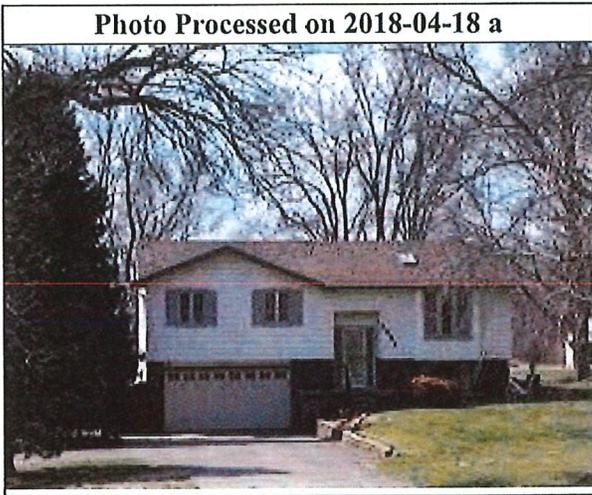
(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	2591 EASTER LAKE DR				
City	DES MOINES	Zip	50320	Jurisdiction	Des Moines
District/Parcel	120/07171-333-000	Geoparcels	7824-25-176-003	Status	Active
School	Des Moines	Nbhd/Pocket	DM97/A	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	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](#)



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	REEVES, RYAN J	2020-08-04	17987/720

Legal Description and Mailing Address

S 300F N 350F E 100F E 5A N 30A SE 1/4 NW 1/4 SEC 25-78-24	RYAN J REEVES 2591 EASTER LAKE DR DES MOINES, IA 50320-2095
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Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$46,400	\$175,600	\$222,000

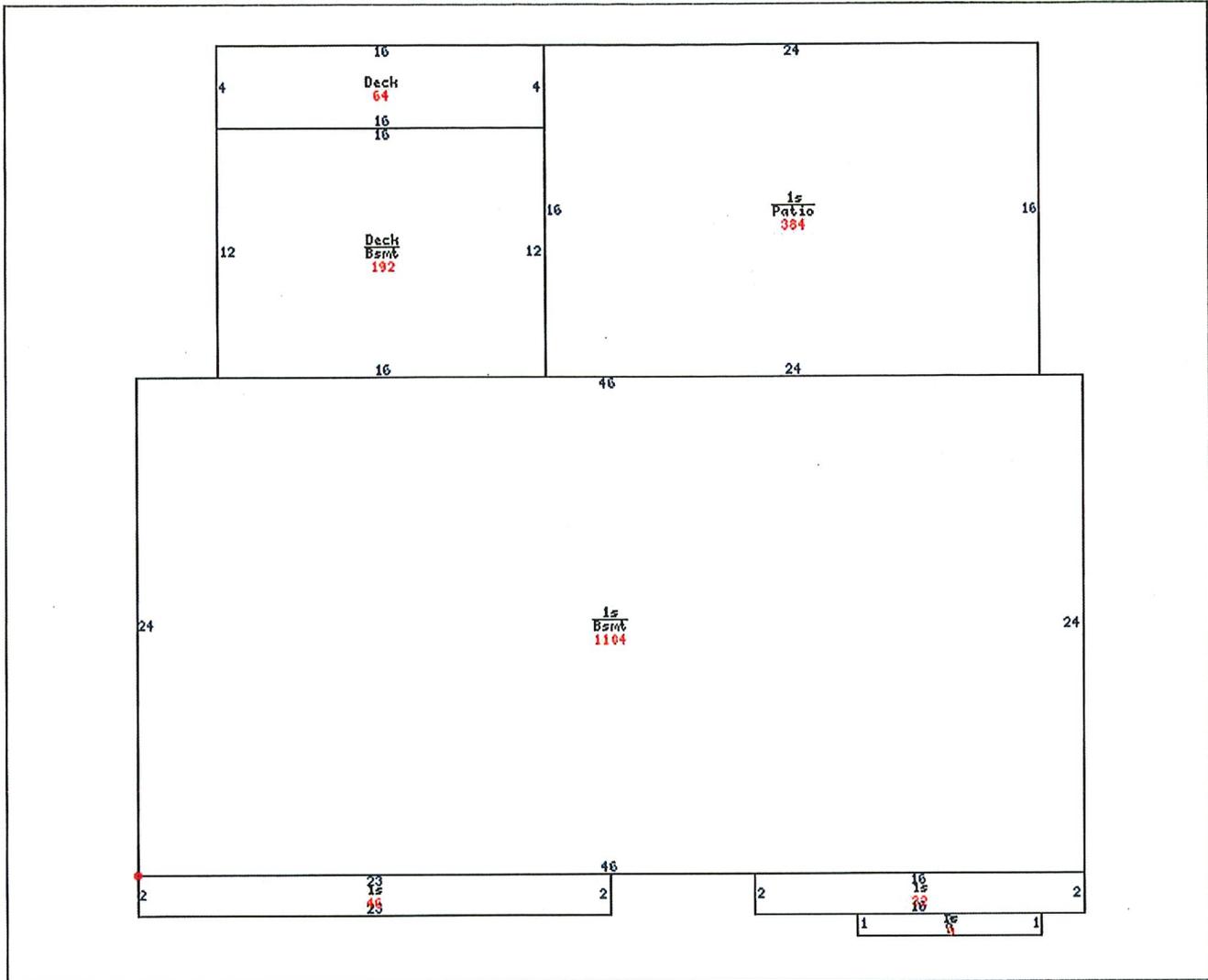
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2020 Homestead Credit	MILOSCH, ANTHONY M	Application #360494

