



Date March 10, 2025

**RESOLUTION LEVYING ASSESSMENTS FOR FEES, FINES, PENALTIES, COSTS AND INTEREST IMPOSED IN THE ENFORCEMENT OF THE NEIGHBORHOOD INSPECTION RENTAL CODE AND PROVIDING FOR THE PAYMENT THEREOF
SCHEDULE NO. 2025-03, ACTIVITY ID 20-1111-000**

WHEREAS, the fees, fines, penalties, costs and interest itemized in the accompanying schedule have been imposed by the City upon the owners of rental property in the enforcement of the Neighborhood Inspection Rental Code; and,

WHEREAS, each of the owners of the rental property listed in the accompanying schedule have been given notice of the following:

- The amount due from them for the fees, fines, penalties, costs and interest identified in such schedule;
- Their right to appeal the calculation of the amounts due, and the process to make such appeal;
- That if the total amount due from them was not paid within thirty (30) days of when due, or in the event of a timely appeal if not paid within ten (10) business days of final action on that appeal by the Housing Appeals Board, then:
 - The owner will be charged a late payment penalty in the amount of \$25.00;
 - Interest shall thereafter accrue on the unpaid balance at the rate of 1.5% per month; and,
 - That the City may certify the unpaid balance, accrued interest and late payment penalty to the County Treasurer for collection against the rental property in the same manner as a property tax; and,

WHEREAS, more than thirty (30) days has expired from the date each of the fees, fines, penalties, and costs itemized in the accompanying schedule were originally due, and more than ten (10) business days has expired from the date of final action by the Housing Appeals Board on any appeals that were timely taken from the calculation of the amounts due; and,

WHEREAS, the fees, fines, penalties, costs and interest itemized in the accompanying schedule remain unpaid; and,

WHEREAS, the City Council of the City of Des Moines desires to exercise the authority granted to it by Iowa Code §364.17 to certify the fees, fines, penalties, costs and interest itemized in the accompanying schedule as a lien against the rental property for collection in the same manner as a property tax; NOW THEREFORE,



Date March 10, 2025

BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the accompanying *Schedule of Fees, Fines, Penalties, Costs and Interest Imposed in the Enforcement of the Neighborhood Inspection Rental Code, Schedule No. 2025-03, Activity ID 20-1111-000*, is hereby approved, confirmed and adopted with the amounts shown thereof assessed and levied against each property for collection in the same manner as a property tax.

2. That such assessments shall be payable in one installment; shall bear interest at 9.00% per annum which is the maximum rate allowed by Iowa Code Chapter §74A; the one installment of each assessment shall become due and payable on July 1, 2025, and shall be paid at the same time and in the same manner as the September semiannual payment of ordinary taxes. However, said assessment shall be payable at the office of the County Treasurer of Polk County, Iowa, in fall or in part and without interest within thirty (30) days after the first date of publication of the Notice of Filing of Schedule.

3. The City Clerk is hereby authorized and directed to certify the accompanying schedule to the County Treasurer of Polk County, Iowa, and to publish the accompanying Notice of Filing of Schedule once each week for two consecutive weeks in the Des Moines Register. The first publication of said Notice shall be made within fifteen (15) days after the date of such certification. On or before the second publication of the Notice the Neighborhood Services Department, under the direction of the City Clerk, shall send a copy of the Notice by mail to each property owner whose property is subject to assessment, as shown by the records in the office of the county auditor, all as provided and directed by Iowa Code Section 384.60.

Moved by _____ to adopt. Second by _____

Form Approved: /s/ Thomas G. Fisher Jr.

