



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
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COMMUNITY DEVELOPMENT

MEMORANDUM

**Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement**

TO: Mayor and City Council Members
Gregg Mandsager, City Administrator

FROM: Ken Rogers, Health & Housing Coordinator

DATE: June 16, 2014

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on June 19, 2014, to present a request to assess unpaid nuisance abatement costs to private properties.

BACKGROUND:

The City's contractor has provided nuisance abatement services at the properties listed on the attachment. The City was billed for these services and has subsequently paid the contractor. Assessing the outstanding bills to the property taxes will help the City recoup its costs. Most of these properties are vacant and are routinely maintained by the City Contractor against nuisance violations for weeds and snow removal where applicable. Some of the properties are occupied, in which case the owner was billed for the services provided. Those who did not remit payment are included on the assessment list. A \$50.00 assessment fee has been added to each property to cover processing costs.

RECOMMENDATION/RATIONALE:

It is requested that Council approve the resolution to assess the unpaid nuisance abatement costs to their respective properties.

ATTACHMENT:

Assessments 6-19-14

Resolution # _____

**RESOLUTION AUTHORIZING THE ASSESSMENT OF UNPAID
ABATEMENT COSTS TO PRIVATE PROPERTIES**

WHEREAS, the city of Muscatine has incurred costs for abatement of certain Nuisance(s) according to Section 9-4-4 of the City Code; and

WHEREAS, proper notice was given before such action according to provisions of Section 9-4-3 of the City Code; and

WHEREAS, the City Council of the City of Muscatine is allowed to assess such costs according to Section 9-4-4 of the City Code;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF MUSCATINE, IOWA, that nuisance abatement costs of the following property Owner(s) be assessed to the described properties in the amount(s) noted and reflected on the attached property tax bills.

PASSED AND APPROVED this date _____

DeWayne Hopkins, Mayor

ATTEST:

Gregg Mandsager, City Administrator

Property Address	Property Owner/Address	Type Of Nuisance							Rental Insp. Fee	Admin Fee	Total Cost
		Dates of Work	Weeds	Junk	Tree	Secured	Demo	Snow			
812 West 2nd Street	TICO Investments 1200 Iowa Avenue Muscatine, IA 52761	08/8-9/13 Assessment Fee		179.78						25.00	\$ 204.78 \$ 50.00
		TOTAL									\$ 254.78
407 West 3rd Street	Kelly Whitacre 407 West 3rd Street Muscatine, IA 52761	02/07/14 Assessment Fee						6.76		25.00	\$ 31.76 \$ 50.00
		TOTAL									\$ 81.76
205 West 4th Street	Jose Martinez 205 West 4th Street Muscatine, IA 52761	12/30/13 01/23/14 2/7/2014 Assessment Fee						10.92 11.28 6.76		25.00 25.00 25.00	\$ 35.92 \$ 36.28 \$ 31.76 \$ 50.00
		TOTAL									\$ 153.96
211 West 4th Street	David & Maria Solomon 211 West 4th Street Muscatine, IA 52761	11/14/13 12/09/13 12/11/13 12/14/13 12/16/13 12/20/13 12/31/13 01/04/14 01/11/14 01/14/14 01/18/14 01/21/14 01/26/14 02/01/14 02/05/14 02/09/14 02/14/14 02/16/14 02/25/14 03/01/14 03/02/14 03/05/14 05/13/14 Assessment Fee	67.63							25.00 25.00	\$ 92.63 \$ 34.01 \$ 31.76 \$ 38.53 \$ 52.05 \$ 33.84 \$ 31.76 \$ 31.76 \$ 34.01 \$ 34.31 \$ 31.76 \$ 31.76 \$ 31.76 \$ 31.76 \$ 31.76 \$ 31.76 \$ 31.76 \$ 31.76 \$ 31.76 \$ 31.76 \$ 34.01 \$ 99.39 \$ 50.00
		TOTAL									\$ 897.42
504 West 4th Street	Christiana Trust c/o Rushmore Loan Mgmt Svcs. 15480 Laguna Canyon Road Irvine, CA 92618	12/09/13 12/11/13 12/14/13 12/16/13 12/20/13 12/22/13						6.76 6.76 13.53 6.76 9.88 9.01		25.00 25.00 25.00 25.00 25.00 25.00	\$ 31.76 \$ 31.76 \$ 38.53 \$ 31.76 \$ 34.88 \$ 34.01

