



ITEM 11E

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: Dave Gobin, Community Development Director

DATE: March 16, 2015

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on March 19, 2015, to present a request to assess unpaid nuisance abatement costs totaling \$7,793.69 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 January to February 2015. There are 55 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

		Type Of Nuisance												
Property Address	Property Owner/Address	Dates of Work	Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee	Admin Fee	Assessment Fee	TOTAL Cost		
#0835286017	Wendi Busch & Brian Rosenberg	02/03/15						14.10		25.00		\$ 39.10		
	3305 Clermont Drive	02/05/15						18.04		25.00		\$ 43.04		
	Muscatine, IA 52761	02/27/15						13.53		25.00		\$ 38.53		
											50.00	\$ 50.00		
		TOTAL											\$ 170.67	
#0835459017	Federal National Mortgage Assn.	02/02/15						6.76		25.00		\$ 31.76		
205 West 4th Street	3900 Wisconsin Ave. N.W.	02/05/15						18.04		25.00		\$ 43.04		
	Washington, D.C. 20016	02/26/15						13.53		25.00		\$ 38.53		
											50.00	\$ 50.00		
		TOTAL											\$ 163.33	
#0835459014	David or Maria Solomon	02/02/15						9.58		25.00		\$ 34.58		
211 West 4th Street	211 West 4th Street										50.00	\$ 50.00		
	Muscatine, IA 52761	TOTAL											\$ 84.58	
#1302201004	Federal National Mortgage	1/30/2015						22.19		25.00		\$ 47.19		
213 West 4th Street	P.O. Box 650043										50.00	\$ 50.00		
	Dallas, TX 75265	TOTAL											\$ 97.19	
#0835452008	John or Leah Timm	12/29/2014		32.71						25.00		57.71		
115 East 5th Street	2901 Mulberry Avenue										50.00	50.00		
	Muscatine, IA 52761	TOTAL											\$ 107.71	
#0835386012	Michaelson Conner & Boul	2/26/2015						9.01		25.00		34.01		
507 West 5th Street	4400 Will Rogers Pkwy Ste. 300										50.00	50.00		
	Oklahoma City, OK 73108	TOTAL											\$ 84.01	
#0835381008	Darrell Troxel	2/2/2015						13.18		25.00		38.18		
404 West 7th Street	404 West 7th Street										50.00	50.00		
	Muscatine, IA 52761	TOTAL											\$ 88.18	
#0835385004	Luis Castro	2/2/2015						13.18		25.00		38.18		
606 West 7th Street	1811 California Avenue	2/5/2015						6.76		25.00		31.76		
	Iowa City, IA 52240	2/26/2015						9.01		25.00		34.01		
											50.00	50.00		
		TOTAL											\$ 153.95	
#0835257016	Stone House Properties	2/3/2015						15.43		25.00		40.43		
517 East 8th Street	119 Scott Drive	2/5/2015						9.01		25.00		34.01		
	West Branch, IA 52358	2/27/2015						15.43		25.00		40.43		
											50.00	50.00		
		TOTAL											\$ 164.87	
#0835355014	Lawrence Koehler	2/2/2015						29.90		25.00		54.90		
701 West 8th Street	701 West 8th Street	2/5/2015						9.01		25.00		34.01		
	Muscatine, IA 52761	2/26/2015						22.53		25.00		47.53		
											50.00	50.00		
		TOTAL											\$ 186.44	
#0835277016	Federal National Mortgage Assn.	2/6/2015						13.18		25.00		38.18		
911 East 8th Street	P.O. Box 650043										50.00	50.00		
	Dallas, TX 75265	TOTAL											\$ 88.18	

