



Roll Call Number

Agenda Item Number
35A

Date January 10, 2022

COMMUNICATION OF FIRE ESCROW AT 1513 E 23rd STREET

Communication from Neighborhood Inspection Division regarding demolition cost reserve escrowed for main structure located at 1513 E 23rd Street, Des Moines, Iowa.

(Communication and documentation attached)

Moved by _____

to receive and file and to direct the City Attorney to bring legal action within one hundred eighty (180) days of notice received on November 15, 2021, if owner(s) has not demolished or renovated the structure.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
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



CITY OF DES MOINES

Page 1 of 1

35A

Date prepared November 12, 2021
Claim number 496638-GM
Policy number ADP 0079787810
Questions? Contact Claims Associate
Brent Lueders
LUEDEBI@nationwide.com
Phone 515-322-1392
Fax 855-298-3095

CITY OF DES MOINES
ATTN: VICTORIA CRESTA
400 ROBERT D RAY DRIVE
DES MOINES, IA 50307

Dear Mayor/Council,

We have received the following claim from our insured for a damaged structure at 1513 E 23RD ST, DES MOINES, IA 50317-6429.

Claim details

Insurer: AMCO Insurance Company
Policyholder: Jeff Lamberti
Loss location: 1513 E 23RD ST, DES MOINES, IA 50317-6429
Claim number: 496638-GM
Loss date: October 11, 2021

Additional information

In compliance with Iowa Code §515.139, we have determined damages to be \$141,528.91 and AMCO Insurance Company is holding the demolition cost of \$14,152.89 in reserve as required.

What you need to do

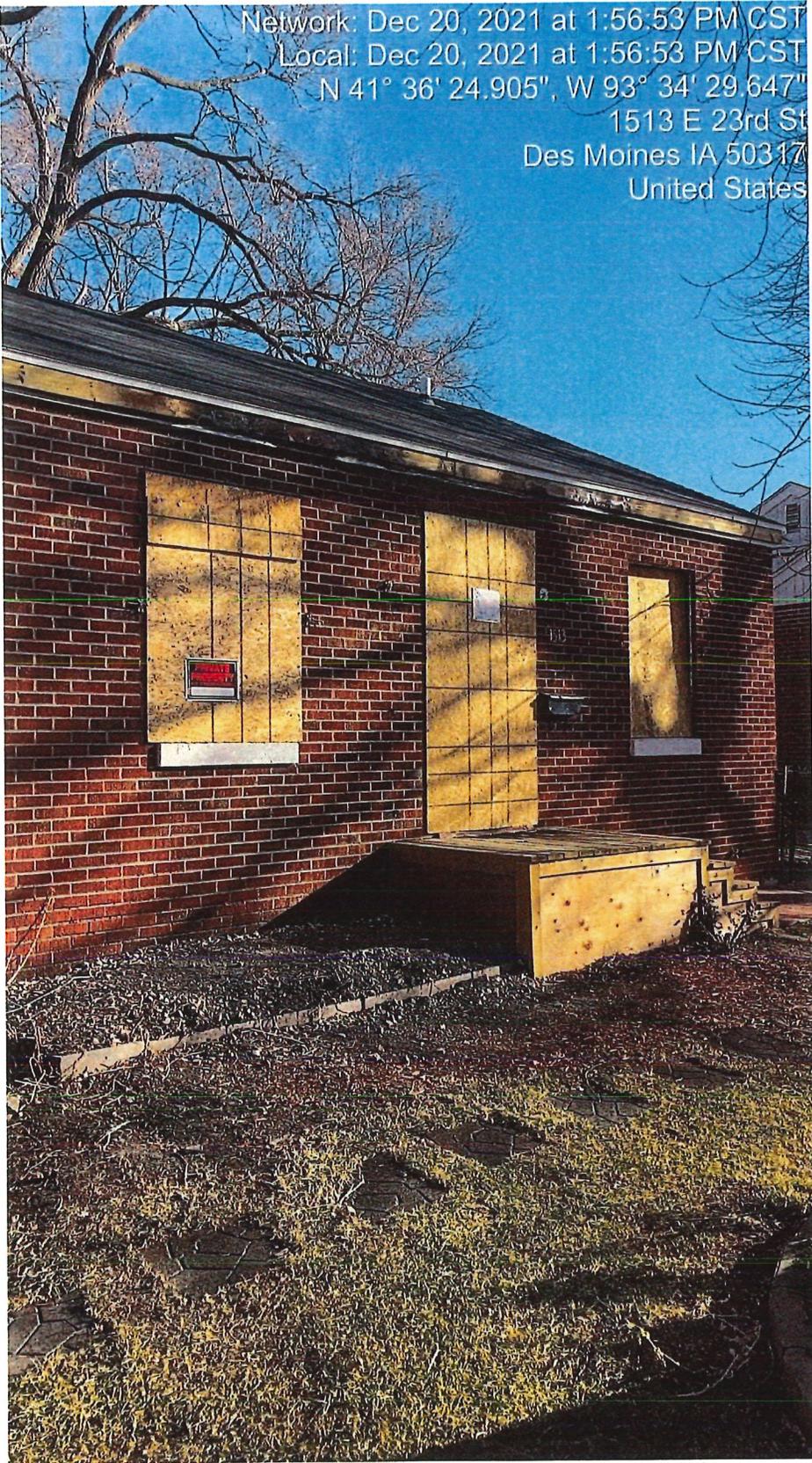
Please notify us, at your earliest convenience, of your interest or release of your interest in this matter.

