



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

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: May 17, 2016

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on May 19 2016, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$9,582.30 to private properties.

BACKGROUND:

The City's contractor has provided nuisance abatement services at the properties listed on the attachment. Dates of service are from January to May 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 February 2010 to February 2016. These are the result of staff attempts to update records with the entry duplication of our billing and receipting systems. Rental property owners were notified of outstanding invoices and given time to remit payment or provide proof of previous payment. A number of these outstanding invoices were resolved prior to assessment. A \$50.00 assessment fee has been added to each property to cover processing costs. A total of 57 properties were serviced.

ASSESSMENT PROCESS:

1. There is a significant dollar amount of collections from the County Treasurer each year. In FY 14/15 \$74,992.00 was collected by the County Treasurer and forwarded to the City with tax payments. Year-to-date collections in FY 15/16 thru May total \$64,858.00. This can vary each year based on the amount we forward to them and also when individuals pay.

**"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain**

2. When the Treasurer's office receives the list from the City, they send out billing notices right away.
3. There is no interest charged if these assessments are paid by the September 30 deadline for the property owner's next tax bill. If not paid by then, interest accrues at 1.5% per month.
4. Currently per State Code provisions, the County Treasurer retains interest they collect on the assessments.
5. Beginning in the next fiscal year for assessments not paid by the 9-30-16 deadline, the interest would still be at the 1.5%, but would be forwarded to the City.

RECOMMENDATION/RATIONALE:

It is requested that Council approve the resolution to assess the unpaid nuisance abatement and rental inspection costs to their respective properties.

ATTACHMENT:

Special Assessments 2016 #10

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 May 19, 2016.

Diana Broderson, Mayor

ATTEST:

Gregg Mandsager, City Administrator

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					
#0826251016	Glen Brossart or Lyle Lucas 2809 Termini Drive Muscatine, IA 52761	05/03/16	58.80							25.00	50.00	\$ 133.80	
		TOTAL										\$ 133.80	
#0835182025	Federal Home Loan Mortgage Corp. 1410 Spring Hill Rd McLean, VA 22102	05/02/16	58.80							25.00	50.00	\$ 133.80	
		TOTAL										\$ 133.80	
#0835286017	Wendi Busch & Brian Rosenberg 3305 Clermont Drive Muscatine, IA 52761	05/02/16	62.00							25.00	50.00	\$ 137.00	
		TOTAL										\$ 137.00	
#1303428001	Lynn A. Kokemuller 309 West 6th Street Muscatine, IA 52761	04/28/16	158.20							25.00	50.00	\$ 233.20	
		TOTAL										\$ 233.20	
#0836306008	Riverfront Property LLC 903 East 2nd Street 101 W. Mississippi Drive Ste 301 Muscatine, IA 52761	05/12/10							675.00		50.00	725.00	
		TOTAL										\$ 725.00	
#0835478015	Patty A. Wolfe 311 East 3rd Street 233 Dillaway St. Muscatine, IA 52761	11/13/12							180.00		50.00	230.00	
		TOTAL										\$ 230.00	
#1302132008	Josiah & Stephanie K. Anderson 607 West 3rd Street 38 Manor Dr. Eldridge, IA 52748	07/08/14							60.00		50.00	110.00	
		TOTAL										\$ 110.00	
#1302107014	Veronica R. Izaguirre 907 West 4th Street 907 West 4th Street Muscatine, IA 52761	01/27/16		43.00						25.00	50.00	\$ 118.00	
		TOTAL										\$ 118.00	
#1302107013	Hugo Aguilar 909 West 4th Street 909 West 4th Street Muscatine, IA 52761	01/27/16		42.20						25.00	50.00	117.20	
		TOTAL										\$ 117.20	
#0836179007	Residential Equity Partners LLC 1246 E. 5th Street 1280 Monument Blvd Ste 200 Concord, CA 94520	05/02/16	58.80							25.00	50.00	\$ 133.80	
		TOTAL										\$ 133.80	
#0835287016	Silvia or Rosalio Quiroz 713 East 6th Street 713 East 6th Street Muscatine, IA 52761	08/12/15		89.20						25.00	50.00	164.20	
		TOTAL										\$ 164.20	
#0835389018	Mariani Marcelo	02/25/16		707.40						25.00	50.00	782.40	