Zoning - 1 Record

Zoning	Description		SF	Assessor Zoning	
N2B	N2b Neighborhood District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	30,056	Acres	0.690	Topography	Normal
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	Split Foyer	Building Style	Split Foyer
Year Built	1975	Number Families	1	Grade	3+05
Condition	Very Good	Total Square Foot Living Area	1575	Main Living Area	1575
Basement Area	1296	Finished Basement Area 1	490	Finished Basement Quality 1	Living Quarters
Total Basement Finish	490	Deck Area	256	Patio Area	384
Foundation	Concrete Block	Exterior Wall Type	Hardboard	Roof Type	Gable
Roof Material	Asphalt Shingle	Number Fireplaces	1	Basement Garage Capacity	2
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Number Toilet Rooms	1	Bedrooms	3	Rooms	5



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Shed	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	8	Measure 2	12	Grade	4
Year Built	1975	Condition	Normal		

Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MILOSCH, ANTHONY M	REEVES, RYAN J	2020-07-30	\$205,000	Deed	17987/720
HUNTER, BRIAN D	MILOSCH, ANTHONY M.	2016-07-22	\$200,000	Deed	16106/903
THOMPSON, KENNETH H	HUNTER, BRIAN D.	2015-04-16	\$190,000	Deed	15544/628
WILSON, CAROLYN A	THOMPSON, KENNETH H	2005-09-26	\$179,500	Contract	11306/1

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
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Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MILOSCH, ANTHONY M	REEVES, RYAN JEFFREY	2020-07-30	2020-08-04	Warranty Deed	17987/720
HUNTER, BRIAN D ----- HUNTER, DEBRA A	MILOSCH, ANTHONY M	2016-07-22	2016-07-26	Warranty Deed	16106/903
THOMPSON, KENNETH H ----- THOMPSON, PRISCILLA A	HUNTER, BRIAN D ----- HUNTER, DEBRA A	2015-04-16	2015-04-22	Warranty Deed Joint Tenancy	15544/628
WILSON, CAROLYN A ----- WILSON, TERRY	THOMPSON, KENNETH H ----- THOMPSON, PRISCILLA A	2015-04-10	2015-04-22	Corrected Warranty Deed Joint Tenancy	15544/626
WILSON, CAROLYN A	THOMPSON, KENNETH H ----- THOMPSON, PRISCILLA A	2014-08-07	2014-08-13	Warranty Deed	15287/547

