



Roll Call Number

Agenda Item Number

49 E

Date December 12, 2022

ABATEMENT OF PUBLIC NUISANCE AT 826 E. 9TH ST.

WHEREAS, the property located at 826 E. 9th 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, all known and unknown heirs of Neva J. Davis, all known and unknown heirs of Shirley Farrell, all known and unknown heirs of Ernest Greenland, and Peggy Raney, through her guardian, and the Mortgage Holder, Greater Iowa Credit Union, 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 11 in E. KEASBY'S SUBDIVISION OF DEAN'S OUTLOTS TO FORT DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 826 E. 9th 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.

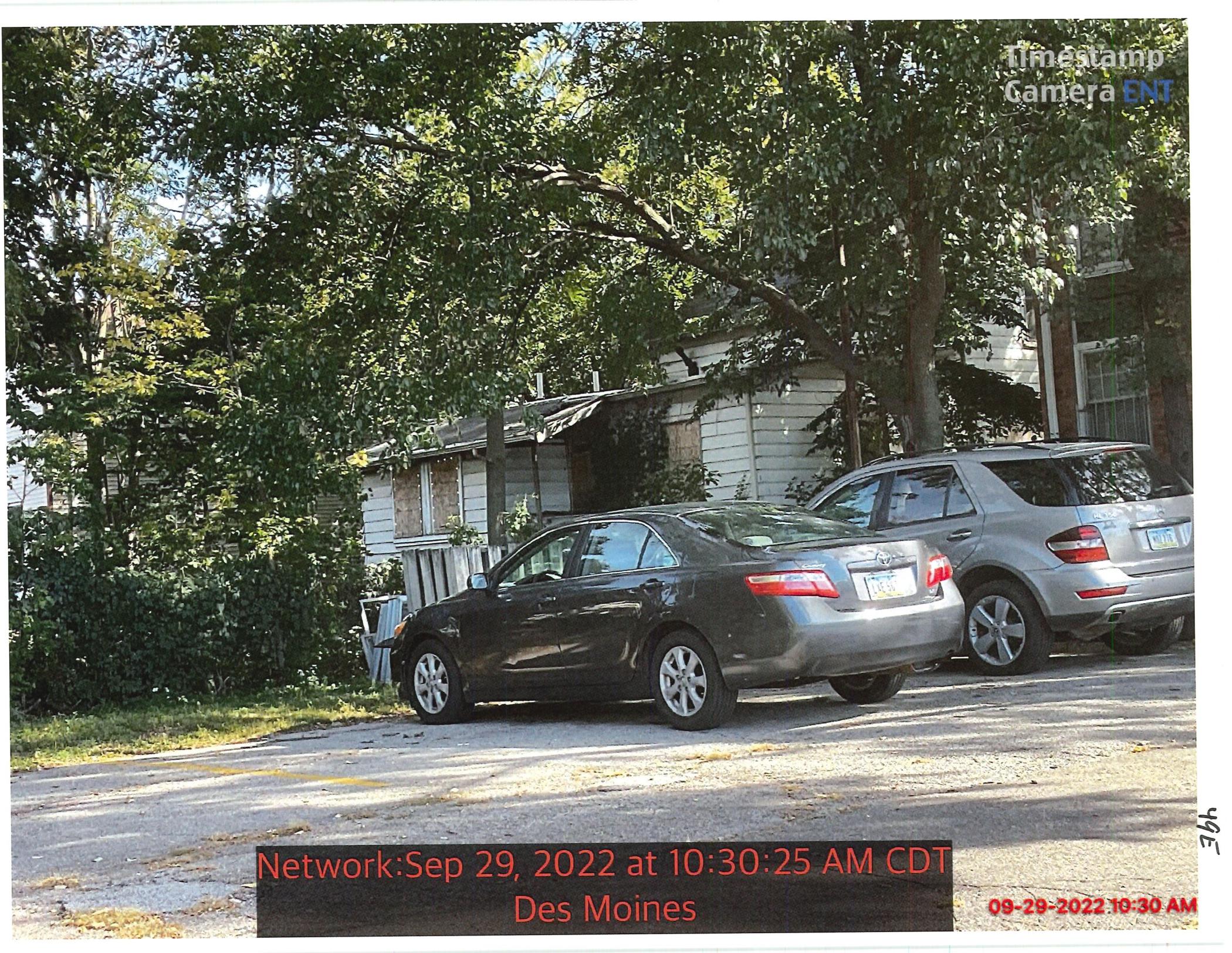
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

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.

