MUSCATINE

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COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

MEMORANDUM

TO: Mayor and City Council Members
Gregg Mandsager, City Administrator

FROM: Dave Gobin, Community Development Director

DATE: January 14, 2016

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on January 21, 2016, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling $13,408.98 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 November to December 2015. There are 75 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. In addition, unpaid rental inspection fees are listed for dates ranging from October 2014 to October 2015. 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 2016 #6

Resolution # _____

RESOLUTION AUTHORIZING THE ASSESSMENT OF UNPAID ABATEMENT COSTS AND UNPAID RENTAL INSPECTION FEES 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 _____

_____
Diana Broderson, 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	
#0835285017	Wendi Busch & Brian Rosenberg	12/30/15						91.62		25.00	50.00	166.62	
	3305 Clermont Drive												
	Muscatine, IA 52761												
		TOTAL											$ 166.62
#1302127019	Richard Marler	12/30/15						7.35		25.00	50.00	$ 82.35	
511 West 4th	511 West 4th												
	Muscatine, IA 52761												
		TOTAL											$ 82.35
#0836179034	Strongarm Properties	10/22/14							60.00		50.00	110.00	
1518 East 5th	912 Iowa												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#0835287012	Ron Hein	08/18/15							120.00		50.00	170.00	
707-707 1/2 E 6th	2160 215th Street												
	Muscatine, IA 52761												
		TOTAL											$ 170.00
#0835451017	Israel or Dora Vasquez	10/24/14							120.00		50.00	170.00	
101-101 1/2 W 6th	153 Colorado												
	Muscatine, IA 52761												
		TOTAL											$ 170.00
#0835334015	Alan Rusher	06/12/15							120.00		50.00	170.00	
113-113 1/2 W 7th	111 Holly												
	Muscatine, IA 52761												
		TOTAL											$ 170.00
#0835401038	Margaret Beukenhorst	12/30/15						14.70		25.00	50.00	89.70	
211 E 8th	211 East 8th												
	Muscatine, IA 52761												
		TOTAL											$ 89.70
#0835355014	Residential Equity Partners LLC	12/30/15						119.88		25.00	50.00	194.88	
701 W 8th	1280 Monument Blvd Ste 200												
	Concord, CA 94520												
		TOTAL											$ 194.88
#0835283004	John Summy	07/20/15							60.00		50.00	110.00	
614 E 9th	2221 Imperial Oaks												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#0836108001	Tim or Stephanie Kelly	10/12/15							180.00		50.00	230.00	
1100 E 9th	1201 Halstead												
	Muscatine, IA 52761												
		TOTAL											$ 230.00
#0835253022	TLH Rentals	09/21/15							60.00		50.00	110.00	
515 E 10th	2916 Mulberry												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#0827101012	Matthew Huthmacher	12/30/15						49.80		25.00	50.00	$ 124.80	

		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	
3220 Baton Rouge	3220 Baton Rouge												
	Muscatine, IA 52761												
		TOTAL											$ 124.80
#1303452007	Residential Equity Partners	12/29/15						46.38		25.00	50.00	121.38	
2003 Breese Avenue	1280 Monument Blvd Ste 200												
	Concord, CA 94520												
		TOTAL											$ 121.38
#1302135004	Linda Reichert	05/14/15							60.00		50.00	110.00	
314 Broadway	3402 Tipton Road												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#0835408025	Brian Costas	09/28/15							60.00		50.00	$ 110.00	
608 Cedar	1200 Iowa												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#0835401021	Kurt Wagner	12/30/15						29.40		25.00	50.00	104.40	
904 Cedar Street	904 Cedar Street												
	Muscatine, IA 52761												
		TOTAL											$ 104.40
#0835182041	Elida Garcia	05/14/15							60.00		50.00	110.00	
1006 Cedar Street	1006 Cedar												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#0835456010	Bradley Bailey	12/30/15						30.54		25.00	50.00	105.54	
512 Chestnut	512 Chestnut												
	Muscatine, IA 52761												
		TOTAL											$ 105.54
#0835207007	Samuel S & Jennifer J Houseman	12/30/15						15.84		25.00	50.00	90.84	
722 Colver Street	722 Colver Street												
	Muscatine, IA 52761												
		TOTAL											$ 90.84
#0826179018	Travis Glynn	08/11/15							60.00		50.00	110.00	
2018 Crestline Drive	2019 Crestline Drive												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#1310281013	RCN LLC	08/15/15							60.00		50.00	110.00	
1815 Demorest	2816 E Hwy 22												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#0835181004	Kondaur Capital Corporation Tr	10/26/15		1,197.90						25.00	50.00	1,272.90	
114 East Fulliam	333 S. Anita Drive Ste. 400												
	Orange, CA 92868												
		TOTAL											$ 1,272.90
#1303255008	Lawanda K. Canty	12/29/15						29.40		25.00	50.00	104.40	
112 Gilbert St.	112 Gilbert St.												

