



**Roll Call Number**

**Agenda Item Number**

490

**Date** December 12, 2022

**ABATEMENT OF PUBLIC NUISANCES AT 1900 E. 21st ST.**

WHEREAS, the property located at 1900 E. 21<sup>st</sup> St., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and the garage structure in their present condition constitute not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Deborah Gebard, and Mortgage Holder, Bankers Trust, were notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date have failed to abate the nuisances.


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

The main structure and garage structure on the real estate legally described as Lot 113 in DELAWARE PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1900 E. 21<sup>st</sup> St., have previously been declared public nuisances;

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 nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

Moved by \_\_\_\_\_ to adopt,  
Second by \_\_\_\_\_

FORM APPROVED:

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

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

MOTION CARRIED APPROVED

**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.

\_\_\_\_\_  
Mayor

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

Timestamp  
Camera

Network: Nov 30, 2022 at 10:31:54 AM CST  
Des Moines

11-30-2022 10:31 AM

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Network: Nov 30, 2022 at 10:31:52 AM CST  
Des Moines

11-30-2022 10:31 AM

49D

Timestamp  
Camera ENT



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Des Moines

11-30-2022 10:31 AM



Network: Nov 30, 2022 at 10:31:34 AM CST  
Des Moines

11-30-2022 10:31 AM

# 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>	1900 E 21ST ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50317	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	060/01093-000-000	<b>Geoparcels</b>	7923-31-151-018	<b>Status</b>	<a href="#">Active</a>
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM05/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northeast Des Moines	<b>Appraiser</b>	Paul OConnell 515-286-2240		

**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 2011-12-09 a**

[Historical Photos](#)

Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	GEBARD, DEBORAH A	2002-01-25	<a href="#">9087/794</a>
Legal Description and Mailing Address				

LOT 113 DELAWARE PLACE	DEBORAH A GEBARD 1900 E 21ST ST DES MOINES, IA 50317-6353
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**Current Values**

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$14,900	\$49,800	\$64,700

[Market Adjusted Cost Report](#)

**Auditor Adjustments to Value**

Category	Name	Information
<a href="#">2022 Homestead Credit</a>	GEBARD, DEBORAH A	Application #22382
<a href="#">2022 Military Exemption</a>	GEBARD, GEORGE	World War II Application #32012

**Zoning - 1 Record**

Zoning	Description	SF	Assessor Zoning
I1	I1 Industrial District		Industrial Light

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

**Land**

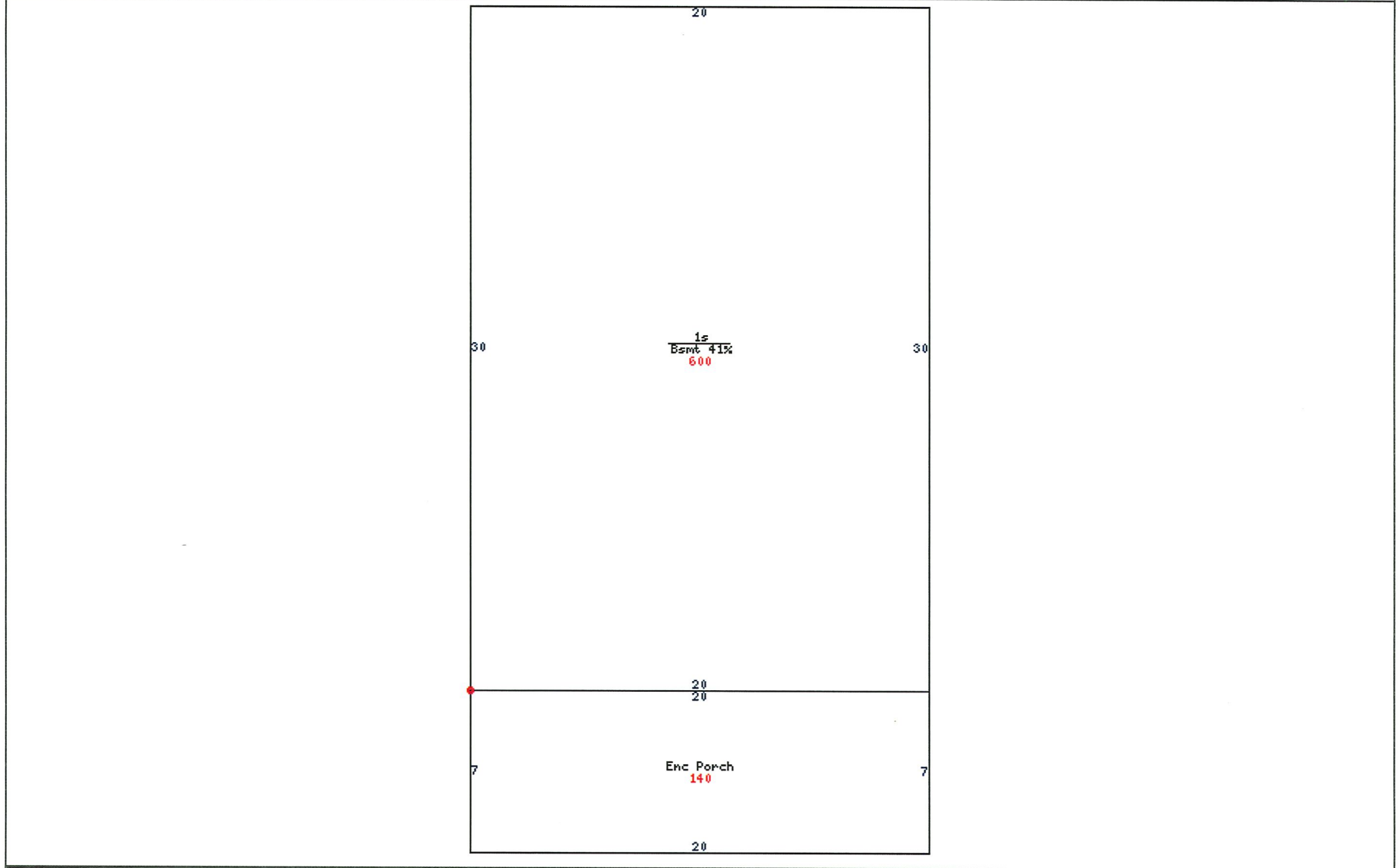
Square Feet	6,600	Acres	0.152	Frontage	50.0
Depth	132.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

