



Roll Call Number

Agenda Item Number

41 C

Date June 24, 2019

ABATEMENT OF PUBLIC NUISANCES AT 1228 DIXON STREET

WHEREAS, the property located at 1228 Dixon Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholders, All Known & Unknown Heirs of Ronald E. Plue, 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 Lots 10, 11 and 12 in Block 8 in STALFORD AND DIXON'S ADDITION to the City of Des Moines, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1228 Dixon Street, have previously been declared public nuisances;

The City Legal Department 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.

FORM APPROVED:

Luke DeSmet, Assistant City Attorney

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

CERTIFICATE

I, DIANE RAUH, 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.

MOTION CARRIED

APPROVED

Mayor

City Clerk

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1228 Dixon St

top



06/13/2019 09:15

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1228 Dixon St

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1228 Dixon St



06/13/2019 09:14

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1228 Dixon St

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06/13/2019 09:14



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

41C

DATE OF NOTICE: March 15, 2019

DATE OF INSPECTION:

CASE NUMBER: COD2019-00709

PROPERTY ADDRESS: 1228 DIXON ST

LEGAL DESCRIPTION: LTS 10,11 & 12 BLK 8 STALFORD & DIXONS ADD

ALL KNOWN AND UNKNOWN HEIRS OF RONALD E PLUE
Title Holder
1228 DIXON ST
DES MOINES IA 50316-2624

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.

Steve Landwehr

(515) 283-4008



Nid Inspector

DATE MAILED: 3/15/2019

MAILED BY: JDH

Areas that need attention: 1228 DIXON ST

Component:	Accessory Buildings	Defect:	Collapsed
Requirement:	Compliance with Int Residential Code	Location:	Garage Throughout
Comments:	Structure failed and delapidated		
Component:	Electrical Service	Defect:	In poor repair
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Plumbing System	Defect:	In poor repair
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Mechanical System	Defect:	In poor repair
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Foundation	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Main Structure
Comments:			
Component:	Interior Walls /Ceiling	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Windows/Window Frames	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Exterior Doors/Jams	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Entry
Comments:			

Component: Soffit/Facia/Trim
Requirement: Complaine with Int Residential Code
Defect: Deteriorated
Location: Main Structure Throughout
Comments:

Component: Roof
Requirement: Complaine with Int Residential Code
Defect: In poor repair
Location: Main Structure Throughout
Comments:

Component: Exterior Walls
Requirement: Complaine with Int Residential Code
Defect: In poor repair
Location: Main Structure
Comments:

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

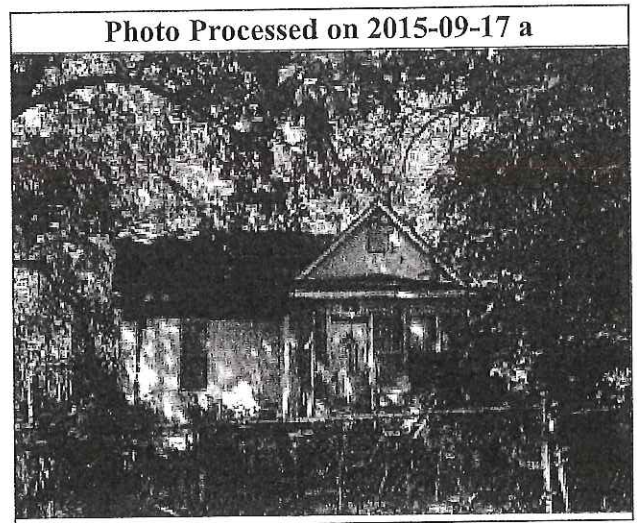
Location					
Address	1228 DIXON ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	110/05252-000-000	Geoparcel	7924-36-456-026	Status	Active
School	Des Moines	Nbhd/Pocket	DM08/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	John Catron 515-286-3021		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

E 17TH CT	1243	DIXON ST	
	1241		
	1239		
	1227		
	1228		
	1223		
	1221		
	1215		
	1213		
	1232		
1237			
1247			

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	PLUE, RONALD E	1989-10-18	6162/87

Legal Description and Mailing Address

LTS 10,11 & 12 BLK 8 STALFORD & DIXONS ADD	RONALD E PLUE 307 S B ST TRLR 35 INDIANOLA, IA 50125-2949
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Assessment Roll	Residential	Full	\$13,900	\$4,700	\$18,600
2018 Value	Residential	Full	\$12,700	\$40,700	\$53,400