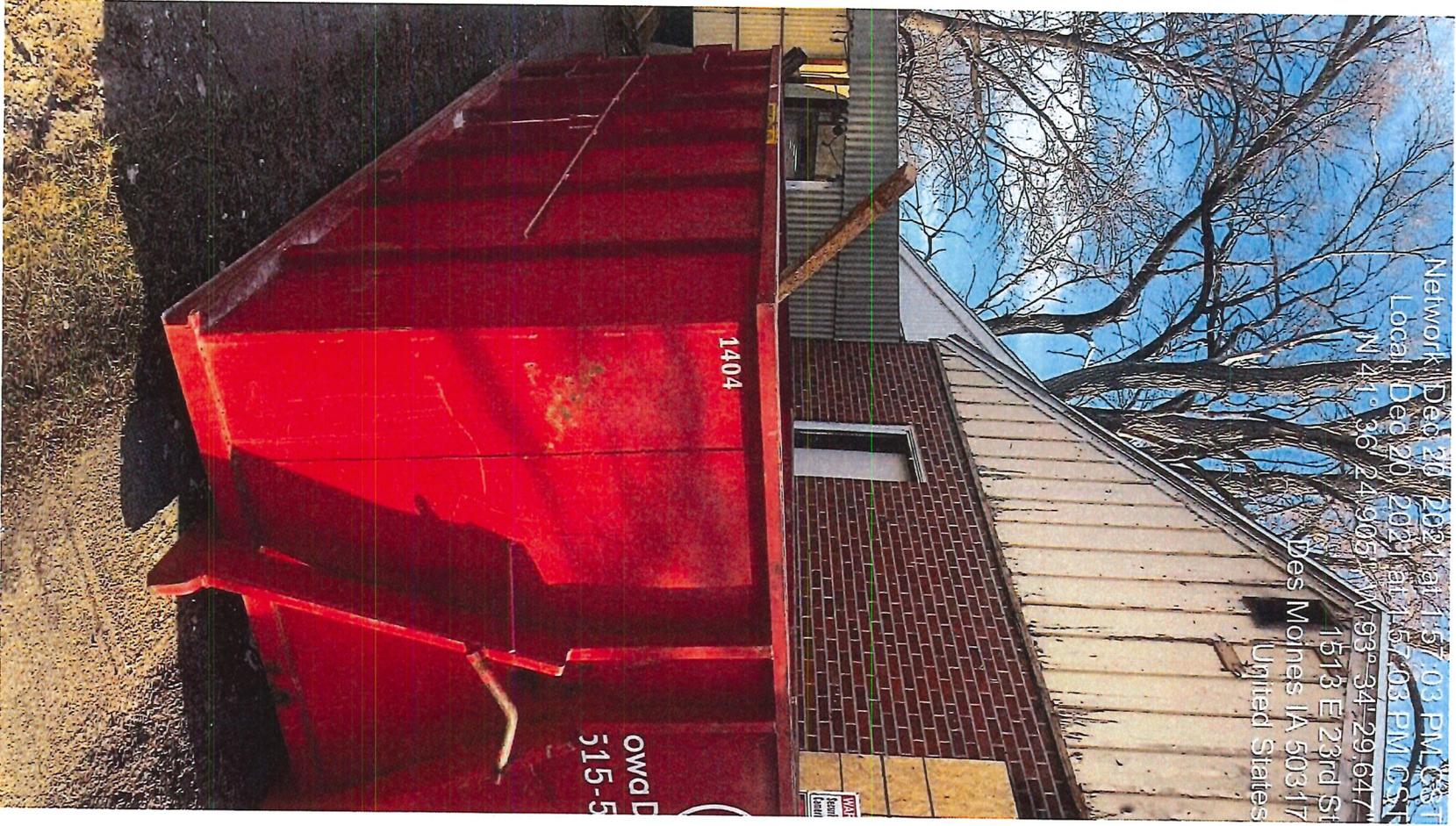
Sincerely,

Brent Lueders
AMCO Insurance Company
PO Box 182068
Columbus, OH 43218-2068

cc
Jeff Lamberti

Network: Dec 20, 2021 at 1:56:53 PM CST
Local: Dec 20, 2021 at 1:56:53 PM CST
N 41° 36' 24.905", W 93° 34' 29.647"
1513 E 23rd St
Des Moines IA 50317
United States





Network Dec 20 2021 at 1:57:03 PM CST

Local Dec 20 2021 at 1:57:03 PM CST

N 41° 36' 24.905" W 93° 34' 29.647"

