

**Roll Call Number**

Agenda Item Number

27CDate March 22, 2021**ABATEMENT OF PUBLIC NUISANCE AT 2321 ADAMS AVE.**

WHEREAS, the property located at 2321 Adams Ave., 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, Kayla J. Reamey and Taylor W. Barnett, 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.

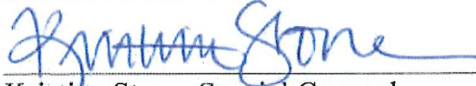
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lot 3 and except the East 7 feet that part of Lot 1 North of and adjacent to Lots 2 through 4 in GLEN OAKS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2321 Adams Ave., 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.

FORM APPROVED:



Kristine Stone, Special Counsel
Ahlers & Cooney, P.C.

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

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

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**PUBLIC NUISANCE
NOTICE OF INSPECTION
NEIGHBORHOOD INSPECTION DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

DATE OF NOTICE: January 29, 2021

DATE OF INSPECTION:

October 12, 2020

CASE NUMBER: COD2020-04576

PROPERTY ADDRESS: 2321 ADAMS AVE

LEGAL DESCRIPTION: LOT 3 GLEN OAKS

KAYLA J REAMEY

Title Holder

2321 ADAMS AVE

DES MOINES IA 50310-6232

HOMESERVICES LENDING LLC

Mortgage Holder - C/O CORPORATION SERVICE CO

505 5TH AVE STE 729

DES MOINES IA 50309

MERSCORP HOLDINGS INC

Mortgage Holder - C T CORPORATION SYSTEM

400 E COURT AVE

DES MOINES IA 50309

TAYLOR W BARNETT

Title Holder

2321 ADAMS AVE

DES MOINES IA 50310-6232

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the dwelling currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the dwelling will be placarded as unfit for human habitation pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the dwelling is to remain vacant and unoccupied until occupancy is authorized by this office. If the dwelling 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 will issue a Municipal Infraction in accordance with Section 60-192 and 60-191 pursuant to the Municipal code of the City of Des Moines. Additionally, if the property had a Certificate of Inspection, it is hereby revoked.

Attached is a listing of the violations existing on the date of the inspection and a recommendation as to the remedial action required to correct such violations. The violations noted must be corrected within 30 days from date of notice. Failure to correct these violations will result in a request to the City Council to approve legal action. As a result of this public nuisance action there will be costs incurred by the City. Costs will be billed out when the nuisance has been abated. Failure to pay the costs will result in collection by assessment to the property or personal judgment.

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.

Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have 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 a period in excess of one year, there may be zoning issues, which will affect the proposed use of the structure and/or real estate. Please contact the Development Zoning Division at (515) 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from the Building Department. In the event you are unable to arrange for demolition, you may sign a waiver voluntarily authorizing the City to do so. However, the City may take a personal judgment against you for the costs of removal.

If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the County Recorder's Office, shall likewise be furnished to the Neighborhood Inspection Division.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.

Brad Rissman
(515) 283-4754

Nid Inspector

DATE MAILED: 1/29/2021

MAILED BY: BJR

Areas that need attention: 2321 ADAMS AVE

<u>Component:</u>	Accessory Buildings	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Shed
<u>Comments:</u>	The Garage or shed in its current condition does not constitute a public nuisance. However, if the primary structure is demolished and no primary structure is immediately built on the property, the garage must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343.		
<u>Component:</u>	Electrical System	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Have licensed contractor check and repair or replace system. Bring any and all components up to code.		
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure
<u>Comments:</u>	Repair or replace all damaged or missing doors and or jams as needed. Permit required if changing opening size.		
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Replace all damaged exterior walls and its components. Including the rear covered patio. Including; framing, sheeting, and coverings		
<u>Component:</u>	Flooring	<u>Defect:</u>	Water Damage
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Replace all damaged flooring.		
<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Replace all damaged and deteriorated wall and ceiling's.		
<u>Component:</u>	Mechanical System	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Have licensed contractor check and repair or replace system. Bring any and all components up to code.		
<u>Component:</u>	Plumbing System	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Plumbing Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Have licensed contractor check and repair or replace system. Bring any and all components up to code.		

