

.....
Date April 4, 2022

RESOLUTION LEVYING ASSESSMENTS FOR COSTS OF
PUBLIC WORKS SEWER REPAIR AT 3612 INGERSOLL AVENUE,
SCHEDULE NO. 2022-01, 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. 2022-01, 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. 2022-01, 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 4.34% 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, 2023, 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

13

Date April 4, 2022

Moved by _____ to adopt. Second by _____

FORM APPROVED: s/Kathleen Vanderpool

Kathleen Vanderpool
Deputy City Attorney

SLN *pv*

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED	APPROVED			

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.

_____ Mayor

_____ City Clerk

ASSESSMENT SCHEDULE NO 2022-01

PAGE 1
DATE 4/5/2022

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
090/07912-000-000 N 240F LT 27 OP SE 1/4 SW 1/4 SEC 6-78-24	7824-06-380-016	40-00021-00	3612 INGERSOLL AVE T1 INGERSOLL AVENUE COOPERATIVE HOUSING ASSOCIATION		\$ 9,000.00	\$ 100.00	\$ 9,100.00
TOTALS					\$ 9,000.00	\$ 100.00	\$ 9,100.00

**NOTICE OF FILING OF THE SCHEDULE OF ASSESSMENTS
AGAINST PROPERTIES FOR SEWER REPAIR
SCHEDULE NO. 2022-01
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

**7824-06-380-016 3612 INGERSOLL AVE N 240F LT 27 OP SE 1/4 SW 1/4 SEC 6-
78-24**

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 2022-01, 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 4.34 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 MAY 6, 2022.

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

PUBLISHED IN THE DES MOINES REGISTER
4/6/2022 and 4/13/2022

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

Location					
Address	3612 INGERSOLL AVE				
City	DES MOINES	Zip	50312	Jurisdiction	Des Moines
District/Parcel	090/07912-000-000	Geoparcel	7824-06-380-016	Status	Active
School	Des Moines	Nbhd/Pocket	DM54/Z	Tax Authority Group	DEM-C-DEM-77696
TIF	84/Des Moines Ingersoll-Grand Commercial UR	Bond	Des Moines SSMID 5 Ingersoll Grand	Submarket	Northwest Des Moines
Appraiser	Austin Viggers 515-286-3958				

Map and Current Photos - 1 Record

Click on parcel to get a new listing

INGERSOLL AVE

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

Photo Processed on 2017-07-17 a

[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	INGERSOLL AVENUE COOPERATIVE HOUSING ASSOCIATION	2014-12-09	15406/83

Legal Description and Mailing Address

N 240F LT 27 OP SE 1/4 SW 1/4 SEC 6-78-24	INGERSOLL AVENUE COOPERATIVE HOUSING ASSOCIATION EDWIN ALLEN 1721 PLEASANT ST DES MOINES, IA 50314-1061
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Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Multi-Residential	Full	\$193,000	\$230,000	\$423,000

[Assessment Roll Notice](#) [Unadjusted Cost Report](#)

