

Date March 24, 2025

RESOLUTION LEVYING ASSESSMENTS FOR COSTS OF
PUBLIC WORKS SEWER REPAIR AT 803 OAK PARK AVE,
SCHEDULE NO. 2025-02, ACTIVITY ID 20-1111-000,
AND PROVIDING FOR THE PAYMENT THEREOF

WHEREAS, pursuant to its powers and duties as set out in Chapter 364, Code of Iowa, the City had given notice to the property owner and an opportunity to cure, and where the property owner failed to cure and instead requested the City complete the abatement action, and where the City performed the required action to abate the public nuisance, and now the City seeks, as provided in 364.12, Code of Iowa, to assess the costs of such action against the property set out on the attached Public Works Sewer Repair, Schedule No. 2025-02, Activity ID 20-1111-000, for collection in the same manner as a property tax.

NOW, THEREFORE BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached Public Works Sewer Repair, Schedule No. 2025-02, Activity ID 20-1111-000, is hereby approved and adopted with the amounts shown thereon assessed and levied against such property for collection in the same manner as a property tax.

BE IT FURTHER RESOLVED: That said assessment shall be payable in five equal annual installments and shall bear interest at the rate of 6.28% percent per annum, from the date of the acceptance of this assessment schedule; each installment of each assessment with interest on the whole assessment from date of acceptance of this schedule by the Council, 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. Said assessment shall be payable at the office of the County Treasurer of Polk County, Iowa, in full or in part and without interest within thirty days after first date of publication of the Notice to Property Owners of filing of the schedule of assessments.

BE IT FURTHER RESOLVED, that the Clerk be and is hereby directed to certify said schedule to the County Treasurer of Polk County, Iowa, and to publish notice of said certification once each week for two consecutive weeks in the Des Moines Register, a newspaper printed wholly in the English language, published in Des Moines, Iowa, and of general circulation in Des Moines, Iowa, the first publication of said notice to be made within fifteen days from the date of the filing of said schedule with the County Treasurer, the City Engineer shall send by regular mail to all property owners whose property is subject to assessment a copy of said notice, said mailing to be on or before the date of the second publication of the notice, all as provided and directed by Code Section 384.60, Code of Iowa.

 **Roll Call Number**

Agenda Item Number

16 B

Date March 24, 2025

Moved by _____ to adopt. Second by _____

FORM APPROVED: /s/ Chas M. Cahill

Chas M. Cahill
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
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

Special Assessment Schedule

Acceptance and Levy:

Type 40 (Sewer)
Schedule No. 2025-02
Activity ID 20-1111-000
To Council
Acceptance 3/24/2024

Notice to Property Owners:

Published 3/26/2025
and 4/2/2025
Mail 3/27/2025
Rate of Interest 6.28%
Last Date to Pay
without Interest 4/25/2025
Number of
Payments 5
Roll Call # 25-

16B

ASSESSMENT SCHEDULE NO 2025-02

PAGE 1
DATE 3/11/2025

Public Works Sewer Repair ACT 526070 PW071001

DESCRIPTION OF PROPERTY	GeoParcel Number	CERTIFICATE NUMBER	PROPERTY ADDRESS	OWNERS NAME	DATE AND TYPE	INCID	COST	TO BE ASSESSED
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070/04114-000-000	7924-27-203-020	40-00028-00	803 OAK PARK AVE				\$9,305.00	\$ 100.00 \$ 9,405.00
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LOTS 21 & 22 BLK 5 OAK PARK

T1 RAVINA HOMES LLC

2200 CHAUTAUQUA PKWY
DES MOINES, IA 50314-2036

TOTALS							\$ 9,305.00	\$ 100.00 \$ 9,405.00
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16B

**NOTICE OF FILING OF THE SCHEDULE OF ASSESSMENTS
AGAINST PROPERTIES FOR SEWER REPAIR
SCHEDULE NO. 2025-02
ACTIVITY ID 20-1111-000**

To: The Owners of the following described real estate situated in the City of Des Moines, Iowa:
LOCAL AND LEGAL DESCRIPTION

7924-27-203-020 803 OAK PARK AVE LOTS 21 & 22 BLK 5 OAK PARK

You are hereby notified that the schedule of assessments against said property for Activity ID 20-1111-000, (Public Works Sewer Repair) now being assessed on Schedule 2025-02, has been adopted and levied by the City Council of Des Moines, Iowa, and that said schedule of assessments has been certified to the County Treasurer of Polk County, Iowa.

