



**Roll Call Number**

**Agenda Item Number**

43 C

**Date** June 27, 2022

**ABATEMENT OF PUBLIC NUISANCES AT 3005 CENTER STREET**

WHEREAS, the property located at 3005 Center Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Tracy Quick, was notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has failed to abate the nuisances.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure and garage structure on the real estate legally described as Lot 38 in FLORAL HILL, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3005 Center Street, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

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

FORM APPROVED:

Judy K. Parks-Kruse  
Judy K. Parks-Kruse, Assistant City Attorney

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

MOTION CARRIED

APPROVED

Mavor

**CERTIFICATE**

I, Laura Baumgartner, acting 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

430



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

Case Number: NUIS-2022-000046	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 02/11/2022
	Date of Notice: 04/12/2022
Date of Inspection: 02/10/2022	

TRACY QUICK  
3511 E 43RD CT  
DES MOINES IA 50317

Address of Property: 3005 CENTER ST, DES MOINES IA 50312  
Parcel Number: 782406279012  
Legal Description: LOT 38 FLORAL HILL

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 THROUGH OUT Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	05/25/2022
60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit	MAIN STRUCTURE THROUGH OUT 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.	05/25/2022

60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	<p>MAIN STRUCTURE THROUGH OUT  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.  *ALL ELECTRICAL, MECHANICAL, PLUMBING AND STUCTURAL COMPONENTS THROUGHOUT THE STRUCTRETHAT ARE IN NEED OF REPLACEMENT OR REPAIR ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.</p>	05/25/2022
60-192(12) - Dangerous Structure or Premise - Abandoned	<p>MAIN STRUCTURE THROUGH OUT  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.</p>	05/25/2022
60-192(14) - Unsafe or dangerous structure	<p>MAIN STRUCTURE THROUGH OUT  Repair or replace the unsafe equipment OR demolish the structure.</p>	05/25/2022
60-192(15) - Unsafe or dangerous structure	<p>MAIN STRUCTURE THROUGH OUT  Repair or replace the unsafe or unlawful structure OR demolish the structure.</p>	05/25/2022
60-192(2) - Dangerous Structure or Premise - Walking Surface	<p>MAIN STRUCTURE THROUGH OUT  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.</p>	05/25/2022

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

MAIN STRUCTURE THROUGH OUT  
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.  
\*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.

05/25/2022

60-192(4) - Dangerous Structure or Premise  
- Insufficient Strength or Stability

MAIN STRUCTURE THROUGH OUT  
Repair or replace any portion of a building, or any member, appurtenance, or ornamentation on the exterior of the structure that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.

05/25/2022

60-192(5) - Dangerous Structure or Premise  
- Dilapidated or Deteriorated

MAIN STRUCTURE THROUGH OUT  
Repair or replace the building or structure, or part of a structure which is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

05/25/2022

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

GARAGE THROUGH OUT  
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.  
\*UNABLE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS.

05/25/2022

60-192(7) - Dangerous Structure or Premise - Attractive Nuisance, Harbor for Vagrants	MAIN STRUCTURE THROUGH OUT 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.	05/25/2022
60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation	MAIN STRUCTURE THROUGH OUT 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.	05/25/2022
60-194 - Defacing and Removing Placard	Replace or restore defaced or removed placard.	05/25/2022

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,



Charles McClaran  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 283-4143  
CWMcClaran@dmgov.org

# Polk County Assessor

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

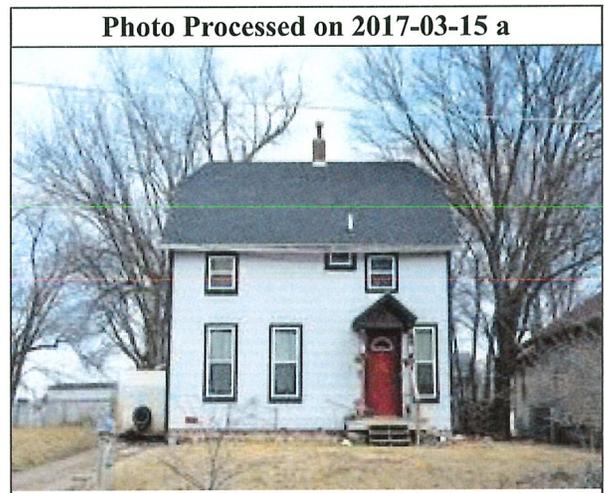
(515) 286-3014 Fax (515) 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	3005 CENTER ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50312	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	090/02025-000-000	<b>Geoparcels</b>	7824-06-279-012	<b>Status</b>	<a href="#">Active</a>
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM49/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	Brett Tierney 515-286-3019		

