



**Roll Call Number**

**Agenda Item Number**

12

**Date** November 1, 2021

RESOLUTION LEVYING ASSESSMENTS FOR COSTS OF  
PUBLIC WORKS SEWER REPAIR AT 4320 NEW YORK AVENUE,  
SCHEDULE NO. 2021-04, ACTIVITY ID 20-1111-000,  
AND PROVIDING FOR THE PAYMENT THEREOF

WHEREAS, pursuant to its powers and duties as set out in Chapter 364, Code of Iowa, the City had given notice to the property owner and an opportunity to cure, and where the property owner failed to cure and instead requested the City complete the abatement action, and where the City performed the required action to abate the public nuisance, and now the City seeks, as provided in 364.12, Code of Iowa, to assess the costs of such action against the property set out on the attached Public Works Sewer Repair, Schedule No. 2021-04, Activity ID 20-1111-000, for collection in the same manner as a property tax.

NOW, THEREFORE BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached Public Works Sewer Repair, Schedule No. 2021-04, Activity ID 20-1111-000, is hereby approved and adopted with the amounts shown thereon assessed and levied against such property for collection in the same manner as a property tax.

BE IT FURTHER RESOLVED: That said assessment shall be payable in five equal annual installments and shall bear interest at the rate of 3.67% percent per annum, from the date of the acceptance of this assessment schedule; the one installment of each assessment with interest on the whole assessment from date of acceptance of this schedule by the Council, shall become due and payable on July 1, 2022, and shall be paid at the same time and in the same manner as the September semiannual payment of ordinary taxes. Said assessment shall be payable at the office of the County Treasurer of Polk County, Iowa, in full or in part and without interest within thirty days after first date of publication of the Notice to Property Owners of filing of the schedule of assessments.

BE IT FURTHER RESOLVED, that the Clerk be and is hereby directed to certify said schedule to the County Treasurer of Polk County, Iowa, and to publish notice of said certification once each week for two consecutive weeks in the Des Moines Register, a newspaper printed wholly in the English language, published in Des Moines, Iowa, and of general circulation in Des Moines, Iowa, the first publication of said notice to be made within fifteen days from the date of the filing of said schedule with the County Treasurer, the City Engineer shall send by regular mail to all property owners whose property is subject to assessment a copy of said notice, said mailing to be on or before the date of the second publication of the notice, all as provided and directed by Code Section 384.60, Code of Iowa.

★ Roll Call Number

Agenda Item Number

12

Date November 1, 2021

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED: s/Kathleen Vanderpool

Kathleen Vanderpool  
Deputy City Attorney

SLN  
PW

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

**Special Assessment Schedule**

**Acceptance and Levy:**

Type 40 (Sewer)  
Schedule No. 2021-04  
Activity ID 20-1111-000  
To Council  
Acceptance 11/1/2021

**Notice to Property Owners:**

Published 11/3/2021  
and 11/10/2021  
Mail 11/4/2021  
Rate of Interest 3.67%  
Last Date to Pay  
without Interest 12/3/2021  
Number of  
Payments 5  
Roll Call # 21-

ASSESSMENT SCHEDULE NO 2021-04

PAGE 1  
DATE 10/25/2021

Public Works Sewer Repair ACT 526070 PW071001

DESCRIPTION OF PROPERTY	GeoParcel Number	CERTIFICATE NUMBER	PROPERTY ADDRESS OWNERS NAME	DATE AND TYPE	COST	INCID	TO BE ASSESSED
100/05615-000-000 LOT 97 GRASSMERE	7924-29-304-004	40-00019-00	4320 NEW YORK AVE T1 JOHN C CONWAY T2 LAUREN P SITARZ 4320 NEW YORK AVE DES MOINES, IA 50310-3437	7/13/2021	\$ 4,926.50	\$ 100.00	\$ 5,026.50
TOTALS					\$ 4,926.50	\$ 100.00	\$ 5,026.50

**NOTICE OF FILING OF THE SCHEDULE OF ASSESSMENTS  
AGAINST PROPERTIES FOR SEWER REPAIR  
SCHEDULE NO. 2021-04  
ACTIVITY ID 20-1111-000**

