



Roll Call Number

Agenda Item Number

61E

Date September 12, 2022

ABATEMENT OF PUBLIC NUISANCE AT 1807 YORK ST.

WHEREAS, the property located at 1807 York 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 a public nuisance; and

WHEREAS, the Titleholder, Pamela J. Cody, Lien Holder, United Services of Des Moines, Inc., and Mortgage Holder, Wells Fargo Bank, NA, were 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 182 in UNION ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1807 York 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				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

CERTIFICATE

I, LAURA BAUMGARTNER, 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

611



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

Case Number: NUIS-2022-000016	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 01/19/2022
	Date of Notice: 01/25/2022
	Date of Inspection: 12/01/2021

PAMELA J CODY
1807 YORK ST
DES MOINES IA 50316

Address of Property: 1807 YORK ST, DES MOINES IA 50316
Parcel Number: 792435278006
Legal Description:

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.	03/08/2022
60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	MAIN STRUCTURE THROUGHOUT 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.	03/08/2022

60-192(12) - Dangerous Structure or Premise - Abandoned	MAIN STRUCTURE THROUGHOUT	03/08/2022
	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 THROUGHOUT	03/08/2022
	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	03/08/2022
	Repair or replace the unsafe or unlawful structure OR demolish the structure.	

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.

*SEVERE SMOKE AND FIRE DAMAGE. REPLACE ALL THAT IS DAMAGED. BUILDING PERMIT REQUIRED.

*GAS SERVICE HAS BEEN SHUT OFF NEED LICENSED MECHANICAL CONTRACTOR TO VERIFY SAFETY OF MECHANICAL SYSTEMS AND CORRECT ANY VIOLATIONS PRIOR TO SERVICE BEING RESTORED. PERMIT REQUIRED.

*CLEAN SMOKE DAMAGE FROM WALLS AND THEN PAINT TO MATCH.

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

MAIN STRUCTURE THROUGHOUT

03/08/2022

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 or 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.

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

MAIN STRUCTURE THROUGHOUT

03/08/2022

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(7) - Dangerous Structure or Premise - Attractive Nuisance, Harbor for Vagrants	MAIN STRUCTURE THROUGHOUT	03/08/2022
	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.	
60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation	MAIN STRUCTURE THROUGHOUT	03/08/2022
	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.	03/08/2022

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.

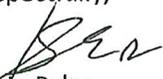
If you no longer own this property, please let us know.

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

617



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

Case Number: NUIS-2022-000016	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 01/19/2022
	Date of Notice: 02/07/2022
Date of Inspection: 12/01/2021	

UNITED SERVICES OF DES MOINES INC
C/O KENT MCMILLEN
3150 SE GATEWAY DR STE A
GRIMES IA 50111

Address of Property: 1807 YORK ST, DES MOINES IA 50316
Parcel Number: 792435278006
Legal Description:

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400 Robert D. Ray Drive
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Case Number: NUIS-2022-000016	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 01/19/2022
	Date of Notice: 02/07/2022
Date of Inspection: 12/01/2021	

WELLS FARGO BANK NA
CORPORATION SERVICE CO
505 5TH AVE STE 729
DES MOINES IA 50309

Address of Property: 1807 YORK ST, DES MOINES IA 50316
Parcel Number: 792435278006
Legal Description:

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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

617

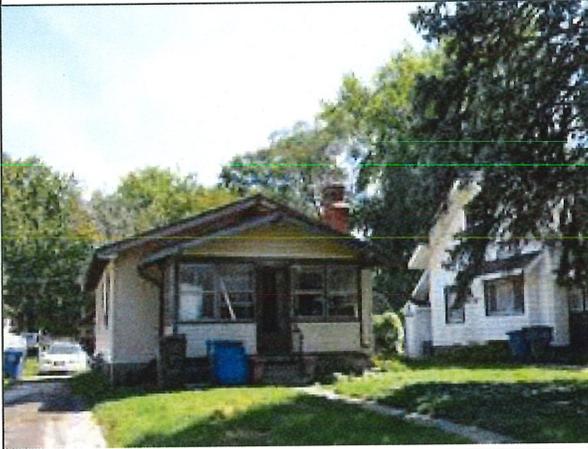
Polk County Assessor

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

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

Location					
Address	1807 YORK ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	110/05518-000-000	Geoparcel	7924-35-278-006	Status	Active
School	Des Moines	Nbhd/Pocket	DM89/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Joseph Peterson 515-286-3011		

