

HOUSING APPEALS BOARD – MINUTES

December 11, 2024 – MUNCIPAL SERVICE CENTER – Board Room, 2nd Floor
1551 East MLK Jr. Parkway, DES MOINES, IOWA 50317

CALL TO ORDER

James Sarcone III called the meeting to order at 5:35 p.m. and read the opening remarks statement.

I. ROLL CALL

PRESENT:

James Sarcone III
Shannon Henson
Claire Kranto
Alejandro Orozco

STAFF PRESENT:

Jason Winther- Neighborhood Inspection Supervisor
Casey Doran - Neighborhood Inspection Supervisor
Dalton Jacobus- Neighborhood Services Administrator
Molly Tracy – Assistant City Attorney
Julie Bates – Neighborhood Services Customer Service Representative
Keith Brincks - Neighborhood Inspector
Josh Raleigh - Neighborhood Inspector
Lalo Arenas - Neighborhood Inspector

FORMAL APPROVAL OF November 13, 2024, MINUTES

Claire Kranto moved to approve the November 13, 2024, minutes. **Motion was seconded by Alejandro Orozco** and was unanimously approved by the Board.

II. RECOMMENDATION FOR INJUNCTIVE ACTION

A. Authorizing

Court authority to order owner to make necessary repairs to secure substantial compliance with the Des Moines Municipal Housing Code and for such other relief as the court deems equitable at the following location(s):

James Sarcone III moved to remove the properties #2 at 3505 Beaver Ave., #3 at 4902 University Ave. Common Area, #6 at 1424 E Virginia Ave. Unit 7, #7 at 1424 E Virginia Ave. Unit 4, #12 at 3021 Woodland Ave. and the variance for 6430 Urbandale Ave. from consideration of injunctive action. **Motion was seconded by Shannon Henson** and was unanimously approved by the Board.

2400 Hickman Rd. Bldg. 5 / Reike Plecas, RA

SL RNTC-2024-000689

Reike Plecas, property representative, **was present**. **Josh Raleigh**, neighborhood services inspector, was present to present the case for the City. **Alejandro Orozco moved** to give an extension until January 2, 2025, for the property to complete the outstanding violations and if not completed to refer to legal with the full penalty fine of \$820.00. **Motion was seconded by Shannon Henson** and was approved with a 3-1 vote. Shannon Henson, Claire Kranto, and Alejandro Orozco voted yes. Jim Sarcone III voted no.

1438 33rd St. / Cory Blood, RA

JR RNTC-2023-001530

Cory Blood, property representative, **was not present**. Pursuant to Chapter 60-42 (e)(7), **James Sarcone III moved** to send to legal with the full penalty fine of \$290.00. **Motion was seconded by Claire Kranto** and was unanimously approved by the Board.

1549 34th St. / Andrew McCune

JR RNTC-2024-000783

Andrew McCune, property owner, **was present**. **Josh Raleigh**, neighborhood services inspector, was present to present the case for the City. **James Sarcone III moved** to give an extension until April 30, 2025, for the property to comply and if not complied by that date to send to legal with the full penalty fine of \$560.00. **Motion was seconded by Shannon Henson** and was unanimously approved by the Board.

1825 Oakland Ave. / Jo Meade

LA RNTC-2024-001098

Jo Meade, property owner, **was present**. **Lalo Arenas**, neighborhood services inspector, was present to present the case for the City. **Alejandro Orozco moved** to send to legal with the full penalty fine of \$4635.00. **Motion was seconded by Claire Kranto** and was approved by the Board with a 3-1 vote. **Shannon Henson, Claire Kranto, and Alejandro Orozco** voted yes. **James Sarcone III** voted no.

1047 MLK Jr. Pkwy. / Nikkolas Kemp

LA RNTC-2024-001102

Nikkolas Kemp, property owner, **was present**. **Lalo Arenas**, neighborhood services inspector, was present to present the case for the City. **James Sarcone III moved** to give an extension until January 2, 2025, for the City to confirm vacancy and if not in compliance to come back to the Board for the January 8, 2025 meeting. **Motion was seconded by Shannon Henson** and was unanimously approved by the Board.

530 43rd St. / Troy Neessen & Zorica Ilic Burch

KB RNTC-2024-000895

Troy Neessen, property owner, **was present**. **Keith Brincks**, neighborhood services inspector, was present to present the case for the City. **James Sarcone III moved** to give an extension until January 2, 2025 to comply with the violations by being vacant and if not in compliance to be brought back to the Board for the January 8, 2025, meeting. **Motion was seconded by Shannon Henson** and was unanimously approved by the Board.

643 34th St. / Jeffrey & Sonia Ashe

KB RNTC-2024-000932

Sonia Ashe, property owner, **was present**. **Keith Brincks**, neighborhood services inspector, was present to present the case for the City. **James Sarcone III moved** to give an extension until May 7, 2025, to comply with the violations and if not complied to refer to legal with a penalty fine of \$0.00. **Motion was seconded by Shannon Henson** and was unanimously approved by the Board.

III. REQUESTS TO BE HEARD –

1. Appeals

3921 Ingersoll Ave. / Nancy Reese & Chris Aldinger

KB RNTC-2024-001516

Chris Aldinger, property owner, **was present**. This was found to be a variance rather than an appeal. **Alejandro Orozco moved** to deny the variance with the condition that they are allowed to rent all other units at the property except for unit 5 and for the City to approve the Business License. **Motion was seconded by Claire Kranto** and did not pass with a 2-2 vote. Claire Kranto and Alejandro Orozco voted yes.

James Sarcone III and Shannon Henson voted no. **James Sarcone III moved** to direct the property owner to bring in documentation of undue hardship and to reconsider the request at the February 12, 2025, meeting. **Motion was seconded by Shannon Henson** and was unanimously approved by the Board.

2. Variances

STATUS REPORT ON PROPERTIES REFERRED/TIME EXTENSION(S) –

A. Extensions-

1. 1341 6th Ave. – Board gave an extension until January 8, 2025, to enter into a renovation agreement with City staff and for the City to update the Board of the progress at the January 8, 2025, meeting.

IV. REPORTS -

V. OLD BUSINESS –

VI. NEW BUSINESS-

VII. OTHER BUSINESS –

VIII. ADJOURNMENT - Meeting adjourned at 8:09 p.m.