



Roll Call Number

Agenda Item Number

29C

Date May 23, 2022

ABATEMENT OF PUBLIC NUISANCE AT 1209 BUNDY ST.

WHEREAS, the property located at 1209 Bundy 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, Hazel M. Willers, 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 One Hundred thirty-six (136) in DAVID MCKEE PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1209 Bundy 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,

Second by _____

FORM APPROVED:

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
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

29C



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

Case Number: NUIS-2022-000065	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 03/04/2022
	Date of Notice: 03/14/2022
	Date of Inspection: 03/04/2022

HAZEL M WILLERS - DECEASED
1209 BUNDY ST
DES MOINES IA 50315

Address of Property: 1209 BUNDY ST, DES MOINES IA 50315
Parcel Number: 782433107014
Legal Description: LOT 136 DAVID MC KEE 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
60-191 - Vacation and Abatement	MAIN STRUCTURE Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	04/20/2022
60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	MAIN STRUCTURE Vacate and secure the structure or premises, OR, demolish the structure after obtaining the 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. GAS IS TURNED OFF, ELECTRICAL OFF, UTILITIES, DAMAGED WHEELCHAIR RAMP, DAMAGED WINDOWS, FOUNDATION	04/20/2022

60-192(12) - Dangerous Structure or Premise - Abandoned	MAIN STRUCTURE	04/20/2022
	Demolish the abandoned structure or premises, OR, repair, replace, or renovate the abandoned building or structure to a state such that it is no longer a nuisance or hazard to the public.	
60-192(13) - Unsafe or dangerous structure	MAIN STRUCTURE	04/20/2022
	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.	
	DRIVEWAY, SIDING, WHEELCHAIR RAMP, FOUNDATION, ELECTRICAL, MECHANICALS, PLUMBING	
60-192(15) - Unsafe or dangerous structure	MAIN STRUCTURE	04/20/2022
	Repair or replace the unsafe or unlawful structure OR demolish the structure.	
	ELECTRICAL, MECHANICALS, PLUMBING	

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.

DAMAGED FENCE, FOUNDATION, SIDING, CHIMNEY, ELECTRICAL, MECHANICAL AND PLUMBING, ROOFING

*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.

*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 STRUCTURE. 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.

*ALL ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH OBTAINING AND FINALIZING NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.

60-192(6) - Dangerous Structure or Premise - Unsafe	MAIN STRUCTURE	04/20/2022
	Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining the 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(7) - Dangerous Structure or Premise - Attractive Nuisance, Harbor for Vagrants	MAIN STRUCTURE	04/20/2022
	Vacate and secure the structure, OR, repair or replace the building or structure that is neglected, damaged, dilapidated, unsecured, or abandoned so as to become an attractive nuisance to children, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.	
	WHEELCHAIR RAMP, DRIVEWAY, SIDING	
60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation	MAIN STRUCTURE	04/20/2022
	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	MAIN STRUCTURE	04/20/2022
	Replace or restore defaced or removed placard.	

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,



Keith Brincks
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4246
kmbrincks@dmgov.org



292

05-02-2022 10:27 AM



05-07-2022 10:27 AM



05-02-2022 10:28 AM



292

05-02-2022 10:28 AM

290

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	1209 BUNDY ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	120/01029-000-000	Geoparcels	7824-33-107-014	Status	Active
School	Des Moines	Nbhd/Pocket	DM43/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Andrew Rand 515-286-3368		

Map and Current Photos - 1 Record

<p>Click on parcel to get a new listing</p> <p style="text-align: center;">BUNDY ST</p> <p>Bigger Map Polk County GIS Google Map Pictometry</p>	<p>Photo Processed on 2016-07-07 a</p>
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[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	WILLERS, HAZEL M	1946-12-18	2049/494

Legal Description and Mailing Address

LOT 136 DAVID MC KEE PLACE	HAZEL M WILLERS 1209 BUNDY ST DES MOINES, IA 50315-6120
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Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$20,200	\$49,800	\$70,000