To: The Owners of the following described real estate situated in the City of Des Moines, Iowa:  
LOCAL AND LEGAL DESCRIPTION

**100/05615-000-000      4320 NEW YORK AVE    LOT 97 GRASSMERE**

You are hereby notified that the schedule of assessments against said property for Activity ID 20-1111-000, (Public Works Sewer Repair) now being assessed on Schedule 2021-04, has been adopted and levied by the City Council of Des Moines, Iowa, and that said schedule of assessments has been certified to the County Treasurer of Polk County, Iowa.

Assessments exceeding \$100.00 are payable in five equal annual installments, with interest on the unpaid balance, all as provided in Sections 384.60 and 384.65, City Code of Iowa.

You are further notified that assessments may be paid in full or in part without interest at the office of the County Treasurer of Polk County, Iowa, at any time within thirty days after the date of the first publication of this Notice of the Filing of the Schedule of Assessments with the County Treasurer. Unless said assessments are paid in full within said thirty-day period, all unpaid assessments will draw annual interest at 3.67 percent (commencing on the date of the adoption of the assessment schedule) computed to the December 1st next following the due dates of the respective installments. Each installment will be delinquent after September 30th following its due date on July 1st of each year. Property owners may elect to pay any annual installment semiannually in advance.

All said properties have been assessed for the cost of abating each nuisance: the amount of each assessment having been set out in the Schedule of Assessments, which is now on file in the office of the County Treasurer of Polk County, Iowa. For further information you are referred to said schedule of assessments.

LAST DAY TO PAY ASSESSMENT IN FULL OR IN PART AT THE POLK COUNTY TREASURER'S OFFICE WITHOUT INTEREST IS DECEMBER 3, 2021.

IF YOU HAVE ANY QUESTIONS ON THIS ASSESSMENT, CALL 515-283-4231.

PUBLISHED IN THE DES MOINES REGISTER

11/3/2021 and 11/10/2021

\*\*\*\*\*  
**NOTE: PLEASE MAIL THE ENCLOSED INSERT ALONG WITH YOUR PAYMENT TO:**

POLK COUNTY TREASURER  
POLK COUNTY ADMINISTRATIVE OFFICE BUILDING  
111 COURT AVENUE  
DES MOINES, IOWA 50309-2298

**MAKE CHECK PAYABLE TO THE POLK COUNTY TREASURER.**

PLEASE DO NOT SEND PAYMENT TO CITY OF DES MOINES.

# Polk County Assessor

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

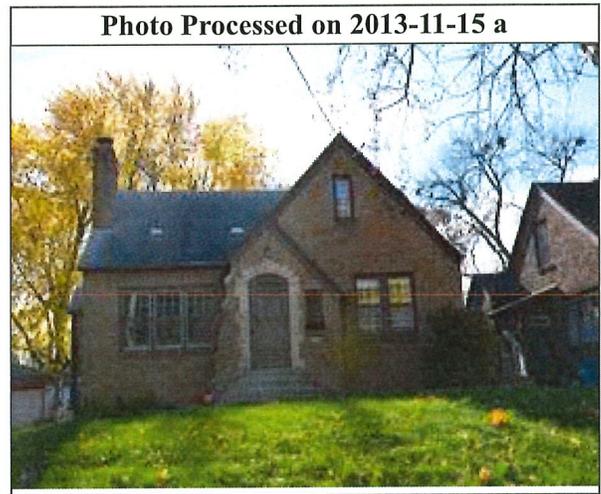
(515) 286-3014 Fax (515) 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	4320 NEW YORK AVE				
<b>City</b>	DES MOINES	<b>Zip</b>	50310	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	100/05615-000-000	<b>Geoparcel</b>	7924-29-304-004	<b>Status</b>	<a href="#">Active</a>
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM58/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	Braxton Peats 515-286-3839		

### 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 - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CONWAY, JOHN C	2010-04-29	<a href="#">13426/678</a>
Title Holder	2	SITARZ, LAUREN P		