**Residences - 1 Record**

**Residence #1**

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1918	Number Families	1	Grade	5+00
Condition	Above Normal	Total Square Foot Living Area	600	Main Living Area	600
Basement Area	246	Enclosed Porch Area	140	Foundation	Concrete Block
Exterior Wall Type	Vinyl Siding	Roof Type	Gable	Roof Material	Asphalt Shingle

<b>Basement Floor Earth</b>	100	<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	100
<b>Number Bathrooms</b>	1	<b>Bedrooms</b>	2	<b>Rooms</b>	4



**Detached Structures - 1 Record**

**Detached Structure #101**

Occupancy	Garage	Construction Type	Masonry	Measurement Code	Dimensions
Measure 1	24	Measure 2	30	Story Height	1



<b>Grade</b>	4	<b>Year Built</b>	1936	<b>Condition</b>	Below Normal
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**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$14,900	\$49,800	\$64,700
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$13,200	\$43,600	\$56,800
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$11,500	\$38,500	\$50,000
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$11,100	\$37,200	\$48,300
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$10,300	\$34,800	\$45,100
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$11,500	\$38,700	\$50,200
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$12,300	\$40,300	\$52,600
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$12,300	\$40,300	\$52,600
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$10,400	\$26,700	\$37,100
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$9,340	\$24,270	\$33,610
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$9,330	\$21,780	\$31,110
1999	Assessment Roll	Residential	Full	\$6,850	\$26,570	\$33,420
1997	Assessment Roll	Residential	Full	\$6,360	\$24,670	\$31,030
1995	Assessment Roll	Residential	Full	\$6,070	\$23,550	\$29,620
1993	Assessment Roll	Residential	Full	\$5,060	\$19,630	\$24,690
1991	Assessment Roll	Residential	Full	\$5,060	\$16,690	\$21,750
1991	Was Prior Year	Residential	Full	\$5,060	\$14,750	\$19,810

This template was last modified on Thu Jun 3 19:39:49 2021 .



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

49D

<b>Case Number: NUIS-2022-000054</b>	
<b>Notice of Violation</b>	<b>Case Type: Public Nuisance</b>
	<b>Case Opened: 02/21/2022</b>
	<b>Date of Notice: 09/29/2022</b>
	<b>Date of Inspection: 09/01/2022</b>

DEBORAH A GEBARD  
 1900 E 21ST ST  
 DES MOINES IA 50317

Address of Property: **1900 E 21ST ST, DES MOINES IA 50317**  
 Parcel Number: **792331151018**

Legal Description: **LOT 113 DELAWARE 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)**

<b>Violation</b>	<b>Corrective Action</b>	<b>Compliance Due Date</b>
<b>135-2 C - Outbuilding and Detached Garage</b> A fully enclosed building on a lot that is detached from the principal structure on the same lot. A principal structure is required, unless otherwise stated.	Remove the outbuilding and/or detached garage should the primary structure be removed.	11/10/2022

49D

Violation	Corrective Action	Compliance Due Date
<p><b>60-191 - Vacation and Abatement</b> Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.</p>	11/10/2022
<p><b>60-192(15) - Unsafe or dangerous structure</b> Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Repair or replace the unsafe or unlawful structure OR demolish the structure.</p>	11/10/2022

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(3) - Dangerous Structure or Premise - Damaged</b></p> <p>For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(3) 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.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>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.</p> <p>*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.</p> <p>*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.</p> <p>*HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p> <p>*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.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE</p>	11/10/2022

**Violation**

**Corrective Action**

**Compliance  
Due Date**

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.  
\*SCRAPE LOOSE PAINT, REPAIR WHERE NEEDED AND PAINT TO MATCH.  
\*UNABLE TO GAIN ACCESS INTO ALL AREAS OF THE STRUCTURE, IT IS POSSIBLE THAT MORE VIOLATIONS EXIST.  
\*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(6) - Dangerous Structure or Premise - Unsafe**

For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:

(6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

MAIN STRUCTURE THROUGHOUT

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.

11/10/2022

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation</b></p> <p>For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(9) A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise is determined by the administrator to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness of disease.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>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.</p>	11/10/2022
<p><b>60-194 - Defacing and Removing Placard</b></p> <p>No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	11/10/2022

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,

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

Kevin Pyles  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 283-4122  
KEPyles@dmgov.org



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

**Case Number: NUIS-2022-000054**

**Notice of  
 Violation**

**Case Type: Public Nuisance**  
**Case Opened: 02/21/2022**  
**Date of Notice: 09/29/2022**  
**Date of Inspection: 09/01/2022**

BANKERS TRUST COMPANY  
 C/O EMILY STORK  
 453 7TH ST  
 DES MOINES IA 50309

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 Parcel Number: **792331151018**

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**60-192(6) - Dangerous Structure or Premise - Unsafe**

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MAIN STRUCTURE THROUGHOUT

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<p><b>60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation</b></p> <p>For the purpose of this article, any structure or premise that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(9) A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise is determined by the administrator to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness of disease.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>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.</p>	11/10/2022
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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  
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