1513 E 23rd St

Des Moines IA 50317

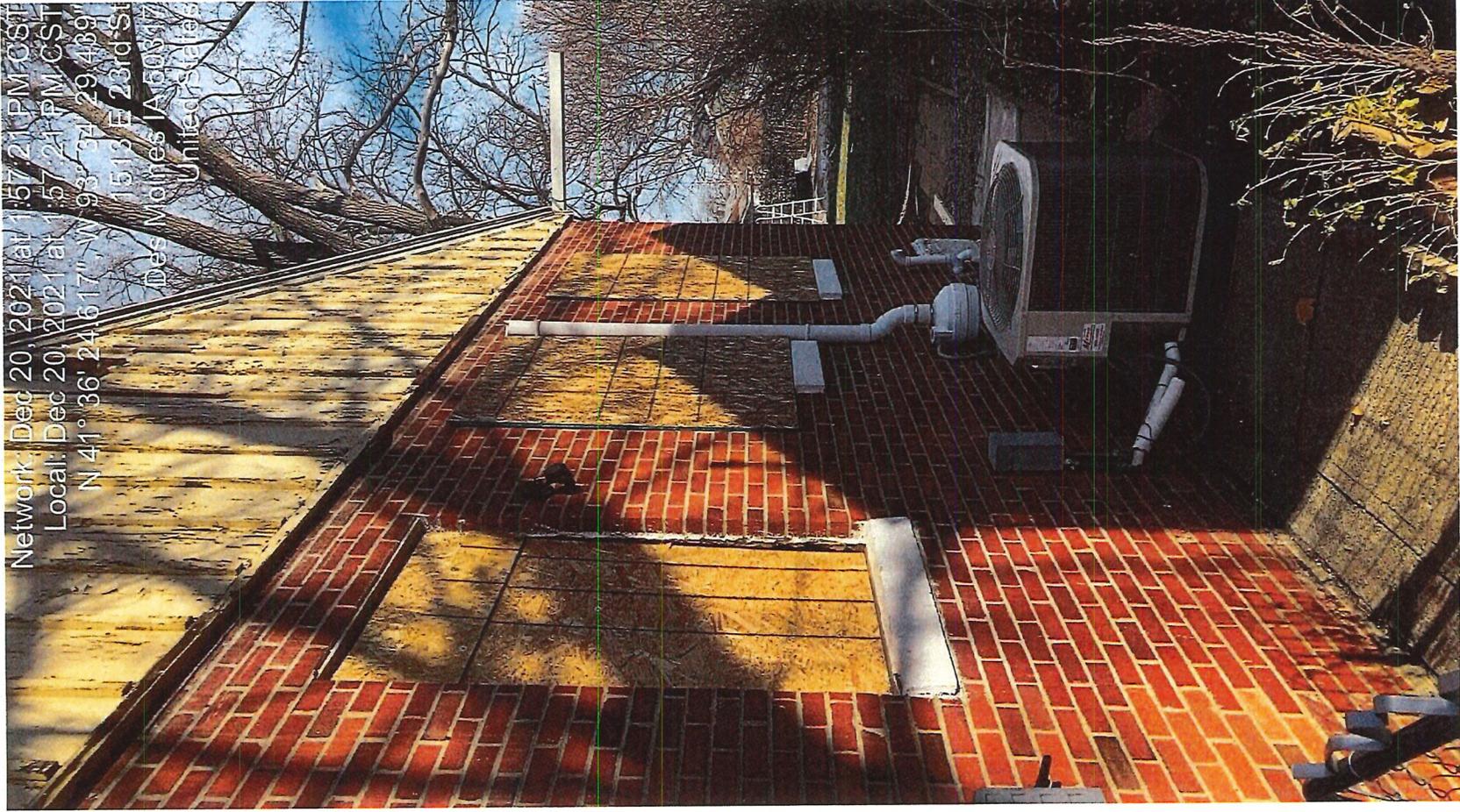
United States

1404

OWD
515-5



Network: Dec 20, 2021 at 1:57:21 PM CST
Local: Dec 20, 2021 at 1:57:21 PM CST
N 41° 36' 24.617" W 93° 52' 29.489"
1513 E 23rd St
Des Moines IA 50317
United States



Network: Dec 20, 2021 at 1:57:42 PM CST
Local: Dec 20, 2021 at 1:57:42 PM CST
N 41° 36' 24.571", W 93° 34' 28.979"
1513 E 23rd St
Des Moines IA 50315
United States





City of Des Moines
 400 Robert D. Ray Drive
 Des Moines, IA 50309

Case Number: NUIS-2021-000035

Case Type: Public Nuisance

Case Opened: 10/11/2021

Date of Notice: 10/22/2021

Date of Inspection: 10/11/2021

**Notice of
 Violation**

JEFFREY LAMBERTI
 240 E WALNUT ST 722
 DES MOINES IA 50309

Address of Property: 1513 E 23RD ST, DES MOINES IA 50317
 Parcel Number: 792331326004
 Legal Description: LOT 13 BLK 8 EASTON PLACE

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the time set out in this notice (below under "Compliance Due Date") to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.	11/23/2021
	HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE	

BY A LICENSED MECHANICAL CONTRACTOR.

HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.

HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.

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11/23/2021

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60-192(3) - Dangerous Structure or Premise
- Damaged

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

11/23/2021

REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.

REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE

REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.