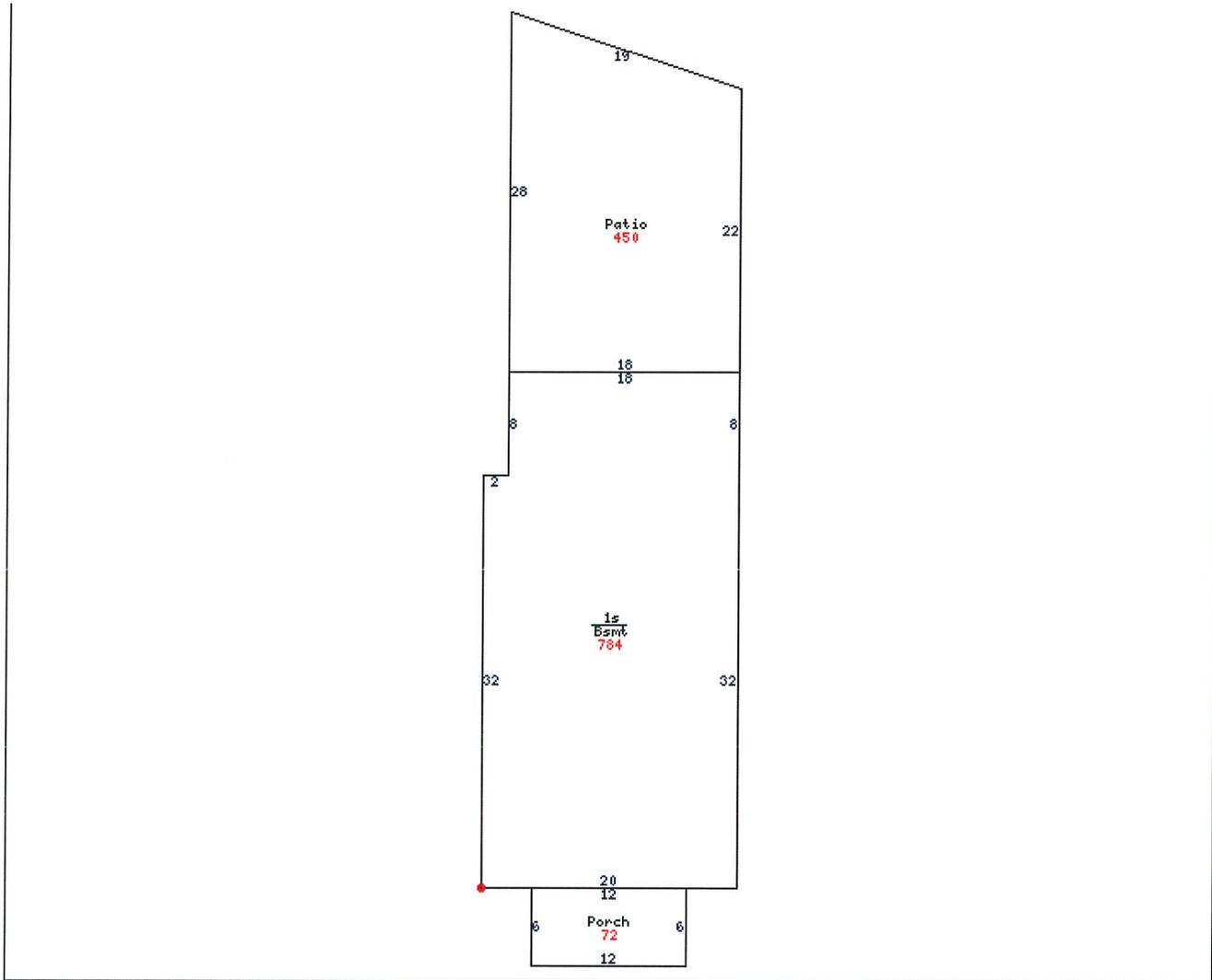
[Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2021 Homestead Credit	WILLERS, HAZEL M	Application #29303

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	6,800	Acres	0.156	Frontage	50.0	
Depth	136.0	Topography	Normal	Shape	Rectangle	
Vacancy	No	Unbuildable	No			
Residences - 1 Record						
Residence #1						
Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow	
Year Built	1924	Number Families	1	Grade	5+05	
Condition	Below Normal	Total Square Foot Living Area	784	Main Living Area	784	
Basement Area	784	Open Porch Area	72	Patio Area	450	
Foundation	Poured Concrete	Exterior Wall Type	Metal Siding	Roof Type	Gable	
Roof Material	Asphalt Shingle	Number Fireplaces	1	Heating	Gas Forced Air	
Air Conditioning	0	Number Bathrooms	1	Bedrooms	1	
Rooms	3					



Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$20,200	\$49,800	\$70,000
2019	Assessment Roll	Residential	Full	\$17,400	\$42,600	\$60,000
2017	Assessment Roll	Residential	Full	\$15,500	\$38,400	\$53,900
2015	Assessment Roll	Residential	Full	\$14,700	\$36,400	\$51,100
2013	Assessment Roll	Residential	Full	\$14,800	\$37,100	\$51,900
2011	Assessment Roll	Residential	Full	\$14,800	\$37,500	\$52,300
2009	Assessment Roll	Residential	Full	\$15,900	\$41,800	\$57,700
2007	Assessment Roll	Residential	Full	\$15,600	\$49,800	\$65,400
2005	Assessment Roll	Residential	Full	\$11,600	\$44,100	\$55,700
2003	Assessment Roll	Residential	Full	\$10,390	\$40,110	\$50,500
2001	Board Action	Residential	Full	\$8,630	\$33,210	\$41,840
2001	Assessment Roll	Residential	Full	\$8,630	\$33,210	\$41,840
1999	Assessment Roll	Residential	Full	\$5,160	\$24,060	\$29,220
1997	Assessment Roll	Residential	Full	\$4,790	\$22,340	\$27,130
1995	Assessment Roll	Residential	Full	\$4,230	\$19,710	\$23,940
1993	Assessment Roll	Residential	Full	\$3,650	\$16,990	\$20,640
1991	Board Action	Residential	Full	\$3,650	\$16,350	\$20,000
1991	Assessment Roll	Residential	Full	\$3,650	\$19,180	\$22,830

Yr	Type	Class	Kind	Land	Bldg	Total
1991	Was Prior Year	Residential	Full	\$3,650	\$14,630	\$18,280

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