Zoning - 1 Record

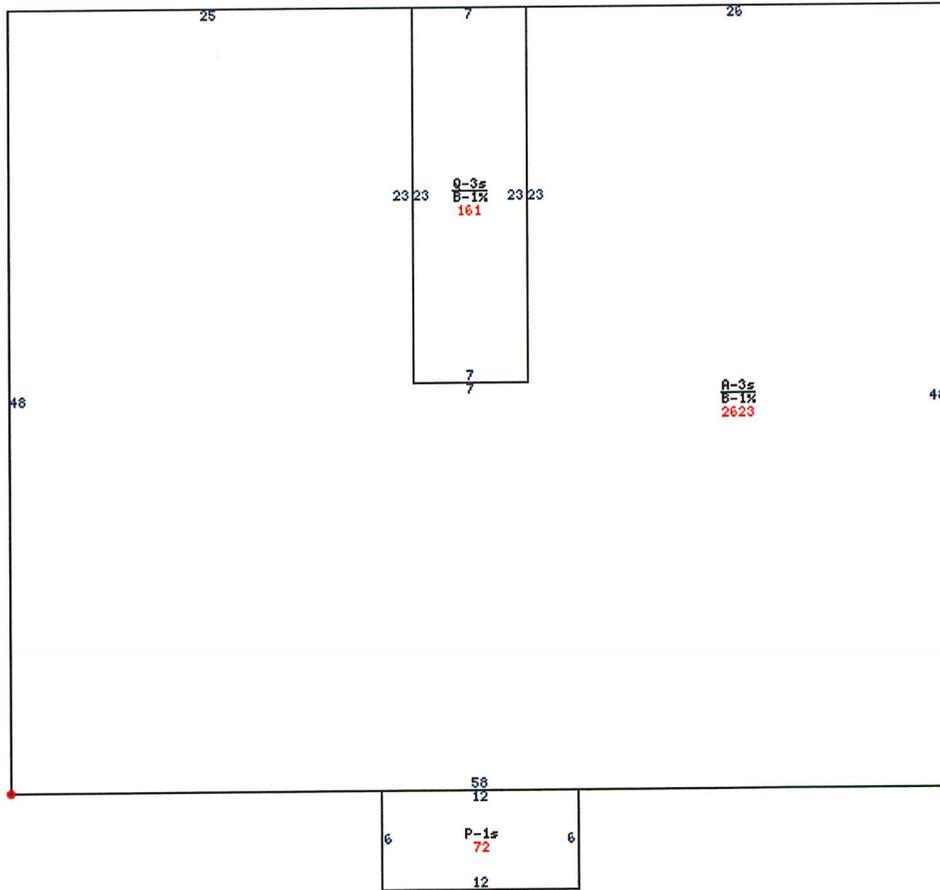
Zoning	Description	SF	Assessor Zoning
MX2	MX2 Mixed Use District		

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land

Square Feet	21,840	Acres	0.501	Frontage	91.0
Depth	240.0	Topography	Blank	Shape	Rectangle
Vacancy	Blank	Unbuildable	Blank		
Commercial Summary					
Occupancy	Apartment	Age, Weighted	1912	Total Story Height	3
Land Area	21,840	Gross Area	7,869	Finished Area	7,869
Unfinished Bsmt Area	2,784	Finished Bsmt Area	1,949	Number of Units	8
Primary Group	Apartment	Percent Primary Group	73.87	Percent Secondary Group	0.00
Grade, Weighted	4/Grade 4	Bldg Class, Weighted	2/Brick or Masonry	Condition, Weighted	BN/Below Normal
Ground Floor Area	2,623	Perimeter	258		
Commercial Sections - 1 Record					
Commercial Section #101					
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete Block or Tile
Submerged	No	Exterior Wall	Brick Block Tile	Insulation	Yes
Roof	Flat	Roof Material	Built-up	Covered Area	233
Covered Quality	Normal	Wiring	Adequate	Plumbing	Adequate
Total Story Height	3	Frame Type	Frame	Fireproof Construction	No
Bldg Class	Brick or Masonry	Total Section Area	10,653	Ground Floor Area	2,623
Perimeter	258	Grade	4+10	Year Built	1912
Condition	Below Normal				
Comment	P=CNPY/MS Q=3S W/BSMT ENCLOSED PORCH 2 APTS PER FL 1-3 2 APTS IN BSMT				

Commercial Groups - 3 Records					
Commercial Group #101 1					
Use Code	Apartment	Base Story	1	Number Stories	3
Total Group Area	7,869	Base Floor Area	2,623	Number Units	6
Heating	Central	Air Conditioning	None	Exhaust System	No
Commercial Group #101 2					
Use Code	Basement Finished	Number Stories	1	Total Group Area	1,949
Base Floor Area	1,949	Number Units	2	Heating	Central
Air Conditioning	None	Exhaust System	No		
Comment	2 BSMT APTS				
Commercial Group #101 3					
Use Code	Basement Entire	Number Stories	1	Total Group Area	2,784
Base Floor Area	2,784	Heating	None	Air Conditioning	None
Exhaust System	No				



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	16,000
Grade	4	Year Built	1970	Condition	Normal