OBTAIN FINAL ON PERMIT TO REPAIR OR REPLACE OF ANY DAMAGED OR MISSING EXTERIOR WALLS.

REPAIR OR REPLACE. IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL BUILDING CODE.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR PROPERLY REMEDIATE ALL MOLD. PROVIDE COPY OF INVOICE.

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

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HAVE LICENSED CONTRACTOR CHECK AND OBTAIN FINAL ON PERMIT REPLACE ALL DAMAGE AND DETERIORATED TRUSSES.

REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT

REPLACE ALL DAMAGED ROOFING COMPONENTS BY LICENSED CONTRACTOR. BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED SIDING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

MISSING MORTAR NEEDS TUCK POINTING THROUGHOUT.

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If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure 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 may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

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. Should you have any 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 over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Scott Clauson

Neighborhood Inspector

Neighborhood Services

602 Robert D. Ray Drive, Des Moines, IA 50309

SAClauson@dmgov.org



City of Des Moines
 400 Robert D. Ray Drive
 Des Moines, IA 50309

Case Number: NUIS-2021-000035

Case Type: Public Nuisance

**Notice of
 Violation**

Case Opened: 10/11/2021

Date of Notice: 11/08/2021

Date of Inspection: 10/11/2021

NORTHWEST BANK
 1005 SW ORALABOR RD
 ANKENY IA 50023

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CONTRACTOR.