### 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 - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	QUICK, TRACY	2014-09-05	<a href="#">15314/157</a>

### Legal Description and Mailing Address

LOT 38 FLORAL HILL	TRACY QUICK 3511 E 43RD CT DES MOINES, IA 50317-4064
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$33,700	\$54,700	\$88,400

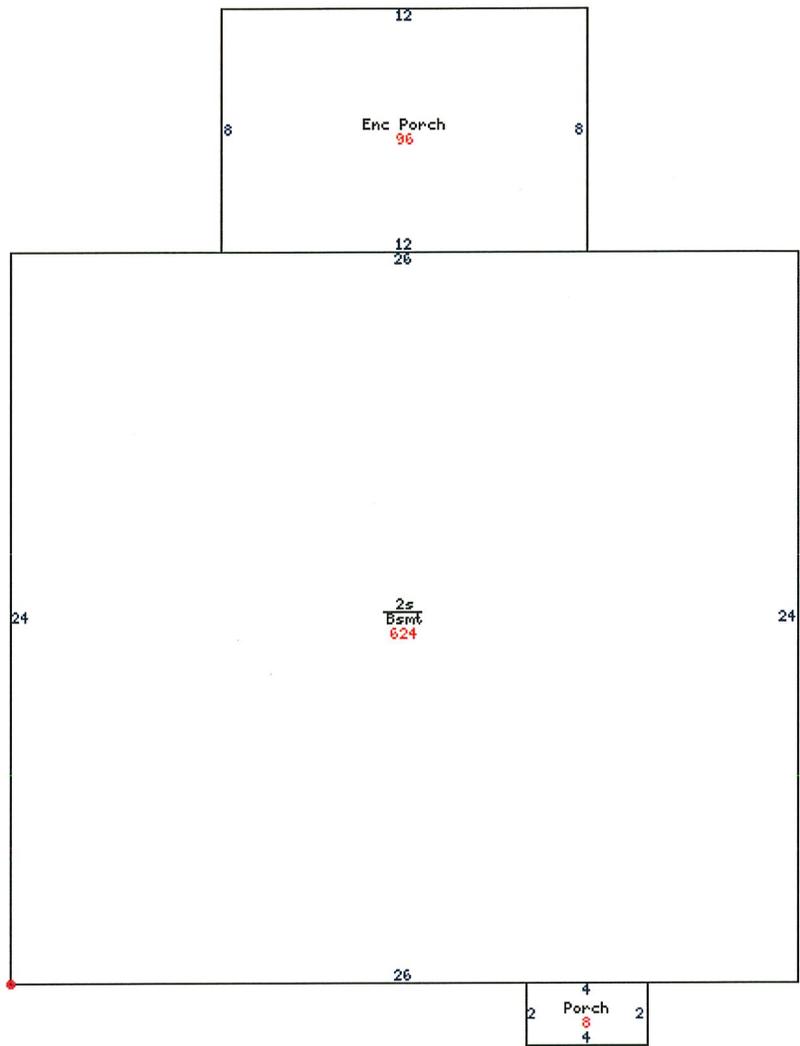
### [Market Adjusted Cost Report](#)

### Auditor Adjustments to Value

Category	Name	Information
<a href="#">2021 Homestead Credit</a>	QUICK, TRACY	Application <a href="#">#330794</a>

### Zoning - 1 Record

<b>Zoning</b>	<b>Description</b>			<b>SF</b>	<b>Assessor Zoning</b>
N5	N5 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>	6,600	<b>Acres</b>	0.152	<b>Frontage</b>	50.0
<b>Depth</b>	132.0	<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>	2 Stories	<b>Building Style</b>	Early 20s
<b>Year Built</b>	1895	<b>Number Families</b>	1	<b>Grade</b>	4+05
<b>Condition</b>	Poor	<b>Total Square Foot Living Area</b>	1248	<b>Main Living Area</b>	624
<b>Upper Living Area</b>	624	<b>Basement Area</b>	624	<b>Open Porch Area</b>	8
<b>Enclosed Porch Area</b>	96	<b>Foundation</b>	Brick	<b>Exterior Wall Type</b>	Asbestos
<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>	4
<b>Rooms</b>	7				



