



City Hall, 215 Sycamore St.
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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: February 18, 2016

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on February 18, 2016, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$16,052.44 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 October 2015 to January 2016. 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 July 2015 to December 2016. There are 89 properties represented in the attached spreadsheet. 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 #7

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		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		
#0825155010 1808 Bryan Ave	Linda Goody 12753 130th Street Wapello, IA 52653	11/19/15							60.00		50.00	110.00		
		TOTAL										\$ 110.00		
#0835408010 618 Cedar St	JNS Properties LLC 2520 Echo Ave Letts, IA 52754	09/30/15 11/20/15							60.00 60.00	25.00	50.00	195.00 110.00		
		TOTAL										\$ 305.00		
#0835401043 816 Cedar St	Skuared Properties 316 West 4th Muscatine, IA 52761								60.00		50.00	110.00		
		TOTAL										\$ 110.00		
#0835401021 904 Cedar Street	Kurt Wagner 904 Cedar Street Muscatine, IA 52761	01/20/16						44.10		25.00	50.00	119.10		
		TOTAL										\$ 119.10		
#0835176001 1598 Cedar Street	Dane Paulson 5506 K Avenue Wapello, IA 52653	11/06/15							60.00		50.00	110.00		
		TOTAL										\$ 110.00		
#0835462014 310-310 1/2 Chestnut St	Dane Paulson 5506 K Avenue Wapello, IA 52653	12/02/15							120.00		50.00	170.00		
		TOTAL										\$ 170.00		
#0835456010 512 Chestnut	Bradley Bailey 512 Chestnut Muscatine, IA 52761	01/12/16						7.35		25.00	50.00	82.35		
		TOTAL										\$ 82.35		
#0835207007 722 Colver Street	Samuel S & Jennifer J Houseman 722 Colver Street Muscatine, IA 52761	01/20/16						9.79		25.00	50.00	84.79		
		TOTAL										\$ 84.79		
121 Concord Park	Rod Summy 2A Jody Drive Muscatine, IA 52761	10/29/15 11/17/15							60.00 60.00	25.00	50.00	195.00 110.00		
		TOTAL										\$ 305.00		
#0836101001 1243 Dale Street	Alan or Rebekah Rusher 111 Holly Street Muscatine, IA 52761	12/29/15							60.00		50.00	110.00		
		TOTAL										\$ 110.00		
#1303255008 112 Gilbert St.	Lawanda K. Canty 112 Gilbert St. Muscatine, IA 52761	01/20/16						7.35		25.00	50.00	82.35		
		TOTAL										\$ 82.35		
#1303255002 1904 Hershey	Nickolaus Lewis 1904 Hershey Avenue	01/20/16						22.05		25.00	50.00	97.05		

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Property Address	Property Owner/Address	Type Of Nuisance								Admin Fee	Assessment Fee	TOTAL Cost	
		Dates of Work	Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee				
#1310215011 1209 Kansas Street	Raymond & Erin Wheeler PO Box 342 Buffalo, IA 52728	01/20/16						7.35		25.00	50.00	82.35	
	TOTAL											\$ 82.35	
#1303437004 510 Liberty Street	Marvin & Bertha Crabtree 2002 Logan Apt A1 Muscatine, IA 52761	1/12 & 1/20/16						27.15		25.00	50.00	102.15	
	TOTAL											\$ 102.15	
#1303476018 709 Liberty	Douglas Smith 2904 Trowbridge Drive Paragould, AR 72450	01/20/16						7.35		25.00	50.00	82.35	
	TOTAL											\$ 82.35	
#0825180006 1616 Lincoln Blvd	Elizabeth Bunn Rev. Liv. Trust 1923 N. Tipton Road Muscatine, IA 52761	11/12/15							60.00		50.00	110.00	
	TOTAL											\$ 110.00	
#0825127035 2112 Lincoln Blvd	George & Melissa Lowery PO Box 666 Muscatine, IA 52761	11/24/15 12/10/15							60.00 60.00	25.00	50.00	85.00 110.00	
	TOTAL											\$ 195.00	
#0834478007 1137 Logan	US Bank National Associaton 2800 Tamarack Road Owensboro, KY 42301	01/20/16						14.70		25.00	50.00	89.70	
	TOTAL											\$ 89.70	
#0835229001 1027 Lombard	Aaron Summy 2A Jody Drive Muscatine, IA 52761	11/09/15							60.00		50.00	110.00	
	TOTAL											\$ 110.00	
#0834379008 2215 Lucas Street	Brian Costas 1200 Iowa Avenue Muscatine, IA 52761	11/19/15							240.00		50.00	290.00	
	TOTAL											\$ 290.00	
#0835131019 523 Maple Ave.	Wells Fargo Bank 1 Home Campus Macx2302-04d Des Moines, IA 50328	1/12/ & 1/20/16						22.05		25.00	50.00	97.05	
	TOTAL											\$ 97.05	
#0826377008 801 Marquette	US Bank PO Box 20005 Owensboro, KY 42301	01/20/16						9.79		25.00	50.00	84.79	
	TOTAL											\$ 84.79	
#1310281005 1804 Miles	Rod Summy 2A Jody Drive Muscatine, IA 52761	11/23/15 12/10/15							60.00 60.00	25.00	50.00	85.00 110.00	
	TOTAL											\$ 195.00	
#0835428011	Andrew Tabor	1/12 & 1/20/16						39.19		25.00	50.00	114.19	

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