



Date February 22, 2021

RESOLUTION LEVYING ASSESSMENTS FOR COSTS OF
PUBLIC WORKS SEWER REPAIR AT 1127 23RD STREET,
SCHEDULE NO. 2021-01, 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. 2021-01, 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. 2021-01, 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 3.16% percent per annum, from the date of the acceptance of this assessment schedule; the one 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, 2021, 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
13

Date February 22, 2021

Moved by _____ to adopt.

FORM APPROVED: /s/ Lisa A. Wieland
Lisa A. Wieland
Assistant City Attorney

SLN

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

Mayor

CERTIFICATE

I, P. Kay Cmelik, 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. 2021-01
Activity ID 20-1111-000
To Council
Acceptance 2/22/2021

Notice to Property Owners:

Published 2/24/2021
and 3/3/2021
Mail 2/25/2021
Rate of Interest 3.16%
Last Date to Pay
without Interest 3/26/2021
Number of
Payments 5
Roll Call # 21-

ASSESSMENT SCHEDULE NO 2021-01

PAGE 1
DATE 2/22/2021

Public Works Sewer Repair ACT 526070 PW071001

DESCRIPTION OF PROPERTY	GeoParcel Number	CERTIFICATE NUMBER	PROPERTY ADDRESS OWNERS NAME	DATE AND TYPE	COST	INCID	TO BE ASSESSED
030/00932-000-000	7824-05-127-012	40-00016-00	1127 23rd St T1 BAOZHONG JIANG	11/16/2020	\$ 9,400.00	\$ 100.00	\$ 9,500.00
N 50F S 286F LT 5 BLK 4 COTTAGE GROVE			223 77TH PL WEST DES MOINES, IA 50266				
TOTALS					\$ 9,400.00	\$ 100.00	\$ 9,500.00

**NOTICE OF FILING OF THE SCHEDULE OF ASSESSMENTS
AGAINST PROPERTIES FOR SEWER REPAIR
SCHEDULE NO. 2021-01
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

030/00932-000-000 1127 23RD ST N 50F S 286F LT 5 BLK 4 COTTAGE GROVE

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 2021-01, 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 3.16 percent (commencing on the date of the adoption of the assessment schedule) computed to the December 1st next following the due dates of the respective installments. Each installment will be delinquent after September 30th following its due date on July 1st of each year. Property owners may elect to pay any annual installment semiannually in advance.

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 MARCH 26, 2021.

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

PUBLISHED IN THE DES MOINES REGISTER
2/24/2021 and 3/3/2021

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	1127 23RD ST				
City	DES MOINES	Zip	50311	Jurisdiction	Des Moines
District/Parcel	030/00932-000-000	Geoparcels	7824-05-127-012	Status	Active
School	Des Moines	Nbhd/Pocket	DM95/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Andrew Rand 515-286-3368		

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 2014-04-04 a

[Historical Photos](#)

Ownership - 2 Records				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	JIANG, BAOZHONG	2019-06-20	17374/929
Title Holder	2	YE, YUZHU	2019-06-20	17374/929

Legal Description and Mailing Address	
N 50F S 286F LT 5 BLK 4 COTTAGE GROVE	BAOZHONG JIANG 223 77TH PL WEST DES MOINES, IA 50266

Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$20,000	\$114,600	\$134,600

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

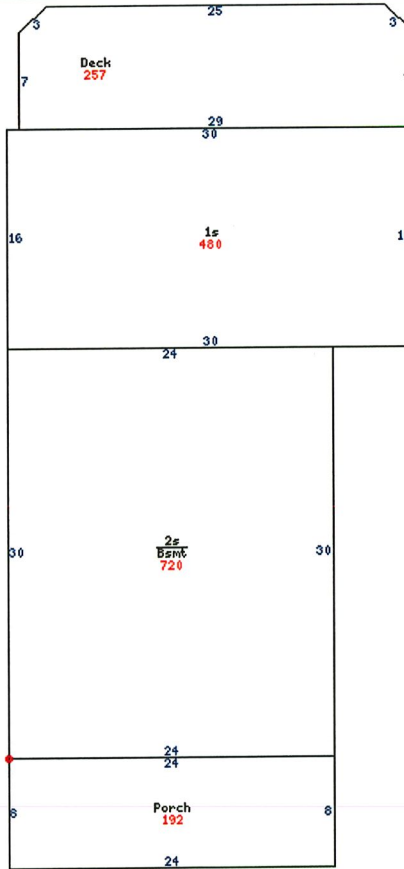
Zoning - 1 Record			
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

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

Land					
Square Feet	8,144	Acres	0.187	Frontage	47.9
Depth	169.8	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record					
Residence #1					
Occupancy	Conversion	Residence Type	2 Stories Plus	Building Style	Early 20s
Year Built	1902	Year Remodel	1962	Number Families	2

Grade	3-10	Condition	Very Good	Total Square Foot Living Area	1920
Main Living Area	1200	Upper Living Area	720	Attic Floor and Stairs Area	352
Basement Area	720	Open Porch Area	192	Deck Area	257
Foundation	Brick	Exterior Wall Type	Vinyl Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	2	Number Extra Fixtures	1	Bedrooms	3
Rooms	9				



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Concrete Patio	Construction Type	Masonry	Measurement Code	Dimensions
Measure 1	22	Measure 2	24	Grade	4
Year Built	1964	Condition	Normal		

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
GRAHAM, MARY	JIANG, BAOZHONG	2019-06-19	\$85,000	Deed	17374/929
METROPOLITAN FEDERAL SAVINGS BANK	GRAHAM, FRANK G	1991-12-18	\$10,000	Deed	6477/888

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
GRAHAM, MARY	JIANG, BAOZHONG _____ YE, YUZHU	2019-06-12	2019-06-20	Warranty Deed	17374/929

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
GRAHAM, FRANK	GRAHAM, MARY	2019-06-08	2019-06-20	Corrected Quit Claim Deed	17374/927
GRAHAM, FRANK	GRAHAM, MARY	2012-10-23	2012-10-26	Quit Claim Deed	14503/515

Permits - 4 Records

Year	Type	Permit Status	Application	Reason	Reason1
2020	Pickup	Cancel	2019-09-04	Review Value	CHECK CONDITION
2020	Permit	Complete	2019-06-28	Alterations	REMODEL
1993	Pickup	Complete	1992-03-04		Remodel
1992	Pickup	Partial	1992-03-04		Remodel

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2020	Assessment Roll	Residential	Full	\$20,000	\$114,600	\$134,600
2019	Assessment Roll	Residential	Full	\$20,000	\$109,600	\$129,600
2017	Assessment Roll	Residential	Full	\$12,900	\$111,300	\$124,200
2015	Assessment Roll	Residential	Full	\$11,600	\$101,300	\$112,900
2013	Assessment Roll	Residential	Full	\$10,800	\$94,100	\$104,900
2011	Assessment Roll	Residential	Full	\$10,800	\$94,100	\$104,900
2009	Assessment Roll	Residential	Full	\$7,200	\$88,000	\$95,200
2007	Assessment Roll	Residential	Full	\$15,200	\$87,600	\$102,800
2005	Assessment Roll	Residential	Full	\$16,200	\$60,700	\$76,900
2003	Assessment Roll	Residential	Full	\$14,100	\$52,730	\$66,830
2001	Assessment Roll	Residential	Full	\$17,840	\$45,380	\$63,220
1999	Assessment Roll	Residential	Full	\$13,140	\$42,230	\$55,370
1997	Assessment Roll	Residential	Full	\$11,570	\$37,170	\$48,740
1995	Assessment Roll	Residential	Full	\$10,210	\$32,940	\$43,150
1993	Assessment Roll	Residential	Full	\$8,580	\$28,640	\$37,220
1992	Assessment Roll	Residential	Full	\$8,580	\$1,420	\$10,000
1992	Was Prior Year	Residential	Full	\$8,580	\$35,980	\$44,560

This template was last modified on Sat Mar 4 12:31:48 2017 .