Sales - 5 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RENO L C	ALLEN & ASSOCIATES LLC	2013-10-18	\$360,000	Deed	14999/603
HAMILTON, ROBERT T	RENO,L C	2004-11-01	\$400,000	Contract	10809/930
SCAGLIONE, FRANK A	HAMILTON, ROBERT T	1995-12-20	\$240,000	Deed	7326/263
IOWA REALTY CO, INC	SCAGLIONE, FRANK A	1993-10-21	\$200,000	Deed	6881/586
IOWA REALTY CO, INC,	SCAGLIONE, FRANK A & TIMOTHY F	1990-11-26	\$200,000	Contract	6312/181

Appeals - 1 Record

Year	Type	Case #	Status	Appellant
2014	District Court	00047824	Tried	ALLEN & ASSOCIATES LLC

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
ALLEN & ASSOCIATES LLC	INGERSOLL AVENUE COOPERATIVE HOUSING ASSOCIATION	2014-12-03	2014-12-09	Quit Claim Deed	15406/83
RENO LC	ALLEN & ASSOCIATES LLC	2013-10-18	2013-10-21	Warranty Deed Corporate	14999/603
HAMILTON, DANA C	RENO LC	2013-10-14	2013-10-21	Warranty Deed	14999/601
HAMILTON, DANA C (Trustee) SAYRE, JAMES L (Trustee) HAMILTON FAMILY TRUST	RENO LC	2013-10-14	2013-10-21	Trustee Warranty Deed	14999/599

Permits - 6 Records

Year	Type	Permit Status	Application	Reason	Reason1
2019	Pickup	Complete	2014-01-31	Review Value	REVIEW PROPERTY
2018	Pickup	Pass/Partial	2014-01-31	Review Value	REVIEW PROPERTY
2017	Pickup	Pass/Partial	2014-01-31	Review Value	REVIEW PROPERTY
2016	Pickup	Pass	2014-01-31	Review Value	REVIEW PROPERTY
2015	Pickup	Pass/Partial	2014-01-31	Review Value	REVIEW PROPERTY
2014	Pickup	Partial	2014-01-31	Review Value	REVIEW PROPERTY

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Multi-Residential	Full	\$193,000	\$230,000	\$423,000

Yr	Type	Class	Kind	Land	Bldg	Total
2019	Board Action	Multi-Residential	Full	\$176,000	\$171,000	\$347,000
2019	Assessment Roll	Multi-Residential	Full	\$176,000	\$171,000	\$347,000
2017	Assessment Roll	Multi-Residential	Full	\$175,700	\$112,300	\$288,000
2015	Board Action	Multi-Residential	Full	\$146,000	\$114,000	\$260,000
2015	Assessment Roll	Multi-Residential	Full	\$146,000	\$114,000	\$260,000
2014	Court Decree	Commercial Multiple	Full	\$146,000	\$98,600	\$244,600
2014	Board Action	Commercial Multiple	Full	\$146,000	\$136,000	\$282,000
2014	Assessment Roll	Commercial Multiple	Full	\$146,000	\$136,000	\$282,000
2013	Assessment Roll	Commercial Multiple	Full	\$146,500	\$152,500	\$299,000
2011	Assessment Roll	Commercial Multiple	Full	\$146,500	\$152,500	\$299,000
2009	Board Action	Commercial Multiple	Full	\$146,500	\$152,500	\$299,000
2009	Assessment Roll	Commercial Multiple	Full	\$146,500	\$272,000	\$418,500
2007	Assessment Roll	Commercial Multiple	Full	\$146,500	\$272,000	\$418,500
2006	Assessment Roll	Commercial Multiple	Full	\$133,000	\$285,500	\$418,500
2005	Assessment Roll	Commercial Multiple	Full	\$133,000	\$247,000	\$380,000
2003	Assessment Roll	Commercial Multiple	Full	\$116,000	\$161,500	\$277,500
2001	Assessment Roll	Commercial Multiple	Full	\$109,200	\$149,000	\$258,200
1999	Assessment Roll	Commercial Multiple	Full	\$66,500	\$149,000	\$215,500
1995	Board Action	Commercial Multiple	Full	\$64,500	\$144,500	\$209,000
1995	Assessment Roll	Commercial Multiple	Full	\$64,500	\$144,500	\$209,000
1993	Assessment Roll	Commercial Multiple	Full	\$61,500	\$137,500	\$199,000
1991	Assessment Roll	Commercial Multiple	Full	\$58,970	\$132,030	\$191,000
1991	Was Prior Year	Commercial Multiple	Full	\$58,970	\$114,560	\$173,530

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

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

Purchase Order # **22001519**

Delivery must be made within doors of specified destination.