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Property Address	Property Owner/Address	Dates of Work	Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee	Admin Fee	Total Cost
701 West 8th Street	Lawrence Koehler	12/09/13						27.05		25.00	\$ 52.05
	701 West 8th Street	12/11/13						18.04		25.00	\$ 43.04
	Muscatine, IA 52761	12/14/13						13.53		25.00	\$ 38.53
		12/16/13						9.01		25.00	\$ 34.01
		12/31/13						6.76		25.00	\$ 31.76
		01/02/14						9.01		25.00	\$ 34.01
		01/05/14						9.01		25.00	\$ 34.01
		01/11/14						15.53		25.00	\$ 40.53
		01/14/14						24.58		25.00	\$ 49.58
		01/18/14						13.53		25.00	\$ 38.53
		01/21/14						13.53		25.00	\$ 38.53
		01/26/14						6.76		25.00	\$ 31.76
		02/01/14						9.01		25.00	\$ 34.01
		02/05/14						18.04		25.00	\$ 43.04
		02/09/14						6.76		25.00	\$ 31.76
		02/14/14						9.01		25.00	\$ 34.01
		02/16/14						6.76		25.00	\$ 31.76
		02/19/14						9.01		25.00	\$ 34.01
		02/25/14						13.53		25.00	\$ 38.53
		03/01/14						6.76		25.00	\$ 31.76
		03/02/14						6.76		25.00	\$ 31.76
		03/05/14						6.76		25.00	\$ 31.76
		05/13/14	63.99							25.00	\$ 88.99
		Assessment Fee									\$ 50.00
		TOTAL									\$ 947.73
504 East 9th Street	Nationwide Advantage Mortgage	12/17/13						6.76		25.00	\$ 31.76
	P.O. Box 919000	12/17/13						13.53		25.00	\$ 38.53
	Des Moines, IA 50306	1/3/2014						20.29		25.00	\$ 45.29
		01/05/14						6.76		25.00	\$ 31.76
		01/14/14						7.61		25.00	\$ 32.61
		01/18/14						6.76		25.00	\$ 31.76
		01/26/14						6.76		25.00	\$ 31.76
		02/01/14						6.76		25.00	\$ 31.76
		02/05/14						6.76		25.00	\$ 31.76
		02/09/14						6.76		25.00	\$ 31.76
		02/16/14						6.76		25.00	\$ 31.76
		02/19/14						6.76		25.00	\$ 31.76
		02/25/14						6.76		25.00	\$ 31.76
		03/01/14						6.76		25.00	\$ 31.76
		03/05/14						6.76		25.00	\$ 31.76
		05/09/14	13.53							25.00	\$ 38.53
		Assessment Fee									\$ 50.00
		TOTAL									\$ 586.08
510 East 10th Street	David Bissa & Cindy Depaepe	12/17/13						13.53		25.00	\$ 38.53
	510 East 10th Street	12/26/13						15.23		25.00	\$ 40.23
	Muscatine, IA 52761	01/03/14						20.29		25.00	\$ 45.29
		01/05/14						6.76		25.00	\$ 31.76
		01/14/14						11.01		25.00	\$ 36.01

Property Address	Property Owner/Address	Dates of Work	Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee	Admin Fee	Total Cost	
510 East 10th Street (continued)		01/18/14						6.76		25.00	\$ 31.76	
		01/21/14						13.53		25.00	\$ 38.53	
		01/26/14						6.76		25.00	\$ 31.76	
		02/01/14						13.53		25.00	\$ 38.53	
		02/05/14						6.76		25.00	\$ 31.76	
		02/09/14						6.76		25.00	\$ 31.76	
		02/14/14						6.76		25.00	\$ 31.76	
		02/16/14						6.76		25.00	\$ 31.76	
		02/19/14						6.76		25.00	\$ 31.76	
		02/25/14						6.76		25.00	\$ 31.76	
		03/01/14						6.76		25.00	\$ 31.76	
		03/02/14						6.76		25.00	\$ 31.76	
		03/05/14						6.76		25.00	\$ 31.76	
		03/25/14								25.00	\$ 25.00	
		05/09/14	67.63							25.00	\$ 92.63	
		Assessment Fee									\$ 50.00	
		TOTAL									\$ 785.87	
606 East 11th Street	University of Iowa Comm. CU P.O. Box 800 North Liberty, IA 52317	05/09/14	27.05							25.00	\$ 52.05	
		Assessment Fee									\$ 50.00	
		TOTAL									\$ 102.05	
6208 41st St. South	Steve & Dawn Houdek 208 West 4th Street Muscatine, IA 52761	05/01/14	43.70							25.00	\$ 68.70	
		Assessment Fee									\$ 50.00	
		TOTAL									\$ 118.70	
2003 Breese Avenue	Russell & Bernice Howard 2003 Breese Avenue Muscatine, IA 52761	12/09/13						6.76		25.00	\$ 31.76	
		12/11/13						6.76		25.00	\$ 31.76	
		12/14/13						6.76		25.00	\$ 31.76	
		12/16/13						13.53		25.00	\$ 38.53	
		12/20/13						9.88		25.00	\$ 34.88	
		12/22/13						9.01		25.00	\$ 34.01	
		12/31/13						22.53		25.00	\$ 47.53	
		01/02/14						22.53		25.00	\$ 47.53	
		01/05/14						6.76		25.00	\$ 31.76	
		01/11/14						9.31		25.00	\$ 34.31	
		01/14/14						10.92		25.00	\$ 35.92	
		01/18/14						6.76		25.00	\$ 31.76	
		01/21/14						6.76		25.00	\$ 31.76	
		01/26/14						6.76		25.00	\$ 31.76	
		02/01/14						6.76		25.00	\$ 31.76	
		02/05/14						6.76		25.00	\$ 31.76	
		02/09/14						6.76		25.00	\$ 31.76	
		02/14/14						6.76		25.00	\$ 31.76	
		02/16/14						6.76		25.00	\$ 31.76	
		02/19/14						13.53		25.00	\$ 38.53	