Property Address	Property Owner/Address	Dates of Work	Type Of Nuisance							Admin Fee	Assessment Fee	TOTAL Cost		
			Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee					
#0835234008	Richard Simpson and Peggy Morton	2/6/2015						31.69		25.00		56.69		
901 East 9th Street	901 East 9th Street										50.00	50.00		
	Muscatine, IA 52761	TOTAL											\$ 106.69	
#0835232006	Nationwide Advantage Mortgage Co.	2/3/2015						23.03		25.00		48.03		
1016 East 10th Street	P. O. Box 919000	2/5/2015						18.04		25.00		43.04		
	Des Moines, IA 50306	2/26/2015						18.04		25.00		43.04		
											50.00	50.00		
		TOTAL											\$ 184.11	
#1303452007	Russell Howard or Bernice Howard	2/2/2015						9.01		25.00		\$34.01		
2003 Breese Avenue	2003 Breese Avenue	2/5/2015						13.53		25.00		\$38.53		
	Muscatine, IA 52761	2/26/2015						6.76		25.00		\$31.76		
											50.00	\$50.00		
		TOTAL											\$ 154.30	
#0835401040	Nationstart Mortgage, LLC	2/3/2015						7.52		25.00		32.52		
806 Cedar Street	350 Highland Drive	2/5/2015						6.76		25.00		31.76		
	Lewisville, TX 75067										50.00	50.00		
		TOTAL											\$ 114.28	
#0835207007	Samuel or Jennifer Houseman	2/3/2015						22.73		25.00		47.73		
722 Colver Street	722 Colver Street	2/5/2015						10.44		25.00		35.44		
	Muscatine, IA 52761	2/27/2015						14.48		25.00		39.48		
											50.00	50.00		
		TOTAL											\$ 172.65	
#0836101001	Robert and Rae Stepanek	2/3/2015						15.05		25.00		40.05		
1243 Dale Street	1243 Dale Street										50.00	50.00		
	Muscatine, IA 52761	TOTAL											\$ 90.05	
#0836101005	Federal National Mortgage Assn.	2/2/2015						14.48		25.00		39.48		
1255 Dale Street	3900 Wisconsin Ave. N.W.										50.00	50.00		
	Washington, D.C. 20016	TOTAL											\$ 89.48	
#1303433001	Alexander J. Simpson	2/2/2015						13.53		25.00		38.53		
518 Evans Street	P.O. Box 5690	2/5/2015						10.44		25.00		35.44		
	Hailey, ID 83333	2/26/2015						13.53		25.00		38.53		
											50.00	50.00		
		TOTAL											\$ 162.50	
#1302151024	JP Morgan Chase Bank	2/2/2015						13.53		25.00		38.53		
402 Green Street	3415 Vision Drive										50.00	50.00		
	Columbus, OH 43219	TOTAL											\$ 88.53	
#1303255002	Nickolaus Lewis	2/2/2015						22.53		25.00		47.53		
1904 Hershey Avenue	1904 Hershey Avenue	2/5/2015						40.43		25.00		65.43		
	Muscatine, IA 52761	2/26/2015						18.04		25.00		43.04		
											50.00	50.00		
		TOTAL											\$ 206.00	
#08264522004	Heather Chamberlin	2/2/2015						18.04		25.00		43.04		