### Legal Description and Mailing Address

LOT 97 GRASSMERE	JOHN C CONWAY 4320 NEW YORK AVE DES MOINES, IA 50310-3437
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### Current Values

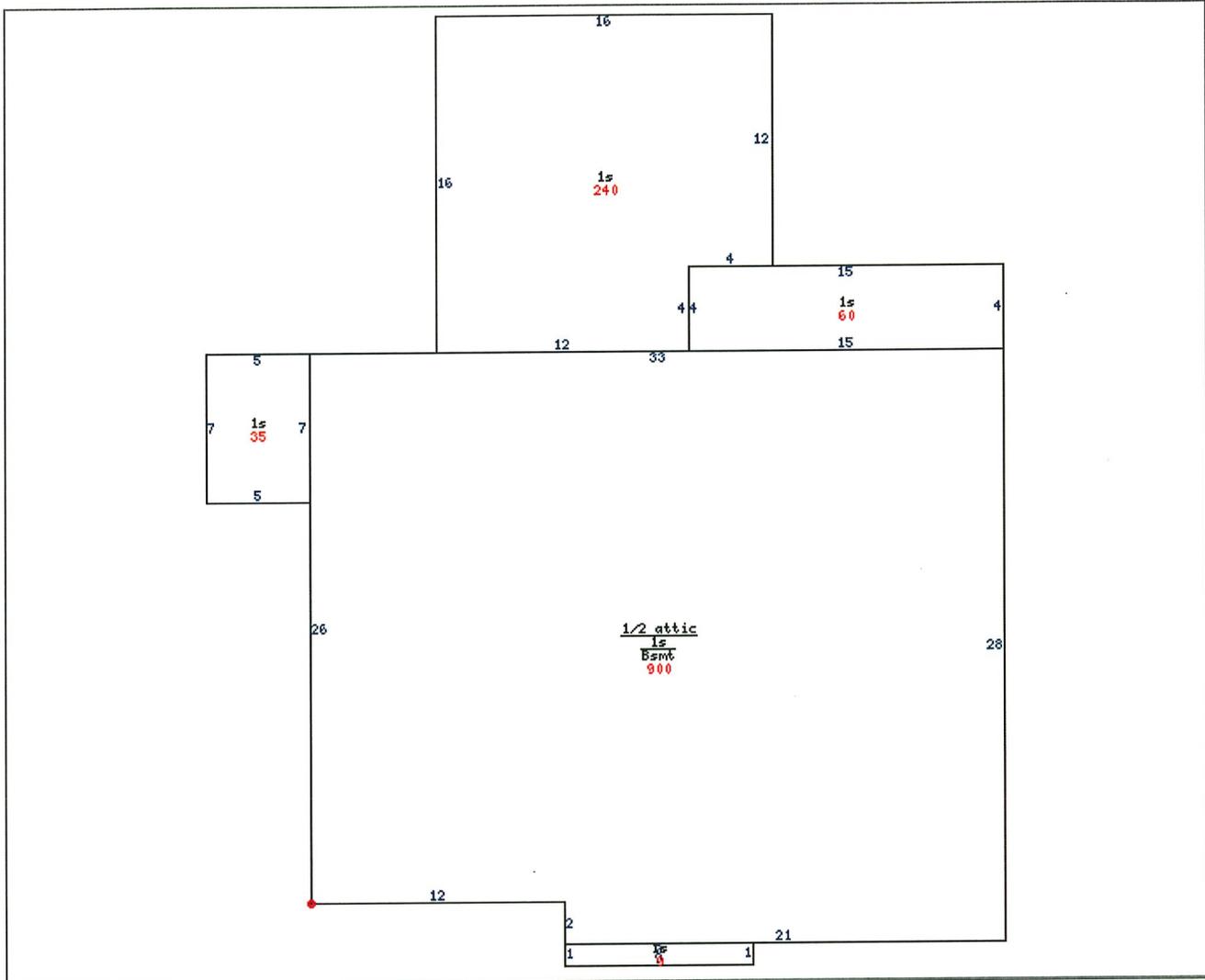
Type	Class	Kind	Land	Bldg	Total
2021 Assessment Roll	Residential	Full	\$36,200	\$191,600	\$227,800
2020 Value	Residential	Full	\$33,100	\$176,400	\$209,500