Permits - 2 Records

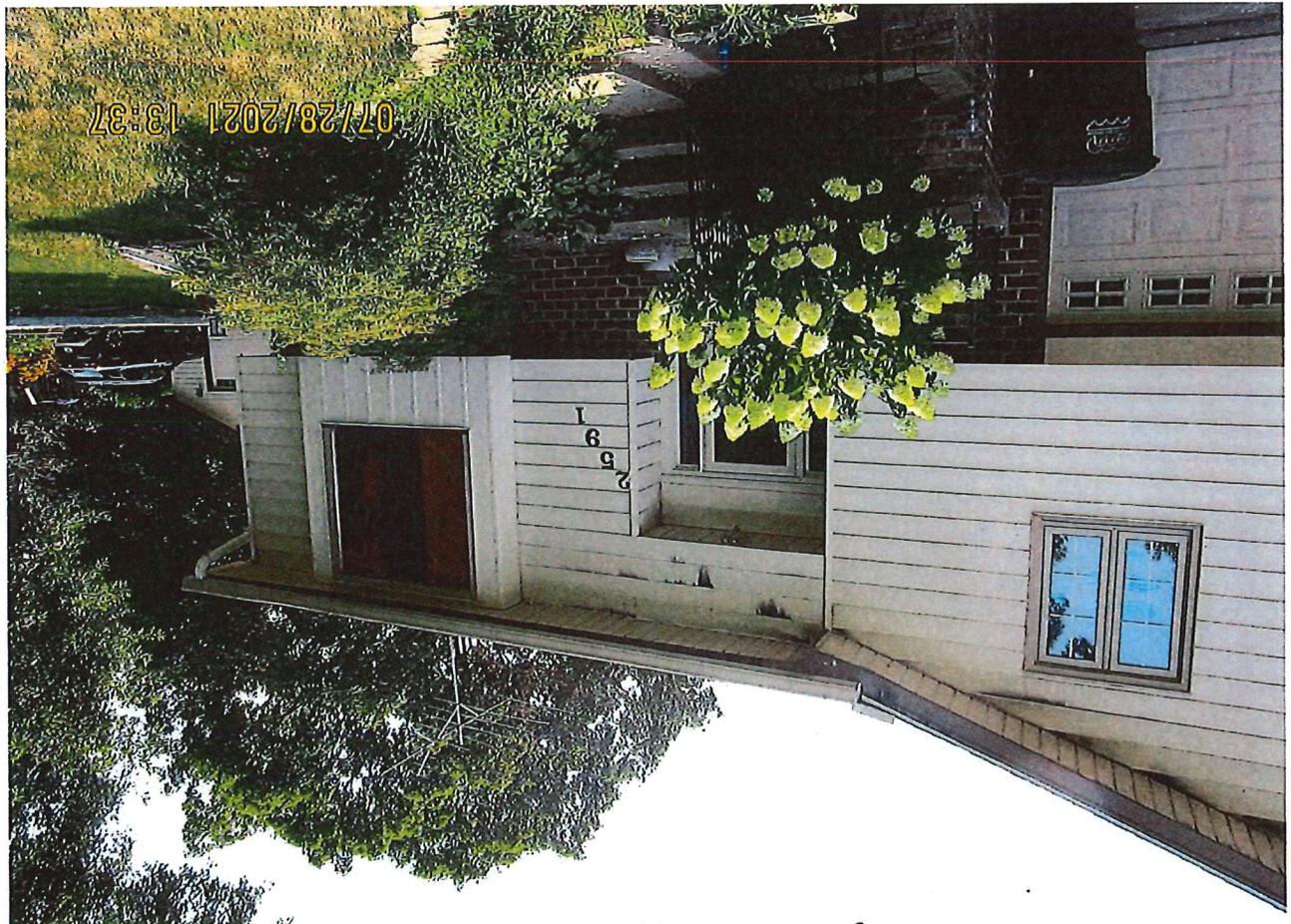
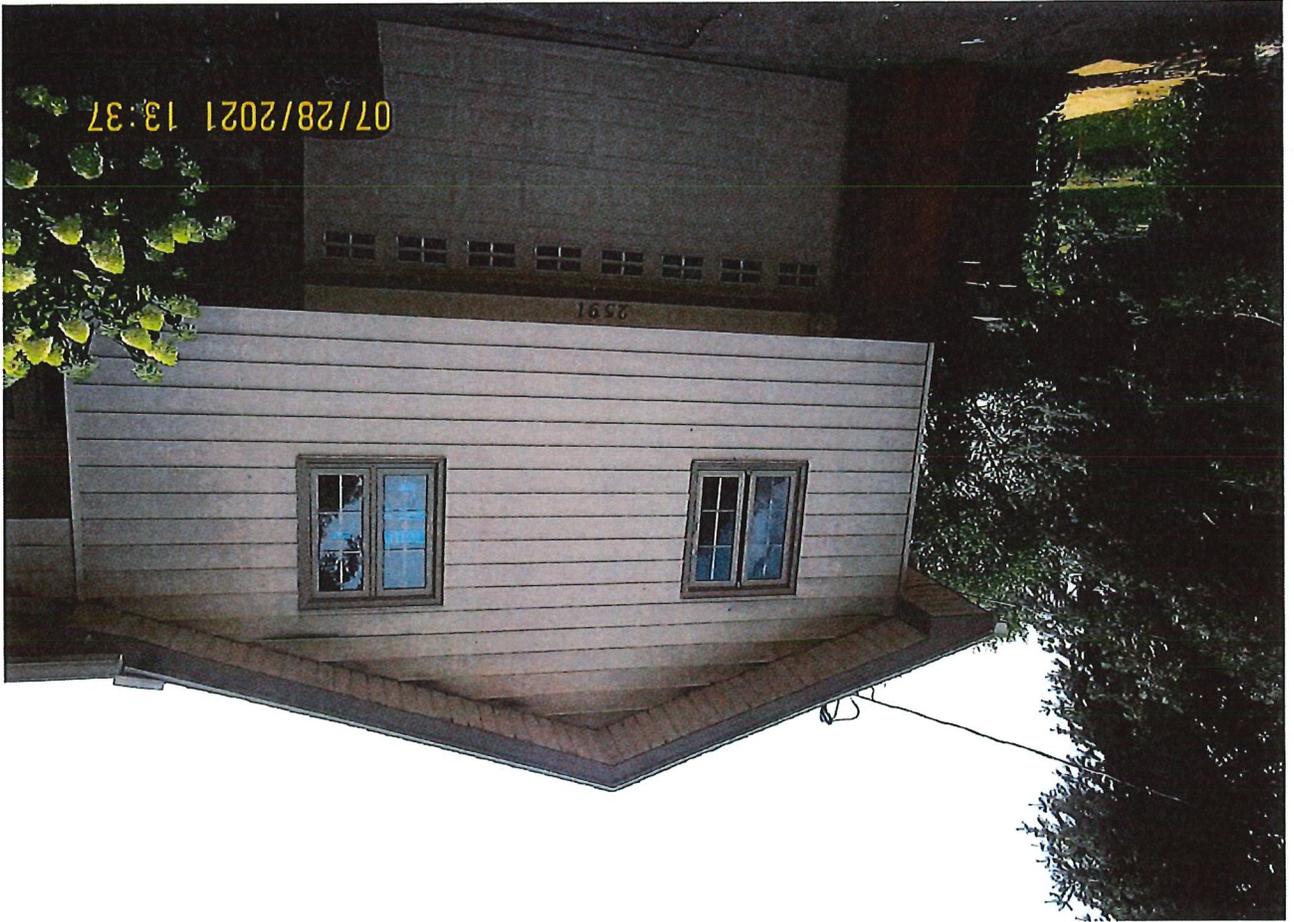
Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	To Work	2021-05-17	Alterations	REMODEL
2008	Pickup	Complete	2007-07-06	Review Value	REVIEW PROPERTY

