



**Roll Call Number**

**Agenda Item Number**

44E

**Date** May 9, 2022

**ABATEMENT OF PUBLIC NUISANCE AT 1835 LOGAN AVE.**

WHEREAS, the property located at 1835 Logan 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 public nuisance; and

WHEREAS, the Titleholders, Harlo E. Reinier and Juanita Reinier, 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 the East 1/2 of Lot 5 in Block "C" in EAST PARK PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1835 Logan 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,

Second by \_\_\_\_\_

FORM APPROVED:

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
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.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

44E



City of Des Moines  
400 Robert D. Ray Drive  
Des Moines, IA 50309

Case Number: NUIS-2022-000047	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 02/11/2022
	Date of Notice: 02/14/2022
	Date of Inspection: 02/11/2022

HARLO E REINIER  
1835 LOGAN AVE  
DES MOINES IA 50316

Address of Property: 1835 LOGAN AVE, DES MOINES IA 50316  
Parcel Number: 782402259010  
Legal Description: E 1/2 LOT 5 BLK C EAST PARK PLACE

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

Violation	Corrective Action	Compliance Due Date
60-191 - Vacation and Abatement	MAIN STRUCTURE THROUGHOUT  Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	03/25/2022
60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit	MAIN STRUCTURE THROUGHOUT  Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that does not conform to the approved building or fire code.	03/25/2022

60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	MAIN STRUCTURE THROUGHOUT	03/25/2022
	Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.	
60-192(13) - Unsafe or dangerous structure	MAIN STRUCTURE THROUGHOUT	03/25/2022
	Repair or replace the building or structure that is in a condition that it presents either a substantial risk of fire, building collapse, or any other threat to life and safety, OR, demolish the structure.	
60-192(14) - Unsafe or dangerous structure	MAIN STRUCTURE THROUGHOUT	03/25/2022
	Repair or replace the unsafe equipment OR demolish the structure.	
60-192(15) - Unsafe or dangerous structure	MAIN STRUCTURE THROUGHOUT	03/25/2022
	Repair or replace the unsafe or unlawful structure OR demolish the structure.	
60-192(2) - Dangerous Structure or Premise - Walking Surface	MAIN STRUCTURE THROUGHOUT	03/25/2022
	Repair or replace walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress.	



Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

\*HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR.

\*HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.

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\*ALL ELECTRICAL, MECHANICAL, PLUMBING AND STUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.

\*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.

\*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

\*OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR



REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

\*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT

\*REPLACE ALL DAMAGED ROOFING COMPONENTS BY LICENSED CONTRACTOR. BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

\*SEVERE SMOKE AND FIRE DAMAGE. REPLACE ALL THAT IS DAMAGED. BUILDING PERMIT REQUIRED.

\*GAS SERVICE HAS BEEN SHUT OFF NEED LICENSED MECHANICAL CONTRACTOR TO VERIFY SAFETY OF MECHANICAL SYSTEMS AND CORRECT ANY VIOLATIONS PRIOR TO SERVICE BEING RESTORED. PERMIT REQUIRED.

\*CLEAN SMOKE DAMAGE FROM WALLS AND THEN PAINT TO MATCH.

\*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.

60-192(4) - Dangerous Structure or Premise  
- Insufficient Strength or Stability

MAIN STRUCTURE THROUGHOUT

03/25/2022

Repair or replace any portion of a building, or any member, appurtenance, or ornamentation on the exterior of the structure that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.

60-192(5) - Dangerous Structure or Premise - Dilapidated or Deteriorated	MAIN STRUCTURE THROUGHOUT	03/25/2022
	Repair or replace the building or structure, or part of a structure which is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.	
60-192(6) - Dangerous Structure or Premise - Unsafe	MAIN STRUCTURE THROUGHOUT	03/25/2022
	Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining required permit, OR repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.	
60-192(7) - Dangerous Structure or Premise - Attractive Nuisance, Harbor for Vagrants	MAIN STRUCTURE THROUGHOUT	03/25/2022
	Vacate and secure the structure, OR, repair or replace the building or structure that is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.	
60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation	MAIN STRUCTURE THROUGHOUT	03/25/2022
	Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.	
60-194 - Defacing and Removing Placard	Replace or restore defaced or removed placard.	03/25/2022

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure 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 may

seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

**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.** Should you have any 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 over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

