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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: June 15, 2015

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on June 18, 2015, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$6,389.75 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 March to May 2015. There are 34 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 and rental inspection costs to their respective properties.

ATTACHMENT:

Assessments FYE 2015 #6

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	Dates of Work	Type Of Nuisance							Admin Fee	Assessment Fee	TOTAL Cost	
			Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee				
#0835286017	Wendi Busch & Brian Rosenberg	04/29/15	76.70						25.00		\$ 101.70		
	3305 Clermont Drive	05/16/15	113.45						25.00		\$ 138.45		
	Muscatine, IA 52761									50.00	\$ 50.00		
	TOTAL											\$ 290.15	
#0836179007	Scott Kline	05/16/15	67.75						25.00		\$ 92.75		
1246 E 5th	1909 Breese	04/29/15	45.70						25.00		\$ 70.70		
	Muscatine, IA 52761									50.00	\$ 50.00		
	TOTAL											\$ 213.45	
#0835386012	Skuared Properties LLC	04/29/15	75.10						25.00		\$ 100.10		
507 W 5th	316 W 4th									50.00	\$ 50.00		
	Muscatine, IA 52761											\$ 150.10	
	TOTAL											\$ 150.10	
#0835355014	Lawrence E. Koehler	05/01/15	76.70						25.00		\$ 101.70		
701 West 8th Street	701 West 8th Street									50.00	\$ 50.00		
	Muscatine, IA 52761											\$ 151.70	
	TOTAL											\$ 151.70	
#0835381008	Sec. of Vet. Affairs	04/29/15	73.50						25.00		\$ 98.50		
404 West 7th	4100 International Pkwy 1000									50.00	\$ 50.00		
	Carrollton, TX 75007											\$ 148.50	
	TOTAL											\$ 148.50	
#1319226003	Steve & Dawn Houdek	5/12/2015	45.70						25.00		\$ 70.70		
6208 41st St S	208 West 4th	4/27/2015	45.70						25.00		\$ 70.70		
	Muscatine, IA 52761									50.00	\$ 50.00		
	TOTAL											\$ 191.40	
#1303452007	Russell & Bernice Howard	5/12/2015	63.60						25.00		\$ 88.60		
2003 Breese Avenue	2003 Breese Avenue	4/27/2015	31.00						25.00		\$ 56.00		
	Muscatine, IA 52761									50.00	\$ 50.00		
	TOTAL											\$ 194.60	
#0835207007	Samuel S & Jennifer J Houseman	5/16/2015	67.75						25.00		\$ 92.75		
722 Colver Street	722 Colver Street	4/29/2015	75.10						25.00		\$ 100.10		
	Muscatine, IA 52761									50.00	\$ 50.00		
	TOTAL											\$ 242.85	
#0836101005	Donna Logel	5/16/2015	45.70						25.00		\$ 70.70		
1255 Dale Street	1255 Dale									50.00	\$ 50.00		
	Muscatine, IA 52761											\$ 120.70	
	TOTAL											\$ 120.70	
#1310228003	Guadalupe & Sally Enriquez	05/11/15	31.00						25.00		\$ 56.00		
1810 Earl Ave.	1302 Kansas St.	04/27/15	60.40						25.00		\$ 85.40		
	Muscatine, IA 52761									50.00	\$ 50.00		
	TOTAL											\$ 191.40	
#1303428001	Lynn Kokemuller	5/12/2015	78.30						25.00		\$ 103.30		
	309 West 6th	4/28/2015	140.30						25.00		\$ 165.30		
	Muscatine, IA 52761									50.00	\$ 50.00		
	TOTAL											\$ 318.60	
#1303255002	Nickolaus Lewis	5/12/2015	44.10						25.00		\$ 69.10		
1904 Hershey Avenue	1904 Hershey Avenue	4/27/2015	45.70						25.00		\$ 70.70		

Property Address	Property Owner/Address	Dates of Work	Type Of Nuisance							Rental Inso. Fee	Admin Fee	Assessment Fee	TOTAL Cost	
			Weeds	Junk	Tree	Secured	Demo	Snow						
#0825154001	Daniel & Gladys Krise	5/16/2015	93.00							25.00		\$ 118.00		
422 McArthur	422 McArthur	4/28/2015	62.00							25.00		\$ 87.00		
	Muscatine, IA 52761										50.00	\$ 50.00		
	TOTAL												\$ 205.00	
#0835205046	Harold R Behncke	5/12/2015	45.70							25.00		\$ 70.70		
1310 Orange Street	c/o Bonnie Behncke	4/27/2015	31.00							25.00		\$ 56.00		
	1630 18th Avenue A										50.00	\$ 50.00		
	Moline, IL 61265												\$ 176.70	
	TOTAL													
#0835127018	Wells Fargo Financial Iowa	09/02/14	42.14							25.00		\$ 67.14		
1610 Orange Street	1 Home Campus Max X2301-03r	10/22/14	43.70							25.00		\$ 68.70		
	Des Moines, IA 50328	11/26/14						13.53		25.00		\$ 38.53		
		01/04/15						13.53		25.00		\$ 38.53		
		01/06/15						9.01		25.00		\$ 34.01		
		01/09/15						7.71		25.00		\$ 32.71		
		01/12/15						13.53		25.00		\$ 38.53		
										50.00		\$ 50.00		
	TOTAL												\$ 368.15	
#1310227004	Socorro & Linda Zamudio	5/11/2015	31.00							25.00		\$ 56.00		
905 Oregon Street	1711 Schley Avenue	4/27/2015	66.20							25.00		\$ 91.20		
	Muscatine, IA 52761										50.00	\$ 50.00		
	TOTAL												\$ 197.20	
#0835103009	Seth & Brianna Newberry	01/09/15						27.05		25.00		\$ 52.05		
324 Parham	324 Parham Street										50.00	\$ 50.00		
	Muscatine, IA 52761												\$ 102.05	
	TOTAL													
#0825454017	Midfirst Bank	5/16/2015	45.70							25.00		\$ 70.70		
1115 Park Avenue	999 NW Grand Blvd Ste 100	4/28/2015	60.40							25.00		\$ 85.40		
	Oklahoma City, OK 73118										50.00	\$ 50.00		
	TOTAL												\$ 206.10	
#0835352005	Christina Sluts & Alan Reid	4/29/2015	31.00							25.00		\$ 56.00		
112 Roscoe Ave	12715 105th Street										50.00	\$ 50.00		
	Wapello, IA 52653												\$ 106.00	
	TOTAL													
#1310276009	Evelyn C Phillips	5/12/2015	62.00							25.00		\$ 87.00		
1815 Schley Avenue	3515 Diana Queen Dr. Apt 501	4/27/2015	31.00							25.00		\$ 56.00		
	Muscatine, IA 52761										50.00	\$ 50.00		
	TOTAL												\$ 193.00	
#0835182025	Federal Home Loan Mortgage Corp.	4/29/2015	45.70							25.00		\$ 70.70		
	1410 Spring Hill Rd										50.00	\$ 50.00		
	McLean, VA 22102												\$ 120.70	
	TOTAL													
#0835306020	Abel C & Blanca L Flores	5/11/2015	31.00							25.00		\$ 56.00		
405 Van Horne Street	405 Van Horne Street	4/27/2015	31.00							25.00		\$ 56.00		
	Muscatine, IA 52761										50.00	\$ 50.00		
	TOTAL												\$ 162.00	