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$46,400	\$175,600	\$222,000
2019	Assessment Roll	Residential	Full	\$40,900	\$154,700	\$195,600
2017	Assessment Roll	Residential	Full	\$37,200	\$142,200	\$179,400
2015	Assessment Roll	Residential	Full	\$34,700	\$133,300	\$168,000
2013	Assessment Roll	Residential	Full	\$32,200	\$126,200	\$158,400
2011	Assessment Roll	Residential	Full	\$32,200	\$127,000	\$159,200
2009	Assessment Roll	Residential	Full	\$33,800	\$132,200	\$166,000
2008	Assessment Roll	Residential	Full	\$35,300	\$140,500	\$175,800
2007	Assessment Roll	Residential	Full	\$35,300	\$98,200	\$133,500
2005	Assessment Roll	Residential	Full	\$42,700	\$96,900	\$139,600
2003	Assessment Roll	Residential	Full	\$39,450	\$89,820	\$129,270
2001	Assessment Roll	Residential	Full	\$40,000	\$79,460	\$119,460
1999	Assessment Roll	Residential	Full	\$10,500	\$87,400	\$97,900
1997	Assessment Roll	Residential	Full	\$10,070	\$83,800	\$93,870
1995	Assessment Roll	Residential	Full	\$9,420	\$78,410	\$87,830