Timestamp
Camera ENT



Network: Sep 29, 2022 at 10:30:25 AM CDT
Des Moines

09-29-2022 10:30 AM

49E

Timestamp
Camera ENT



Network: Sep 29, 2022 at 10:29:17 AM CDT
Des Moines

09-29-2022 10:29 AM

497E

Timestamp
Camera ENT



Network: Sep 29, 2022 at 10:29:07 AM CDT
Des Moines

09-29-2022 10:29 AM

Timestamp
Camera ENT



Network: Sep 29, 2022 at 10:28:52 AM CDT
Des Moines

09-29-2022 10:28 AM



Network: Dec 2, 2022 at 12:52:30 PM CST
Des Moines

12-02-2022 12:52 PM

49E



Network: Dec 2, 2022 at 12:52:21 PM CST
Des Moines

12-02-2022 12:52 PM

49E



Network time is not synchronized
Des Moines

12-02-2022 12:52 PM

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	826 E 9TH ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	040/03537-000-000	Geoparcel	7824-03-138-022	Status	Active
School	Des Moines	Nbhd/Pocket	DM87/A	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast 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 2017-12-12 a

[Historical Photos](#)

Ownership - 4 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	DAVIS, NEVA J	1999-09-07	8314/940
Title Holder	2	RANEY, PEGGY		
Title Holder	3	FARRELL, SHIRLEY		
Title Holder	4	GREENLAND, ERNEST		