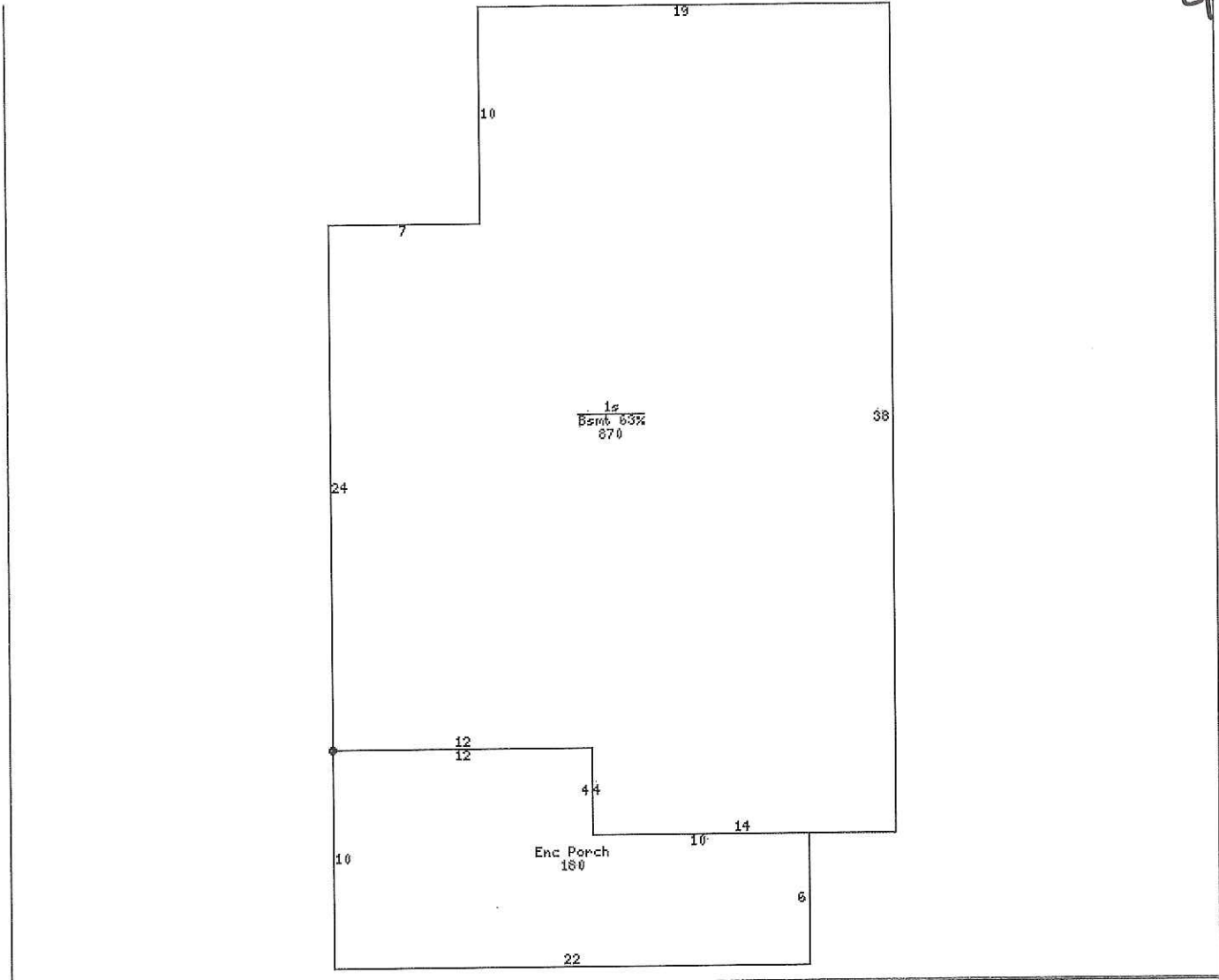
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2018 Homestead Credit	PLUE, RONALD E	Application #12280

Zoning - 1 Record					
Zoning	Description		SF	Assessor Zoning	
R-2A	General Residential District			Multi-Family Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	15,000	Acres	0.344	Frontage	120.0
Depth	125.0	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	1903	Number Families	1	Grade	5+05
Condition	Very Poor	Total Square Foot Living Area	870	Main Living Area	870
Basement Area	548	Enclosed Porch Area	180	Foundation	Brick
Exterior Wall Type	Stucco	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Bedrooms	2	Rooms	5		

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Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Masonry	Measurement Code	Dimensions
Measure 1	12	Measure 2	20	Story Height	1
Grade	5	Year Built	1952	Condition	Very Poor

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
WHITE, IRVIN L	PLUE, RONALD E	<u>1989-08-18</u>	\$21,000	Deed	<u>6162/87</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Description
Current	Pickup	Complete	2018-05-31	review value/check condition

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<u>Assessment Roll</u>	Residential	Full	\$12,700	\$40,700	\$53,400
2015	<u>Assessment Roll</u>	Residential	Full	\$11,600	\$37,000	\$48,600
2013	<u>Assessment Roll</u>	Residential	Full	\$10,500	\$34,100	\$44,600

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Yr	Type	Class	Kind	Land	Bldg	Total
2011	<u>Assessment Roll</u>	Residential	Full	\$11,900	\$38,400	\$50,300
2009	<u>Assessment Roll</u>	Residential	Full	\$12,800	\$40,400	\$53,200
2007	<u>Assessment Roll</u>	Residential	Full	\$12,800	\$40,400	\$53,200
2005	<u>Assessment Roll</u>	Residential	Full	\$10,300	\$34,500	\$44,800
2003	<u>Assessment Roll</u>	Residential	Full	\$9,440	\$31,600	\$41,040
2001	<u>Assessment Roll</u>	Residential	Full	\$9,300	\$25,920	\$35,220
1999	Assessment Roll	Residential	Full	\$4,690	\$22,830	\$27,520
1997	Assessment Roll	Residential	Full	\$4,250	\$20,680	\$24,930
1995	Assessment Roll	Residential	Full	\$3,820	\$18,580	\$22,400
1993	Assessment Roll	Residential	Full	\$3,480	\$16,910	\$20,390
			Adj	\$3,480	\$12,370	\$15,850
1989	Assessment Roll	Residential	Full	\$3,480	\$16,220	\$19,700
			Adj	\$3,480	\$12,370	\$15,850

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