Map and Current Photos - 1 Record

<p>Click on parcel to get a new listing</p> <table border="1"> <tr> <td>1818</td> <td>1817</td> <td>1816</td> </tr> <tr> <td>1814</td> <td>1815</td> <td>1812</td> </tr> <tr> <td>1812</td> <td>1811</td> <td>1808</td> </tr> <tr> <td>1810</td> <td style="background-color: yellow;">1807</td> <td>1804</td> </tr> <tr> <td>1802</td> <td>1801</td> <td>1800</td> </tr> <tr> <td>1728</td> <td>1725</td> <td>1724</td> </tr> <tr> <td>1720</td> <td>1723</td> <td>1722</td> </tr> </table> <p style="text-align: center;">YORK ST</p> <p>Bigger Map Polk County GIS Google Map Pictometry</p>	1818	1817	1816	1814	1815	1812	1812	1811	1808	1810	1807	1804	1802	1801	1800	1728	1725	1724	1720	1723	1722	<p>Photo Processed on 2017-09-19 a</p> 
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1810	1807	1804																				
1802	1801	1800																				
1728	1725	1724																				
1720	1723	1722																				

[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CODY, PAMELA J	1988-03-25	5835/73

Legal Description and Mailing Address

LOT 182 UNION ADDITION	PAMELA J CODY 1807 YORK ST DES MOINES, IA 50316-2047
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Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$25,600	\$66,000	\$91,600

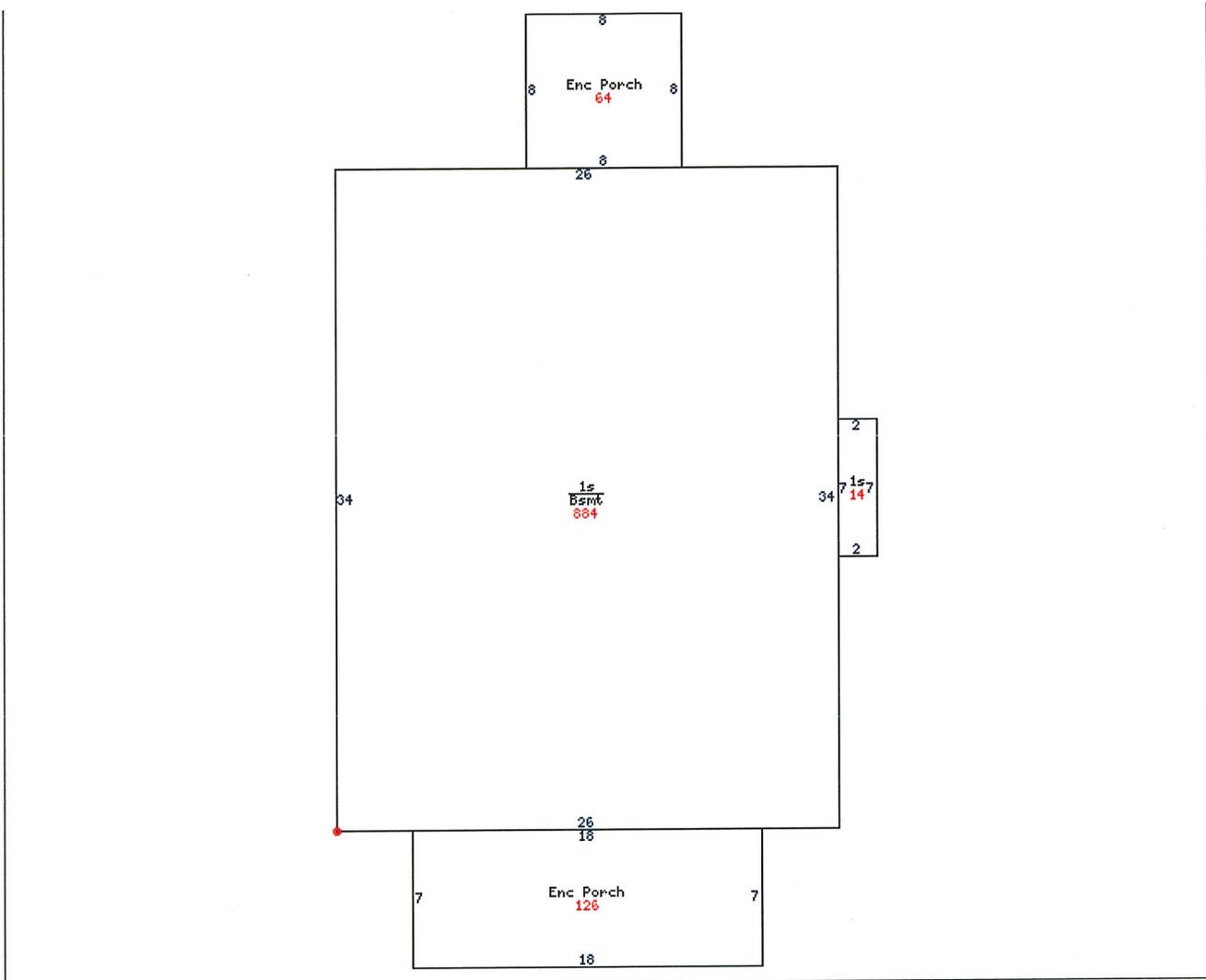
[Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2021 Homestead Credit	CODY, PAMELA J	Application #18071

