



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

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: Dave Gobin, Community Development Director

DATE: February 2, 2015

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on February 4, 2015, to present a request to assess unpaid nuisance abatement costs totaling \$17,687.65 to private properties.

BACKGROUND:

The City's contractor has provided nuisance abatement services at the properties listed on the attachment. Dates of service range from July 2014 to December 2014. There are 66 properties represented in the attached spreadsheet. 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 2015

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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
60															
61	#0835355014	Lawrence E. Koehler	09/02/14	57.23							25.00		\$ 82.23		
62	701 West 8th Street	701 West 8th Street	09/23/14	55.67							25.00		\$ 80.67		
63		Muscatine, IA 52761	10/07/14	70.75							25.00		\$ 95.75		
64			11/05/14	30.18							25.00		\$ 55.18		
65			11/26/14						28.41		25.00		\$ 53.41		
66												50.00	\$ 50.00		
67			Total										\$ 417.24		
68															
69	#0835256002	Federal National Mortgage Association	11/26/2014						6.76		25.00		\$ 31.76		
70	510 East 10th Street	PO Box 650043										50.00	\$ 50.00		
71		Dallas, TX 75265	Total										\$ 81.76		
72															
73															
74	#0835232006	Nationwide Advantage Mortgage Co.	9/2/2014	42.14							25.00		\$ 67.14		
75	1016 East 10th Street	PO Box 919000	9/25/2014	69.19							25.00		\$ 94.19		
76		Des Moines, IA 50306	11/4/2014	15.09							25.00		\$ 40.09		
77			11/26/2014						18.04		25.00		\$ 43.04		
78												50.00	\$ 50.00		
79			Total										\$ 294.46		
80															
81	#0836106005	William Simpson	10/28/2014	171.22							25.00		\$ 196.22		
82	1116 East 10th Street	1116 East 10th Street										50.00	\$ 50.00		
83		Muscatine, IA 52761	Total										\$ 246.22		
84															
85	#1319226003	Steve & Dawn Houdek	9/3/2014	42.14							25.00		\$ 67.14		
86	6208 41st Street S	208 West 4th Street	9/15/2014	42.14							25.00		\$ 67.14		
87		Muscatine, IA 52761	9/29/2014	43.70							25.00		\$ 68.70		
88			10/8/2014	42.14							25.00		\$ 67.14		
89			10/27/2014	42.14							25.00		\$ 67.14		
90												50.00	\$ 50.00		
91			Total										\$ 387.26		
92															
93	#1303452007	Russell & Bernice Howard	9/10/2014	87.40							25.00		\$ 112.40		
94	2003 Breese Avenue	2003 Breese Avenue	9/15/2014	28.62							25.00		\$ 53.62		
95		Muscatine, IA 52761	9/29/2014	57.23							25.00		\$ 82.23		
96			10/8/2014	28.62							25.00		\$ 53.62		
97			10/27/2014	43.70							25.00		\$ 68.70		
98			11/25/2014						9.01		25.00		\$ 34.01		
99												50.00	\$ 50.00		
100			Total										\$ 454.58		
101															
102	#0825154025	US Bank	10/22/2014	84.28							25.00		\$ 109.28		
103	1811 Bryan Avenue	PO Box 20005										50.00	\$ 50.00		
104		Owensboro, KY 42304	Total										\$ 159.28		
105															
106	#0835401040	Nationstar Mortgage LLC	10/2/2014	13.53							25.00		\$ 38.53		
107	806 Cedar Street	350 Highland Drive										50.00	\$ 50.00		
108		Lewisville, TX 75067	Total										\$ 88.53		
