



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: November 16, 2015

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on November 19, 2015, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$15,122.86 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 August to October 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 #10

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

		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			
#0826251016	Glen Brossart/Lyle Lucas	09/28/15	58.80							25.00		\$ 83.80			
	2809 Termini Drive	10/20/15	58.80							25.00		\$ 83.80			
	Muscatine, IA 52761										50.00	\$ 50.00			
		TOTAL											\$ 217.60		
#0835286017	Wendi Busch & Brian Rosenberg	08/26/15	76.70							25.00	50.00	\$ 151.70			
	3305 Clermont Drive	09/25/15	91.40							25.00		\$ 116.40			
	Muscatine, IA 52761	10/19/15	76.70							25.00		\$ 101.70			
		TOTAL											\$ 369.80		
#0835182025	Fed Home Loan Mortgage	08/28/15	47.30							25.00	50.00	\$ 122.30			
	1410 Spring Hill Road	09/25/15	76.70							25.00		\$ 101.70			
	McLean, VA 22102	10/19/15	47.30							25.00		\$ 72.30			
		TOTAL											\$ 296.30		
#0824427001	Ecc 313 LLC	07/14/15	100.91							25.00	50.00	\$ 175.91			
	13131 W. Dodge Rd Ste 200														
	Omaha, NE 68154	TOTAL											\$ 175.91		
#0834328017	Brian & Lisa Causse	08/28/15	112.13							25.00	50.00	\$ 187.13			
	35 Bonlita Lane	10/07/15	112.13							25.00		\$ 137.13			
	Sedona, AZ 86336														
		TOTAL											\$ 324.26		
#1303428001	Lynn Kokemuller	08/19/15	96.20							25.00		\$ 121.20			
	309 West 6th	09/14/15	96.20							25.00	50.00	\$ 171.20			
	Muscatine, IA 52761	10/07/15	73.50							25.00		\$ 98.50			
		TOTAL											\$ 390.90		
#1302127019	Richard Marler	08/25/15	58.80							25.00		\$ 83.80			
	511 W 4th	09/15/15	58.80							25.00	50.00	\$ 133.80			
	Muscatine, IA 52761														
		TOTAL											\$ 217.60		
#0836178016	James Spurling	08/28/15	31.00							25.00	50.00	\$ 106.00			
	1401 E 5th	09/28/15	47.30							25.00		\$ 72.30			
	Muscatine, IA 52761														
		TOTAL											\$ 178.30		
#0836179007	Residential Equity Partners	08/28/15	45.70							25.00		\$ 70.70			
	1246 E 5th	09/28/15	62.00							25.00	50.00	\$ 137.00			
	Concord, CA 94520														
		TOTAL											\$ 207.70		
#0835387005	Natosha Blocker and Natosha Enriquez	09/09/15	214.94							25.00	50.00	\$ 289.94			
	404 W 5th														
	Muscatine, IA 52761														
		TOTAL											\$ 289.94		
#0835403012	Nathan & Daniel Melneke	08/10/15	73.50							25.00	50.00	\$ 148.50			
	303 E 7th	09/25/15	29.40							25.00		\$ 54.40			
	Muscatine, IA 52761														
		TOTAL											\$ 202.90		
#0835381009	Isaac & Amber Schulte	08/25/15	44.10							25.00		\$ 69.10			
	402 W 7th	09/15/15	29.40							25.00	50.00	\$ 104.40			
	Muscatine, IA 52761														
		TOTAL											\$ 173.50		

