



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
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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: July 14, 2015

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on July 16, 2015, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$10,417.78 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 May to June 2015. There are 44 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 #7

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 16th day of July 2015.

Philip Fitzgerald, Mayor Pro Tem

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	06/05/15	78.30							25.00		\$ 103.30	
	3305 Clermont Drive	06/27/15	63.60							25.00		\$ 88.60	
	Muscatine, IA 52761										50.00	\$ 50.00	
	TOTAL												\$ 241.90
#0835182025	Federal Home Loan Mortgage Corp.	05/18/15	62.00							25.00		\$ 87.00	
	1410 Spring Hill Road	06/05/15	47.30							25.00		\$ 72.30	
	McLean, VA 22102	06/30/15	78.30							25.00		\$ 103.30	
	TOTAL										50.00	\$ 50.00	\$ 312.60
#1303428001	Lynn Kokemuller	06/01/15	143.50							25.00		\$ 168.50	
	309 West 6th	06/22/15	96.20							25.00		\$ 121.20	
	Muscatine, IA 52761										50.00	\$ 50.00	\$ 339.70
	TOTAL												
#1302127019	Richard Marler	06/02/15	44.10							25.00		\$ 69.10	
511 West 4th Street	511 West 4th										50.00	\$ 50.00	
	Muscatine, IA 52761												\$ 119.10
	TOTAL												
#0836179007	Scott Kline	06/05/15	62.00							25.00		\$ 87.00	
1246 E 5th	1909 Breese	06/30/15	76.70							25.00		\$ 101.70	
	Muscatine, IA 52761										50.00	\$ 50.00	\$ 238.70
	TOTAL												
#0834328017	Brian & Lisa Causse	06/12/15	67.28							25.00		\$ 92.28	
	35 Bonita Lane										50.00	\$ 50.00	\$ 142.28
	Sedona, AZ 86336												
	TOTAL												
#0835403012	US Bank	05/20/15	73.50							25.00		\$ 98.50	
303 E 7th	PO Box 20005	06/30/15	29.40							25.00		\$ 54.40	
	Owensboro, KY 42301										50.00	\$ 50.00	\$ 202.90
	TOTAL												
#0835401038	Margaret Beukenhorst	05/21/15	118.20							25.00		\$ 143.20	
211 E 8th	211 East 8th	06/16/15	76.70							25.00		\$ 101.70	
	Muscatine, IA 52761	06/30/15	60.40							25.00		\$ 85.40	
	TOTAL										50.00	\$ 50.00	\$ 380.30
#835257016	Stone House Properties	05/18/15	58.80							25.00		\$ 83.80	
517 E 8th	305 Parkview Ct.	06/05/15	58.80							25.00		\$ 83.80	
	North Liberty, IA 52317	06/30/15	58.80							25.00		\$ 83.80	
	TOTAL										50.00	\$ 50.00	\$ 301.40
#0835355014	Lawrence E. Koehler	05/23/15	76.70							25.00		\$ 101.70	
701 West 8th Street	701 West 8th Street	06/02/15	62.00							25.00		\$ 87.00	
	Muscatine, IA 52761	06/27/15	93.00							25.00		\$ 118.00	
	TOTAL										50.00	\$ 50.00	\$ 356.70
#0835381008	Sec. of Vet. Affairs	05/23/15	44.10							25.00		\$ 69.10	
404 West 7th	4100 International Pkwy 1000	06/02/15	29.40							25.00		\$ 54.40	
	Carrollton, TX 75007	06/27/15	110.25							25.00		\$ 135.25	