109															
110	#0835207007	Samuel S & Jennifer J Houseman	8/27/2014	84.28							25.00		\$ 109.28		
111	722 Colver Street	722 Colver Street	9/15/2014	57.23							25.00		\$ 82.23		
112		Muscatine, IA 52761	9/30/2014	62.43							25.00		\$ 87.43		
113			11/4/2014	30.18							25.00		\$ 55.18		
114			11/26/2014						13.53		25.00		\$ 38.53		
115												50.00	\$ 50.00		
116			Total										\$ 422.65		
117															
118	#0834308009	Wells Fargo Bank	10/22/2014	30.18							25.00		\$ 55.18		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
119	116 Cook Street	1 Home Campus	11/4/2014	30.18							25.00	50.00	\$ 55.18		
120		Des Moines, IA 50328											\$ 50.00		
121			Total											\$ 160.36	
122															
123	#0836101001	Robert & Rae Stepanek	8/27/2014	55.67							25.00		\$ 80.67		
124	1243 Dale Street	1243 Dale Street	9/22/2014	40.58							25.00		\$ 65.58		
125		Muscatine, IA 52761	10/16/2014	70.75							25.00		\$ 95.75		
126			11/4/2014	45.27							25.00		\$ 70.27		
127			11/26/2014						6.76		25.00		\$ 31.76		
128												50.00	\$ 50.00		
129			Total											\$ 394.03	
130															
131	#0836101005	Federal National Mortgage Association	11/26/2014	22.53							25.00		\$ 47.53		
132	1255 Dale Street	3900 Wisconsin Avenue W										50.00	\$ 50.00		
133		Washington, DC 20016	Total											\$ 97.53	
134															
135	#1310228003	Guadalupe & Sally J Enriquez	9/3/2014	28.62							25.00		\$ 53.62		
136	1810 Earl Avenue	1302 Kansas Street	9/15/2014	15.09							25.00		\$ 40.09		
137		Muscatine, IA 52761	9/26/2014	15.09							25.00		\$ 40.09		
138			10/7/2014	28.62							25.00		\$ 53.62		
139			10/27/2014	43.70							25.00		\$ 68.70		
140												50.00	\$ 50.00		
141			Total											\$ 306.12	
142															
143	#1303428001	Lynn A Kokemuller	9/11/2014	104.05							25.00		\$ 129.05		
144		309 West 6th Street	9/22/2014	72.32							25.00		\$ 97.32		
145		Muscatine, IA 52761	9/30/2014	73.88							25.00		\$ 98.88		
146			10/13/2014	85.84							25.00		\$ 110.84		
147			11/3/2014	58.79							25.00		\$ 83.79		
148												50.00	\$ 50.00		
149			Total											\$ 569.88	
150															
151	#1303433001	Alexander J Simpson	11/25/2014						23.21				\$ 48.21		
152	518 Evans Street	PO Box 5690										50.00	\$ 50.00		
153		Hailey, ID 83333	Total											\$ 98.21	
154															
155	#1302307012	Cedar Street Investments LLC	12/4/2014	153.30							25.00		\$ 178.30		
156	309 Grandview Avenue	301 East 2nd Street										50.00	\$ 50.00		
157		Muscatine, IA 52761	Total											\$ 228.30	
158															
159	#1310177006	Midamerica National Bank	9/11/2014	129.54							25.00		\$ 154.54		
160	1700 Grandview Avenue	%Tom Claudon	11/3/2014	58.79							25.00		\$ 83.79		
161		130 North Side Square										50.00	\$ 50.00		
162		Macomb, IL 61455	Total											\$ 288.33	
163															
164	#1302151024	JP Morgan Chase Bank	11/3/2014	27.05							25.00		\$ 52.05		
165	402 Green Street	3415 Vision Drive	11/26/2014						9.18		25.00		\$ 34.18		
166		Columbus, OH 43219										50.00	\$ 50.00		
167			Total											\$ 136.23	
168															
169	#1302154022	Ramiro & Guadalupe Vazquez	11/4/2014	169.50							25.00		\$ 194.50		