**Detached Structures - 1 Record**

**Detached Structure #101**

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	12	Measure 2	20	Story Height	1
Grade	4	Year Built	1970	Condition	Very Poor

**Sales - 3 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SUMMERS, JAY R	QUICK, TRACY	<a href="#">2014-09-03</a>	\$75,000	Deed	<a href="#">15314/157</a>
THE BANK OF NEW YORK MELLON TRUST COMPANY, NA	SUMMERS, JAY R.	<a href="#">2012-03-26</a>	\$26,500	Deed	<a href="#">14217/220</a>
UNKNOWN	BASSMAN, RON	<a href="#">1988-11-15</a>	\$25,000	Contract	<a href="#">5994/317</a>

**Recent Ownership Transfers**

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
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Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
<p>SUMMERS, JAY R</p> <hr/> <p>SUMMERS, JULIE</p>	<p>QUICK, TRACY</p>	<p>2014-09-03</p>	<p>2014-09-05</p>	<p>Warranty Deed</p>	<p><a href="#">15314/157</a></p>
<p>THE BANK OF NEW YORK MELLON TRUST COMPANY, NA (Trustee)</p> <hr/> <p>Formerly Known As THE BANK OF NEW YORK TRUST COMPANY, NA (Trustee)</p> <hr/> <p>Formerly Known As JP MORGAN CHASE BANK NA (Trustee)</p>	<p>SUMMERS, JAY R</p>	<p>2012-03-26</p>	<p>2012-04-02</p>	<p>Special Warranty Deed</p>	<p><a href="#">14217/220</a></p>
<p>THE BANK OF NEW YORK MELLON TRUST COMPANY, NA (Trustee)</p> <hr/> <p>Formerly Known As THE BANK OF NEW YORK TRUST COMPANY, NA (Trustee)</p> <hr/> <p>Formerly Known As JP MORGAN CHASE BANK NA (Trustee)</p>	<p>THE BANK OF NEW YORK MELLON TRUST COMPANY, NA (Trustee)</p> <hr/> <p>Formerly Known As THE BANK OF NEW YORK TRUST COMPANY, NA (Trustee)</p> <hr/> <p>Formerly Known As JP MORGAN CHASE BANK NA (Trustee)</p>	<p>2012-03-20</p>	<p>2012-04-02</p>	<p>Quit Claim Deed</p>	<p><a href="#">14217/218</a></p>

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MCCARTHY, BILL (Sheriff) BASSMAN, RONALD I (Defendant) Also Known As BASSMAN, RONALD L (Defendant) BASSMAN, SUSAN HINDS (Defendant)	THE BANK OF NEW YORK MELLON TRUST COMPANY, NA (Trustee) JP MORGAN CHASE BANK NA Formerly Known As THE BANK OF NEW YORK TRUST COMPANY, NA	2012-01-03	2012-02-29	Sheriffs Deed	<a href="#">14176/920</a>

**Permits - 7 Records**

Year	Type	Permit Status	Application	Reason	Reason1
2016	Permit	Cancel	2012-10-26	Alterations	GARAGE (240 sf)
2015	Permit	No Add	2012-10-26	Addition	DECK (32 sf)
2015	Permit	Pass	2012-10-26	Alterations	GARAGE (240 sf)
2014	Permit	Pass	2012-10-26	Addition	DECK (32 sf)
2014	Permit	Pass	2012-10-26	Alterations	GARAGE (240 sf)
2013	Permit	Pass	2012-10-26	Alterations	GARAGE (240 sf)
2013	Permit	Pass	2012-10-26	Addition	DECK (32 sf)

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$33,700	\$54,700	\$88,400
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$30,200	\$48,900	\$79,100
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$27,000	\$42,300	\$69,300
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$24,200	\$36,300	\$60,500
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$23,200	\$66,400	\$89,600
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$23,200	\$71,400	\$94,600
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$24,400	\$77,900	\$102,300
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$24,100	\$76,900	\$101,000
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$16,300	\$63,700	\$80,000
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$14,060	\$55,800	\$69,860
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$11,360	\$45,510	\$56,870
1999	Assessment Roll	Residential	Full	\$11,270	\$42,400	\$53,670
1997	Assessment Roll	Residential	Full	\$9,540	\$35,900	\$45,440
1995	Assessment Roll	Residential	Full	\$8,200	\$30,850	\$39,050
1993	Assessment Roll	Residential	Full	\$7,250	\$27,260	\$34,510
1991	Assessment Roll	Residential	Full	\$6,900	\$25,960	\$32,860