Legal Description and Mailing Address

LOT 11 E KEASBYS SUB DIV	PEGGY RANEY 826 E 9TH ST DES MOINES, IA 50316-2906
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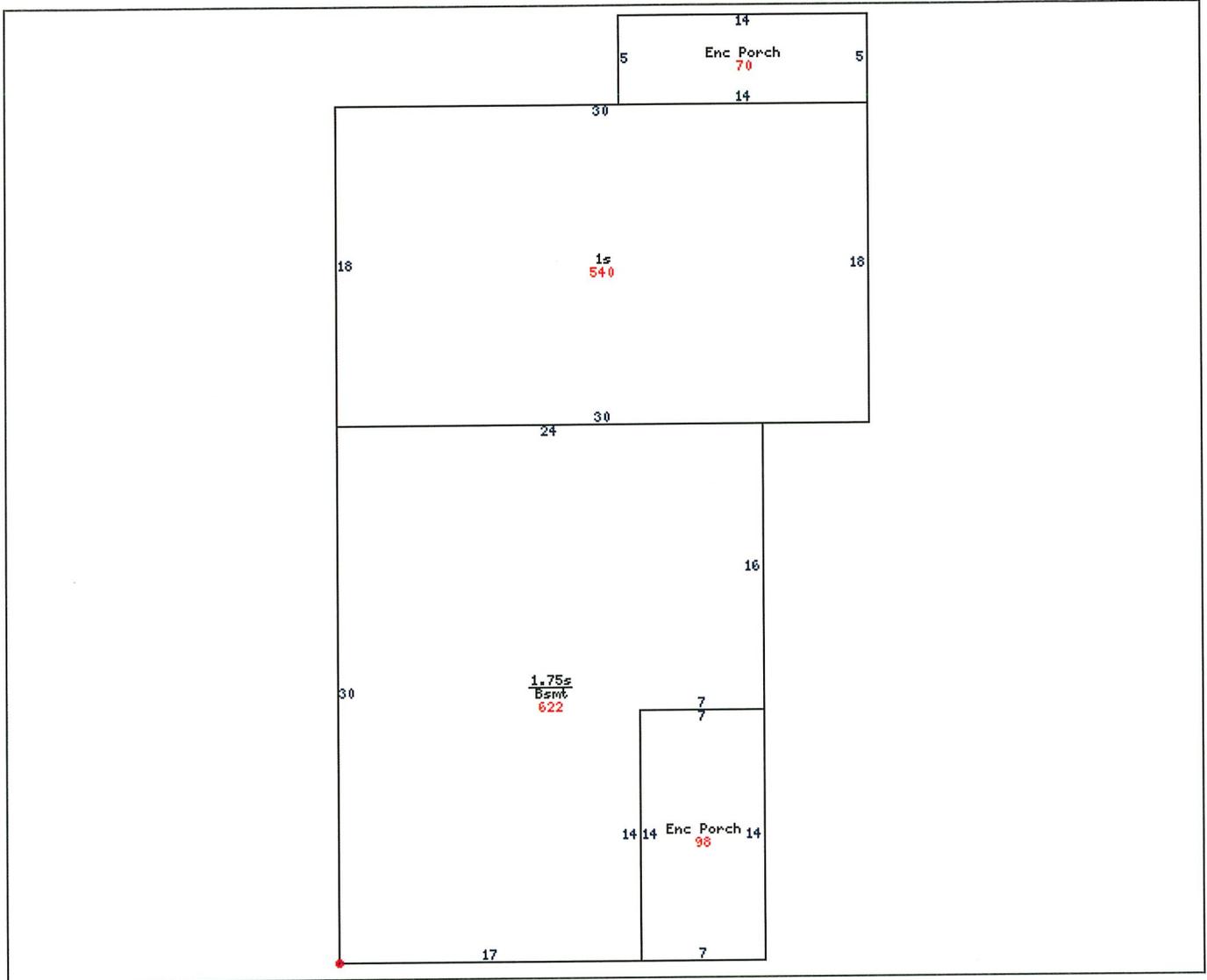
Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$12,100	\$40,700	\$52,800

[Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category		Name		Information	
2022 Homestead Credit		DAVIS, NEVA J		Application #69973	
Zoning - 1 Record					
Zoning	Description			SF	Assessor Zoning
NX1	NX1 Neighborhood Mix District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	6,440	Acres	0.148	Frontage	56.0
Depth	115.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	2 Stories	Building Style	Early 20s
Year Built	1885	Number Families	1	Grade	4+00
Condition	Poor	Total Square Foot Living Area	1722	Main Living Area	1162
Upper Living Area	560	Basement Area	622	Enclosed Porch Area	168
Foundation	Masonry	Exterior Wall Type	Metal Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	1	Number Toilet Rooms	1	Bedrooms	5
Rooms	7				



Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$12,100	\$40,700	\$52,800
2019	Assessment Roll	Residential	Full	\$10,600	\$35,500	\$46,100
2017	Assessment Roll	Residential	Full	\$10,000	\$61,000	\$71,000
2015	Assessment Roll	Residential	Full	\$9,400	\$57,900	\$67,300
2013	Assessment Roll	Residential	Full	\$9,900	\$61,400	\$71,300
2011	Assessment Roll	Residential	Full	\$9,900	\$61,100	\$71,000
2009	Assessment Roll	Residential	Full	\$9,400	\$54,900	\$64,300
2007	Assessment Roll	Residential	Full	\$9,100	\$53,100	\$62,200
2005	Assessment Roll	Residential	Full	\$8,800	\$25,800	\$34,600
2003	Board Action	Residential	Full	\$7,750	\$22,460	\$30,210
2003	Assessment Roll	Residential	Full	\$7,750	\$22,460	\$30,210
2001	Assessment Roll	Residential	Full	\$6,170	\$15,980	\$22,150
1999	Assessment Roll	Residential	Full	\$7,290	\$21,540	\$28,830
1997	Board Action	Residential	Full	\$6,320	\$18,680	\$25,000
1997	Assessment Roll	Residential	Full	\$6,320	\$22,420	\$28,740
1995	Assessment Roll	Residential	Full	\$5,950	\$19,430	\$25,380
1991	Assessment Roll	Residential	Full	\$5,470	\$17,660	\$23,130