Assessments exceeding \$100.00 are payable in five equal annual installments, with interest on the unpaid balance, all as provided in Sections 384.60 and 384.65, City Code of Iowa.

You are further notified that assessments may be paid in full or in part without interest at the office of the County Treasurer of Polk County, Iowa, at any time within thirty days after the date of the first publication of this Notice of the Filing of the Schedule of Assessments with the County Treasurer. Unless said assessments are paid in full within said thirty-day period, all unpaid assessments will draw annual interest at 6.28% percent, commencing on the date of the adoption of the assessment schedule.

All said properties have been assessed for the cost of abating each nuisance: the amount of each assessment having been set out in the Schedule of Assessments, which is now on file in the office of the County Treasurer of Polk County, Iowa. For further information you are referred to said schedule of assessments.

LAST DAY TO PAY ASSESSMENT IN FULL OR IN PART AT THE POLK COUNTY TREASURER'S OFFICE WITHOUT INTEREST IS APRIL 25, 2025.

IF YOU HAVE ANY QUESTIONS ON THIS ASSESSMENT, CALL 515-283-4231.

PUBLISHED IN THE DES MOINES REGISTER
3/26/2025 and 4/2/2025

NOTE: PLEASE MAIL THE ENCLOSED INSERT ALONG WITH YOUR PAYMENT TO:
POLK COUNTY TREASURER
POLK COUNTY ADMINISTRATIVE OFFICE BUILDING
111 COURT AVENUE
DES MOINES, IOWA 50309-2298

MAKE CHECK PAYABLE TO THE POLK COUNTY TREASURER.

PLEASE DO NOT SEND PAYMENT TO CITY OF DES MOINES.

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	803 OAK PARK AVE				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/04114-000-000	Geoparcel	7924-27-203-020	Status	Active
School	Des Moines	Nbhd/Pocket	DM82/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	Northwest Des Moines	Appraiser	Brett Tierney, 515-286-3019		

Map and Current Photos - 1 Record

Use Cyclomedia Panorama -

Click on parcel to get a new listing

[Bigger Map](#) [County GIS](#) [Auditor](#)
[Google Map](#) [Pictometry](#)

Photo Processed on photodate=2024-04-01 label=a

792427203020 4/23/2024

[Historical Photos](#)

Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	RAVINA HOMES LLC	2022-05-18	19115/329
Legal Links For Subdivisions, Condominiums, and Plats of Survey				
OAK PARK				
Legal Description and Mailing Address				
LOTS 21 & 22 BLK 5 OAK PARK		RAVINA HOMES LLC 2200 CHAUTAUQUA PKWY DES MOINES, IA 50314-2036		

Current Values					
Type	Class	Kind	Land	Bldg	Total
2024 Value	Residential	Full	\$35,400	\$183,100	\$218,500

[Market Adjusted Cost Report](#)

Zoning - 1 Record			
Zoning	Description	SF	Assessor Zoning
N5	N5 Neighborhood District		Residential