BILL TO

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

VENDOR

TORGERSON EXCAVATING
 1714 NE 61ST PL
 DES MOINES, IA 50313

SHIP TO

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

Vendor Phone Number		Vendor Fax Number		Requisition Number		Delivery Reference	
				22901809			
Date Ordered	Vendor Number	Date Required	Freight Method/Terms		Department/Location		
07/22/2021	30831		NET 30		Public Works		
Item#	Description/PartNo			QTY	UOM	Unit Price	Extended Price
1	repair of a sewer abatement at 3612 Ingersoll Avenue			1.0	EACH	\$9,000.00	\$9,000.00
	PW247462 - 521020						\$9,000.00
	REQUESTED BY JASON UNDERWOOD FOR REPAIR OF A SERVICE AT: 3612 INGERSOLL AVE DES MOINES, IA CONTACT PERSON: JASON UNDERWOOD CONTACT NUMBER: 515-237-1655 TORGERSON EXCAVATING 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

PO Total	\$9,000.00
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1714 NE 61st PL
Des Moines, IA 50313
515-270-4625

PO-22001519

Invoice

Invoice No.	Date
518165	12/27/21

Bill To
City of Des Moines
ATTN: Steve Johnson Jason Underwood

Job Address
3612 Ingersoll Ave Des Moines, IA

Terms
Due on receipt

Description	Quantity	Rate	Amount
Replaced sanitary sewer service from sinkhole to front of retaining wall to main. Contractor not responsible for retaining wall.	1	9,000.00	9,000.00

Please remit to above address.

Total \$9,000.00

An additional 4% will be added on to the total bill for credit/debit cards. All accounts are due and payable in full upon receipt. All accounts over 30 days are subject to finance charge of 1.5% monthly.



1714 NE 61st PL
Des Moines, IA 50313

Estimate

Date
06/24/21

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

Job Address
3612 Ingersoll Ave Des Moines, IA

Description	Quantity	Cost	Total
Replace sanitary sewer service from sinkhole to front of retaining wall to main. Contractor not responsible for retaining wall.	1	9,000.00	9,000.00
Thank you for the opportunity		Total	\$9,000.00

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.

Rhiner's Plumbing Co., Inc.
15201 Hickman Rd., Clive Iowa 50325

PROPOSAL

DATE: JUNE 28, 2021

TO: CITY OF DM
ATTN: JASON

PROJECT QUOTED: 3612 INGERSOLL AVE -DM

WE PROPOSE TO:

REPAIR SEWER

BID: \$10,246.00

THIS PRICE DOES NOT INCLUDE: ENGINEERING, BONDING ,SOILS COMPACTION TESTING, IMPORT/EXPORT OF SOILS, REMOVAL OR REPLACEMENT OF ASPHALT OR CONCRETE EXCEPT WHERE NOTED. NO ELECTRICAL. NO SEEDING/SODDING, EROSION CONTROL, UTILITIES CONNECTION AND NO SYSTEMS DEVELOPMENT FEES.

RHINER'S REQUIRES 50% DOWN AT THE START OF WORK AND REMAINING BALANCE ON COMPLETION OF WORK.

ALL **PRIVATE** UTILITIES ARE THE OWNER'S RESPONSIBILITY TO HAVE LOCATED.

THIS QUOTE VALID FOR 7 DAYS.

Sign and return one copy to initiate work.

Bid includes shoring jacks and trench boxes needed for the safety of the workmen. This is for our protection as well as yours.

PROPOSAL

SIGNED BY _____

DON SMITH

Superintendent Site Utilities Dept.