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

### Auditor Adjustments to Value

Category	Name	Information
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Category		Name		Information	
<a href="#">2020 Homestead Credit</a>		CONWAY, JOHN C		Application <a href="#">#250471</a>	
<b>Zoning - 1 Record</b>					
Zoning	Description		SF	Assessor Zoning	
N4	N4 Neighborhood District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
<b>Land</b>					
Square Feet	7,000	Acres	0.161	Frontage	50.0
Depth	140.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Beaverdale Brick
Year Built	1932	Number Families	1	Grade	4+10
Condition	Above Normal	Total Square Foot Living Area	1559	Main Living Area	1244
Attic Finished Area	315	Basement Area	900	Foundation	Brick
Exterior Wall Type	Frame plus Brick	Brick%	86	Roof Type	Gable
Roof Material	Asphalt Shingle	Number Fireplaces	1	Heating	Gas Forced Air
Air Conditioning Rooms	100	Number Bathrooms	1	Bedrooms	3
Rooms	5				



**Detached Structures - 1 Record**

**Detached Structure #101**

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	20	Measure 2	24	Story Height	1
Grade	4	Year Built	2017	Condition	Normal

**Sales - 2 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
LAGROSSA, ANNA D	CONWAY, JOHN	<a href="#">2010-04-27</a>	\$140,000	Deed	<a href="#">13426/678</a>
ZIEGLER, CLARE C	STELZER, KEVIN E	<a href="#">2006-05-22</a>	\$152,000	Deed	<a href="#">11675/927</a>

**Permits - 1 Record**

Year	Type	Permit Status	Application	Reason	Reason1
2018	Permit	Complete	2017-06-07	Construction	GARAGE (480 sf)

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$33,100	\$176,400	\$209,500
2018	<a href="#">Assessment Roll</a>	Residential	Full	\$29,500	\$161,400	\$190,900

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$29,500	\$151,700	\$181,200
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$25,800	\$136,400	\$162,200
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$24,100	\$129,700	\$153,800
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$24,100	\$130,700	\$154,800
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$26,000	\$140,000	\$166,000
2007	<a href="#">Board Action</a>	Residential	Full	\$24,800	\$133,900	\$158,700
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$24,800	\$144,500	\$169,300
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$24,600	\$118,900	\$143,500
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$21,700	\$107,020	\$128,720
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$19,770	\$95,440	\$115,210
1999	Assessment Roll	Residential	Full	\$15,990	\$91,030	\$107,020
1997	Assessment Roll	Residential	Full	\$14,550	\$82,830	\$97,380
1995	Assessment Roll	Residential	Full	\$13,500	\$76,850	\$90,350
1993	Assessment Roll	Residential	Full	\$11,710	\$66,660	\$78,370
1991	Assessment Roll	Residential	Full	\$10,560	\$60,110	\$70,670
1991	Was Prior Year	Residential	Full	\$10,560	\$50,310	\$60,870

This template was last modified on Thu May 6 01:06:34 2021 .



City of Des Moines  
 Finance Department  
 Procurement Division  
 400 Robert D Ray Dr  
 Des Moines, IA 50309-1891

# Purchase Order

Fiscal Year 2022

Page: 1 of: 1

Bus: 515-283-4228  
 Fax: 515-237-1668

B I L L T O

Finance Dept Accounts Payable  
 City of Des Moines  
 400 Robert D Ray Dr, 1st Floor  
 Des Moines, IA 50309  
 Bus 515-283-4040  
 Fax 515-237-1670  
 Tax Exempt # 42-6004514

V E N D O R

TOTAL COMFORT GROUP/ZIPPY DRAIN  
 10540 HICKMAN RD STE D  
 CLIVE, IA 50325

S H I P T O

Public Works Dept Sewer Div  
 City of Des Moines  
 216 SE 5th St  
 Des Moines, IA 50309

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order # **22001520**

Delivery must be made within doors of specified destination.