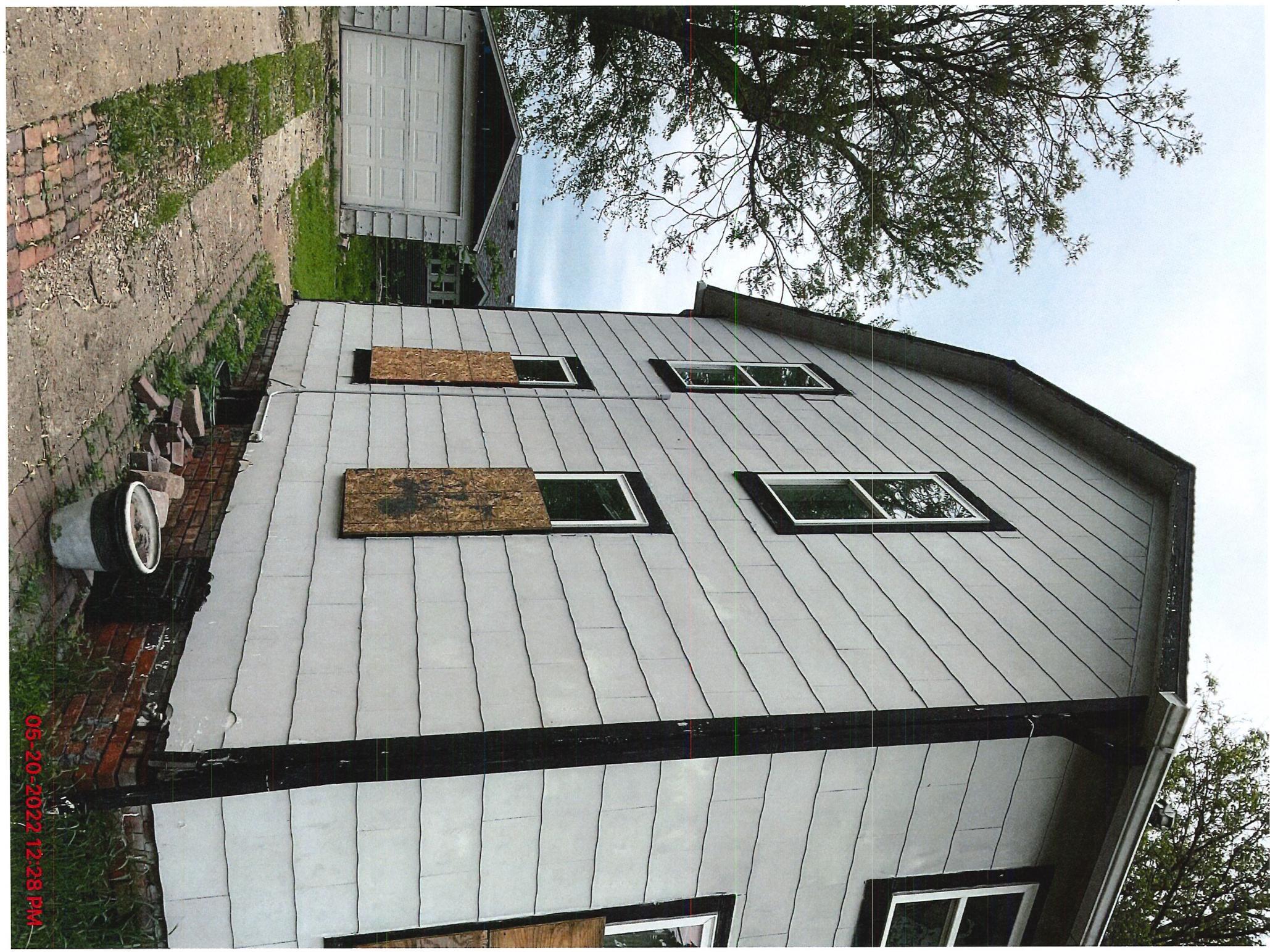
<b>Yr</b>	<b>Type</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>Total</b>
1991	Was Prior Year	Residential	Full	\$6,900	\$22,060	\$28,960

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