1714 NE 61st PL
Des Moines, IA 50313

Estimate

Date
09/23/20

Name/Address
City of Des Moines Department of Public Works ATTN: Steve Johnson Jason Underwood

Job Address
1127 23rd St Des Moines, IA

Description	Quantity	Cost	Total
Replace sanitary sewer from curb to main.	1	9,400.00	9,400.00
Thank you for the opportunity		Total	\$9,400.00

Contractor is responsible for rough grading yard and ditches back after work has been completed.
Contractor is not responsible for any seeding, sodding, landscaping, sinking of yard or any additional yard work that may occur.
All private utilities are the owner's responsibility to have located.

Rhiner's Plumbing Co., Inc.

15201 Hickman Rd., Clive Iowa 50325

PROPOSAL

DATE: NOV 23, 2020

TO: CITY OF DM PUBLIC WORKS

ATTN: JASON

EMAIL: JMUNDERWOOD@DMGOV.ORG

PROJECT QUOTED: 1127 23RD ST - DM

WE PROPOSE TO:

REPAIR SEWER IN STREET

BID:

\$9,771.00

BID INCLUDES: PERMITS, BARRICADES, STREET RESTORATION, INSPECTIONS

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 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.

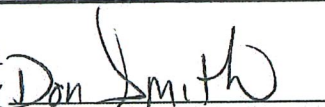
THIS QUOTE VALID FOR 30 DAYS ONLY.

Sign and return one copy to initiate work.

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 Utilities Dept.

PH: (515) 987-1800, FAX: (515) 987-1546

Cell: (515) 729-3458

ACCEPTANCE

SIGNED BY: _____

DATE: _____

Home Phone: _____

Work Phone: _____

Cell Phone: _____



OFFICIAL NOTICE TO ABATE PUBLIC NUISANCE

RE: 1127 23rd St
Des Moines, IA 50311

VIA REGULAR AND CERTIFIED MAIL

TO: Baozhong Jiang

Please be advised that the City of Des Moines' Department of Public Works has inspected your property locally known as **1127 23rd St.**, Des Moines, Iowa, and legally described as (N 50F S 286F LT 5 BLK 4 COTTAGE GROVE). Upon inspection, the Public Works Department has determined that a public nuisance exists on your 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 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."

You are hereby **ORDERED** to abate this nuisance by the repair of your sewer service within **14** days of the date of this Notice. If you fail to take this action within 14 days of the date of 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, including all other actions required to abate the nuisance, 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.

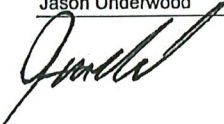
If you have any questions about this Notice, please contact our Sewer Operations Manager, Jason Underwood at (515) 283-4968. Please contact the City's Permit and Development Center, located at City Armory Building, 602 Robert D. Ray Drive, Des Moines, Iowa 50309, or by phone at (515) 283-4200, prior 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

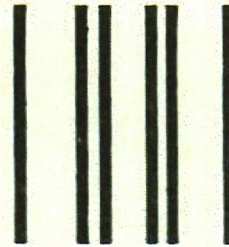
request via regular mail (postmarked by official U.S. postal service cancellation and not by postage meter) within seven (7) calendar days of the date of this Notice to: City Clerk, City of Des Moines, Iowa, 400 Robert D. Ray Drive, Des Moines, Iowa 50309. Such request for administrative hearing must 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.

Dated this 22nd day of September 2020, at Des Moines, Iowa.

