



Roll Call Number

Agenda Item Number

61 J

Date September 12, 2022

ABATEMENT OF PUBLIC NUISANCE AT 2335 SE 8TH ST.

WHEREAS, the property located at 2335 SE 8th 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 Titleholders, Timothy J. Harmon and Renee L. Harmon, and Mortgage Holders, Select Portfolio Servicing, Inc. and US Bank NA, were notified more than thirty days ago to repair or demolish the main structure and as of this date have 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 The North Seventy-five feet (N 75 feet) of the West One Hundred Seventy-five feet (S 175 feet) of South Two Hundred feet (S 200 feet) and North Twenty-five feet (N 25 feet) of South One Hundred Twenty-five feet (S 125 feet) of West One Hundred feet (W 100 feet) of Lot Fifteen (15) in TALLMADGES SUBDIVISION of South One-half (S 1/2) of Northeast Quarter (NE 1/4) of Section 15, Township 78 North, Range 24 West of the 5th P.M., now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2335 SE 8th 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

Mayor

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.

City Clerk

615



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

Case Number: NUIS-2022-000129	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 06/06/2022
	Date of Notice: 06/06/2022
Date of Inspection: 06/03/2022	

RENEE L HARMON
172 NE 80TH ST
PLEASANT HILL IA 50327

Address of Property: 2335 SE 8TH ST, DES MOINES IA 50315
Parcel Number: 782415276013
Legal Description: N 100F S 200F W 100F & N 75F E 75F W 175F S 200F LOT 15 TALLMADGES SUB-DIV

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
135-2 C - Outbuilding and Detached Garage	Remove the outbuilding and/or detached garage should the primary structure be removed.	07/20/2022
60-191 - Vacation and Abatement	Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	07/20/2022

60-192(10) - Dangerous Structure or
Premise - Lack of Sufficient Construction

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.

07/20/2022

Throughout main structure.

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. OBTAIN FINAL ON ELECTRICAL PERMIT.

60-192(2) - Dangerous Structure or Premise
- Walking Surface

Throughout main structure

07/20/2022

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 AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.

REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE

OBTAIN FINAL ON PERMIT AND REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

UNSAFE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS.

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

Throughout main structure

07/20/2022

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 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.

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.

FOUNDATION NEEDS ENGINEERS REPORT. REPAIR PER ENGINEER'S REPORT. BUILDING PERMIT MAY BE REQUIRED.

60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation	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.	07/20/2022
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60-194 - Defacing and Removing Placard	Replace or restore defaced or removed placard.	07/20/2022
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60-195 - Emergency Measures to Vacate	Immediately vacate the building or structure.	07/20/2022
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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.