Property Address	Property Owner/Address	Dates of Work	Type Of Nuisance						Admin Fee	Assessment Fee	TOTAL Cost	
			Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee			
900 Hoffman Street	900 Hoffman Street	2/5/2015						14.96		25.00	39.96	
	Muscatine, IA 52761									50.00	50.00	
		TOTAL									\$ 133.00	
#0826454008	John Miller	2/2/2015						27.05		25.00	52.05	
619 Hope Avenue	619 Hope Avenue	2/5/2015						13.53		25.00	38.53	
	Muscatine, IA 52761	2/26/2015						13.53		25.00	38.53	
										50.00	50.00	
		TOTAL									\$ 179.11	
#0835334010	Debbie Paulson	2/3/2015						14.10		25.00	39.10	
710 Iowa Avenue	2451 Jasper Avenue	2/27/2015						9.01		25.00	34.01	
	Letts, IA 52754									50.00	50.00	
		TOTAL									\$ 123.11	
#0825309008	Leroy or Francis King	2/5/2015						36.63		25.00	61.63	
616 Jackson Street	209 East 5th Street	2/26/2015						27.05		25.00	52.05	
										50.00	50.00	
		TOTAL									\$ 163.68	
#1310215011	Raymond or Erin Wheeler	2/2/2015						18.04		25.00	43.04	
1209 Kansas Street	P.O. Box 342	2/5/2015						9.01		25.00	34.01	
	Buffalo, IA 52728	2/26/2015						9.01		25.00	34.01	
										50.00	50.00	
		TOTAL									\$ 161.06	
#0836251013	Travis Edwards	10/3/2014	196.06							25.00	221.06	
105 Laurel Street	105 Laurel Street									50.00	50.00	
		TOTAL									\$ 271.06	
#1302307006	Juan Barriga	2/2/2015						9.01		25.00	34.01	
302 Liberty Street	P.O. Box 914	2/5/2015						6.76		25.00	31.76	
	Nipomo, CA 93444	2/26/2015						18.04		25.00	43.04	
										50.00	50.00	
		TOTAL									\$ 158.81	
#1303437004	Marvin or Bertha Crabtree	2/5/2015						6.76		25.00	31.76	
510 Liberty Street	2002 Logan Street Apt. A1	2/26/2015						27.05		25.00	52.05	
	Muscatine, IA 52761									50.00	50.00	
		TOTAL									\$ 133.81	
#0825382006	Glenn D. & Suzanne M. Meek	2/2/2015						13.53		25.00	38.53	
907 Lincoln Blvd.	907 Lincoln Blvd.	2/5/2015						6.76		25.00	31.76	
	Muscatine, IA 52761	2/27/2015						27.05		25.00	52.05	
										50.00	50.00	
		TOTAL									\$ 172.34	
#0835229001	Melinda Goddard	2/3/2015						24.12		25.00	49.12	
1027 Lombard Street	1027 Lombard Street	2/5/2015						6.76		25.00	31.76	
	Muscatine, IA 52761									50.00	50.00	
		TOTAL									\$ 130.88	
#1303228002	Sec. of Housing & Urban Dev.	2/5/2015						29.90		25.00	54.90	

		Type Of Nuisance												
Property Address	Property Owner/Address	Dates of Work	Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee	Admin Fee	Assessment Fee	TOTAL Cost		
1614 Lucas Street	210 Walnut Street	2/26/2015						9.01		25.00		34.01		
	Des Moines, IA 50309										50.00	50.00		
		TOTAL											\$	138.91
#1303226017	Franklin Grim	2/2/2015						6.76		25.00		31.76		
1803 Lucas Street	1803 Lucas Street	2/5/2015						13.53		25.00		38.53		
	Muscatine, IA 52761	2/26/2015						18.04		25.00		43.04		
											50.00	50.00		
		TOTAL											\$	163.33
#0834457002	Kodnaur Capital Corporation Tr	2/2/2015						9.01		25.00		34.01		
2119 Lucas Street	333 S. Anita Drive Ste. 400	2/26/2015						9.01		25.00		34.01		
	Orange, CA 92868										50.00	50.00		
		TOTAL											\$	118.02
#0835131019	Stephanie and Aaron Lake-Garcia	2/2/2015						6.76		25.00		31.76		
523 Maple Avenue	523 Maple Avenue	2/5/2015						10.44		25.00		35.44		
	Muscatine, IA 52761	2/26/2015						9.01		25.00		34.01		
											50.00	50.00		
		TOTAL											\$	151.21
#0826377008	US Bank	2/2/2015						18.04		25.00		43.04		
801 Marquette Street	P.O. Box 20005	2/5/2015						22.53		25.00		47.53		
	Owensboro, KY 42301	2/26/2015						18.04		25.00		43.04		
											50.00	50.00		
		TOTAL											\$	183.61
#0825355011	Maria Adame	2/2/2015						13.53		25.00		38.53		
504 Monroe Street	504 Monroe Street	2/5/2015						9.95		25.00		34.95		
	Muscatine, IA 52761										50.00	50.00		
		TOTAL											\$	123.48
#0835428011	Andrew Tabor	2/3/2015						32.14		25.00		57.14		
615 Mulberry Avenue	615 Mulberry Avenue	2/26/2015						9.01		25.00		34.01		
	Muscatine, IA 52716										50.00	50.00		
		TOTAL											\$	141.15
#1303181002	Adair Holdings LLC	2/5/2015						14.86		25.00		39.86		
2216 New Hampshire	405 N 115th St Ste 100	2/26/2015						6.76		25.00		31.76		
	Omaha, NE 68154										50.00	50.00		
		TOTAL											\$	121.62
#1303411029	Mindy S. Hatfield	2/2/2015						9.01		25.00		34.01		
1907 Oneida Street	1907 Oneida Street	2/5/2015						14.20		25.00		39.20		
	Muscatine, IA 52761										50.00	50.00		
		TOTAL											\$	123.21
#0835206058	Carrington Mortgage Services	2/3/2015						10.91		25.00		35.91		
1111 Orange Street	1610 E. Saint Andrew Place #b150	2/5/2015						6.76		25.00		31.76		
	Santa Ana, CA 92705	2/27/2015						6.76		25.00		31.76		
											50.00	50.00		
		TOTAL											\$	149.43