		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		
		TOTAL											\$ 569.10	
#1310177006	Midamerica National Bank	08/18/15	156.60							25.00		\$ 181.60		
1700 Grandview Ave.	130 North Side Square	09/14/15	155.00							25.00	50.00	\$ 230.00		
	Macomb, IL 61455	10/05/15	125.60							25.00		\$ 150.60		
		TOTAL											\$ 562.20	
#1303255002	Nickolaus Lewis	08/18/15	60.40							25.00	50.00	\$ 135.40		
1904 Hershey Ave.	1904 Hershey Ave.	09/14/15	75.10							25.00		\$ 100.10		
	Muscatine, IA 52761													
		TOTAL											\$ 235.50	
#0826452004	Bank of America	08/28/15	31.00							25.00	50.00	\$ 106.00		
900 Hoffman Street	7105 Corporate Dr Pbx-C-35	09/28/15	32.60							25.00		\$ 57.60		
	Plano, TX 75024													
		TOTAL											\$ 163.60	
#0826454008	John S Miller	08/28/15	60.40							25.00	50.00	\$ 135.40		
619 Hope Avenue	619 Hope Avenue	09/28/15	32.60							25.00		\$ 57.60		
	Muscatine, IA 52761													
		TOTAL											\$ 193.00	
#083510025	Sec. of Housing & Urban	10/09/15	58.80							25.00	50.00	\$ 133.80		
601 Iowa Avenue	4400 Will Rogers Pkwy Ste 300													
	Oklahoma City, OK 73108													
		TOTAL											\$ 133.80	
#0835228005	Roger Strong Jr.	07/08/15	176.40							25.00	50.00	\$ 251.40		
1113 Isett	1113 Isett													
	Muscatine, IA 52761													
		TOTAL											\$ 251.40	
#1310215011	Raymond & Erin Wheeler	08/19/15	106.10							25.00		\$ 131.10		
1209 Kansas Street	PO Box 342	09/08/15	91.40							25.00	50.00	\$ 166.40		
	Buffalo, IA 52728	10/05/15	107.70							25.00		\$ 132.70		
		TOTAL											\$ 430.20	
#0826284004	Milton Serrano Sr.	09/18/15	409.70							25.00	50.00	\$ 484.70		
924 Lake Park Blvd.	924 Lake Park Blvd.	09/29/15	351.40							25.00		\$ 376.40		
	Muscatine, IA 52761	10/13/15	151.40							25.00		\$ 176.40		
		TOTAL											\$ 1,037.50	
#1302307006	Susana Amaro	08/17/15	31.00							25.00		\$ 56.00		
302 Liberty Street	1108 6th Avenue	09/01/15	31.00							25.00	50.00	\$ 106.00		
	Columbus Junction, IA 52738													
		TOTAL											\$ 162.00	
#1303437004	Marvin & Bertha Crabtree	08/17/15	31.00							25.00		\$ 56.00		
510 Liberty Street	2002 Logan Apt A1	09/01/15	31.00							25.00	50.00	\$ 106.00		
	Muscatine, IA 52761	09/30/15	31.00							25.00		\$ 56.00		
		10/20/15	47.30							25.00		\$ 72.30		
		TOTAL											\$ 290.30	
#0835385007	JBB Enterprises	07/10/15	117.60							25.00	50.00	\$ 192.60		
610 Locust	3901 E Roeser Road													
	Phoenix, AZ 85040													
		TOTAL											\$ 192.60	

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					
#085228016	Jose & Maria Martinez	09/28/15	78.30							25.00	50.00	\$ 153.30		
1012 Lombard	1012 Lombard													
	Muscatine, IA 52761													
		TOTAL											\$ 153.30	
#0835132009	Daniel Ahlf	07/29/15	423.30							25.00	50.00	\$ 498.30		
522 Maple	522 Maple													
	Muscatine, IA 52761													
		TOTAL											\$ 498.30	
#0835131019	Wells Fargo Bank	08/26/15	58.80							25.00	50.00	\$ 133.80		
523 Maple Ave.	1 Home Campus Macx2302-04d	09/25/15	75.10							25.00		\$ 100.10		
	Des Moines, IA 50328													
		TOTAL											\$ 233.90	
#0825154001	Daniel M Krise	08/28/15	62.00							25.00	50.00	\$ 137.00		
422 McArthur	422 McArthur	09/28/15	48.90							25.00		\$ 73.90		
	Muscatine, IA 52761	10/19/15	62.00							25.00		\$ 87.00		
		TOTAL											\$ 297.90	
#0835428011	Andrew Tabor	08/28/15	88.20							25.00	50.00	\$ 163.20		
615 Mulberry Avenue	615 Mulberry Avenue	09/25/15	44.10							25.00		\$ 69.10		
	Muscatine, IA 52761													
		TOTAL											\$ 232.30	
#1303181002	Adair Holdings	08/19/15	102.90							25.00		\$ 127.90		
2216 New Hampshire	405 N 115th Street	09/14/15	60.40							25.00	50.00	\$ 135.40		
	Omaha, NE 68154	10/14/15	88.20							25.00		\$ 113.20		
		TOTAL											\$ 376.50	
#1303411029	Jpmorgan Chase Bank	10/05/15	240.60							25.00	50.00	\$ 315.60		
1907 Onelda Ave	1111 Polaris Parkway													
	Columbus, OH 43240													
		TOTAL											\$ 315.60	
#0835206058	Bank of America	09/23/15	78.30							25.00	50.00	\$ 153.30		
1111 Orange Street	1610 E Saint Andrew Pl#b150													
	Santa Ana, CA 92705													
		TOTAL											\$ 153.30	
#0835205045	Harold R Behncke	08/17/15	31.00							25.00		\$ 56.00		
1310 Orange Street	c/o Bonnie Behncke	09/01/15	60.40							25.00	50.00	\$ 135.40		
	1630 18th Avenue A	09/30/15	60.40							25.00		\$ 85.40		
	Moline, IL 61265	10/20/15	47.30							25.00		\$ 72.30		
		TOTAL											\$ 349.10	
#0826379008	Joann Stott	07/07/15	97.45							25.00	50.00	\$ 172.45		
1709 Orange Street	1709 Orange													
	Muscatine, IA 52761													
		TOTAL											\$ 172.45	
#1310227004	Socorro & Linda Zamudio	08/17/15	62.00							25.00		\$ 87.00		
905 Oregon Street	1711 Schley Avenue	09/01/15	31.00							25.00	50.00	\$ 106.00		
	Muscatine, IA 52761	09/30/15	62.00							25.00		\$ 87.00		
		10/20/15	47.30							25.00		\$ 72.30		
		TOTAL											\$ 352.30	
#0836206012	US Bank Nat Assoc.	08/28/15	29.40							25.00	50.00	\$ 104.40		

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