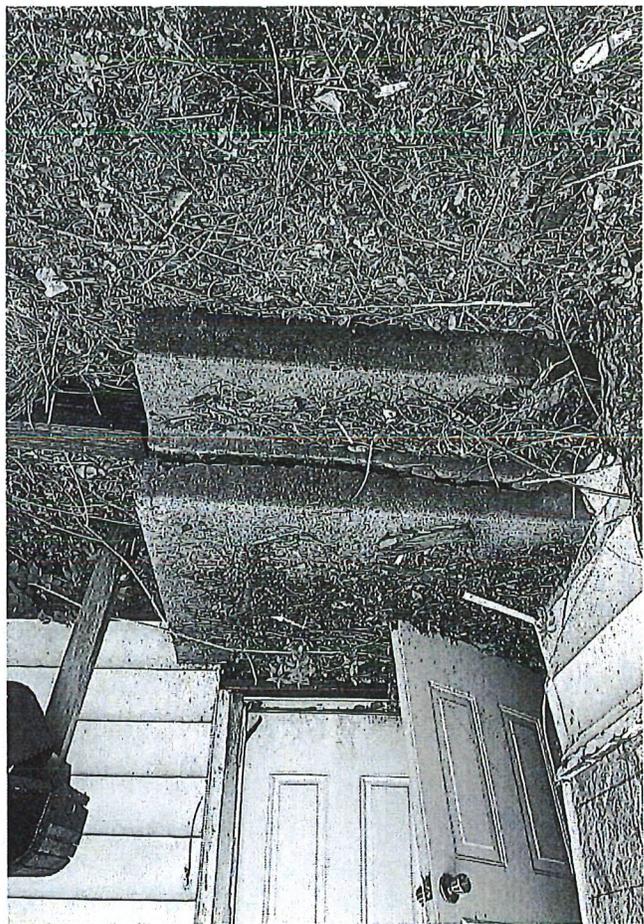
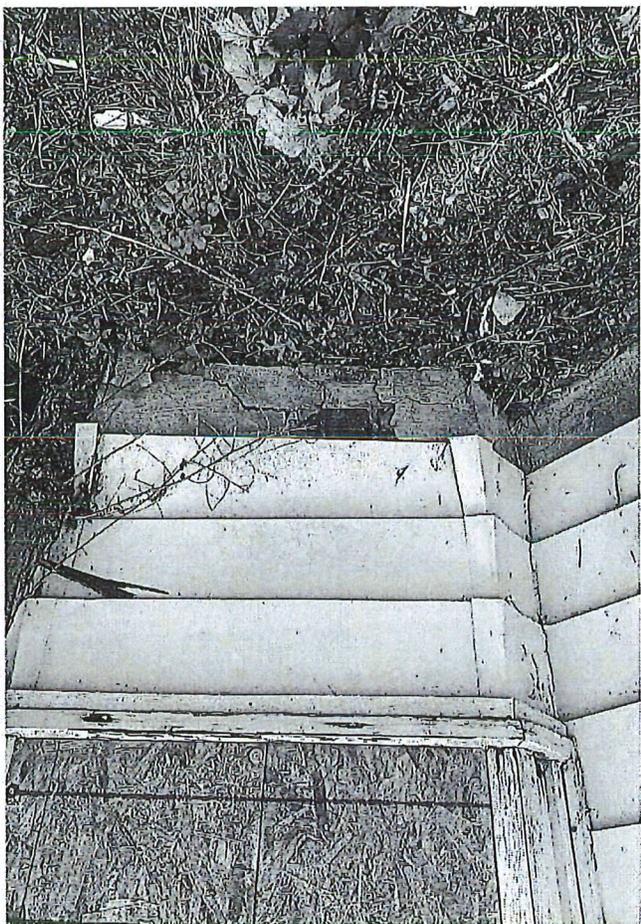
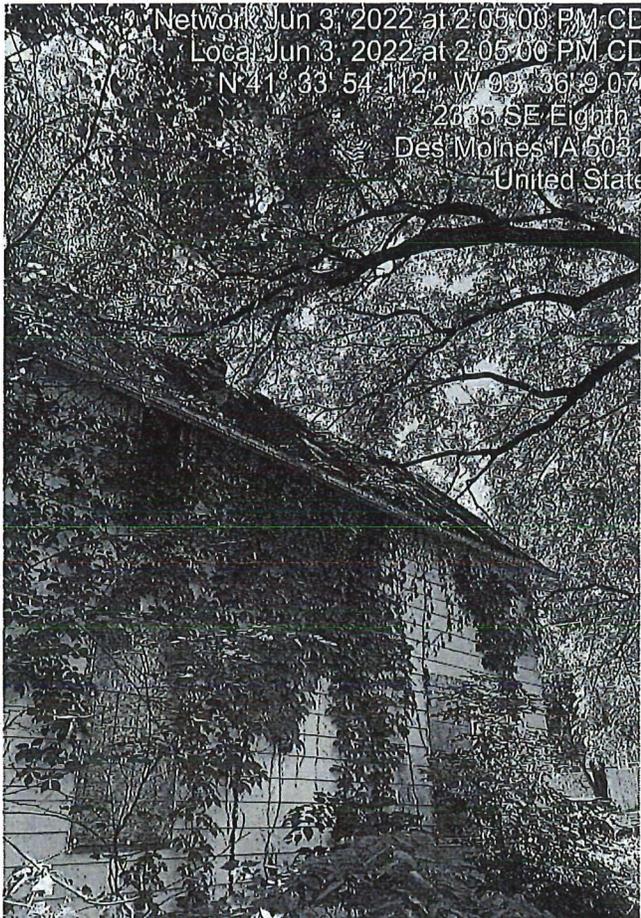
Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Scott Clauson
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
SAClauson@dmgov.org



519

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

Case Number: NUIS-2022-000129	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 06/06/2022
	Date of Notice: 06/06/2022
Date of Inspection: 06/03/2022	

TIMOTHY J HARMON
172 NE 80TH ST
PLEASANT HILL IA 50327

Address of Property: 2335 SE 8TH ST, DES MOINES IA 50315
Parcel Number: 782415276013
Legal Description: N 100F S 200F W 100F & N 75F E 75F W 175F S 200F LOT 15 TALLMADGES SUB-DIV

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07/20/2022

Throughout main structure.