Zoning - 1 Record

Zoning	Description			SF	Assessor Zoning
N5	N5 Neighborhood District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	7,400	Acres	0.170	Frontage	50.0
Depth	148.0	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	1918	Number Families	1	Grade	5+10
Condition	Normal	Total Square Foot Living Area	898	Main Living Area	898
Basement Area	884	Enclosed Porch Area	190	Foundation	Brick
Exterior Wall Type	Vinyl Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Number Fireplaces	1	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	1	Bedrooms	2	Rooms	4



Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SEDDON, THOMAS L.	CODY, ELVIN R.	1987-05-21	\$27,900	Deed	5724/385

Permits - 2 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	To Work	2022-02-14	Fix Damage	FIRE
2005	Permit	Complete	2004-07-09	Remove	GARAGE

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$25,600	\$66,000	\$91,600
2019	Assessment Roll	Residential	Full	\$22,600	\$57,600	\$80,200
2017	Assessment Roll	Residential	Full	\$19,400	\$50,600	\$70,000
2015	Assessment Roll	Residential	Full	\$18,300	\$47,800	\$66,100
2013	Assessment Roll	Residential	Full	\$16,400	\$43,400	\$59,800
2011	Assessment Roll	Residential	Full	\$16,400	\$43,200	\$59,600
2009	Assessment Roll	Residential	Full	\$18,400	\$47,500	\$65,900
2007	Assessment Roll	Residential	Full	\$18,100	\$46,600	\$64,700

Yr	Type	Class	Kind	Land	Bldg	Total
2005	Assessment Roll	Residential	Full	\$15,100	\$42,800	\$57,900
2003	Assessment Roll	Residential	Full	\$13,070	\$41,500	\$54,570
2001	Assessment Roll	Residential	Full	\$12,210	\$33,660	\$45,870
1999	Assessment Roll	Residential	Full	\$9,670	\$35,200	\$44,870
1997	Assessment Roll	Residential	Full	\$8,880	\$32,320	\$41,200
1995	Assessment Roll	Residential	Full	\$7,910	\$28,800	\$36,710
1993	Assessment Roll	Residential	Full	\$7,060	\$25,710	\$32,770
1991	Assessment Roll	Residential	Full	\$7,060	\$22,200	\$29,260
1991	Was Prior Year	Residential	Full	\$7,060	\$28,360	\$35,420

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Des Moines

08-18-2022 11:04 AM

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Des Moines

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