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					
		TOTAL									50.00	\$ 50.00		
													\$ 308.75	
#0835232006	Sec. of Housing & Urban Dev.	05/18/15	45.70							25.00		\$ 70.70		
1016 E 10th	210 Walnut Street	06/05/15	45.70							25.00		\$ 70.70		
	Des Moines, IA 50309										50.00	\$ 50.00		
		TOTAL											\$ 191.40	
#1319226003	Steve & Dawn Houdek	5/27/2015	31.00							25.00		\$ 56.00		
6208 41st St S	208 West 4th	6/9/2015	47.30							25.00		\$ 72.30		
	Muscatine, IA 52761										50.00	\$ 50.00		
		TOTAL											\$ 178.30	
#0827101012	Matthew & Angela Huthmacher	06/22/15	124.00							25.00		\$ 149.00		
3220 Baton Rouge Road	3220 Baton Rouge Road										50.00	\$ 50.00		
	Muscatine, IA 52761												\$ 199.00	
		TOTAL												
#1303452007	Russell & Bernice Howard	5/27/2015	45.70							25.00		\$ 70.70		
2003 Breese Avenue	2003 Breese Avenue	6/9/2015	47.30							25.00		\$ 72.30		
	Muscatine, IA 52761										50.00	\$ 50.00		
		TOTAL											\$ 193.00	
#0835207007	Samuel S & Jennifer J Houseman	6/8/2015	91.40							25.00		\$ 116.40		
722 Colver Street	722 Colver Street	6/30/2015	62.00							25.00		\$ 87.00		
	Muscatine, IA 52761										50.00	\$ 50.00		
		TOTAL											\$ 253.40	
#0834308009	Wells Fargo Bank	5/19/2015	62.00							25.00		\$ 87.00		
116 Cook Street	1 Home Campus	6/2/2015	47.30							25.00		\$ 72.30		
	Des Moines, IA 50328										50.00	\$ 50.00		
		TOTAL											\$ 209.30	
#1310228003	Guadalupe & Sally Enriquez	05/26/15	16.30							25.00		\$ 41.30		
1810 Earl Ave.	1302 Kansas St.	06/09/15	31.00							25.00		\$ 56.00		
	Muscatine, IA 52761										50.00	\$ 50.00		
		TOTAL											\$ 147.30	
#1310177006	Midamerica National Bank	6/1/2015	125.60							25.00		\$ 150.60		
1700 Grandview Ave.	130 North Side Square	6/18/2015	736.60							25.00		\$ 761.60		
	Macomb, IL 61455										50.00	\$ 50.00		
		TOTAL											\$ 962.20	
#1303255002	Nickolaus Lewis	6/1/2015	88.20							25.00		\$ 113.20		
1904 Hershey Avenue	1904 Hershey Avenue	6/17/2015	73.50							25.00		\$ 98.50		
	Muscatine, IA 52761										50.00	\$ 50.00		
		TOTAL											\$ 261.70	
#0826452004	Heather Chamberlin	6/8/2015	62.00							25.00		\$ 87.00		
900 Hoffman Street	900 Hoffman Street										50.00	\$ 50.00		
	Muscatine, IA 52761												\$ 137.00	
		TOTAL												
#0826454008	John S Miller	6/8/2015	31.00							25.00		\$ 56.00		
619 Hope Avenue	619 Hope Avenue										50.00	\$ 50.00		

		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		
	Muscatine, IA 52761													
		TOTAL											\$ 106.00	
#1310215011	Raymond & Erin Wheeler	6/1/2015	45.70							25.00		\$ 70.70		
1209 Kansas Street	PO Box 342	6/22/2015	78.30							25.00		\$ 103.30		
	Buffalo, IA 52728										50.00	\$ 50.00		
		TOTAL											\$ 224.00	
#0836254002	Chastity Staley	05/19/15	192.70							25.00		\$ 217.70		
104 Laurel Street	104 Laurel										50.00	\$ 50.00		
	Muscatine, IA 52761													
		TOTAL											\$ 267.70	
#1302307006	Susana Amaro	05/27/15	16.30							25.00		\$ 41.30		
302 Liberty Street	1108 6th Avenue	06/09/15	31.00							25.00		\$ 56.00		
	Columbus Junction, IA 52738										50.00	\$ 50.00		
		TOTAL											\$ 147.30	
#1303437004	Marvin & Bertha Crabtree	05/27/15	60.40							25.00		\$ 85.40		
510 Liberty Street	2002 Logan Apt A1	06/09/15	31.00							25.00		\$ 56.00		
	Muscatine, IA 52761										50.00	\$ 50.00		
		TOTAL											\$ 191.40	
#1303476018	Douglas Smith	06/02/15	73.50							25.00		\$ 98.50		
709 Liberty Street	2904 Trowbridge Drive	06/22/15	60.40							25.00		\$ 85.40		
	Paragould, AR 72450										50.00	\$ 50.00		
		TOTAL											\$ 233.90	
#0825382006	Glenn & Suzanne Meek	05/16/15	45.70							25.00		\$ 70.70		
907 Lincoln Blvd	907 Lincoln Blvd	06/08/15	32.60							25.00		\$ 57.60		
	Muscatine, IA 52761										50.00	\$ 50.00		
		TOTAL											\$ 178.30	
#0834478007	Cody Austin	5/23/2015	76.70							25.00		\$ 101.70		
1137 Logan	1137 Logan	6/2/2015	47.30							25.00		\$ 72.30		
	Muscatine, IA 52761	6/27/2015	91.40							25.00		\$ 116.40		
											50.00	\$ 50.00		
		TOTAL											\$ 340.40	
#0835229001	Melinda Goddard	5/18/2015	60.40							25.00		\$ 85.40		
1027 Lombard	1027 Lombard										50.00	\$ 50.00		
	Muscatine, IA 52761													
		TOTAL											\$ 135.40	
#0835131019	Stephanie & Aaron Lake-Garcia	6/5/2015	102.90							25.00		\$ 127.90		
523 Maple Ave.	2902 Clear Ridge Dr.	6/27/2015	60.40							25.00		\$ 85.40		
	Kingwood, TX 77339										50.00			
		TOTAL											\$ 213.30	
#0825154001	Daniel M Krise	06/08/15	47.30							25.00		\$ 72.30		
422 McArthur	422 McArthur										50.00	\$ 50.00		
	Muscatine, IA 52761													
		TOTAL											\$ 122.30	
#0825355011	Rushmore Loan Management	06/08/15	47.30							25.00		\$ 72.30		
504 Monroe Street	15480 Laguna Canyon Ste 100										50.00	\$ 50.00		