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

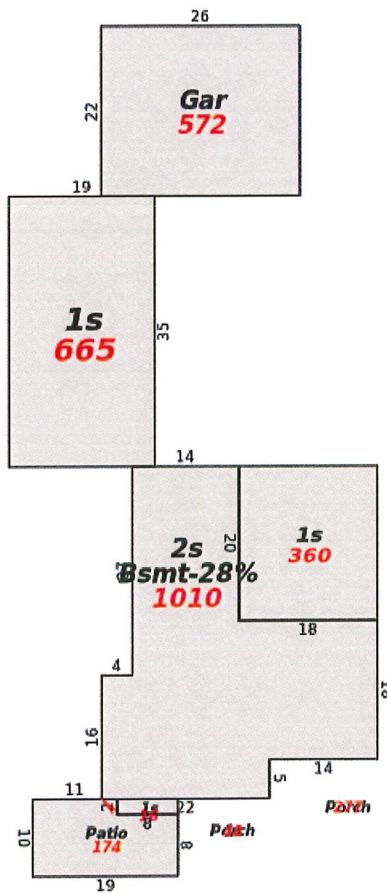
Land					
Square Feet	Acres	Frontage	Depth	Topography	Shape
16,422	0.377	117	140	Normal	Rectangle

Vacancy	No	Unbuildable	No
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Residences - 1 Record

Residence #id=1

Occupancy	Conversion	Residence Type	2 Stories	Building Style	Early 20s
Year Built	1891	Number Families	2	Grade	3+00
Condition	Normal	Total Square Foot Living Area	3109	Main Living Area	2099
Upper Living Area	1010	Attached Garage Square Foot	572	Basement Area	283
Open Porch Area	325	Patio Area	174	Foundation	Concrete Block
Exterior Wall Type	Metal Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	2
Number Toilet Rooms	1	Number Extra Fixtures	1	Bedrooms	5
Rooms	8				



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MORELAND, SCOTT R	RAVINA HOMES LLC	2022-05-13	\$110,000	Deed	19115/329
CARR, ANDREA D	MORELAND, SCOTT R	2014-06-26	\$120,000	Deed	15235/267

Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
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Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MORELAND, SCOTT R	RAVINA HOMES LLC	2022-05-12	2022-05-18	Warranty Deed	19115/329
PENDY, JILL ELLEN Formerly Known As MORELAND, JILL ELLEN MORELAND, SCOTT RUSSELL	MORELAND, SCOTT RUSSELL	2014-07-22	2014-07-25	Quit Claim Deed	15265/847
CARR, ANDREA D Now Known As CULP, ANDREA D CULP, TERRY LEE	MORELAND, SCOTT R	2014-06-26	2014-06-27	Warranty Deed	15235/267

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
2004	Pickup	Complete	2003-09-09	Addition	AIR CONDITIONING

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	Assessment Roll	Residential	Full	\$35,400	\$183,100	\$218,500
2021	Assessment Roll	Residential	Full	\$29,900	\$144,800	\$174,700
2019	Assessment Roll	Residential	Full	\$26,700	\$128,100	\$154,800
2017	Assessment Roll	Residential	Full	\$24,300	\$118,000	\$142,300
2015	Assessment Roll	Residential	Full	\$21,800	\$106,900	\$128,700
2013	Assessment Roll	Residential	Full	\$20,300	\$134,500	\$154,800
2011	Assessment Roll	Residential	Full	\$20,300	\$133,400	\$153,700
2009	Assessment Roll	Residential	Full	\$22,500	\$141,900	\$164,400
2007	Assessment Roll	Residential	Full	\$22,300	\$140,200	\$162,500
2005	Assessment Roll	Residential	Full	\$35,200	\$111,100	\$146,300
2004	Assessment Roll	Residential	Full	\$29,730	\$93,040	\$122,770
2003	Assessment Roll	Residential	Full	\$29,730	\$91,260	\$120,990
2002	Board Action	Residential	Full	\$25,330	\$75,050	\$100,380
2001	Assessment Roll	Residential	Full	\$25,330	\$71,590	\$96,920
1999	Assessment Roll	Residential	Full	\$19,880	\$54,270	\$74,150
1997	Assessment Roll	Residential	Full	\$18,610	\$50,810	\$69,420
1995	Assessment Roll	Residential	Full	\$16,450	\$44,910	\$61,360
1993	Assessment Roll	Residential	Full	\$14,230	\$38,860	\$53,090
1990	Assessment Roll	Residential	Full	\$14,230	\$33,170	\$47,400



