



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: September 14, 2015

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on September 17, 2015, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$6,484.70 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 August 2015. There are 36 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 #9

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 9-3-9 of the City Code; and

WHEREAS, proper notice was given before such action according to provisions of Section 9-3-5 of the City Code; and

WHEREAS, the City Council of the City of Muscatine is allowed to assess such costs according to Section 9-3-11 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				
	North Liberty, IA 52317	TOTAL										\$ 163.20	
#0835355014 701 West 8th Street	Lawrence E. Koehler 701 West 8th Street Muscatine, IA 52761	08/05/15	122.40							25.00	50.00	\$ 197.40	
		TOTAL										\$ 197.40	
#0835355016 707 W 8th	Jessica Appel 707 W 8th Muscatine, IA 52761	07/27/15	127.90							25.00	50.00	\$ 202.90	
		TOTAL										\$ -	
		TOTAL										\$ 202.90	
#0836106005 1116 E 10th	William Simpson 1116 E 10th Muscatine, IA 52761	07/07/15	321.25							25.00	50.00	\$ 396.25	
		TOTAL										\$ 396.25	
#0827101012 3220 Baton Rouge Rd	Matthew & Angela Huthmacher 3220 Baton Rouge Road Muscatine, IA 52761	08/11/15	78.30							25.00	50.00	\$ 153.30	
		TOTAL										\$ 153.30	
#1302132002 313 Broadway Street	Robert & Lots Richmond, Randy Richmond 313 Broadway Street Muscatine, IA 52761	06/16/15	190.10							25.00	50.00	\$ 265.10	
		TOTAL										\$ 265.10	
#0835401021 904 Cedar Street	Kurt Wagner 904 Cedar Street Muscatine, IA 52761	06/23/15	232.95							25.00	50.00	\$ 307.95	
		TOTAL										\$ 307.95	
#0835456010 512 Chestnut	Bradley Bailey 512 Chestnut Muscatine, IA 52761	08/14/15	88.20									\$ 88.20	
		TOTAL										\$ 88.20	
#0835207007 722 Colver Street	Samuel S & Jennifer J Houseman 722 Colver Street Muscatine, IA 52761	08/11/15	62.00							25.00	50.00	\$ 137.00	
		TOTAL										\$ 137.00	
#1310177006 1700 Grandview Ave.	Midamerica National Bank 130 North Side Square Macomb, IL 61455	07/27/15	172.90							25.00	50.00	\$ 247.90	
		TOTAL										\$ 247.90	
#1303278007 1808 Hershey Ave.	Donald/Elizabeth Maylone 1808 Hershey Ave. Muscatine, IA 52761	05/26/15	53.25							25.00	50.00	\$ 128.25	
		TOTAL										\$ 128.25	
#1303255002 1904 Hershey Avenue	Nickolaus Lewis 1904 Hershey Avenue Muscatine, IA 52761	07/27/15	58.80							25.00	50.00	\$ 133.80	
		TOTAL										\$ 133.80	

Property Address	Property Owner/Address	Dates of Work	Type Of Nuisance							Rental Insp. Fee	Admin Fee	Assessment Fee	TOTAL Cost	
			Weeds	Junk	Tree	Secured	Demo	Snow						
#0826454008 619 Hope Avenue	John S Miller 619 Hope Avenue Muscatine, IA 52761	08/11/15	45.70							25.00	50.00	\$ 120.70		
		TOTAL										\$ 120.70		
#1310262007 1612 Indiana	Micheal Dettman 1612 Indiana Muscatine, IA 52761	08/20/15	113.45							25.00	50.00	\$ 188.45		
		TOTAL										\$ 188.45		
#0826427007 1600 Isett Ave.	Juan Lopez or Elizabeth Sanchez 1600 Isett Ave. Muscatine, IA 52761	06/18/15	69.10							25.00	50.00	\$ 144.10		
		TOTAL										\$ 144.10		
#1310215011 1209 Kansas Street	Raymond & Erin Wheeler PO Box 342 Buffalo, IA 52728	08/03/15	78.30							25.00	50.00	\$ 153.30		
		TOTAL										\$ 153.30		
#0835385007 610 Locust	JBB Enterprises LLC 3901 E Roeser Rd Phoenix, AZ 85040	07/10/15	142.60							25.00	50.00	\$ 217.60		
		TOTAL										\$ 217.60		
#0835131019 523 Maple Ave.	Stephanie & Aaron Lake-Garcia 2902 Clear Ridge Dr. Kingwood, TX 77339	08/10/15	75.10							25.00	50.00	\$ 150.10		
		TOTAL										\$ 150.10		
#0825154001 422 McArthur	Daniel M Krise 422 McArthur Muscatine, IA 52761	08/12/15	107.70							25.00	50.00	\$ 182.70		
		TOTAL										\$ 182.70		
#0835428011 615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine, IA 52761	08/11/15 08/15/15	44.10				120.67			25.00 25.00	50.00	\$ 119.10		
		TOTAL										\$ 119.10		
#0835252003 1124 Mulberry	American Home Solutions LLC 1934 Boyrum Street Iowa City, IA 52240	07/07/15	259.15							25.00	50.00	\$ 334.15		
		TOTAL										\$ 334.15		
#0834477006 879 Newell	Kelth A Cox PO Box 575 Muscatine, IA 52761	08/03/15	109.30							25.00	50.00	\$ 184.30		
		TOTAL										\$ 184.30		
#0835377013 611 Pine Street	Daniel Cifuentes & Paige Frantz 611 Pine Street Muscatine, IA 52761	08/20/15	123.95							25.00	50.00	\$ 198.95		
		TOTAL										\$ 198.95		
#0835352005	Christina Sluts & Alan Reid	08/03/15	47.30							25.00	50.00	\$ 122.30		