Vendor Phone Number		Vendor Fax Number		Requisition Number		Delivery Reference	
				22901845			
Date Ordered	Vendor Number	Date Required	Freight Method/Terms		Department/Location		
07/22/2021	45845		NET 30		Public Works		
Item#	Description/PartNo			QTY	UOM	Unit Price	Extended Price
1	REPAIR OF A SEWER ABATEMENT AT 4320 NEW YORK AVE PW247462 - 521020			1.0	EACH	\$4,926.50	\$4,926.50
2	REPAIR AT 4324 NEW YORK AVE PW247462 - 521020			1.0	EACH	\$4,926.50	\$4,926.50
CONTACT PERSON: JASON UNDERWOOD CONTACT NUMBER: 515-237-1655							

By: Jena A Johnson  
 Jena A Johnson

All shipments, shipping papers, Invoices, and correspondence must be identified with our Purchase Order Number. Overshipments will not be accepted unless authorized by city prior to shipment. Vendors shall comply with all federal, state, and local laws.

**DEPARTMENT COPY**

<b>PO Total</b>	<b>\$9,853.00</b>
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OFFICIAL NOTICE REGARDING COSTS OF PUBLIC NUISANCE

RE: 4324 New York Ave.  
Des Moines, IA 50310-3437

VIA REGULAR AND CERTIFIED MAIL

TO: Suzanne Heslewood:

Please be advised that the City of Des Moines' Department of Public Works has completed the public nuisance abatement work upon your property locally known as 4324 New York Ave., Des Moines, and legally described as (LOT 96 GRASSMERE). Upon inspection, the Public Works Department determined that a public nuisance existed on your property adjacent to the City right-of-way by reason of a faulty sewer service, which created a hazardous condition in the public roadway which was undermining or would have undermined the street and sidewalk. Notice of this condition was given to you on the 28th day of May 2021.

Due to your failure to abate the condition within the time set forth in said prior notice, the City has abated the nuisance by making the necessary sewer repairs within your property at the cost shown on the attached invoice. This invoice was the cost provided by the lowest responsive, responsible bidder, including any change orders.

You are hereby directed to make full payment of the enclosed invoice within 14 calendar days of the date of this Notice. Said payment can be made by certified check or money order made payable to the City of Des Moines and mailed to the following address: City of Des Moines, Attn: Jason Underwood, Public Works Department, 216 SE 5th St. Des Moines, IA 50390-4820. If you fail to make such payment within 14 calendar days of the date of this Notice, the City of Des Moines Public Works Department and City Council may assess the full cost against your property, which cost shall be certified as a lien against your property and collected in the same manner as a property tax, following administrative hearing if requested and in accordance with Iowa Code Section 364.12(3)(a) and (h) and Des Moines Municipal Code Chapter 42, Article VI.

If you have any questions about this notice, please contact our Operations Manager, Jason M. Underwood at (515) 283-4968.

You or your duly authorized agent, as identified in a notarized statement provided by you, may file a written request for an administrative hearing on costs of abatement only, as set forth in this notice. If you decide to make a request for an administrative hearing, you are required to either hand-deliver such request or send such request via regular mail (U.S. postal service) within seven (7) calendar days of the date of this letter to: City Clerk, City of Des Moines, Iowa, 400 Robert D. Ray Drive, Des Moines, Iowa 50309. Such request for administrative hearing must be in writing and must include your name, address, electronic mail (e-mail) address, and daytime telephone number, and must include the same contact information for any attorney and/or agent duly authorized by you to represent you at the administrative hearing, and must include the basis for contesting the determination. Failure to request a hearing within seven (7) calendar days from the date of this notice shall be deemed a waiver of your right to contest the validity of the determination of costs, and assessment of the abatement costs as shown on the attached invoice may proceed as indicated herein. For further information, please see Des Moines Municipal Code Section 42-358.02(b).

Dated this 28th day of September 2021, at Des Moines, Iowa.