City of Des Moines Public Works
 1700 Maury Street
 Des Moines, Iowa, 50309

Case Number: SEWR-2024-000008	
Notice of Violation	Case Type: Sewer Nuisance
	Case Opened: 10/07/2024
	Date of Notice: 10/08/2024

October 08, 2024

VIA REGULAR AND CERTIFIED MAIL

RAVINA HOMES LLC
 BRANDON SEAWEL, REG AGENT
 2200 CHAUTAUQUA PKWY
 DES MOINES IA 50314

Nuisance Description: **Sinkhole in front of property**
 Sewer Service Address(es): **803 OAK PARK AVE - Parcel #792427203020**

Please be advised that the City of Des Moines Department of Public Works has inspected your property. Upon inspection, the Public Works Department has determined that a public nuisance exists on a property adjacent to the City right-of-way by reason of a faulty sewer service, which is creating a hazardous condition in the public roadway which is undermining or will undermine the street and sidewalk, pursuant to Des Moines Municipal Code Sections shown below.

MUNICIPAL CODE VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
42-347 - Nuisance Construed	Abate nuisance by the repair of sewer service.	10/23/2024
42-348(16) - Specifically Identified Nuisances - Discharge of Sewage, Garbage, Organic Waste	Stop all discharge of sewage, garbage, or other organic waste materials and remove previously discharged sewage, garbage, or other organic waste materials.	10/23/2024

You are hereby **ORDERED** to abate this nuisance by the repair of your sewer service by the **Compliance Due Date** shown above. If you fail to take this action by the Compliance Due Date shown in this Notice, as required by Des Moines Municipal Code Chapter 42, Article VI, you shall be deemed liable for the nuisance and the City of Des Moines Public Works Department may enter upon your property and may make or cause to be made the necessary sewer repairs within your property and assess the cost and repairs thereof to you and against your property, which expenses shall be certified as a lien against your property and collected in the same manner as a property tax, following administrative hearing if requested and in accordance with Iowa Code Section 364.12(3)(a) and (h) and Des Moines Municipal Code Chapter 42, Article VI. Any other violations of Chapter 42 Article VI found on the property at the time of a city cleanup will be removed without further notice.

If you have any questions about this Notice, please contact our Public Works Department, Jason Underwood at (515) 283-4968, or Hannah Caster at (515) 283-4119. Please contact the City's Permit and Development Center, located at City Armory Building, 602 Robert D. Ray Drive, Des Moines, Iowa 50309, or by phone at (515) 283-4200, prior to beginning work to abate the nuisance in order to determine if any permits are required for the corrective work.

You or your duly authorized agent, as identified in a notarized statement provided by you, may file a written request for an administrative hearing regarding this determination of a public nuisance. If you decide to make a request for an administrative hearing, you are required to either hand-deliver such request or send such request via regular mail (postmarked by official U.S. postal service cancellation and not by postage meter) within seven (7) calendar days of the date of this Notice to: City Clerk, City of Des Moines, Iowa, 400 Robert D. Ray Drive, Des Moines, Iowa 50309. Such request for administrative hearing must be in writing and must include your name, address, electronic mail (e-mail) address, and daytime telephone number, and must include the same contact information for any attorney and/or agent duly authorized by you to represent you at the administrative hearing and must include the basis for your appeal of the determination in this Notice. If you request an administrative hearing, you and your attorney or agent, if identified, will receive notice of the date and time of the hearing at either the address, e-mail address or phone number provided in your request for hearing at least three (3) business days in advance of the hearing. Failure to request a hearing within seven (7) calendar days from the date of this Notice shall be deemed a waiver of your right to contest the validity of the determination of nuisance, and abatement by the City may proceed as indicated herein. For further information, please see Des Moines Municipal Code Section 42-358.02.

Respectfully,

Jonathan Gano
Public Works Director
City of Des Moines, Iowa

A handwritten signature in black ink, appearing to read "Jason Underwood", is written over a faint, illegible typed name.

