



Roll Call Number

Agenda Item Number

29A

Date May 23, 2022

ABATEMENT OF PUBLIC NUISANCE AT 1917 WILLIAMS ST.

WHEREAS, the property located at 1917 Williams St., 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 public nuisance; and

WHEREAS, the Titleholder, Carrie Wheeler, 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 47 in SUNRISE PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1917 Williams St., 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,

Seconded by \_\_\_\_\_

FORM APPROVED:

[Handwritten signature of Kristine Stone]

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

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, SHEUMAKER, MANDELBAUM, VOSS, WESTERGAARD, and TOTAL. Includes MOTION CARRIED and APPROVED labels.

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



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

*JGA*

Case Number: <b>NUIS-2022-000038</b>	
<b>Notice of Violation</b>	Case Type: <b>Public Nuisance</b>
	Case Opened: <b>02/02/2022</b>
	Date of Notice: <b>03/14/2022</b>
	Date of Inspection: <b>02/02/2022</b>

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC  
 C/O GENPACT MERS MAILROOM  
 1901 E VORHEES ST STE C  
 DANVILLE IL 618344512

Address of Property: **1917 WILLIAMS ST, DES MOINES IA 50317**  
 Parcel Number: **792333129022**  
 Legal Description: **LOT 47 SUNRISE PARK**

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
60-191 - Vacation and Abatement	MAIN STRUCTURE THROUGHOUT  Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	03/11/2022
60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit	MAIN STRUCTURE THROUGHOUT  Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that does not conform to the approved building or fire code.	03/11/2022

60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	MAIN STRUCTURE THROUGHOUT	03/11/2022
	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.	
60-192(13) - Unsafe or dangerous structure	MAIN STRUCTURE THROUGHOUT	03/11/2022
	Repair or replace the building or structure that is in a condition that it presents either a substantial risk of fire, building collapse, or any other threat to life and safety, OR, demolish the structure.	
60-192(15) - Unsafe or dangerous structure	MAIN STRUCTURE THROUGHOUT	03/11/2022
	Repair or replace the unsafe or unlawful structure OR demolish the structure.	
60-192(2) - Dangerous Structure or Premise - Walking Surface	MAIN STRUCTURE THROUGHOUT	03/11/2022
	Repair or replace walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress.	

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.

\*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 STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR.

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\*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.

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

\*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.

\*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.

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\*REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED DRYWALL/PANELING/WALL COVERING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

\*UNABLE TO GAIN ACCESS INTO ALL AREAS OF THE STRUCTURE, IT IS POSSIBLE THAT MORE VIOLATIONS EXIST.

60-192(6) - Dangerous Structure or Premise  
- Unsafe

MAIN STRUCTURE THROUGHOUT

03/11/2022

Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining required permit, OR repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.

60-192(9) - Dangerous Structure or Premise  
- Unsanitary, Unfit for Habitation

MAIN STRUCTURE THROUGHOUT

03/11/2022

Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.

60-194 - Defacing and Removing Placard

Replace or restore defaced or removed placard.

03/11/2022

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,



Kevin Pyles  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 283-4122  
KEPyles@dmgov.org

29A



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

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<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 02/02/2022
	Date of Notice: 03/14/2022
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PREMIER HOME MORTGAGE LLC  
FLOY E PHILLIPS, REG. AGENT  
4150 WESTOWN PKWY #302  
WEST DES MOINES IA 50266

Address of Property: 1917 WILLIAMS ST, DES MOINES IA 50317  
Parcel Number: 792333129022  
Legal Description: LOT 47 SUNRISE PARK

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Thank you for your help,

Respectfully,



Kevin Pyles

Neighborhood Inspector

Neighborhood Services

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

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City of Des Moines  
400 Robert D. Ray Drive  
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Case Number: NUIS-2022-000038	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 02/02/2022
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CARRIE WHEELER  
1917 WILLIAMS ST  
DES MOINES IA 50317