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60-192(2) - Dangerous Structure or Premise
- Walking Surface

Throughout main structure

07/20/2022

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

Throughout main structure

07/20/2022

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60-194 - Defacing and Removing Placard

Replace or restore defaced or removed placard.

07/20/2022

60-195 - Emergency Measures to Vacate

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07/20/2022

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Neighborhood Inspector

Neighborhood Services

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SAClauson@dmgov.org

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

Case Number: NUIS-2022-000129	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 06/06/2022
	Date of Notice: 07/12/2022
Date of Inspection: 06/06/2022	

US BANK NATIONAL ASSOCIATION
CT CORPORATION SYSTEM, R.A.
400 E COURT AVE
DES MOINES IA 50309

Address of Property: 2335 SE 8TH ST, DES MOINES IA 50315
Parcel Number: 782415276013
Legal Description: N 100F S 200F W 100F & N 75F E 75F W 175F S 200F LOT 15 TALLMADGES SUB-DIV

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07/20/2022

Throughout main structure.

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60-192(2) - Dangerous Structure or Premise
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Throughout main structure

07/20/2022

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

Throughout main structure

07/20/2022

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

Case Number: NUIS-2022-000129	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 06/06/2022
	Date of Notice: 07/13/2022
	Date of Inspection: 06/06/2022

SELECT PORTFOLIO SERVICING, INC
C/O CORPORATION SERVICE COMPANY, REG. AGENT
505 5TH AVE SUITE 729
DES MOINES IA 50309

Address of Property: 2335 SE 8TH ST, DES MOINES IA 50315
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Throughout main structure

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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. OBTAIN FINAL ON PLUMBING PERMIT.

60-194 - Defacing and Removing Placard

Replace or restore defaced or removed placard.

07/20/2022

60-195 - Emergency Measures to Vacate

Immediately vacate the building or structure.

07/20/2022

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,



Scott Clauson
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
SAClauson@dmgov.org

Polk County Assessor

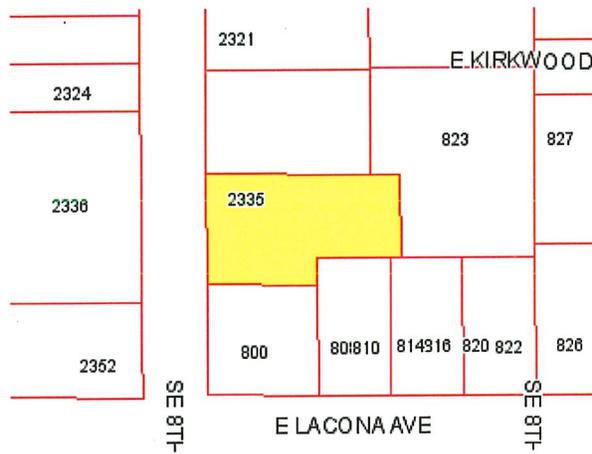
111 Court Avenue #195
Des Moines, IA 50309-0904

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

Location					
Address	2335 SE 8TH ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	010/04958-000-000	Geoparcels	7824-15-276-013	Status	Active
School	Des Moines	Nbhd/Pocket	DM26/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Joseph Peterson 515-286-3011		

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 2017-07-26 a



[Historical Photos](#)

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	HARMON, TIMOTHY J	2002-08-30	9305/383
Title Holder	2	HARMON, RENEE L		

Legal Description and Mailing Address

N 100F S 200F W 100F & N 75F E 75F W 175F S 200F
LOT 15 TALLMADGES SUB-DIV

TIMOTHY J HARMON
172 NE 80TH ST
PLEASANT HILL, IA 50327-8035

Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$22,600	\$24,900	\$47,500

[Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2021 Homestead Credit	HARMON, TIMOTHY J	Application #129364

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N3B	N3b Neighborhood District		Residential