By: Jason Underwood, Public Works Operations Manager

16 B

Rhiner's Plumbing Co., Inc.
15201 Hickman Rd., Clive Iowa 50325

PROPOSAL

DATE: NOV. 22, 2024

TO: CITY OF DM PUBLIC WORKS
ATTN: HANNAH CASTER
1700 MAURY ST DM IA 50317
515-283-4950 / 515-283-4119
EMAIL: HBCASTER@DMGOV.ORG

PROJECT: 803 OAK PARK AVE DM

WE PROPOSE TO:

SEWER REPAIR IN STREET BID: \$9,305.00

THIS PRICE DOES NOT INCLUDE: ENGINEERING, BONDING ,SOILS COMPACTION TESTING, IMPORT/EXPORT OF SOILS, REMOVAL OR REPLACEMENT OF ASPHALT OR CONCRETE EXCEPT WHERE NOTED. NO ELECTRICAL. NO SEEDING/SODDING, EROSION CONTROL, UTILITIES CONNECTION AND NO SYSTEMS DEVELOPMENT FEES.

RHINER'S REQUIRES 50% DOWN AT THE START OF WORK AND REMAINING BALANCE ON COMPLETION OF WORK.

ALL PRIVATE UTILITIES ARE THE OWNER'S RESPONSIBILITY TO HAVE LOCATED.

THIS QUOTE VALID FOR 30 DAYS.

Sign and return one copy to initiate work.

NOTE: SALES TAX WILL BE CHARGED ON ALL REPAIRS.

Bid includes shoring jacks and trench boxes needed for the safety of the workmen. This is for our protection as well as yours.

PROPOSAL
SIGNED BY _____
DON SMITH
SUPERINTENDENT SITE ULITIES DEPT.
PH: (515) 987-1800FAX: (515) 987-1546
Cell: 515-729-3458

ACCEPTANCE
SIGNED BY: _____
DATE: _____
Home Phone: _____
Work Phone: _____
Cell Phone: _____
EMAIL: _____

American Plumbing and Excavating LLC

2393 240th St
Dallas Center, IA 50063
(515) 721-2328
nate@americanplumbandex.com



Estimate

ADDRESS
1700 Maury St.
Des Moines
Iowa
50317

SHIP TO
City of Des Moines
803 Oak Park Avenue
Des Moines, Iowa

ESTIMATE 1095
DATE 11/27/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Street Sewer Repair	Excavate in street and make necessary repair to sewer tap or broken pipe. Stand inspection and backfill per city code. Subcontract pour back of city street. Price includes all necessary signage, road plates and permits to complete job.	1	13,865.00	13,865.00T

		SUBTOTAL			13,865.00
		TAX			0.00

		TOTAL			\$13,865.00

Accepted By

Accepted Date

American Plumbing and Excavating is not responsible for private utilities not located by Iowa One Call. The following items are excluded from the Proposal: Roof and wall penetration repair expenses; Concrete cutting, removal and repair expenses; Landscaping, sod and grass repair expenses, unless specified in estimate.



Torgerson Excavating INC

1714 NE 61st PL
Des Moines, IA 50313
+15152704625
TorgersonExcavating@yahoo.com

Estimate

ADDRESS
City of Des Moines

ESTIMATE 1522
DATE 11/21/2024

JOB ADDRESS
803 Oak Park Ave, DSM

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Job Description	Repair broken sanitary sewer service in either right of way or street.	1	10,200.00	10,200.00

We accept check, cash or card over the phone (4% added on). **TOTAL \$10,200.00**

Accepted By

Accepted Date

Contractor responsible for rough grading yard and ditches back after work has been completed. Contractor not responsible for any seeding, sodding, landscaping, sinking of yard or any additional yard work that may occur. All private utilities are the owners responsibility to have located. 4% will be added on to all card payments.