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Property Address	Property Owner/Address	Dates of Work	Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee	Admin Fee	Total Cost	
704 Clay Street	Bic Real Estate LLC	05/01/14	43.70							25.00	\$ 68.70	
	Attn.: Real Estate Tax	Assessment Fee									\$ 50.00	
	1 Independence Pt. Ste. 102											
	Greenville, SC 29615											
		TOTAL										\$ 118.70
722 Colver Street	Samuel & Jennifer Houseman	12/09/13						27.05		25.00	\$ 52.05	
	722 Colver Street	12/11/13						9.01		25.00	\$ 34.01	
	Muscataine, IA 52761	12/14/13						6.76		25.00	\$ 31.76	
		12/16/13						6.76		25.00	\$ 31.76	
		12/20/13						8.84		25.00	\$ 33.84	
		12/31/13						6.76		25.00	\$ 31.76	
		01/02/14						13.53		25.00	\$ 38.53	
		01/05/14						6.76		25.00	\$ 31.76	
		01/14/14						12.41		25.00	\$ 37.41	
		01/18/14						6.76		25.00	\$ 31.76	
		01/21/14						6.76		25.00	\$ 31.76	
		01/26/14						6.76		25.00	\$ 31.76	
		02/01/14						6.76		25.00	\$ 31.76	
		02/05/14						6.76		25.00	\$ 31.76	
		02/09/14						6.76		25.00	\$ 31.76	
		02/14/14						6.76		25.00	\$ 31.76	
		02/16/14						6.76		25.00	\$ 31.76	
		02/25/14						6.76		25.00	\$ 31.76	
		03/01/14						6.76		25.00	\$ 31.76	
		03/05/14						13.53		25.00	\$ 38.53	
		04/15/14				38.80				25.00	\$ 63.80	
		05/05/14						30.18		25.00	\$ 55.18	
		05/14-16/14					1,491.59			25.00	\$ 1,516.59	
		Assessment Fee									\$ 50.00	
		TOTAL										\$ 2,364.58
1243 Dale Street	Robert & Rae Stepanek	12/09/13						18.04		25.00	\$ 43.04	
	1243 Dale Street	12/11/13						6.76		25.00	\$ 31.76	
	Muscataine, IA 52761	12/14/13						6.76		25.00	\$ 31.76	
		12/16/13						6.76		25.00	\$ 31.76	
		12/20/13						10.92		25.00	\$ 35.92	
		12/22/13						40.58		25.00	\$ 65.58	
		12/31/13						6.76		25.00	\$ 31.76	
		01/02/14						6.76		25.00	\$ 31.76	
		01/05/14						9.01		25.00	\$ 34.01	
		01/14/14						8.84		25.00	\$ 33.84	
		01/18/14						18.04		25.00	\$ 43.04	
		01/21/14						6.76		25.00	\$ 31.76	
		01/26/14						6.76		25.00	\$ 31.76	
		02/01/14						6.76		25.00	\$ 31.76	
		02/05/14						22.53		25.00	\$ 47.53	
		02/09/14						6.76		25.00	\$ 31.76	
		02/14/14						6.76		25.00	\$ 31.76	
		02/16/14						6.76		25.00	\$ 31.76	
		02/19/14						18.04		25.00	\$ 43.04	