<u>Component:</u>	Roof	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Replace all damaged roofing components by licensed contractor.		



<u>Component:</u>	Trusses	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Replace all damaged.		

<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair or replace all damaged or missing doors and or jams as needed. Permit required if changing opening size.		

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Polk County Assessor111 Court Avenue #195
Des Moines, IA 50309-0904(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

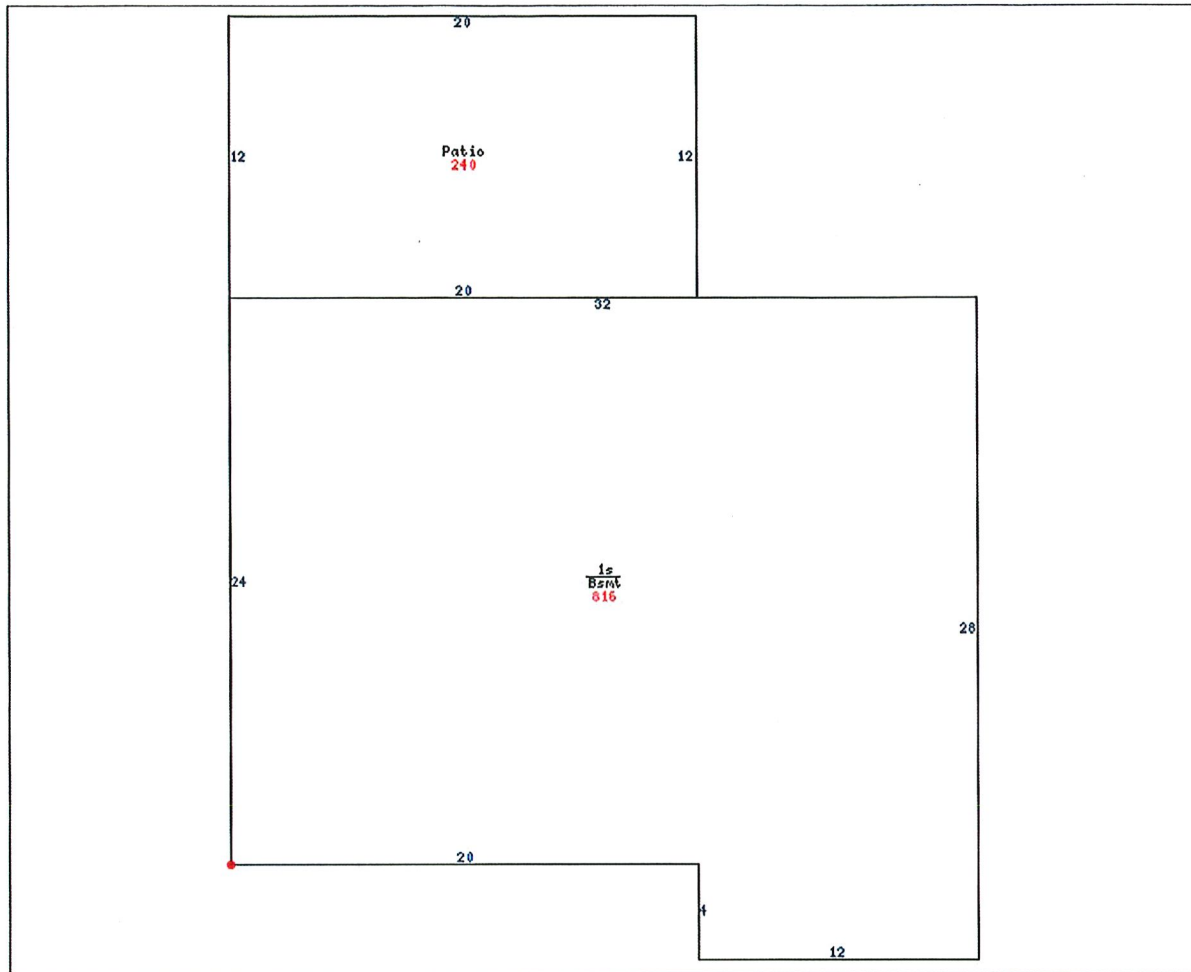
Location					
Address	2321 ADAMS AVE				
City	DES MOINES	Zip	50310	Jurisdiction	Des Moines
District/Parcel	080/02437-000-000	Geoparcels	7924-28-326-022	Status	Active
School	Des Moines	Nbhd/Pocket	DM72/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Andrew Rand 515-286-3368		