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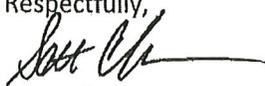
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Respectfully,



Scott Clauson
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
SAClauson@dmgov.org

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	1513 E 23RD ST				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	060/01994-000-000	Geoparcels	7923-31-326-004	Status	Active
School	Des Moines	Nbhd/Pocket	DM05/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Victor Scaglione 515-286-3898		

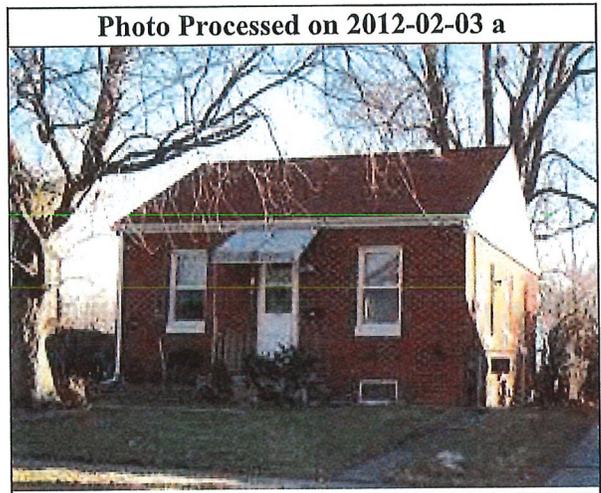
Map and Current Photos - 1 Record

Click on parcel to get a new listing

1524	E 23RD ST	1526	1528
1520		1523	1522
1518		1519	1518
1512		1513	1514
1510		1509	1508
1508		1505	
1500		1501	2340 2342

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

Photo Processed on 2012-02-03 a



[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	LAMBERTI, JEFFREY	2021-07-29	18672/111

Legal Description and Mailing Address

LOT 13 BLK 8 EASTON PLACE	JEFFREY LAMBERTI 210 NE DELAWARE AVE STE 200 ANKENY, IA 50021-6714
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Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$17,900	\$54,500	\$72,400

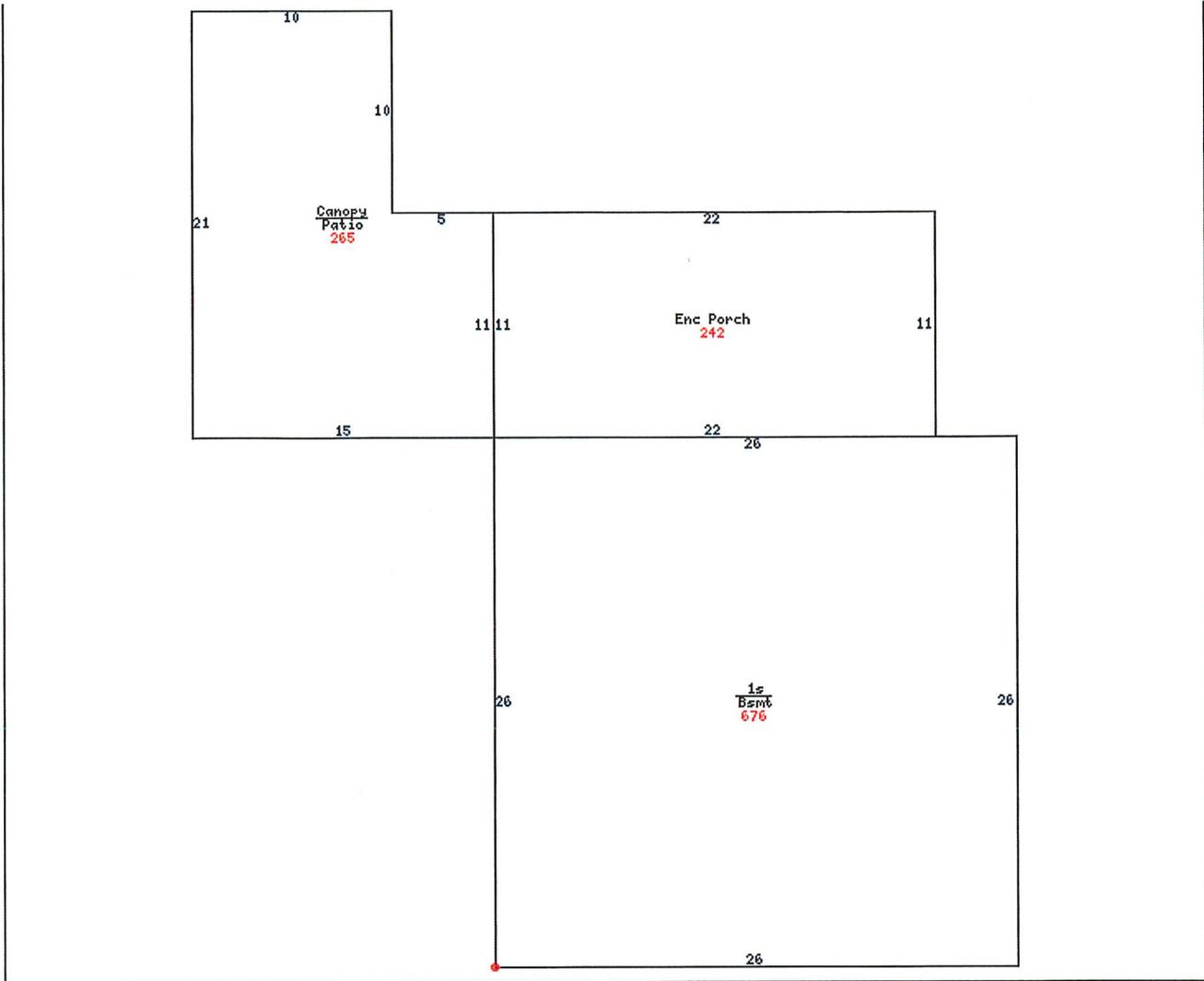
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2021 Homestead Credit	WUERZINGER, EDITH J	Application #19248