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Property Address	Property Owner/Address	Dates of Work	Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee	Admin Fee	Total Cost	
1700 Grandview Ave.	Builders World LLC	05/05/14	77.00							25.00	\$ 102.00	
	1700 Grandview Avenue	Assessment Fee									\$ 50.00	
	Muscatine, IA 52761											
		TOTAL										\$ 152.00
402 Green Street	Jp Morgan Chase Bank	12/09/13						6.76		25.00	\$ 31.76	
	3415 Vision Drive	12/11/13						6.76		25.00	\$ 31.76	
	Columbus, OH 43219	12/14/13						6.76		25.00	\$ 31.76	
		12/16/13						6.76		25.00	\$ 31.76	
		12/20/13						8.84		25.00	\$ 33.84	
		12/22/13						6.76		25.00	\$ 31.76	
		12/31/13						6.76		25.00	\$ 31.76	
		01/02/14						6.76		25.00	\$ 31.76	
		01/05/14						6.76		25.00	\$ 31.76	
		01/14/14						8.84		25.00	\$ 33.84	
		01/18/14						9.01		25.00	\$ 34.01	
		01/21/14						6.76		25.00	\$ 31.76	
		01/26/14						6.76		25.00	\$ 31.76	
		02/01/14						6.76		25.00	\$ 31.76	
		02/05/14						6.76		25.00	\$ 31.76	
		02/09/14						6.76		25.00	\$ 31.76	
		02/14/14						6.76		25.00	\$ 31.76	
		02/16/14						6.76		25.00	\$ 31.76	
		02/19/14						9.01		25.00	\$ 34.01	
		02/25/14						6.76		25.00	\$ 31.76	
		03/01/14						6.76		25.00	\$ 31.76	
		03/02/14						9.01		25.00	\$ 34.01	
		03/05/14						6.76		25.00	\$ 31.76	
		05/05/14	43.70							25.00	\$ 68.70	
		Assessment Fee									\$ 50.00	
		TOTAL										\$ 860.09
900 Hoffman Street	Heather Chamberlin	12/09/13						6.76		25.00	\$ 31.76	
	900 Hoffman Street	12/11/13						6.76		25.00	\$ 31.76	
	Muscatine, IA 52761	12/14/13						6.76		25.00	\$ 31.76	
		12/16/13						6.76		25.00	\$ 31.76	
		12/20/13						13.17		25.00	\$ 38.17	
		12/22/13						9.01		25.00	\$ 34.01	
		12/31/13						6.76		25.00	\$ 31.76	
		01/02/14						6.76		25.00	\$ 31.76	
		01/05/14						6.76		25.00	\$ 31.76	
		01/14/14						10.92		25.00	\$ 35.92	
		01/18/14						6.76		25.00	\$ 31.76	
		01/21/14						9.01		25.00	\$ 34.01	
		01/26/14						9.01		25.00	\$ 34.01	
		02/01/14						6.76		25.00	\$ 31.76	
		02/05/14						9.01		25.00	\$ 34.01	
		02/09/14						6.76		25.00	\$ 31.76	
		02/14/14						6.76		25.00	\$ 31.76	
		02/16/14						6.76		25.00	\$ 31.76	
		02/19/14						13.53		25.00	\$ 38.53	
		02/25/14						9.01		25.00	\$ 34.01	