Map and Current Photos - 1 Record	
<p>Click on parcel to get a new listing</p>  <p>Bigger Map Polk County GIS Google Map Pictometry</p>	<p>Photo Processed on 2016-10-17 a</p> 

Historical Photos					
Ownership - 2 Records					
Ownership	Num	Name	Recorded	Book/Page	
Title Holder	1	BARNETT, TAYLOR W	2017-08-03	16591/100	
Title Holder	2	REAMEY, KAYLA J	2017-08-03	16591/100	
Legal Description and Mailing Address					
LOT 3 GLEN OAKS		TAYLOR W BARNETT 2321 ADAMS AVE DES MOINES, IA 50310-6232			
Current Values					
Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$20,500	\$74,300	\$94,800
Market Adjusted Cost Report					
Zoning - 1 Record					
Zoning	Description		SF	Assessor Zoning	
N3B	N3b Neighborhood District			Residential	

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)					
Land					
Square Feet	6,000	Acres	0.138	Frontage	50.0
Depth	120.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1952	Number Families	1	Grade	4-05
Condition	Above Normal	Total Square Foot Living Area	816	Main Living Area	816
Basement Area	816	Patio Area	240	Foundation	Concrete Block
Exterior Wall Type	Metal Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Basement Garage Capacity	1	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	1	Bedrooms	2	Rooms	4

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Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
HARDY, VICTORIA L	BARNETT, TAYLOR W	2017-07-31	\$97,500	Deed	16591/100
ROBERTS, WILLIAM G	JONES, VICTORIA LEA	1996-11-21	\$50,000	Deed	7528/383 Multiple Parcels

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
JONES, VICTORIA LEA <hr/> Also Known As HARDY, VICTORIA LEA <hr/> HARDY, MERLE	BARNETT, TAYLOR W <hr/> REAMEY, KAYLA J	2017-07-26	2017-08-03	Warranty Deed Joint Tenancy	16591/100

Historical Values						
Yr	Type	Class	Kind	Land	Bldg	Total
2019	Assessment Roll	Residential	Full	\$20,500	\$74,300	\$94,800
2017	Assessment Roll	Residential	Full	\$17,900	\$66,200	\$84,100
2015	Assessment Roll	Residential	Full	\$16,800	\$63,700	\$80,500
2013	Assessment Roll	Residential	Full	\$16,600	\$64,900	\$81,500
2011	Assessment Roll	Residential	Full	\$16,600	\$64,600	\$81,200
2009	Assessment Roll	Residential	Full	\$16,800	\$65,000	\$81,800
2007	Assessment Roll	Residential	Full	\$16,100	\$62,300	\$78,400
2005	Assessment Roll	Residential	Full	\$11,700	\$65,300	\$77,000
2003	Assessment Roll	Residential	Full	\$10,360	\$58,500	\$68,860
2001	Assessment Roll	Residential	Full	\$6,320	\$45,430	\$51,750
1999	Assessment Roll	Residential	Full	\$8,240	\$45,050	\$53,290
1997	Assessment Roll	Residential	Full	\$7,460	\$40,810	\$48,270
1995	Assessment Roll	Residential	Full	\$6,740	\$32,670	\$39,410
1993	Assessment Roll	Residential	Full	\$6,300	\$30,530	\$36,830
1991	Assessment Roll	Residential	Full	\$6,300	\$28,150	\$34,450
1989	Assessment Roll	Residential	Full	\$6,300	\$24,400	\$30,700

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