Jonathan Gano
Public Works Director
City of Des Moines, Iowa

BY: Jason Underwood


USPS TRACKING #



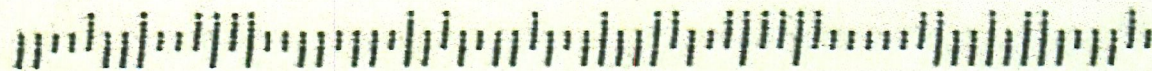
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 1953 6123 0481 18

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •

City of Des Moines
Department of Public Works
ATTN: Jason Underwood
216 SE 5th Street
Des Moines, IA 50309



03094820 C082



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Baozhong Jiang
223 77th Pl
West Des Moines, IA 50266



9590 9402 1953 6123 0481 18

2. Article Number (Transfer from service label)

7011 1150 0001 5368 0247

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

R74

- Agent
- Addressee

B. Received by (Printed Name)

C-19

C. Date of Delivery

9/30

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



OFFICIAL NOTICE TO ABATE PUBLIC NUISANCE

RE: 1127 23rd St.
Des Moines, IA 50311

VIA REGULAR AND CERTIFIED MAIL

TO: Baozhong Jiang

You have already received notice that an inspection by the Public Works Department of the City of Des Moines found that a nuisance exists in front of your property locally known as **1127 23rd St.**, Des Moines, Iowa, and legally described as **(N 50F S 286F LT 5 BLK 4 COTTAGE GROVE)** by reason of a faulty sewer service which is creating a hazardous condition in the public roadway by possible undermining of 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."

We solicited for three estimates and received two. I have included copies for your review. The low bid is from Torgerson Excavating for the amount of 9,400. This is an estimate and the costs are subject to change based upon the conditions of the repair.

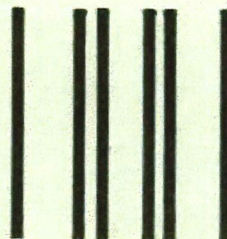
Prior to proceeding, I wanted you to be aware of the competitive bid costs of the repairs. Unless we hear from you by December 17th, 2020, we will plan to award the project to Torgerson Excavating, with all costs to be assessed against your property. If you have any questions, please contact me at (515)283-4968.

Dated this 3rd day of December 2020, at Des Moines, Iowa.

Jonathan Gano
Public Works Director
City of Des Moines, Iowa

BY: _____

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

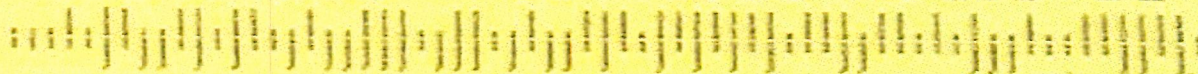
City of Des Moines Public Works
ATTN: Jason Underwood
216 SE 5th street

CITY216 503 CE 1 N C2212/21/20
UNABLE TO FORWARD/FOR REVIEW

#####

FWD

BC: 503094820 DU *0795-06638-21-05



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Baozhong Jiang
223 - 77th Place
West Des Moines, IA 50266

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

Yes

2. Ar
(Tr



OFFICIAL NOTICE TO ABATE PUBLIC NUISANCE

RE: 1127 23rd St.
Des Moines, IA 50311

VIA REGULAR AND CERTIFIED MAIL

TO: Yuzhu Ye

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Dated this 3rd day of December 2020, at Des Moines, Iowa.

Jonathan Gano
Public Works Director
City of Des Moines, Iowa

BY: _____



1714 NE 61st PL
Des Moines, IA 50313

Invoice

Date	Invoice No.
01/11/21	516433

Bill To
City of Des Moines
ATTN: Steve Johnson Jason Underwood

Job Address
1127 23rd St Des Moines, IA

Terms
Due on receipt

Description	Quantity	Price Each	Amount
Replace sewer line from curb to main.	1	9,400.00	9,400.00

Please remit to above address.

Total \$9,400.00

An additional 4% will be added to the total bill for Credit/Debit cards