Yr	Type	Class	Kind	Land	Bldg	Total
1989	Assessment Roll	Residential	Full	\$5,470	\$9,130	\$14,600

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



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

Case Number: NUIS-2022-000120	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 05/18/2022
	Date of Notice: 08/08/2022
	Date of Inspection: 05/03/2022

GREATER IOWA CREDIT UNION
 801 LINCOLN WAY
 AMES IA 50010

Address of Property: **826 E 9TH ST, DES MOINES IA 50316**
 Parcel Number: **782403138022**
 Legal Description: **LOT 11 E KEASBYS 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
60-191 - Vacation and Abatement	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.</p> <p>*ALL ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.</p> <p>*UNABLE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS EXIST.</p>	09/15/2022

60-192(1) - Dangerous Structure or Premise
- Door, Stairway, Exit MAIN STRUCTURE THROUGHOUT 09/15/2022

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.

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

60-192(12) - Dangerous Structure or Premise - Abandoned MAIN STRUCTURE THROUGHOUT 09/15/2022

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(15) - Unsafe or dangerous structure MAIN STRUCTURE THROUGHOUT 09/15/2022

Repair or replace the unsafe or unlawful structure OR demolish the structure.

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

*SCRAPE LOOSE PAINT, REPAIR WHERE NEEDED AND PAINT TO MATCH.

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

49E

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

MAIN STRUCTURE THROUGHOUT

09/15/2022

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.

*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.

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*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.

*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 OBTAINING A BUILDING

	PERMIT.	
60-192(6) - Dangerous Structure or Premise - Unsafe	MAIN STRUCTURE THROUGHOUT 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.	09/15/2022
60-192(7) - Dangerous Structure or Premise - Attractive Nuisance, Harbor for Vagrants	MAIN STRUCTURE THROUGHOUT 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.	09/15/2022
60-194 - Defacing and Removing Placard	Replace or restore defaced or removed placard.	09/15/2022

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,

A handwritten signature in black ink, appearing to read 'Kevin Pyles', written in a cursive style.

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

49E



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

Case Number: NUIS-2022-000120	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 05/18/2022
	Date of Notice: 07/07/2022
Date of Inspection: 05/03/2022	

CELESTE INAZ LUNA HERNANDEZ, GUARDIAN
PEGGY RANEY
106 E 35TH ST
DES MOINES IA 50317

Address of Property: 826 E 9TH ST, DES MOINES IA 50316
Parcel Number: 782403138022
Legal Description: LOT 11 E KEASBYS SUB DIV

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49E

60-192(1) - Dangerous Structure or Premise
- Door, Stairway, Exit

MAIN STRUCTURE THROUGHOUT

08/12/2022

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.

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

60-192(12) - Dangerous Structure or Premise - Abandoned

MAIN STRUCTURE THROUGHOUT

08/12/2022

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(15) - Unsafe or dangerous structure

MAIN STRUCTURE THROUGHOUT

08/12/2022

Repair or replace the unsafe or unlawful structure OR demolish the structure.

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

*SCRAPE LOOSE PAINT, REPAIR WHERE NEEDED AND PAINT TO MATCH.

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

MAIN STRUCTURE THROUGHOUT

08/12/2022

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.

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PERMIT.

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

MAIN STRUCTURE THROUGHOUT

08/12/2022

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60-192(7) - Dangerous Structure or Premise
- Attractive Nuisance, Harbor for Vagrants

MAIN STRUCTURE THROUGHOUT

08/12/2022

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08/12/2022

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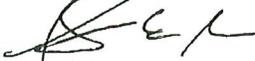
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Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

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