Thomas G. Fisher Jr.
Deputy City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	<p style="text-align: center;">CERTIFICATE</p> <p>I, Laura Baumgartner, City Clerk of said City Council, 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.</p> <p>IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.</p>
BOESEN					
COLEMAN					
GATTO					
MANDELBAUM					
SIMONSON					
VOSS					
WESTERGAARD					
TOTAL					

MOTION CARRIED APPROVED

_____ Mayor

_____ City Clerk

ASSESSMENT SCHEDULE NO: 2025-03

Rental Inspection

GEOPARCEL / LEGAL DESCRIPTION	CASE NUMBER	OWNER INFORMATION	RENTAL	ASSESSMENT TYPE	PREVIOUS CLEANUPS (Last 5 Yrs)	COST	INCID	TO BE ASSESSED
782402152013 LOT 18 BLK 46 STEWARTS ADDITION	RNTC-2024-001248	1541 DES MOINES ST T - DORTHA TENHAKEN & MICHAEL TENHAKEN	Yes	Rental Inspection	0	\$172.00	\$35.00	\$207.00
782402180027 LOT 3 BLK 61 STEWARTS ADDITION	SPEC-2025-000019	1612 DEAN AVE T - DAVID QUINONES	Yes	Rental Inspection	0	\$111.00	\$35.00	\$146.00
782403156002 UNITS 101 THRU 113 & UNITS 201 THRU 229 & UNITS 301 THRU 329 & UNITS 401 THRU 414 & UNITS 416 THRU 429 & UNITS 501 THRU 529 BRIDGE DISTRICT VERVE CONDOMINIUMS	SPEC-2024-000963	225 E CENTER ST T - JOSHUA CRANE	Yes	Rental Inspection	0	\$2,505.50	\$35.00	\$2,540.50
782405278021 LOT 3 & E 14 FT LOT 4 BLK 3 DAVIES 2ND ADDITION	RNTC-2024-001410	1607 CENTER ST T - JOHN F FATINO, REG. AGENT T - YORK TAENZER	Yes	Rental Inspection	0	\$210.50	\$35.00	\$245.50
782406253020 LOT 42 MERRILL PLACE	RNTC-2024-000790	3417 CENTER ST T - CARMEN S MENDENHALL	Yes	Rental Inspection	0	\$184.50	\$35.00	\$219.50
782406426010 N 122.3F S 155.3F E 170F W 200F & E 10F W 210F N 192.3F S 225.3F S 1/2 NE 1/4 SE 1/4 SEC 6-78-24	RNTC-2024-000360	3021 WOODLAND AVE T - FRED D STELTER	Yes	Rental Inspection	0	\$824.50	\$35.00	\$859.50
782406483017 UNIT 301 2901 GRAND CONDOMINIUMS	SPEC-2025-000035	2901 GRAND AVE UNIT 301 T - HUNTER & LISA R CLARK, REG. AGENT	Yes	Rental Inspection	0	\$87.50	\$35.00	\$122.50

782414351002 LTS 9,10,11,12,41,42 & 43 THRU 46 OP SW 1/4 SW 1/4 -EX N 20F- SEC 14-78-24	RNTC-2024-000594	1424 E VIRGINIA AVE UNIT :		Rental Inspection	1	\$602.50	\$35.00	\$637.50
T - INCORP SERVICES, INC, REG. AGENT								
782414403010 W 29F LOT 22 PARK FOREST PLAT 3	RNTC-2024-001018	1901 E CRESTON AVE	Yes	Rental Inspection	0	\$210.50	\$35.00	\$245.50
T - DOUG A JENSEN								
782429277008 E 19.5F LT 112 & W 46.65F LT 113 WAKONDA MANOR PLAT NO 5	SPEC-2025-000020	1608 FRAZIER AVE	Yes	Rental Inspection	0	\$87.50	\$35.00	\$122.50
T - BROOKLYN M VITIRITTO, REG. AGENT T - DAVID NEWMAN								
782432300006 -EX BEG SW COR OF SEC THN N 267.4F SELY 491.9F W 374.3F TO POB- N 1281.88F S 1876.69F W 1550.12F & S 580F W 1750.12F S 110A SW 1/4 LESS RD EAS SEC 32-78-24	SPEC-2025-000031	2525 COUNTY LINE RD UNIT 94	Yes	Rental Inspection	0	\$123.50	\$35.00	\$158.50
T - ROYCE THE MEADOWS LLC								
782501202006	RNTC-2024-001210	4802 UNIVERSITY AVE	Yes	Rental Inspection	0	\$142.50	\$35.00	\$177.50
T - BRYAN C HEILMAN, REG. AGENT								
782501227033 LOT 6 KENMORE REPLAT	RNTC-2024-001321	1126 42ND ST	Yes	Rental Inspection	0	\$240.50	\$35.00	\$275.50
T - MOHAMED N HABIB								
782501227053 W 75F LOT 5 KENMORE REPLAT; AND LOT 1 & E 75F LOT 6 HYPERION PARK	RNTC-2024-001585	4224 UNIVERSITY AVE	Yes	Rental Inspection	0	\$268.50	\$35.00	\$303.50
T - CLAYTON LINQUIST, REG. AGENT								
782501382014 LTS 1 2 & 3 ALDRICH PLACE	RNTC-2024-001456	4906 INGERSOLL AVE BLDG 4 T - MEG JAQUES	Yes	Rental Inspection	0	\$267.50	\$35.00	\$302.50
782511278009 LOT 32 GRAND AVE PLACE	SPEC-2025-000036	211 58TH ST	Yes	Rental Inspection	0	\$96.00	\$35.00	\$131.00
T - BRADLEY BERGMAN								