		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											$ 104.40
#1303402016	Kelly Harris	09/15/15							60.00		50.00	$ 110.00	
209 Gilbert	205 Gilbert												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#1310177006	Pal Holding LLC	11/16/15	1,140.20							25.00	50.00	$ 1,215.20	
1700 Grandview	209 W 3rd												
	West Liberty, IA 52776												
		TOTAL											$ 1,215.20
#1303277002	TICO Investments	10/13/15							60.00		50.00	$ 110.00	
1615 Hershey	1200 Iowa												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#1303255002	Nickolaus Lewis	12/29/15						29.40		25.00	50.00	$ 104.40	
1904 Hershey	1904 Hershey Avenue												
	Muscatine, IA 52761												
		TOTAL											$ 104.40
#0825357003	RTI Investments	09/23/15							60.00		50.00	$ 110.00	
1028 Hill Avenue	111 Holly												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#0826452004	Bank of America	12/30/15						14.70		25.00	50.00	89.70	
900 Hoffman Street	7105 Corporate Dr Ptx-C-35												
	Plano, TX 75024												
		TOTAL											$ 89.70
#0826454008	John S Miller	12/30/15						35.10		25.00	50.00	110.10	
619 Hope Avenue	619 Hope Avenue												
	Muscatine, IA 52761												
		TOTAL											$ 110.10
#0828276030	Gregory L. Oakes	12/30/15						59.94		25.00	50.00	134.94	
2815 Houser	2815 Houser	12/11-15/2015		2,291.20								2,291.20	
	Muscatine, IA 52761												
		TOTAL											$ 2,426.14
#1310261003	D&L Properties LLC	12/29/15						14.70		25.00	50.00	89.70	
1603 Indiana St.	312 E 4th												
	West Liberty, IA 52776												
		TOTAL											$ 89.70
#1310262007	Wells Fargo	12/29/15						14.70		25.00	50.00	$ 89.70	
1612 Indiana	1 Home Campus												
	Des Moines, IA 50328												
		TOTAL											$ 89.70
#0835228005	Roger Strong Jr.	12/30/15						14.70		25.00	50.00	89.70	
1113 Isett	1113 Isett												
	Muscatine, IA 52761												
		TOTAL											$ 89.70