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

Thank you for your help,

Respectfully,



Kevin Pyles

Neighborhood Inspector

Neighborhood Services

602 Robert D. Ray Drive, Des Moines, IA 50309

(515) 283-4122

KEPyles@dmgov.org



44E



City of Des Moines  
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Thank you for your help,

Respectfully,



Kevin Pyles

Neighborhood Inspector

Neighborhood Services

602 Robert D. Ray Drive, Des Moines, IA 50309

(515) 283-4122

KEPyles@dmgov.org



44E

Timestamp  
Camera ENT



Network: Apr 20, 2022 at 10:51:21 AM CDT  
Des Moines

04-20-2022 10:51 AM



Timestamp  
Camera **ENT**



Network: Apr 20, 2022 at 10:51:11 AM CDT  
Des Moines

04-20-2022 10:51 AM





Timesaving  
Camera App

**LOT FOR SALE**  
THE QUALITY  
Koban Group  
CALL OR TEXT: 515.281.1111

Network: Apr 20, 2022 at 10:51:04 AM CDT  
Des Moines

04-20-2022 10:51 AM



Timestamp  
Camera ENT

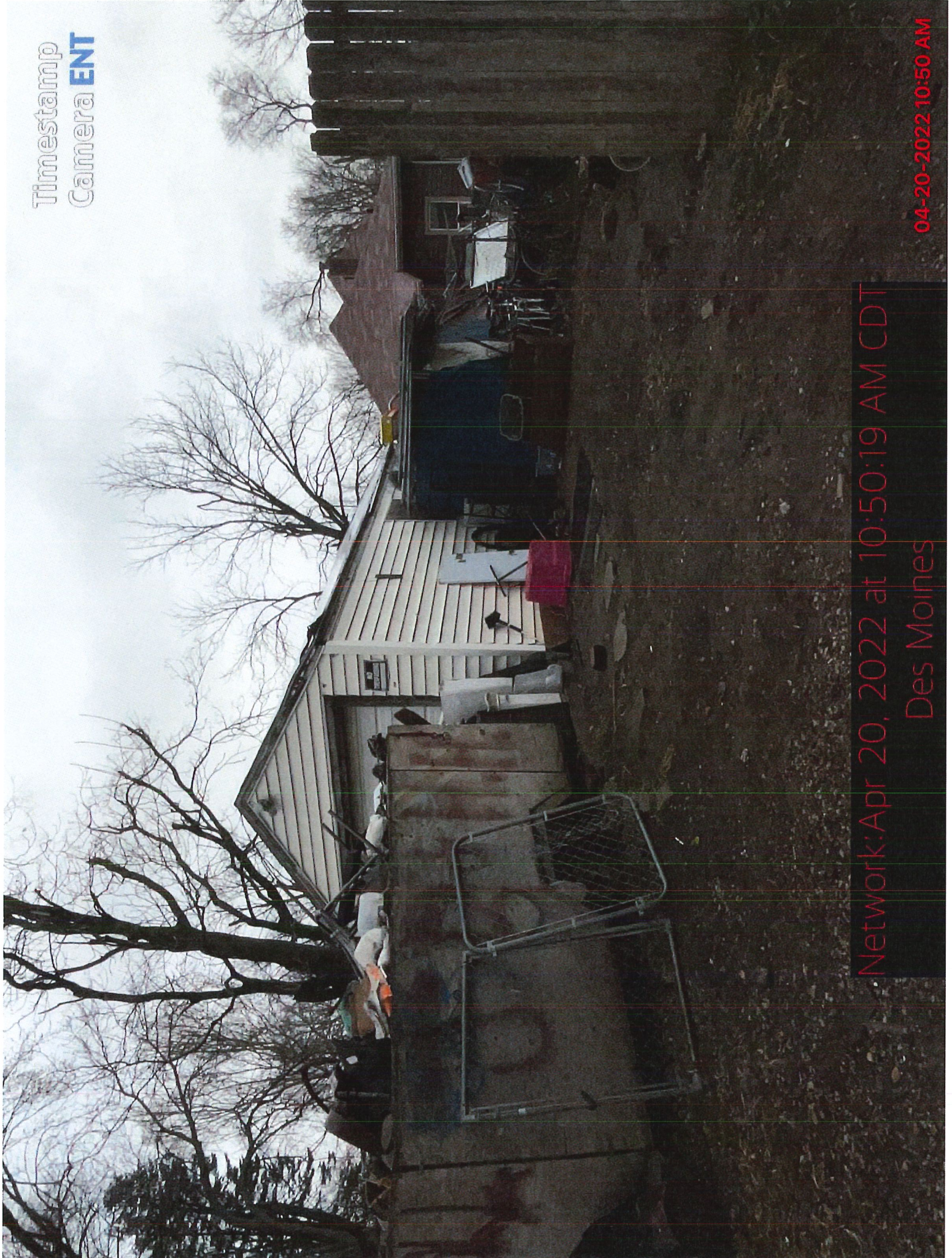


Network: Apr 20, 2022 at 10:50:30 AM CDT  
Des Moines

04-20-2022 10:50 AM



Timestamp  
Camera ENT



Network: Apr 20, 2022 at 10:50:19 AM CDT  
Des Moines

04-20-2022 10:50 AM



44E

# 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](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	1835 LOGAN AVE				
<b>City</b>	DES MOINES	<b>Zip</b>	50316	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	040/02159-000-000	<b>Geoparcels</b>	7824-02-259-010	<b>Status</b>	<a href="#">Active</a>
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM16/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northeast Des Moines	<b>Appraiser</b>	Joseph Peterson 515-286-3011		

### 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 2013-05-08 a**

[Historical Photos](#)

### Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	REINIER, HARLO E	2016-07-18	<a href="#">16094/135</a>
Title Holder	2	REINIER, JUANITA	2016-07-18	<a href="#">16094/135</a>

### Legal Description and Mailing Address

E 1/2 LOT 5 BLK C EAST PARK PLACE	JUANITA E REINIER 1835 LOGAN AVE DES MOINES, IA 50316-3730
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$10,700	\$28,700	\$39,400

[Market Adjusted Cost Report](#)

### Auditor Adjustments to Value

Category	Name	Information
<a href="#">2021 Homestead Credit</a>	REINIER, HARLO E	Application <a href="#">#75385</a>