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Parcel Number: 792333129022  
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Respectfully,



Kevin Pyles  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 283-4122  
KEPyles@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](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	1917 WILLIAMS ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50317	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	060/07980-000-000	<b>Geoparcels</b>	7923-33-129-022	<b>Status</b>	<a href="#">Active</a>
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM12/A	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northeast Des Moines	<b>Appraiser</b>	Victor Scaglione 515-286-3898		

### Map and Current Photos - 1 Record

**Click on parcel to get a new listing**

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

**Photo Processed on 2015-03-12 a**

### [Historical Photos](#)

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	WHEELER, CARRIE	1999-08-27	<a href="#">8307/376</a>

### Legal Description and Mailing Address

LOT 47 SUNRISE PARK	CARRIE WHEELER 1917 WILLIAMS ST DES MOINES, IA 50317-3442
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$20,900	\$81,200	\$102,100

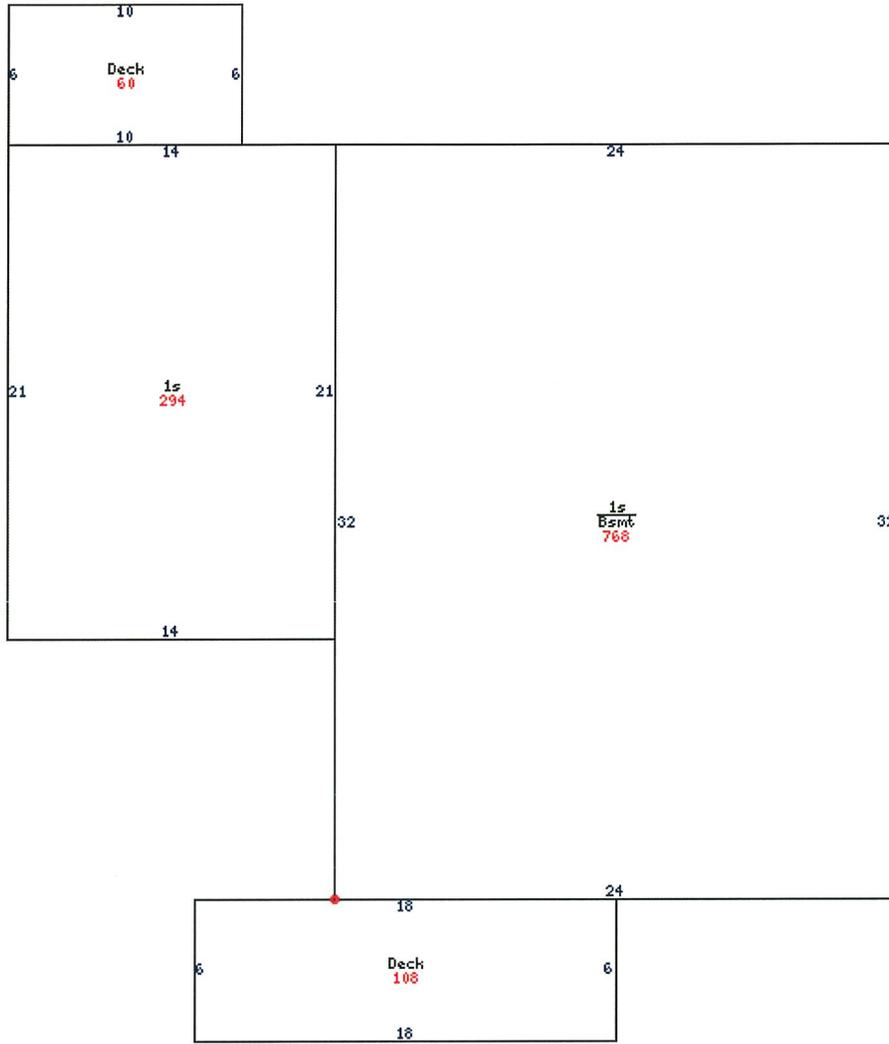
### [Market Adjusted Cost Report](#)