PH: (515) 987-1800, FAX: (515) 987-1546

Cell: (515) 729-3458

ACCEPTANCE

SIGNED BY: _____

DATE: _____

Home Phone: _____

Work Phone: _____

Cell Phone: _____



10540 Hickman Rd
 Suite D Clive Iowa, 50325
 Office 515-471-3333

City Of Des Moines

216 SE 5th St, Des Moines Iowa 50309

Work at; 3612 Ingersoll Ave.

Des Moines Iowa, 50312

Des Moines Excavating proposes to repair break in sewer line in the street.

- Pull Permit
- Cut street, demo and haul away old
- Camera line to locate break
- Dig down to sewer break and haul away dirt
- Replace bad section with sch 40 PVC
- Haul in manufactured sand to backfill
- We will sub-contract City Of Des Moines to pour back concrete
- Stand Inspection

Included; all listed in scope above to re-tap

Not Included; anything not listed in scope above

Cost of project	\$10,305.00
Tax	\$
Total	\$10,305.00

X _____

Date

X *Nate Swanson* 7/2/21 _____

Nate Swanson

Date



OFFICIAL NOTICE TO ABATE PUBLIC NUISANCE

RE: 3612 Ingersoll Ave.
Des Moines, IA 50312

VIA REGULAR AND CERTIFIED MAIL

TO: Ingersoll Avenue Cooperative Housing Association
Edwin Allen

Please be advised that the City of Des Moines' Department of Public Works has inspected your property locally known as **3612 Ingersoll Avenue.**, Des Moines, Iowa, and legally described as (**N 240F LT 27 OP SE ¼ SW ¼ SEC 6-78-24**). 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 Digital Signer: Jason Underwood
City of Des Moines email: junderwood@dmgo.org
City of Des Moines City of Des Moines Public Works Dept
Date: 2021-05-28 09:51 AM CDT





OFFICIAL NOTICE TO ABATE PUBLIC NUISANCE

RE: 3612 Ingersoll Ave.
Des Moines, IA 50312

VIA REGULAR AND CERTIFIED MAIL

TO: Ingersoll Avenue Cooperative Association
Edwin Allen

You have already received notice that an inspection by the Public Works Department of the City of Des Moines found that a nuisance exists in front of your property locally known as **3612 Ingersoll Avenue.**, Des Moines, Iowa, and legally described as **(N 240F LT 27 OP SE ¼ SW ¼ SEC 6-78-24)** by reason of a faulty sewer service which is creating a hazardous condition in the public roadway by possible undermining of 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."

We solicited for three estimates and received three. I have included copies for your review. The low bid is from Torgerson Excavating for the amount of \$9,000.00 This is an estimate and the costs are subject to change based upon the conditions of the repair.

Prior to proceeding, I wanted you to be aware of the competitive bid costs of the repairs. Unless we hear from you by July 19th, 2021, we will plan to award the project to Torgerson Excavating, with all costs to be assessed against your property. If you have any questions, please contact me at (515) 283-4968.

Dated this 13th day of July 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 =
jasonunderwood@dm.gov, o = US G, City of Des Moines
OU = Public Works Dept
Date: 2021.07.12.09:22:10 -0500

A handwritten signature in black ink, appearing to read "J Underwood".

Track Another Package +



Get the free Informed Delivery® feature to receive automated notifications on your packages

Learn More

Tracking Number: 70111150000153680469

Remove X

Status

Your item was delivered to an individual at the address at 2:44 pm on June 3, 2021 in DES MOINES, IA 50311.

✓ Delivered, Left with Individual

June 3, 2021 at 2:44 pm
DES MOINES, IA 50311

Get Updates v



- Text & Email Updates v
- Tracking History v
- Product Information v

See Less ^

Can't find what you're looking for?

7011 1150 0001 5368 0469

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OFFICIAL USE

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

4/1/21

Sent To Edwin Allen

*Street, Apt. No.,
or PO Box No.* 1721 Pleasant St

City, State, ZIP+4
DSM, IA 50314

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may **ONLY** be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

Tracking Number: 70111150000153680124

Remove X

Status

Your item has been delivered to the original sender at 10:30 am on August 9, 2021 in DES MOINES, IA 50309.

 **Delivered, To Original Sender**

August 9, 2021 at 10:30 am
DES MOINES, IA 50309

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Text & Email Updates



Tracking History



Product Information



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