Jonathan Gano  
Public Works Director  
City of Des Moines, Iowa

Jason  
BY: Underwood

Digitally signed by Jason Underwood  
DN: cn = Jason Underwood, email = jason.underwood@dm.gov, o = City of Des Moines, ou = Public Works Dept.  
c = US, postalCode = 50310, serial = 4987

# INVOICE

DSM Excavating LLC Dba Total  
 Comfort Group/Zippy Drain  
 10540 Hickman Rd Ste. D  
 Clive IA 50325  
 Phone: 515-471-3333

**DATE**

**INVOICE #**

**CUST #**

9/27/2021

0000024622

0007069

**BILL TO:**

City Of Des Moines  
 216 SE 5th St  
 Des Moines IA 50309

**SHIP TO:**

City Of Des Moines  
 4324 New York Ave  
 Des Moines IA 50310

PO NUMBER		TERMS	SALES PERSON	
		COD		
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	

1.00	Re-tapped main on address 4324 Pulled permit, cut street, demo and haul away old, dig down to sewer main and haul away dirt. Re-tapped main an replaced bad section at tap with sch 40 pvc. Haul in manufactured sand to backfill. Sub-contract City of DSM to pour back concrete. Stand inspection. Included: All listed in scope above to re-tap. Labor	4,926.50	4,926.50	
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A Service Charge of 1.5% per month (18% APR), will be assessed on all accounts 30 days past due.  
 Thank You For Your Business!

**TOTAL**

**\$4,926.50**

# ry Production [Brown, Brenda M.]

- Output
- Print
- Display
- PDF
- Save
- Excel
- Word
- Email
- Schedule
- Attach (1)
- Dup Receipt
- Tender Find
- Misc. Find
- Misc. Info
- View Audit
- Spec. Con

217475

Receipt: 217475

Bank Code:

Transaction: 233011

4,926.50

41980

S

Source

Effective Date: 10/05/2021

Processing Date: 10/05/2021

Entry Date/Time: 10/05/2021 11:08

Clerk: TLKauer

Department: FN Finance

Source: Web Service

External System: TylerCashiering

Contract:

Journal Information

GL Effective Date: 10/05/2021

Post Date: 10/05/2021

Year/Period/Journal: 2022 4

Misc. Description:

Status

Batch Status: 40 - Completed

Reversal Status: Not Reversed

Voided

Reason:

L ALLOCATION    TENDERS    REFERENCES

scription	Interest	Principal
RY CLEARING	0.00	4,926.50



1714 NE 61st Pl  
Des Moines, IA 50313

# Estimate

Date
06/24/21

<b>Name/Address</b>
City of Des Moines
ATTN: Steve Johnson Jason Underwood

<b>Job Address</b>
4320/4324 New York Ave Des Moines, IA

Description	Quantity	Cost	Total
Replace sanitary sewer service from right of way to main in street.	2	5,800.00	11,600.00
<b>Thank you for the opportunity</b>			<b>Total \$11,600.00</b>

**Please Read**

Contractor is responsible for rough grading yard and ditches back after work has been completed.  
Contractor is not responsible for any seeding, sodding, landscaping, sinking of yard or any additional yard work that may occur.  
All private utilities are the owner's responsibility to have located.



## OFFICIAL NOTICE REGARDING COSTS OF PUBLIC NUISANCE

RE: 4320 New York Ave.  
Des Moines, IA 50310-3437

VIA REGULAR AND CERTIFIED MAIL

TO: John Conway:

Please be advised that the City of Des Moines' Department of Public Works has completed the public nuisance abatement work upon your property locally known as **4320 New York Ave.**, Des Moines, and legally described as **(LOT 97 GRASSMERE)**. Upon inspection, the Public Works Department determined that a public nuisance existed on your property adjacent to the City right-of-way by reason of a faulty sewer service, which created a hazardous condition in the public roadway which was undermining or would have undermined the street and sidewalk. Notice of this condition was given to you on the **28th day of May 2021**.