Property Address	Property Owner/Address	Dates of Work	Type Of Nuisance						Admin Fee	Assessment Fee	TOTAL Cost		
			Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee				
#0835205046	Harold Behncke % Bonnie Behncke	2/2/2015						9.01		25.00	34.01		
1310 Orange Street	1630 18th Avenue A	2/5/2015						6.76		25.00	31.76		
	Moline, IL 61265	2/27/2015						9.01		25.00	34.01		
										50.00	50.00		
		TOTAL										\$	149.78
#1310227004	Socorro or Linda Zamudio	2/2/2015						18.04		25.00	43.04		
905 Oregon Street	1711 Schley Avenue	2/5/2015						45.09		25.00	70.09		
	Muscatine, IA 52761	2/26/2015						13.53		25.00	38.53		
										50.00	50.00		
		TOTAL										\$	201.66
#0836206012	US Bank	2/3/2015						54.10		25.00	79.10		
615 Park Avenue	P.O. Box 20005	2/5/2015						18.04		25.00	43.04		
	Owensboro, KY 42301	2/27/2015						28.38		25.00	53.38		
										50.00	50.00		
		TOTAL										\$	225.52
#0825454017	Midfirst Bank	2/3/2015						14.10		25.00	39.10		
1115 Park Avenue	999 NW Grand Blvd. Ste 100									50.00	50.00		
	Oklahoma City, OK 73118	TOTAL										\$	89.10
#1302303006	Federal National Mortgage Association	2/2/2015						9.01		25.00	34.01		
206 Pearl Street	3900 Wisconsin Ave. N.W.	2/5/2015						16.38		25.00	41.38		
	Washington, D.C. 20016									50.00	50.00		
		TOTAL									\$ -	\$	125.39
#0835333026	Secretary of Housing & Urban Development	1/7/2015						29.71		25.00	54.71		
101 Roscoe Avenue	210 Walnut Street	1/26/2015						6.76		25.00	31.76		
		2/5/2015						14.96		25.00	39.96		
		2/26/2015						13.53		25.00	38.53		
										50.00	50.00		
		TOTAL									\$ -	\$	214.96
#0835352005	Christina Sluts	2/2/2015						6.76		25.00	31.76		
112 Roscoe Avenue	12715 105th Street	2/5/2015						6.76		25.00	31.76		
	Wapello, IA 52653									50.00	50.00		
		TOTAL									\$ -	\$	113.52
#0835307001	Greg Hatfield	1/15/2015						14.48		25.00	39.48		
210 Roscoe Avenue	P.O. Box 1334	2/2/2015						9.01		25.00	34.01		
	Muscatine, IA 52761	2/5/2015						10.34		25.00	35.34		
		2/26/2015						13.53		25.00	38.53		
										50.00	50.00		
		TOTAL									\$ -	\$	197.36
#1310276009	Evelyn Phillips	2/2/2015						6.76		25.00	31.76		
1815 Schley Avenue	3515 Diana Queen Drive Apt. 302	2/5/2015						9.01		25.00	34.01		
	Muscatine, IA 52761	2/26/2015						6.76		25.00	31.76		
										50.00	50.00		
		TOTAL									\$ -	\$	147.53
#0825303008	Deborah Ross or Patricia Penner	1/8/2015		122.50						25.00	147.50		

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