**Zoning - 1 Record**

Zoning	Description	SF	Assessor Zoning
N3C	N3c Neighborhood District		Residential

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

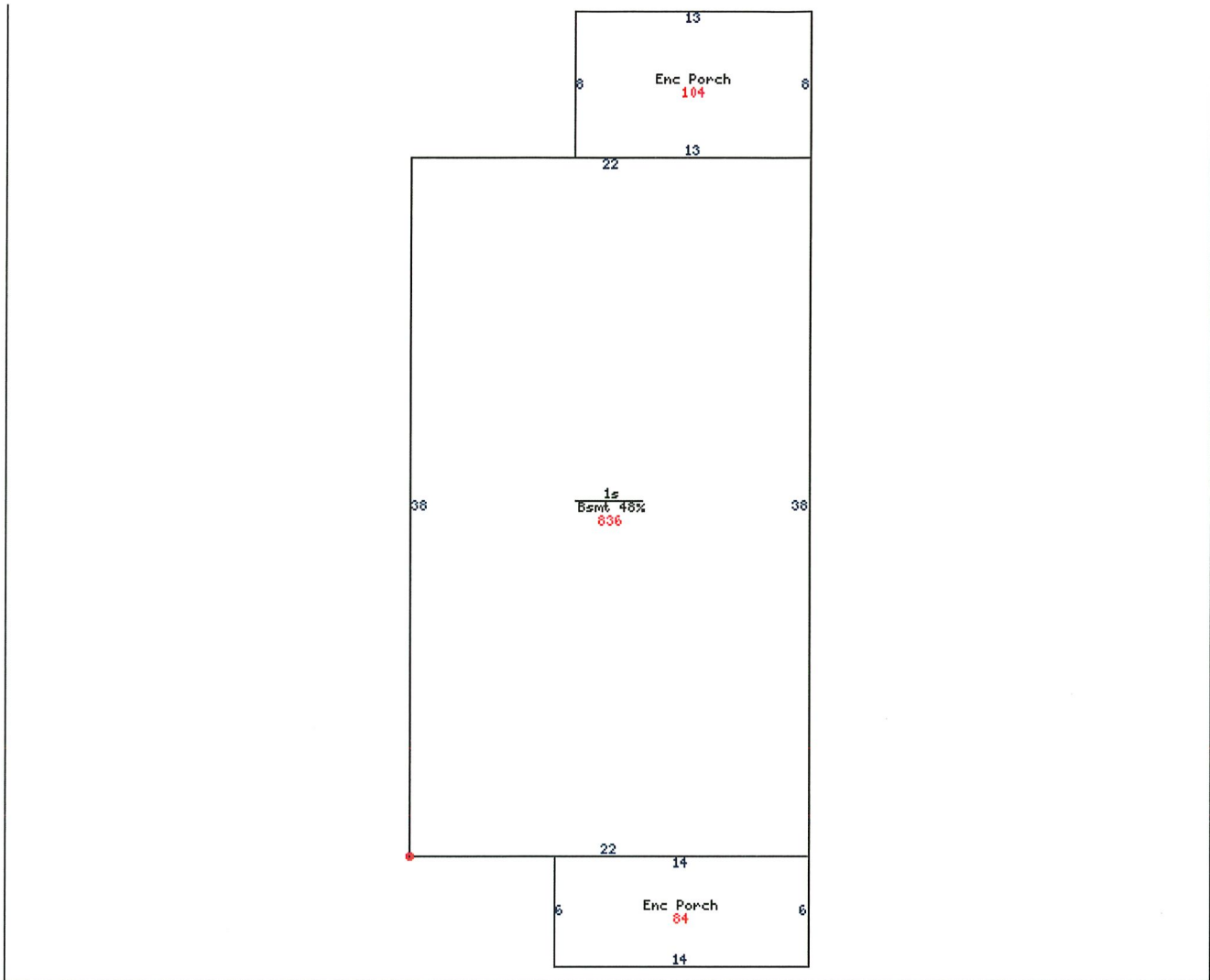
**Land**

<b>Square Feet</b>	3,815	<b>Acres</b>	0.088	<b>Frontage</b>	28.0
<b>Depth</b>	139.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangular
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		

**Residences - 1 Record**

**Residence #1**

<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story	<b>Building Style</b>	Bungalow
<b>Year Built</b>	1907	<b>Number Families</b>	1	<b>Grade</b>	5+10
<b>Condition</b>	Poor	<b>Total Square Foot Living Area</b>	836	<b>Main Living Area</b>	836
<b>Basement Area</b>	401	<b>Enclosed Porch Area</b>	188	<b>Foundation</b>	Brick
<b>Exterior Wall Type</b>	Vinyl Siding	<b>Roof Type</b>	Hip	<b>Roof Material</b>	Asphalt Shingle
<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	0	<b>Number Bathrooms</b>	1
<b>Bedrooms</b>	2	<b>Rooms</b>	5		



**Detached Structures - 1 Record**

**Detached Structure #101**

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	12	Measure 2	20	Story Height	1
Grade	5	Year Built	1945	Condition	Normal

**Sales - 1 Record**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MID-OHIO SECURITIES, CORP	REINER, HARLO	<a href="#">2000-06-08</a>	\$33,000	Contract	<a href="#">8517/948</a>

**Recent Ownership Transfers**

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
REINER, HARLO D	REINER, HARLO E REINER, JUANITA	2016-07-18	2016-07-18	Quit Claim Deed	<a href="#">16094/135</a>

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
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Yr	Type	Class	Kind	Land	Bldg	Total
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$10,700	\$28,700	\$39,400
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$9,400	\$24,900	\$34,300
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$8,100	\$37,300	\$45,400
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$7,500	\$34,800	\$42,300
2013	<a href="#">Board Action</a>	Residential	Full	\$6,900	\$32,700	\$39,600
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$6,900	\$32,700	\$39,600
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$7,900	\$37,100	\$45,000
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$8,800	\$39,300	\$48,100
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$8,700	\$38,900	\$47,600
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$6,400	\$34,500	\$40,900
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$5,580	\$29,950	\$35,530
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$5,520	\$28,900	\$34,420
1999	Assessment Roll	Residential	Full	\$3,850	\$25,100	\$28,950
1997	Assessment Roll	Residential	Full	\$3,490	\$22,740	\$26,230
1995	Assessment Roll	Residential	Full	\$3,040	\$19,800	\$22,840
1993	Assessment Roll	Residential	Full	\$2,700	\$17,560	\$20,260
1990	Board Action	Residential	Full	\$2,700	\$15,100	\$17,800
1990	Assessment Roll	Residential	Full	\$2,700	\$16,700	\$19,400

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