170	1303 Hershey Avenue	1707 Foster Street										50.00	\$ 50.00		
171		Muscatine, IA 52761	Total											\$ 244.50	
172															
173	#1303255002	Nickolaus Lewis	9/10/2014	40.58							25.00		\$ 65.58		
174	1904 Hershey Avenue	1904 Hershey Avenue	9/22/2014	54.10							25.00		\$ 79.10		
175		Muscatine, IA 52761	11/3/2014	70.75							25.00		\$ 95.75		
176			11/26/2014						36.36		25.00		\$ 61.36		
177												50.00	\$ 50.00		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
178			Total											\$	
179															
180	#0826452004	Heather Chamberlin	8/26/2014	15.09							25.00		\$	40.09	
181	900 Hoffman Street	900 Hoffman Street	9/30/2014	55.67							25.00		\$	80.67	
182		Muscatine, IA 52761	10/13/2014	28.62							25.00		\$	53.62	
183			11/3/2014	70.75							25.00		\$	95.75	
184			11/26/2014						6.76		25.00		\$	31.76	
185												50.00	\$	50.00	
186			Total										\$	351.89	
187															
188	#0826454008	John S Miller	8/26/2014	54.10							25.00		\$	79.10	
189	619 Hope Avenue	619 Hope Avenue	9/11/2014	28.62							25.00		\$	53.62	
190		Muscatine, IA 52761	10/13/2014	40.58							25.00		\$	65.58	
191			11/26/2014						22.53		25.00		\$	47.53	
192												50.00	\$	50.00	
193			Total										\$	295.83	
194															
195	#0835334010	Deborah J Paulson	11/26/2014	18.04							25.00		\$	43.04	
196	710 Iowa Avenue	2451 Jasper Avenue										50.00	\$	50.00	
197		Letts, IA 52754	Total										\$	93.04	
198															
199	#0835228009	Antonio & Graciela Mendoza	10/24/2014	111.33							25.00		\$	136.33	
200	1111 Issett Avenue	1111 Issett Avenue										50.00	\$	50.00	
201		Muscatine, IA 52761	Total										\$	186.33	
202															
203	#0825309008	Leroy W & Frances I King	11/26/2014						6.76		25.00		\$	31.76	
204	616 Jackson Street	209 East 5th Street										50.00	\$	50.00	
205		Muscatine, IA 52761	Total										\$	81.76	
206															
207	#1310215011	Raymond & Erin Wheeler	9/11/2014	70.75							25.00		\$	95.75	
208	1209 Kansas Street	PO Box 342	9/22/2014	28.62							25.00		\$	53.62	
209		Buffalo, IA 52728	9/30/2014	69.19							25.00		\$	94.19	
210			11/3/2014	72.32							25.00		\$	97.32	
211			11/25/2014						27.39		25.00		\$	52.39	
212												50.00	\$	50.00	
213			Total										\$	443.27	
214															
215	#0834328012	Mindy Weikert & Michael J H Harfst	10/23/2014	326.61							25.00		\$	351.61	
216	315 Kindler Avenue	315 Kindler Avenue										50.00	\$	50.00	
217		Muscatine, IA 52761	Total										\$	401.61	
218															
219	#1310261003	Pennymac Loan Services LLC	7/15/2014	341.20							25.00		\$	366.20	
220	1603 Indiana Street	6101 Condor Drive										50.00	\$	50.00	
221		Moorpark, CA 93021	Total										\$	416.20	
222															
223	#1303437004	Marvin L. & Bertha R. Crabtree	9/3/2014	28.62							25.00		\$	53.62	
224	510 Liberty Street	2002 Logan Apt A1	9/15/2014	15.09							25.00		\$	40.09	
225		Muscatine, IA 52761	9/29/2014	28.62							25.00		\$	53.62	
226			10/8/2014	109.72							25.00		\$	134.72	
227			10/27/2014	42.14							25.00		\$	67.14	
228			11/26/2014						27.39		25.00		\$	52.39	
229												50.00	\$	50.00	
230			Total										\$	451.58	
231															
232	#0825382006	Glenn D & Suzanne M Meek	9/15/2014	28.62							25.00		\$	53.62	