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

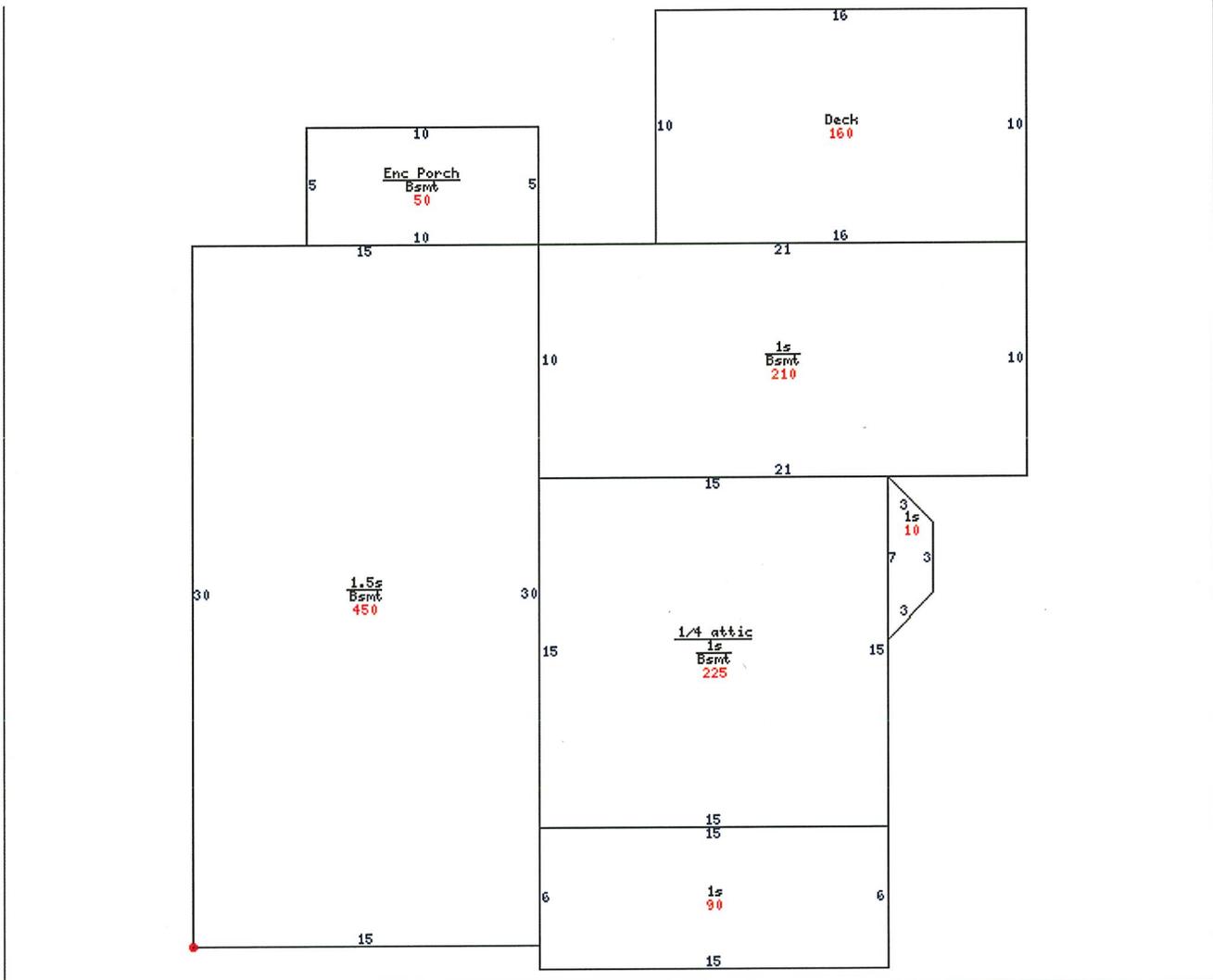
Land

Square Feet	15,625	Acres	0.359	Frontage	100.0
Depth	156.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1.5 Stories	Building Style	Early 20s
Year Built	1880	Number Families	1	Grade	4-10
Condition	Poor	Total Square Foot Living Area	1343	Main Living Area	985
Upper Living Area	301	Attic Finished Area	56	Basement Area	935
Enclosed Porch Area	50	Deck Area	160	Foundation	Brick
Exterior Wall Type	Metal Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Bedrooms	3	Rooms	6		



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	20	Measure 2	24	Story Height	1
Grade	4	Year Built	1960	Condition	Poor

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SHULL, ALETTE E., FAM. TRUST	HARMON, TIMOTHY J.	2002-08-20	\$50,000	Deed	9293/501

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
2015	Pickup	No Add	2014-08-19	Review Value	CHECK CONDITION

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$22,600	\$24,900	\$47,500
2019	Assessment Roll	Residential	Full	\$19,700	\$21,600	\$41,300
2017	Assessment Roll	Residential	Full	\$17,700	\$34,900	\$52,600
2015	Assessment Roll	Residential	Full	\$16,100	\$32,300	\$48,400