792331332007 LOT 1 & N 50 FT E 56.72 FT LOT 9 BAYARD PLACE	RNTC-2024-000413	1428 E 25TH ST	Yes	Rental Inspection	0	\$87.50	\$35.00	\$122.50
T - BRIAN HOOD								
792331377001 BEG NW COR THN E 36.9F S 77F NW 75.35F NE 43.5F TO POB LT 126 & VAC ALLEY ADJ HUBBELL AVENUE ADDITION	RNTC-2024-000976	2305 HUBBELL AVE	Yes	Rental Inspection	0	\$253.00	\$35.00	\$288.00
T - GREGORY FUNARO								
792331377002 BEG 43.5F SW OF NW COR THN SE 75.35F S 38.33F W 8F NW 91.9F NE 39.3F TO POB LTS 126 & 127 & VAC ALLEY ADJ HUBBELL AVENUE ADDITION	RNTC-2024-000977	2303 HUBBELL AVE	Yes	Rental Inspection	0	\$253.00	\$35.00	\$288.00
T - GREGORY FUNARO								
792331377005 N115.35F E78F LTS 1,2 &3 ALLEN PLACE	RNTC-2024-000978	1342 E 24TH ST	Yes	Rental Inspection	0	\$142.50	\$35.00	\$177.50
T - GREGORY FUNARO								
792331451005 E 142.52 FT LOT 5 RICHTERS ADDITION	RNTC-2025-000051	1315 E 25TH ST	Yes	Rental Inspection	0	\$87.50	\$35.00	\$122.50
T - KEITH SOLDWISCH								
792331477018 LOT 2 BLK 2 FAIRVIEW	SPEC-2024-000969	1320 E 28TH ST	Yes	Rental Inspection	0	\$87.50	\$35.00	\$122.50
T - JIAN QIN YUAN								
792419179023 LOT 127 WESTCHESTER MANOR PLAT 5	SPEC-2025-000041	4208 50TH ST	Yes	Rental Inspection	0	\$111.00	\$35.00	\$146.00
T - MOHAMED ABDULLAHI T - SHAYLA ABDULLAHI								
792426301007 LOT 1 BLK A G B HAMMERS PLAT OF THE TOWN OF ENGLEWOOD	SPEC-2024-000962	2901 2ND AVE	Yes	Rental Inspection	0	\$123.50	\$35.00	\$158.50
T - ABRAHAM SANCHEZ, REG. AGENT								

792431428014 LT 12 & W 1/2 LT A WAVELAND HEIGHTS NO 2	RNTC-2024-000798	1447 46TH ST	Yes	Rental Inspection	0	\$2,233.50	\$35.00	\$2,268.50
T - JEREMY MCFARLAND, MANAGER								
792434178009 N 41F E 92.34F LOT 98 THIRD PLAT PROSPECT PARK	RNTC-2024-001530	1828 10TH ST	Yes	Rental Inspection	0	\$142.50	\$35.00	\$177.50
T - JIAN QIN YUAN								
TOTALS:						\$9,656.00	\$910.00	\$10,566.00