233	907 Lincoln Blvd	907 Lincoln Blvd	9/30/2014	43.70							25.00		\$	68.70	
234		Muscatine, IA 52761	11/3/2014	43.70							25.00		\$	68.70	
235			Total									50.00	\$	50.00	
236													\$	241.02	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
237															
238	#0834478007	Cody E Austin	9/15/2014	42.14							25.00		\$ 67.14		
239	1137 Logan Street	1137 Logan Street										50.00	\$ 50.00		
240		Muscataine, IA 52761	Total										\$	117.14	
241															
242	#0834201008	Bank of New York Mellon	11/5/2014	57.23							25.00		\$ 82.23		
243	1824 Logan Street	Specialized Loan Servicing LLC										50.00	\$ 50.00		
244		8742 Lucent Blvd Ste 300	Total										\$	132.23	
245		Higland Ranch, CO 80129													
246															
247	#1303228002	Nationwide Advantage Mortgage Co.	11/26/2014						18.04		25.00		\$ 43.04		
248	1614 Lucas Street	PO Box 919000										50.00	\$ 50.00		
249		Des Moines, IA 50391	Total										\$	93.04	
250															
251	#1303226017	Franklin L Grim	10/22/2014	30.18							25.00		\$ 55.18		
252	1803 Lucas Street	1803 Lucas Street	11/5/2014	58.79							25.00		\$ 83.79		
253		Muscataine, IA 52761										50.00	\$ 50.00		
254			Total										\$	188.97	
255															
256	#1302109008	Richard D. Viner	11/19/2014	125.85							25.00		\$ 150.85		
257	322 Main Street	1542 Washington Street										50.00	\$ 50.00		
258		Muscataine, IA 52761	Total										\$	200.85	
259															
260	#0835131019	Stephanie & Aaron Lake-Garcia	11/26/2014						6.76		25.00		\$ 31.76		
261	523 Maple Avenue	523 Maple Avenue										50.00	\$ 50.00		
262		Muscataine, IA 52761	Total										\$	81.76	
263															
264	#0826377008	US Bank	1/26/2014						6.76		25.00		\$ 31.76		
265	801 Marquette Street	PO Box 20005	9/11/2014	28.62							25.00		\$ 53.62		
266		Owensboro, KY 42304	10/13/2014	28.62							25.00		\$ 53.62		
267			11/26/2014						22.70		25.00		\$ 47.70		
268												50.00	\$ 50.00		
269			Total										\$	236.70	
270															
271	#0825154001	Daniel M & Gladys Krise	8/26/2014	43.70							25.00		\$ 68.70		
272	422 McArthur Street	422 McArthur Street	9/15/2014	99.37							25.00		\$ 124.37		
273		Muscataine, IA 52761	9/22/2014	42.14							25.00		\$ 67.14		
274			10/13/2014	30.18							25.00		\$ 55.18		
275			10/16/2014	69.19							25.00		\$ 94.19		
276												50.00	\$ 50.00		
277			Total										\$	459.58	
278															
279	#0825355011	Maria Adame	8/26/2014	28.62							25.00		\$ 53.62		
280	504 Monroe Street	504 Monroe Street	9/15/2014	28.62							25.00		\$ 53.62		
281		Muscataine, IA 52761	11/26/2014						22.53		25.00		\$ 47.53		
282												50.00	\$ 50.00		
283			Total										\$	204.77	
284															
285	#0835428011	Andrew Tabor	9/2/2014	27.05							25.00		\$ 52.05		
286	615 Mulberry Avenue	615 Mulberry Avenue	9/23/2014	42.14							25.00		\$ 67.14		
287		Muscataine, IA 52761	10/2/2014	42.14							25.00		\$ 67.14		
288			10/22/2014	42.14							25.00		\$ 67.14		
289			11/4/2014	30.18							25.00		\$ 55.18		
290												50.00	\$ 50.00		
291			Total										\$	358.65	
292															
293	#0835257017	Tico Investments LLC	12/2/2014	212.65							25.00		\$ 237.65		
