

**CITY OF DES MOINES, IOWA**  
Office of Legal  
Community Development Department

TO: Mayor and Council Members  
Phil Delafield, Director  
Community Development

DATE: March 4, 2015

FROM: Victoria Cresta  
Legal Assistant

SUBJECT: Board of Health  
March 9, 2015

**AUTHORIZING:**

1. The Legal Department to proceed with court action for authority to abate the public nuisances at the following locations:

(A) 1312 Boyd Street, garage structure, Titleholder: Linda J. White; Mortgage Holder, Bank of the West fka commercial Federal Bank; Tax Lien Holder, Iowa Department of Revenue

07/08/2014 The garage structure was inspected and found to be a public nuisance.

11/13/2014 The Public Nuisance Notice was served on Titleholder, Linda J White.

01/14/2015 The Public Nuisance Notice was served on Tax Lien Holder, Iowa Department of Revenue.

01/14/2015 The Public Nuisance Notice was served on Mortgage Holder, Bank of the West fka Commercial Federal Bank.

03/02/2015 The property was re-inspected and found to remain a public nuisance. Photos were taken at this time.

03/02/2015 The Inspector reports no permits have been requested and no visual progress toward abatement.

(B) 1637 Huntland Drive, main structure,  
Titleholder: David R Nichols; Mortgage Holder: Bank of America, NA

03/19/2013 The main structure was inspected and found to be a public nuisance. Interior photos were taken at this time.

- 08/29/2014 The Public Nuisance Notice was served on Mortgage Holder, Bank of America, NA.
- 12/18/2014 The Public Nuisance Notice was served on Titleholder, David R. Nichols.
- 03/02/2015 The property was re-inspected and found to remain a public nuisance. Photos were taken at this time.
- 03/02/2015 The inspector reports no permits have been requested and no visual progress toward abatement.
- (C) 1509 Maury Street, commercial building structure and accessory building,  
Titleholders: Bud J Sonderleiter and Leola M Sonderleiter
- 10/29/2014 The commercial building structure and accessory building were inspected and found to be a public nuisance.
- 01/15/2015 The Public Nuisance Notice was served on Bud J Sonderleiter and Leola M Sonderleiter.
- 03/02/2015 The property was re-inspected and found to remain a public nuisance. Photos were taken at this time.
- 03/02/2015 The Inspector reports demo permits were pulled on 01/23/2015 but the permits have not been finalized and no visual progress has been made toward abatement.
- (D) 2111 Mondamin Avenue, main structure,  
Titleholder: David D Johnson; Contract Buyer: Sandy Olechnovics
- 10/23/2007 The main structure was inspected and found to be a public nuisance. Interior photos were taken at this time.
- 11/21/2014 The Public Nuisance Notice was served on Contract Buyer, Sandy Olechnovics.
- 12/13/2014 The Public Nuisance Notice was served on Titleholder, Paul D Johnson.
- 02/27/2015 The property was re-inspected and found to remain a public nuisance. Photos were taken at this time.
- 02/27/2015 The inspector reports no permits have been requested and no visual progress toward abatement.

(E) 822 Olinda Avenue, garage structure, Titleholder: T.J. Elings aka Terry Lee Elings, Jr; Mortgage Holder: Wells Fargo Bank, NA

07/30/2013 The garage structure was inspected and found to be a public nuisance.

08/23/2013 The Public Nuisance Notice was served on Titleholder, T.J Elings aka Terry Lee Elings, Jr.

01/14/2015 The Public Nuisance Notice was served on Mortgage Holder, Wells Fargo Bank, NA.

02/27/2015 The property was re-inspected and found to remain a public nuisance. Photos were taken at this time.

02/27/2015 The Inspector reports a permit was pulled on 02/09/2015 but it has not been finalized and there is no recent progress toward abatement.

(F) 4707 SE 5<sup>th</sup> Street, main structure  
Titleholder: Raymond E Johnson, Jr

10/30/2014 The main structure was inspected and found to be a public nuisance. Interior photos were taken at this time.

01/17/2015 The Public Nuisance Notice was served on Titleholder, Raymond E. Johnson, Jr.

02/27/2015 The property was re-inspected and found to remain a public nuisance. Photos were taken at this time.

02/27/2015 The inspector reports no permits have been requested and no visual progress toward abatement.

**AUTHORIZING:**

cc: Jeff Lester  
Vicky Long Hill  
Su Donovan