Yr	Type	Class	Kind	Land	Bldg	Total
2013	Assessment Roll	Residential	Full	\$15,900	\$66,400	\$82,300
2011	Assessment Roll	Residential	Full	\$15,900	\$65,700	\$81,600
2009	Assessment Roll	Residential	Full	\$16,800	\$66,700	\$83,500
2007	Assessment Roll	Residential	Full	\$16,800	\$87,700	\$104,500
2005	Assessment Roll	Residential	Full	\$19,000	\$78,700	\$97,700
2003	Board Action	Residential	Full	\$16,960	\$69,450	\$86,410
2003	Assessment Roll	Residential	Full	\$16,960	\$69,450	\$86,410
2001	Assessment Roll	Residential	Full	\$14,860	\$59,410	\$74,270
1999	Assessment Roll	Residential	Full	\$14,570	\$37,250	\$51,820
1997	Assessment Roll	Residential	Full	\$12,970	\$33,170	\$46,140
1995	Assessment Roll	Residential	Full	\$11,790	\$30,150	\$41,940
1993	Assessment Roll	Residential	Full	\$11,020	\$28,180	\$39,200
1991	Assessment Roll	Residential	Full	\$10,020	\$25,620	\$35,640
1991	Was Prior Year	Residential	Full	\$10,020	\$28,150	\$38,170

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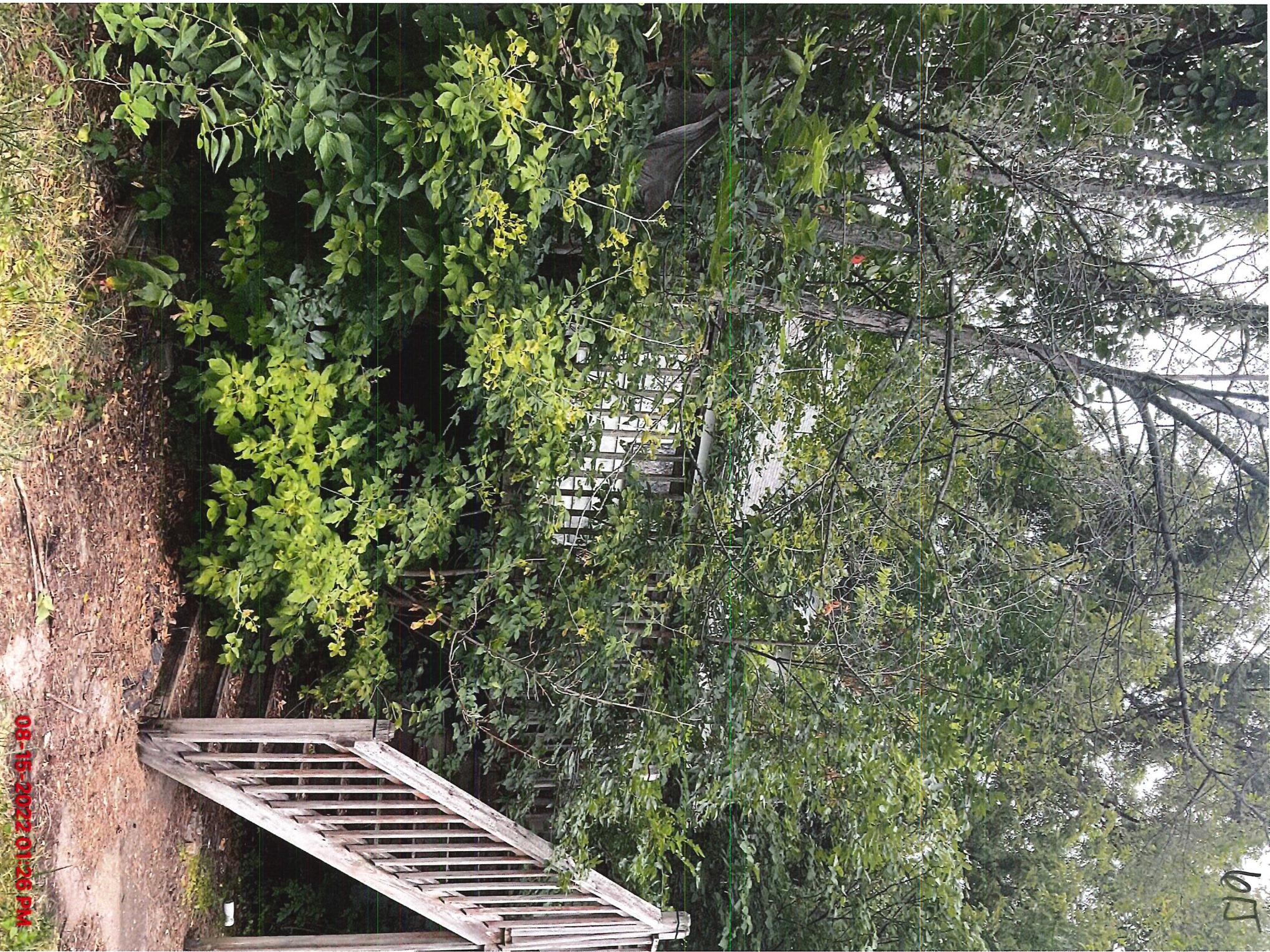