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Property Address	Property Owner/Address	Dates of Work	Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee	Admin Fee	Total Cost
302 Liberty Street	Juan Barriga P.O. Box 914 Nipomo, CA 93444	12/09/13						6.76		25.00	\$ 31.76
		12/11/13						6.76		25.00	\$ 31.76
		12/14/13						6.76		25.00	\$ 31.76
		12/16/13						6.76		25.00	\$ 31.76
		12/20/13						8.84		25.00	\$ 33.84
		12/22/13						6.76		25.00	\$ 31.76
		12/31/13						6.76		25.00	\$ 31.76
		01/02/14						6.76		25.00	\$ 31.76
		01/05/14						6.76		25.00	\$ 31.76
		01/14/14						7.80		25.00	\$ 32.80
		01/18/14						6.76		25.00	\$ 31.76
		01/21/14						6.76		25.00	\$ 31.76
		01/26/14						6.76		25.00	\$ 31.76
		02/01/14						6.76		25.00	\$ 31.76
		02/05/14						6.76		25.00	\$ 31.76
		02/09/14						6.76		25.00	\$ 31.76
		02/14/14						6.76		25.00	\$ 31.76
		02/16/14						6.76		25.00	\$ 31.76
		02/19/14						6.76		25.00	\$ 31.76
		02/25/14						6.76		25.00	\$ 31.76
		03/01/14						6.76		25.00	\$ 31.76
		03/02/14						6.76		25.00	\$ 31.76
		03/05/14						6.76		25.00	\$ 31.76
		05/01/14	15.09							25.00	\$ 40.09
		Assessment Fee									\$ 50.00
		TOTAL									\$ 823.69
319 Liberty Street	Vandelay Investments LLC P.O. Box 22151 Lincoln, NE 68542	12/09/13						6.76		25.00	\$ 31.76
		12/11/13						6.76		25.00	\$ 31.76
		12/14/13						6.76		25.00	\$ 31.76
		12/16/13						6.76		25.00	\$ 31.76
		12/20/13						8.84		25.00	\$ 33.84
		12/22/13						6.76		25.00	\$ 31.76
		12/31/13						13.53		25.00	\$ 38.53
		01/02/14						6.76		25.00	\$ 31.76
		01/05/14						6.76		25.00	\$ 31.76
		01/11/14						10.16		25.00	\$ 35.16
		01/14/14						8.84		25.00	\$ 33.84
		01/18/14						6.76		25.00	\$ 31.76
		01/21/14						6.76		25.00	\$ 31.76
		01/26/14						6.76		25.00	\$ 31.76
		02/01/14						6.76		25.00	\$ 31.76
		02/05/14						6.76		25.00	\$ 31.76
		02/09/14						6.76		25.00	\$ 31.76
		02/14/14						6.76		25.00	\$ 31.76
		02/16/14						6.76		25.00	\$ 31.76

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Property Address	Property Owner/Address	Dates of Work	Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee	Admin Fee	Total Cost	
2514 Lucas Street	Ronald Schreurs	12/27/13						35.73		25.00	\$ 60.73	
	2514 Lucas Street	01/23/14						6.76		25.00	\$ 31.76	
	Muscatine, IA 52761	Assessment Fee									\$ 50.00	
		TOTAL										\$ 142.49
801 Marquette Street	Us Bank	12/09/13						9.01		25.00	\$ 34.01	
	P.O. Box 20005	12/11/13						6.76		25.00	\$ 31.76	
	Owensboro, KY 42304	12/14/13						6.76		25.00	\$ 31.76	
		12/16/13						6.76		25.00	\$ 31.76	
		12/20/13						11.09		25.00	\$ 36.09	
		12/22/13						6.76		25.00	\$ 31.76	
		12/31/13						9.01		25.00	\$ 34.01	
		01/02/14						6.76		25.00	\$ 31.76	
		01/05/14						6.76		25.00	\$ 31.76	
		01/14/14						10.92		25.00	\$ 35.92	
		01/18/14						6.76		25.00	\$ 31.76	
		01/21/14						6.76		25.00	\$ 31.76	
		01/11/14						11.56		25.00	\$ 36.56	
		01/26/14						6.76		25.00	\$ 31.76	
		02/01/14						6.76		25.00	\$ 31.76	
		02/05/14						9.01		25.00	\$ 34.01	
		02/09/14						6.76		25.00	\$ 31.76	
		02/14/14						6.76		25.00	\$ 31.76	
		02/16/14						6.76		25.00	\$ 31.76	
		02/19/14						9.01		25.00	\$ 34.01	
		02/25/14						6.76		25.00	\$ 31.76	
		03/01/14						6.76		25.00	\$ 31.76	
		03/02/14						9.01		25.00	\$ 34.01	
		03/05/14						6.76		25.00	\$ 31.76	
		05/05/14	57.23							25.00	\$ 82.23	
		Assessment Fee									\$ 50.00	
		TOTAL										\$ 919.01
504 Monroe Street	Maria Adame	04/24/14		73.52						25.00	\$ 98.52	
	504 Monroe Street	Assessment Fee									\$ 50.00	
	Muscatine, IA 52761											
		TOTAL										\$ 148.52
615 Mulberry Avenue	Andrew Tabor	12/18/13						6.76		25.00	\$ 31.76	
	615 Mulberry Avenue	01/10/14				213.76				25.00	\$ 238.76	
	Muscatine, IA 52761	01/23/14						13.53		25.00	\$ 38.53	
		02/01/14						13.53		25.00	\$ 38.53	
		02/05/14						6.76		25.00	\$ 31.76	
		02/09/14						6.76		25.00	\$ 31.76	
		02/14/14						6.76		25.00	\$ 31.76	
		02/16/14						6.76		25.00	\$ 31.76	
		02/19/14						6.76		25.00	\$ 31.76	
		02/25/14						6.76		25.00	\$ 31.76	
		03/01/14						6.76		25.00	\$ 31.76	
		03/02/14						6.76		25.00	\$ 31.76	

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