294	801 Mulberry Avenue	1200 Iowa Avenue										50.00	\$ 50.00		
295		Muscataine, IA 52761	Total										\$	287.65	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
296															
297	#1303181002	Adair Holdings LLC	12/29/2014	54.71							25.00		\$ 79.71		
298	216 New Hampshire Str	405 N 115th St Ste 100										50.00	\$ 50.00		
299		Omaha, NE 68154	Total											\$ 129.71	
300															
301	#0834477006	Keith A & Michele Cox	9/2/2014	88.97							25.00		\$ 113.97		
302	879 Newell Avenue	PO Box 575	9/16/2014	87.40							25.00		\$ 112.40		
303		Muscatine, IA 52761	10/22/2014	116.02							25.00		\$ 141.02		
304			11/5/2014	88.97							25.00		\$ 113.97		
305			11/26/2014						9.01		25.00		\$ 34.01		
306												50.00	\$ 50.00		
307			Total										\$ 565.37		
308															
309	#1303411029	Mindy S Hatfield	9/10/2014	70.75							25.00		\$ 95.75		
310	1907 Oneida Avenue	1907 Oneida Avenue	9/29/2014	43.70							25.00		\$ 68.70		
311		Muscatine, IA 52761										50.00	\$ 50.00		
312			Total										\$ 214.45		
313															
314	#0835206058	Bank of America	8/28/2014	55.67							25.00		\$ 80.67		
315	1111 Orange Street	Carrington Mortgage Services	11/26/2014	6.76							25.00		\$ 31.76		
316		1610 E Saint Andrew Pt #b150										50.00	\$ 50.00		
317		Santa Ana, CA 92705	Total										\$ 162.43		
318															
319	#0835205046	Harold R Behncke	9/3/2014	28.62							25.00		\$ 53.62		
320	1310 Orange Street	Bonnie Behncke	9/15/2014	15.09							25.00		\$ 40.09		
321		1650 18th Avenue A	9/26/2014	28.62							25.00		\$ 53.62		
322		Moline, IL 61265	10/7/2014	42.14							25.00		\$ 67.14		
323			10/27/2014	28.62							25.00		\$ 53.62		
324			11/26/2014						9.01		25.00		\$ 34.01		
325												50.00	\$ 50.00		
326			Total										\$ 352.10		
327															
328	#1310227004	Socorro & Linda Zamudio	9/3/2014	42.14							25.00		\$ 67.14		
329	905 Oregon Street	1711 Schley Avenue	9/15/2014	15.09							25.00		\$ 40.09		
330		Muscatine, IA 52761	9/26/2014	28.62							25.00		\$ 53.62		
331			10/7/2014	28.62							25.00		\$ 53.62		
332			10/27/2014	43.70							25.00		\$ 68.70		
333			11/25/2014						18.55		25.00		\$ 43.55		
334												50.00	\$ 50.00		
335			Total										\$ 376.72		
336															
337	#0835206012	US Bank National Association	11/4/2014	27.05							25.00		\$ 52.05		
338	615 Park Avenue	PO Box 20005	11/26/2014						13.53		25.00		\$ 38.53		
339		Owensboro, KY 42301										50.00	\$ 50.00		
340			Total										\$ 140.58		
341															
342	#1302303006	Federal National Mortgage Association	11/26/2014								25.00		\$ 60.51		
343	206 Pearl Street	3900 Wisconsin Avenue NW							35.51			50.00	\$ 50.00		
344		Washington, DC 20016	Total										\$ 110.51		
345															
346	#0835352005	Christina Sluts & Alan Reid	9/2/2014	42.14							25.00		\$ 67.14		
347	112 Roscoe Avenue	12715 105th Street	9/16/2014	42.14							25.00		\$ 67.14		
348		Wapello, IA 52653	9/23/2014	28.62							25.00		\$ 53.62		
349			10/7/2014	69.19							25.00		\$ 94.19		
350			10/22/2014	57.23							25.00		\$ 82.23		
351			11/4/2014	30.18							25.00		\$ 55.18		
352			11/26/2014						13.53		25.00		\$ 38.53		
353												50.00	\$ 50.00		
354			Total										\$ 508.03		