Due to your failure to abate the condition within the time set forth in said prior notice, the City has abated the nuisance by making the necessary sewer repairs within your property at the cost shown on the attached invoice. This invoice was the cost provided by the lowest responsive, responsible bidder, including any change orders.

You are hereby directed to make full payment of the enclosed invoice within **14** calendar days of the date of this Notice. Said payment can be made by certified check or money order made payable to the City of Des Moines and mailed to the following address: City of Des Moines, Attn: Jason Underwood, Public Works Department, 216 SE 5<sup>th</sup> St. Des Moines, IA 50390-4820. If you fail to make such payment within 14 calendar days of the date of this Notice, the City of Des Moines Public Works Department and City Council may assess the full cost against your property, which cost shall be certified as a lien against your property and collected in the same manner as a property tax, following administrative hearing if requested and in accordance with Iowa Code Section 364.12(3)(a) and (h) and Des Moines Municipal Code Chapter 42, Article VI.

If you have any questions about this notice, please contact our Operations Manager, Jason M. Underwood at (515) 283-4968.

You or your duly authorized agent, as identified in a notarized statement provided by you, may file a written request for an administrative hearing on costs of abatement only, as set forth in this notice. If you decide to make a request for an administrative hearing, you are required to either hand-deliver such request or send such request via regular mail (U.S. postal service) within seven (7) calendar days of the date of this letter to: City Clerk, City of Des Moines, Iowa, 400 Robert D. Ray Drive, Des Moines, Iowa 50309. Such request for administrative hearing must be in writing and must include your name, address, electronic mail (e-mail) address, and daytime telephone number, and must include the same contact information for any attorney and/or agent duly authorized by you to represent you at the administrative hearing, and must include the basis for contesting the determination. Failure to request a hearing within seven (7) calendar days from the date of this notice shall be deemed a waiver of your right to contest the validity of the determination of costs, and assessment of the abatement costs as shown on the attached invoice may proceed as indicated herein. For further information, please see Des Moines Municipal Code Section 42-358.02(b).

Dated this **28<sup>th</sup> day of September 2021**, at Des Moines, Iowa.

Jonathan Gano  
Public Works Director  
City of Des Moines, Iowa

BY:



## OFFICIAL NOTICE TO ABATE PUBLIC NUISANCE

RE: 4320 New York Ave.  
Des Moines, IA 50310-3437

VIA REGULAR AND CERTIFIED MAIL

TO: John Conway

Please be advised that the City of Des Moines' Department of Public Works has inspected your property locally known as **4320 New York Ave.**, Des Moines, Iowa, and legally described as (**LOT 97 GRASSMERE**). Upon inspection, the Public Works Department has determined that a public nuisance exists on a property adjacent to the City right-of-way by reason of a faulty sewer service, which is creating a hazardous condition in the public roadway which is undermining or will undermine the street and sidewalk, pursuant to Des Moines Municipal Code Sections 42-347, "Nuisance Construed", and 42-348, "Specifically Identified Nuisances", subsection (16), which identifies as a nuisance "discharging sewage...into or any public or private real property."

You are hereby **ORDERED** to abate this nuisance by the repair of your sewer service within **14** days of the date of this Notice. If you fail to take this action within 14 days of the date of this Notice, as required by Des Moines Municipal Code Chapter 42, Article VI, you shall be deemed liable for the nuisance and the City of Des Moines Public Works Department may enter upon your property and may make or cause to be made the necessary sewer repairs within your property and assess the cost and repairs thereof to you and against your property, which expenses shall be certified as a lien against your property and collected in the same manner as a property tax, following administrative hearing if requested and in accordance with Iowa Code Section 364.12(3)(a) and (h) and Des Moines Municipal Code Chapter 42, Article VI. Any other violations of Chapter 42 Article VI found on the property at the time of a city cleanup will be removed without further notice.

If you have any questions about this Notice, please contact our Public Works Operations Manager, Jason Underwood at (515) 283-4968. Please contact the City's Permit and Development Center, located at City Armory Building, 602 Robert D. Ray Drive, Des Moines, Iowa 50309, or by phone at (515) 283-4200, prior to beginning work to abate the nuisance in order to determine if any permits are required for the corrective work.