		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		
	Irvine, CA 92618													
		TOTAL											\$ 122.30	
#0835428011	Andrew Tabor	5/18/2015	60.40							25.00		\$ 85.40		
615 Mulberry Avenue	615 Mulberry Avenue	6/5/2015	45.70							25.00		\$ 70.70		
	Muscatine, IA 52761	6/30/2015	29.40							25.00		\$ 54.40		
											50.00	\$ 50.00		
		TOTAL											\$ 260.50	
#0834477006	Keith A Cox	5/23/2015	109.30							25.00		\$ 134.30		
879 Newell	PO Box 575	6/2/2015	63.60							25.00		\$ 88.60		
	Muscatine, IA 52761	6/22/2015	138.70							25.00		\$ 163.70		
											50.00	\$ 50.00		
		TOTAL											\$ 436.60	
#1303411029	Mindy S. Hatfield	05/27/15	93.00							25.00		\$ 118.00		
1907 Oneida Street	1907 Oneida Street	06/23/15	78.30							25.00		\$ 103.30		
	Muscatine, IA 52761										50.00	\$ 50.00		
		TOTAL											\$ 271.30	
#0835205046	Harold R Behncke	5/26/2015	16.30							25.00		\$ 41.30		
1310 Orange Street	c/o Bonnie Behncke	6/9/2015	60.40							25.00		\$ 85.40		
	1630 18th Avenue A										50.00	\$ 50.00		
	Moline, IL 61265												\$ 176.70	
		TOTAL												
#835206058	Bank of America	05/18/15	75.10							25.00		\$ 100.10		
1111 Orange Street	% Carrington Mortgage Services										50.00	\$ 50.00		
	1610 E. Saint Andrew Place #b150													
	Santa Ana, CA 92705												\$ 150.10	
		TOTAL												
#1310227004	Socorro & Linda Zamudio	5/26/2015	16.30							25.00		\$ 41.30		
905 Oregon Street	1711 Schley Avenue										50.00	\$ 50.00		
	Muscatine, IA 52761												\$ 91.30	
		TOTAL												
#0836206012	US Bank	05/29/15	88.20							25.00		\$ 113.20		
615 Park Avenue	PO Box 20005	06/08/15	58.80							25.00		\$ 83.80		
	Owensboro, KY 42301										50.00	\$ 50.00		
		TOTAL											\$ 247.00	
#0835352005	Christina Sluts & Alan Reid	5/18/2015	60.40							25.00		\$ 85.40		
112 Roscoe Ave	12715 105th Street	6/2/2015	31.00							25.00		\$ 56.00		
	Wapello, IA 52653	6/27/2015	69.35							25.00		\$ 94.35		
											50.00	\$ 50.00		
		TOTAL											\$ 285.75	
#1310276009	Evelyn C Phillips	6/1/2015	63.60							25.00		\$ 88.60		
1815 Schley Avenue	3515 Diana Queen Dr. Apt 501	6/22/2015	47.30							25.00		\$ 72.30		
	Muscatine, IA 52761										50.00	\$ 50.00		
		TOTAL											\$ 210.90	
#0835306020	Abel C & Blanca L Flores	5/26/2015	16.30							25.00		\$ 41.30		
405 Van Horne Street	405 Van Horne Street	6/9/2015	31.00							25.00		\$ 56.00		
	Muscatine, IA 52761										50.00	\$ 50.00		
		TOTAL											\$ 147.30	

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