American Plumbing and Excavating LLC

2393 240th St
Dallas Center, IA 50063
(515) 721-2328
nate@americanplumbandex.com



INVOICE

BILL TO
City of Des Moines
1700 Maury St.
Des Moines
Iowa
50317

SHIP TO
1102 21st St.
Des Moines, Iowa

INVOICE 1284
DATE 01/13/2025
TERMS Net 30
DUE DATE 02/12/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/22/2024	Street Sewer Repair	Excavate in street and make necessary repair to sewer tap or broken pipe on both services (1102 21st St and 2115 Drake Park Ave.) Stand inspection and backfill per city code. Subcontract pour back of city street. Price includes all necessary signage, road plates and permits to complete job.		10,250.00	10,250.00T

PO #25003850	SUBTOTAL	10,250.00
	TAX	0.00
	TOTAL	10,250.00
	BALANCE DUE	\$10,250.00

American Plumbing and Excavating is not responsible for private utilities not located by Iowa One Call. The following items are excluded from the Proposal: Roof and wall penetration repair expenses; Concrete cutting, removal and repair expenses; Landscaping, sod and grass repair expenses, unless specified in estimate.

16 B



City of Des Moines Public Works
1700 Maury Street
Des Moines, Iowa, 50309

Case Number: SEWR-2024-000008	
Low Bid Notice	Case Type: Sewer Nuisance
	Case Opened: 10/07/2024

December 02, 2024

VIA REGULAR AND CERTIFIED MAIL

RAVINA HOMES LLC
BRANDON SEAWEL, REG AGENT
2200 CHAUTAUQUA PKWY
DES MOINES IA 50314

Address of Property: **803 OAK PARK AVE, DES MOINES IA 50313**
Parcel Number: **792427203020**
Legal Description: **LOTS 21 & 22 BLK 5 OAK PARK**
Nuisance Description: **Sinkhole in front of property**

You have already received notice that an inspection by the Public Works Department of the City of Des Moines, Iowa, found that a nuisance exists on your property as identified above. This nuisance, by reason of a faulty sewer service, is creating a hazardous condition in the public roadway by possibly undermining the street and sidewalk, pursuant to Des Moines Municipal Code Sections 42-347, "Nuisance Construed", and 42-348, "Specifically Identified Nuisances", subsection (16), which identifies as a nuisance "discharging sewage...into or any public or private real property."

The City solicited three estimates and received the number of responses shown below. I have included copies for your review. The low bid amount shown below is from the Contractor also shown below. **This is an estimate, and costs are subject to change based upon the conditions of the repair.**

Bid Information

of Bids Received: **3** Low Bid Amount: **\$9,305.00**
Low Bid Contractor: **Rhiner's Plumbing**
15201 Hickman Rd
Clive IA 50325

Prior to proceeding, I wanted you to be aware of the competitive bid costs of the repairs. Unless we hear from you within seven (7) days of this notice, we will plan to award the project to the Contractor shown above, with all costs to be assessed against your property. If you have any questions, please contact Jason Underwood at (515) 283-4968, or Hannah Caster at (515) 283-4119 at Public Works.

Thank you.

Jonathan Gano
Public Works Director
City of Des Moines, Iowa

By: Jason Underwood, Public Works Operations Manager
(515) 283-4968
City of Des Moines, Iowa

VALLEY PLUMBING CO, INC
dba: RHINER'S PLUMBING CO, INC
15201 HICKMAN ROAD
CLIVE, IA 50325
515-987-1800



BILL TO

City of Des Moines Public Works
400 Robert D Ray Dr
Des Moines, IA 50309

SHIP TO

803 Oak Park Avenue
Des Moines, IA 50313

INVOICE DATE 12/27/2024

INVOICE # 0002763

JOB # 2D0803

PO# 25003868

Due Date 1/26/2025

Billing Code

DESCRIPTION	QUANTITY	RATE	AMOUNT
Sewer Abatement	1	9,305.00	9,305.00

SUBTOTAL \$9,305.00
SALES TAX (7.0%) \$0.00
PAYMENTS \$0.00

BALANCE DUE \$9,305.00



City of Des Moines Public Works
 1700 Maury Street
 Des Moines, Iowa, 50309

**Official Notice Regarding
 Costs of Public Nuisance**

Case Number: SEWR-2024-000008	
Costs Due Notice	Case Type: Sewer Nuisance
	Case Opened: 10/07/2024
	Date of Notice: 10/07/2024