Yr	Type	Class	Kind	Land	Bldg	Total
1993	Assessment Roll	Residential	Full	\$7,980	\$66,450	\$74,430
1993	Was Prior Year	Residential	Full	\$7,250	\$60,410	\$67,660

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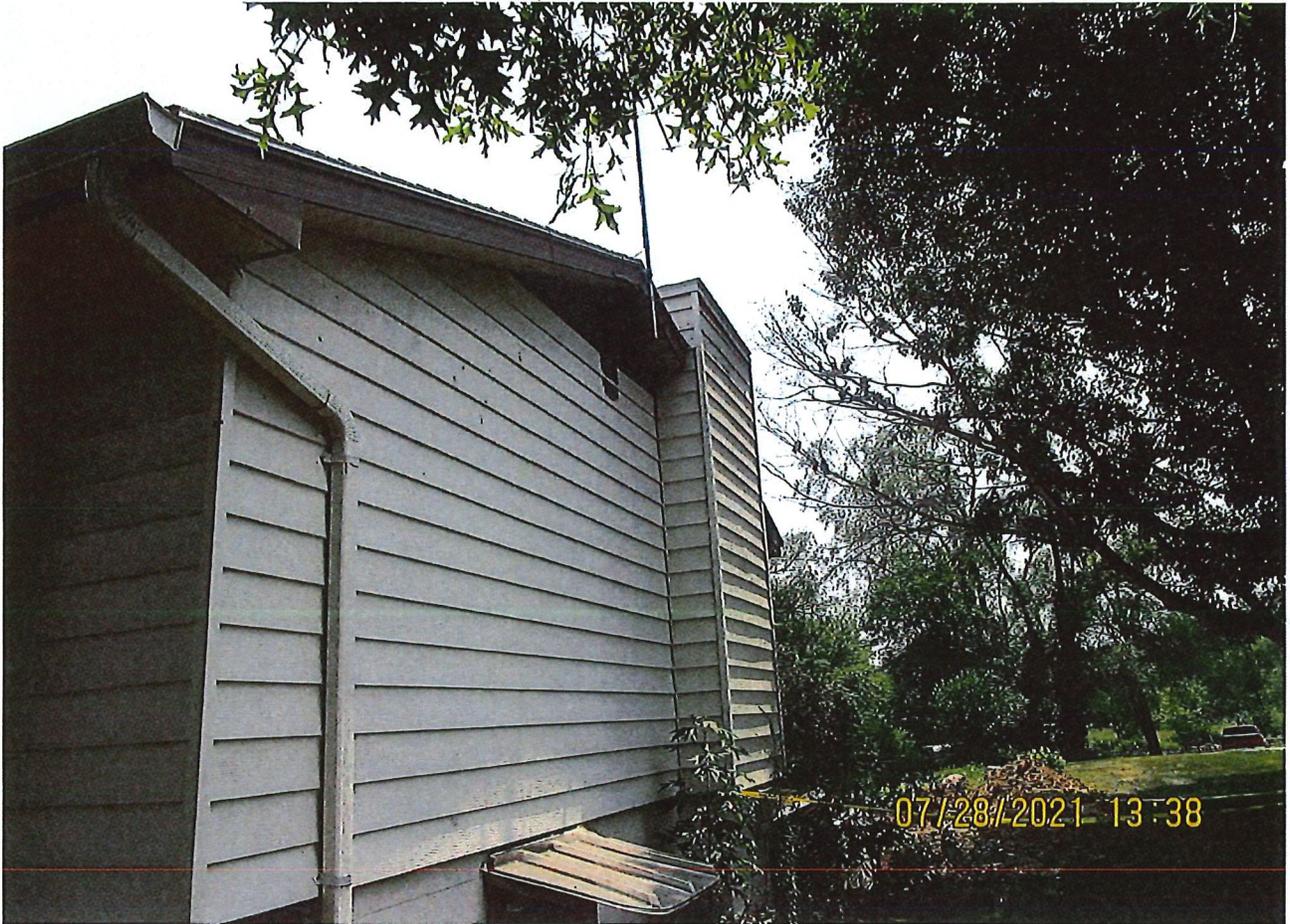


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