Zoning - 1 Record

Zoning	Description			SF	Assessor Zoning
N3B	N3b Neighborhood District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	7,650	Acres	0.176	Frontage	50.0
Depth	153.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1947	Number Families	1	Grade	5+05
Condition	Below Normal	Total Square Foot Living Area	676	Main Living Area	676
Basement Area	676	Enclosed Porch Area	242	Patio Area	265
Canopy Square Foot	265	Foundation	Poured Concrete	Exterior Wall Type	Brick
Brick%	100	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Bedrooms	2	Rooms	4		



Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BILLYARD, EDITH J. ESTATE	LAMBERTI, JEFFREY	2021-07-26	\$127,000	Deed	18672/111
HANRAHAN, BERNICE	WUERZINGER, RICHARD J	1989-09-01	\$16,800	Deed	6144/310
UNKNOWN	WUERZINGER, RICHARD J.	1988-07-11	\$35,000	Contract	5901/190

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
BILLYARD, EDITH J _____ BILLYARD, SETHY	LAMBERTI, JEFFREY	2021-07-26	2021-07-29	Court Officer Deed	18672/111

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
BILLYARD, EDITH J <hr/> BILLYARD, LAWRENCE KENNETH <hr/> BILLYARD, SETHY	BILLYARD, EDITH J	2021-07-26	2021-07-29	Affidavit	18672/109

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$17,900	\$54,500	\$72,400
2019	Assessment Roll	Residential	Full	\$15,900	\$48,900	\$64,800
2017	Assessment Roll	Residential	Full	\$13,200	\$45,800	\$59,000
2015	Assessment Roll	Residential	Full	\$12,600	\$44,800	\$57,400
2013	Assessment Roll	Residential	Full	\$12,400	\$45,100	\$57,500
2011	Assessment Roll	Residential	Full	\$13,900	\$51,000	\$64,900
2009	Assessment Roll	Residential	Full	\$14,200	\$53,400	\$67,600
2007	Assessment Roll	Residential	Full	\$14,200	\$53,400	\$67,600
2005	Assessment Roll	Residential	Full	\$14,100	\$55,600	\$69,700
2003	Assessment Roll	Residential	Full	\$12,390	\$49,650	\$62,040
2001	Assessment Roll	Residential	Full	\$11,060	\$40,400	\$51,460
1999	Assessment Roll	Residential	Full	\$8,200	\$43,940	\$52,140
1997	Assessment Roll	Residential	Full	\$7,610	\$40,800	\$48,410
1995	Assessment Roll	Residential	Full	\$7,270	\$38,950	\$46,220
1991	Assessment Roll	Residential	Full	\$6,060	\$32,470	\$38,530
1991	Was Prior Year	Residential	Full	\$6,060	\$29,040	\$35,100

This template was last modified on Thu Jun 3 19:39:49 2021 .