### Auditor Adjustments to Value

Category	Name	Information
<a href="#">2021 Homestead Credit</a>	WHEELER, CARRIE	Application <a href="#">#73565</a>

### Zoning - 1 Record

Zoning	Description		SF	Assessor Zoning	
N3A	N3a Neighborhood District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
<b>Land</b>					
<b>Square Feet</b>	6,300	<b>Acres</b>	0.145	<b>Frontage</b>	50.0
<b>Depth</b>	126.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story	<b>Building Style</b>	Bungalow
<b>Year Built</b>	1929	<b>Number Families</b>	1	<b>Grade</b>	5+05
<b>Condition</b>	Above Normal	<b>Total Square Foot Living Area</b>	1062	<b>Main Living Area</b>	1062
<b>Basement Area</b>	768	<b>Deck Area</b>	168	<b>Foundation</b>	Concrete Block
<b>Exterior Wall Type</b>	Hardboard	<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle
<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	100	<b>Number Bathrooms</b>	1
<b>Bedrooms</b>	3	<b>Rooms</b>	6		



**Detached Structures - 1 Record**

**Detached Structure #101**

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	30	Measure 2	24	Story Height	1
Grade	4	Year Built	1984	Condition	Normal

**Sales - 3 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
FAZIO DEV CORP INC	WHEELER, CARRIE	<a href="#">1999-08-25</a>	\$62,900	Deed	<a href="#">8307/376</a>
FINNEY, JANETTE	FAZIO DEVELOPMENT CORP., INC.	<a href="#">1999-04-23</a>	\$61,200	Deed	<a href="#">8198/528</a>
GREAT PLAINS COMPANY	FINNEY, JANET	<a href="#">1997-06-20</a>	\$49,900	Contract	<a href="#">7663/313</a>

**Permits - 5 Records**

Year	Type	Permit Status	Application	Reason	Reason1
2001	Pickup	Complete	2000-11-16	Addition	AIR CONDITIONING
1996	Permit	No Add	1995-06-12	Addition	FENCE (Cost \$500)

Year	Type	Permit Status	Application	Reason	Reason1
1996	Permit	Cancel	1995-06-12	Construction	GARAGE (384 sf) (Cost \$5,713)
1989	Permit	Complete	1987-10-16		Interior Alterations
1988	Permit	Partial	1987-10-16		Interior Alterations

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$20,900	\$81,200	\$102,100
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$18,700	\$73,500	\$92,200
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$17,200	\$69,800	\$87,000
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$16,400	\$67,900	\$84,300
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$15,600	\$66,000	\$81,600
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$15,500	\$66,400	\$81,900
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$16,600	\$71,500	\$88,100
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$16,100	\$69,300	\$85,400
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$15,100	\$62,800	\$77,900
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$13,730	\$57,330	\$71,060
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$11,540	\$45,870	\$57,410
1999	Assessment Roll	Residential	Full	\$6,420	\$40,060	\$46,480
1998	Assessment Roll	Residential	Full	\$5,660	\$35,330	\$40,990
			Adj	\$5,660	\$31,240	\$36,900
1997	Assessment Roll	Residential	Full	\$5,660	\$35,330	\$40,990
			Adj	\$5,660	\$28,930	\$34,590
1995	Assessment Roll	Residential	Full	\$5,360	\$33,470	\$38,830
			Adj	\$5,360	\$27,070	\$32,430
1993	Assessment Roll	Residential	Full	\$4,740	\$25,770	\$30,510
			Adj	\$4,740	\$19,370	\$24,110
1991	Assessment Roll	Residential	Full	\$4,390	\$23,860	\$28,250
			Adj	\$4,390	\$17,460	\$21,850
1989	Assessment Roll	Residential	Full	\$4,390	\$21,060	\$25,450
			Adj	\$4,390	\$14,660	\$19,050

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