		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	
#0825310004	Jesse/Elda Trevino	10/08/15							60.00		50.00	110.00	
514 Jackson	609 Jackson												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#0825309008	Leroy or Frances King	12/29/15						35.45		25.00	50.00	$ 110.45	
616 Jackson	209 E. 5th												
	Muscatine, IA 52761												
		TOTAL											$ 110.45
#1310215011	Raymond & Erin Wheeler	12/29/15						44.10		25.00	50.00	119.10	
1209 Kansas Street	PO Box 342												
	Buffalo, IA 52728												
		TOTAL											$ 119.10
#0826205020	Debra Mathis	09/01/15							180.00		50.00	230.00	
1220 Kirstin Court	PO Box 143												
	Muscatine, IA 52761												
		TOTAL											$ 230.00
#0826352023	Blaise Real Estate	08/21/15							60.00		50.00	$ 110.00	
517 Leroy	2767 Houser Street												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#1303437004	Marvin & Bertha Crabtree	12/29/15						16.98		25.00	50.00	91.98	
510 Liberty Street	2002 Logan Apt A1												
	Muscatine, IA 52761												
		TOTAL											$ 91.98
#1303476018	Douglas Smith	12/29/15						14.70		25.00	50.00	$ 89.70	
709 Liberty	2904 Trowbridge Drive												
	Paragould, AR 72450												
		TOTAL											$ 89.70
#0825381007	TICO Investments	07/23/15							60.00		50.00	110.00	
1000 1/2 Lincoln Blvd	1200 Iowa												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#0834478007	US Bank National Associaton	12/29/15						16.98		25.00	50.00	$ 91.98	
1137 Logan	2800 Tamarack Road												
	Owensboro, KY 42301												
		TOTAL											$ 91.98
#0834453007	Jerry Jones	08/21/15							60.00		50.00	110.00	
1224 Logan	117 Kindler												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#0835301005	Mike and Tammy Hyink	09/10/15							60.00		50.00	$ 110.00	
514 Lorenz	3112 47th Ave West												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#0834379011	Edgmond Enterprises LLC	07/21/15							120.00		50.00	$ 170.00	

		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	
2219-2221 Lucas	205 Cook Street												
	Muscatine, IA 52761												
		TOTAL											$ 170.00
#0835131019	Wells Fargo Bank	12/30/15						15.84		25.00	50.00	90.84	
523 Maple Ave.	1 Home Campus Macx2302-04d												
	Des Moines, IA 50328												
		TOTAL											$ 90.84
#0826377008	US Bank	12/30/15						14.70		25.00	50.00	89.70	
801 Marquette	PO Box 20005												
	Owensboro, KY 42301												
		TOTAL											$ 89.70
#0835428011	Andrew Tabor	12/30/15						15.84		25.00	50.00	90.84	
615 Mulberry Avenue	615 Mulberry Avenue												
	Muscatine, IA 52761												
		TOTAL											$ 90.84
#1302301003	Kendra/Virgil Husband	12/29/15						14.70		25.00	50.00	89.70	
1512 New Hampshire	3389 Pearl St												
	Muscatine, IA 52761												
		TOTAL											$ 89.70
#1303181002	Adair Holdings LLC	12/29/15						14.70		25.00	50.00	89.70	
2216 New Hampshire	405 N 115th St. Ste 100												
	Omaha, NE 68154												
		TOTAL											$ 89.70
#1303411029	JPMorgan Chase Bank	12/29/15						14.70		25.00	50.00	89.70	
1907 Oneida	1111 Polaris Parkway												
	Columbus, OH 43240												
		TOTAL											$ 89.70
#0835206058	Carrington Mortgage Services	12/30/15						30.54		25.00	50.00	$ 105.54	
1111 Orange	1610 E Saint Andrew P1#b150												
	Santa Ana, CA 92705												
		TOTAL											$ 105.54
#0835205046	Harold R Behncke	12/29/15						15.84		25.00	50.00	90.84	
1310 Orange Street	c/o Bonnie Behncke												
	1630 18th Avenue A												
	Moline, IL 61265												
		TOTAL											$ 90.84
#1310227004	Socorro & Linda Zamudio	12/29/15						47.52		25.00	50.00	122.52	
905 Oregon Street	1711 Schley Avenue												
	Muscatine, IA 52761												
		TOTAL											$ 122.52
#0836206012	Information Systems & Network Corp.	12/30/15						59.94		25.00	50.00	$ 134.94	
615 Park Avenue	2401 NW 23rd St Ste 1d												
	Oklahoma City, OK 73107												
		TOTAL											$ 134.94
#0825380011	Helen Wagner	11/03/15		121.50						25.00	50.00	$ 196.50	
1020 Park Avenue	1020 Park Avenue												