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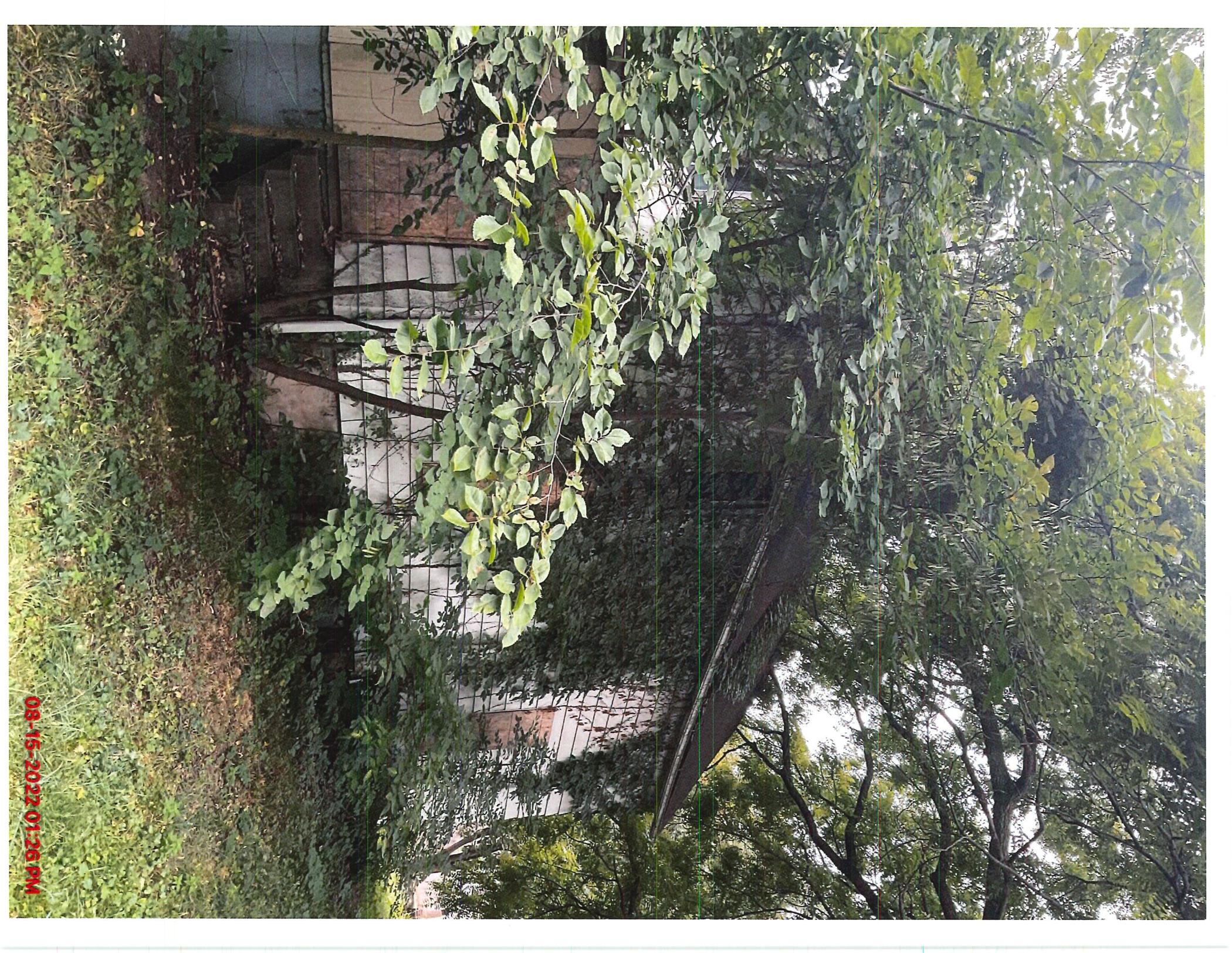
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