You or your duly authorized agent, as identified in a notarized statement provided by you, may file a written request for an administrative hearing regarding this determination of a public nuisance. If you decide to make a request for an administrative hearing, you are required to either hand-deliver such request or send such request via regular mail (postmarked by official U.S. postal service cancellation and not by postage meter) within seven (7) calendar days of the date of this Notice to: City Clerk, City of Des Moines, Iowa, 400 Robert

D. Ray Drive, Des Moines, Iowa 50309. Such request for administrative hearing must be in writing and must include your name, address, electronic mail (e-mail) address, and daytime telephone number, and must include the same contact information for any attorney and/or agent duly authorized by you to represent you at the administrative hearing, and must include the basis for your appeal of the determination in this Notice. If you request an administrative hearing, you and your attorney or agent, if identified, will receive notice of the date and time of the hearing at either the address, e-mail address or phone number provided in your request for hearing at least three (3) business days in advance of the hearing. Failure to request a hearing within seven (7) calendar days from the date of this Notice shall be deemed a waiver of your right to contest the validity of the determination of nuisance, and abatement by the City may proceed as indicated herein. For further information, please see Des Moines Municipal Code Section 42-358.02.

Dated this 1st day of June 2021, at Des Moines, Iowa.

Jonathan Gano  
Public Works Director  
City of Des Moines, Iowa

BY: Jason Underwood  
Digitally signed by Jason Underwood  
DN: CN = Jason Underwood email =  
junderwood@dmgo.org C = US O = City of Des  
Moines City - Public Works Dept  
Date: 2021.06.28 10:18:38 -0500



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John Conway  
4320 New York Ave  
Des Moines, IA 50310-3437

2. Article Number  
(Transfer from service label)

7011 1150 0001 5368 0360

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent  
 Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (*Extra Fee*)

Yes

13



216 SE 5th Street  
Des Moines, IA 50309-4820

**CERTIFIED MAIL™**



DES MOINES IA 500  
8 JUL 2021 PM 3 L

7011 1150 0001 5368 0360

*NOT  
OK*

**RETURN RECEIPT  
REQUESTED**

John Conway  
4320 New York Avenue  
Des Moines, IA 50310 2427



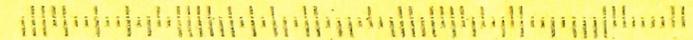
U.S. POSTAGE  
ZIP 50323  
02 4M  
0000368097

NIXIE 553 FE 1 0007/11/21

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF  
50309482016

BC: 50309482016 \*0367-04464-03-39



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lauren Sitarz  
4320 New York Avenue  
Des Moines, IA 50310-3437

2. Article Number

(Transfer from service label)

7011 1150 0001 5368 0377

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Conic 19*

Agent

Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

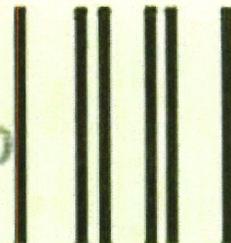
C.O.D.

4. Restricted Delivery? (*Extra Fee*)

Yes

UNITED STATES POSTAL SERVICE  
SAINT PAUL MN 550

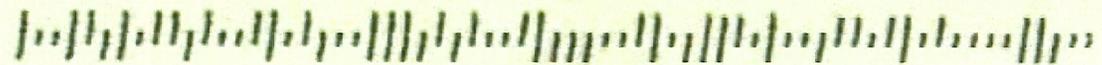
10 JUN 2021 PM 5 L



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

City of Des Moines Public Works  
ATTN: Jason Underwood  
216 SE 5th street  
Des Moines, IA 50309



**Tracking Number:** 70111150000153680506

Re

Your item was delivered to an individual at the address at 3:40 pm on July 15, 2021 in DES MOINES, IA 50310.

**Status**

 **Delivered, Left with Individual**

July 15, 2021 at 3:40 pm  
DES MOINES, IA 50310

**Get Updates** 



**Delivered**

---

**Text & Email Updates**



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**Tracking History**



---

**Product Information**



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**See Less** 