		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											$ 196.50
#0836185021	Midfirst Bank	12/30/15						30.54		25.00	50.00	105.54	
207 Parmalee	999 NW Grand Blvd Ste 100	09/29/15		181.00								181.00	
	Oklahoma City, OK 73118												
		TOTAL											$ 286.54
#0835377013	Daniel Cifuentes/Paige Frantz	12/30/15						24.49		25.00	50.00	99.49	
611 Pine Street	611 Pine												
	Muscatine, IA 52761												
		TOTAL											$ 99.49
#0835233007	TICO Investments	05/12/15							385.00		50.00	$ 435.00	
1012 Poplar	1200 Iowa												
	Muscatine, IA 52761												
		TOTAL											$ 435.00
#0836230007	Teresa Nelson	09/04/15							60.00		50.00	$ 110.00	
1804 River Road	12480 Panasoffkee Drive												
	N. Fort Myers, FL 33903												
		TOTAL											$ 110.00
#0835352005	Christina Sluts & Alan Reid	12/29/15						31.68		25.00	50.00	106.68	
112 Roscoe Ave	12715 105th Street												
	Wapello, IA 52653												
		TOTAL											$ 106.68
#0835307001	US Bank	12/30/15						74.64		25.00	50.00	$ 149.64	
210 Roscoe	PO Box 20005												
	Owensboro, KY 42301												
		TOTAL											$ 149.64
#1303402015	Nicklaus Porter	02/19/15							60.00		50.00	$ 110.00	
2011 Schiller	2011 Schiller												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#1310276009	Evelyn C Phillips	12/29/15						14.70		25.00	50.00	89.70	
1815 Schley Avenue	3515 Diana Queen Dr. Apt 501												
	Muscatine, IA 52761												
		TOTAL											$ 89.70
#1303411015	Jim Meitzer	08/12/15							60.00		50.00	$ 110.00	
1904 Sterneman	921 West 3rd												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#0835410021	Alan Rusher	10/15/15							120.00		50.00	170.00	
606-608 Sycamore	111 Holly												
	Muscatine, IA 52761												
		TOTAL											$ 170.00
#0835306020	Abel C & Blanca L Flores	12/29/15						20.75		25.00	50.00	95.75	
405 Van Horne Street	405 Van Horne Street												
	Muscatine, IA 52761												

		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											$ 95.75
#1310404013	Jayme Bramble	12/29/15						14.70		25.00	50.00	89.70	
1907 Wallace	1907 Wallace												
	Muscatine, IA 52761												
		TOTAL											$ 89.70
#0835409014	Brian Costas	01/13/15							240.00		50.00	290.00	
508 Walnut	1200 Iowa												
	Muscatine, IA 52761												
		TOTAL											$ 290.00
#1302105004	Christopher Foss	07/22/15							60.00		50.00	$ 110.00	
807 Whicher	803 Whicher												
	Muscatine, IA 52761												
		TOTAL											$ 110.00
#1310211001	Nationstar Mortgage LLC	12/29/15						14.70		25.00	50.00	$ 89.70	
1104 Wisconsin	350 Highland Drive												
	Lewisville, TX 75067												
		TOTAL											$ 89.70
#1310253017	David Wheeler/Beth Grady	12/29/15						14.70		25.00	50.00	$ 89.70	
1311 Wisconsin	1311 Wisconsin												
	Muscatine, IA 52761												
		TOTAL											$ 89.70
	TOTALS by Work Type		$ 1,140.20	$ 3,791.60				$ 1,202.18	$ 2,725.00	$ 1,050.00	$ 3,500.00		
												TOTAL Amount Requested	$ 13,408.98
Resolution #	To Council: 01/21/16	To Treasurer:											