December 30, 2024

VIA REGULAR AND CERTIFIED MAIL

RAVINA HOMES LLC
 BRANDON SEAWEL, REG AGENT
 2200 CHAUTAUQUA PKWY
 DES MOINES IA 50314

Address of Property: **803 OAK PARK AVE, DES MOINES IA 50313**
 Parcel Number: **792427203020**
 Legal Description: **LOTS 21 & 22 BLK 5 OAK PARK**

Invoice Number: **INV-00142077** **\$9,305.00**
 Total Cost of Repairs: **\$9,305.00** **Payment Due Date: Monday, January 13, 2025**

Please be advised that the City of Des Moines Department of Public Works has completed the public nuisance abatement work upon your property as shown above. Upon inspection, the Department of Public Works determined that a public nuisance existed on your property adjacent to the City right-of-way by reason of a faulty sewer service, which created a hazardous condition in the public roadway which was undermining or would have undermined the street and sidewalk. Notice of this condition was given to you on the Notice Date shown above.

Due to your failure to abate the condition within the time set forth in said prior notice, the City has abated the nuisance by making the necessary sewer repairs within your property at the cost shown on the attached invoice. This invoice was the cost provided by the lowest responsive, responsible bidder, including any change orders. For service lines shared between multiple properties, the responsibility is split equally between all listed properties.

You are hereby directed to make full payment of the enclosed invoice by the Payment Due Date shown above. Said payment can be made online via the City's Customer Self Service portal, <https://css.dmgov.org/EnerGov Prod/SelfService>. Select Pay Invoice and enter the full Invoice Number shown above. Or, if you prefer, you may make your payment by certified check or money order made payable to the City of Des Moines and mailed to the following address: **City of Des Moines, Attn: Jason Underwood, Public Works Department, 1700 Maury St., Des Moines, IA 50309.**

If you fail to make such payment by the Payment Due Date shown above, the City of Des Moines Public Works Department and City Council may assess the full cost against your property, which cost shall be certified as a lien against your property and collected in the same manner as a property tax, following administrative hearing if requested and in accordance with Iowa Code Section 364.12(3)(a) and (h) and Des Moines Municipal Code Chapter 42, Article VI.

If you have any questions about this Notice, please contact our Public Works Department, Jason Underwood at (515) 283-4968, or Hannah Caster at (515) 283-4119.

You or your duly authorized agent, as identified in a notarized statement provided by you, may file a written request for an administrative hearing on costs of abatement only, as set forth in this notice. If you decide to make a request for an administrative hearing, you are required to either hand-deliver such request or send such request via regular mail (U.S. Postal Service) within seven (7) calendar days of the date of this letter to: **City Clerk, City of Des Moines, Iowa, 400 Robert D. Ray Drive, Des Moines, Iowa 50309**. Such request for administrative hearing must be in writing and must include your name, address, electronic mail (e-mail) address, and daytime telephone number, and must include the same contact information for any attorney and/or agent duly authorized by you to represent you at the administrative hearing and must include the basis for contesting the determination. Failure to request a hearing within seven (7) calendar days from the date of this notice shall be deemed a waiver of your right to contest the validity of the determination of costs, and assessment of the abatement costs as shown on the attached invoice may proceed as indicated herein. For further information, please see Des Moines Municipal Code Section 42-358.02(b).

Thank you.

Jonathan Gano
Public Works Director
City of Des Moines, Iowa

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

By: Jason Underwood, Public Works Operations Manager

B

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain *Return Receipt* service, please complete and attach a *Return Receipt* (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2008 (Reverse) PSN 7530-02-000-9047

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**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

7011 1150 0511 1001 5368 4245

Postage	\$		Postmark Here
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		

To
 Rawina Homes
 Street, Apt. No.
 or PO Box No. 2200 Chautauqua Pkwy
 City, State, Zip+4
 Des Moines, IA 50314

PS Form 3800, August 2006 See Reverse for Instructions