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					
305 West 6th Street	305 West 6th Street Muscatine, IA 52761	02/17/16		182.60						25.00		207.60	
	TOTAL											\$ 990.00	
#0835355014	Residential Equity Partners LLC 1280 Monument Blvd Ste 200 Concord, CA 94520	05/02/16	91.40							25.00	50.00	\$ 166.40	
	TOTAL											\$ 166.40	
#0835327026	Rcn LLC 2816 E Hwy 22 Muscatine, IA 52761	01/01/16							60.00		50.00	110.00	
	TOTAL											\$ 110.00	
#1319226003	Steve or Dawn Houdek 208 West 4th Street Muscatine, IA 52761	04/27/16	62.00							25.00	50.00	\$ 137.00	
	TOTAL											\$ 137.00	
#083579001	R & R Apartments Inc. 2141 Hwy 6 Atalissa, IA 52720	02/09/16							120.00		50.00	170.00	
	TOTAL											\$ 170.00	
#1303432015	Rcn LLC 2816 E Hwy 22 Muscatine, IA 52761								60.00		50.00	110.00	
	TOTAL											\$ 110.00	
#1303452007	Residential Equity Partners LLC 1280 Monument Blvd Ste 200 Concord, CA 94520	04/26/16	62.00							25.00	50.00	\$ 137.00	
	TOTAL											\$ 137.00	
#0834280020	Michael R. or Cynthia D. Haney 1422 Buell Street Muscatine, IA 52761	02/26/16		261.20						25.00	50.00	336.20	
	TOTAL											\$ 336.20	
#0835401021	Kurt E. Wagner 904 Cedar Street Muscatine, IA 52761	05/02/16	60.40							25.00	50.00	\$ 135.40	
	TOTAL											\$ 135.40	
#0835179012	Rcn LLC 2816 E Hwy 22 Muscatine, IA 52761	11/30/15							145.00		50.00	195.00	
	TOTAL											\$ 195.00	
#0835456010	Bradley A. Bailey 512 Chestnut Street Muscatine, IA 52761	04/29/16	29.40							25.00	50.00	\$ 104.40	
	TOTAL											\$ 104.40	
#0835207007	Samuel S. & Jennifer J. Houseman 722 Colver Street Muscatine, IA 52761	05/03/16	62.00							25.00	50.00	\$ 137.00	

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					
	Moline, IL 61265	TOTAL										\$ 106.00	
#1310227004	Socorro & Linda Zamudio 1711 Schley Avenue Muscatine, IA 52761	04/26/16	31.00							25.00	50.00	\$ 106.00	
		TOTAL										\$ 106.00	
#1310233014	Barry or Teri Mcmanus 3615 Grandview Avenue Muscatine, IA 52761	10/21/13							360.00	25.00	50.00	\$ 435.00	
		TOTAL										\$ 435.00	
#0836185021	Midfirst Bank 999 NW Grand Blvd Ste 100 Oklahoma City, OK 73118	05/03/16	58.80							25.00	50.00	\$ 133.80	
		TOTAL										\$ 133.80	
#0835352005	Christina Marie Reid Sluts & Alan James Reid 12715 105th Street Wapello, IA 52653	04/28/16	93.00							25.00	50.00	\$ 168.00	
		TOTAL										\$ 168.00	
#0835307001	Information Systems & Networks Shepherd Mall Office Complex 2401 NW 23rd St, Ste 1d Oklahoma City, OK 73107	04/29/16	91.40							25.00	50.00	\$ 166.40	
		TOTAL										\$ 166.40	
#1302158017	Rcn LLC 2816 E Hwy 22 Muscatine, IA 52761	09/30/14							60.00		50.00	\$ 110.00	
		TOTAL										\$ 110.00	
#0835328011	Timothy J. or Colleen O'connor 906 Sycamore Street Muscatine, IA 52761	02/19/16		74.50						25.00	50.00	\$ 149.50	
		TOTAL										\$ 149.50	
#0835328009	Sam Nava 908 Sycamore Street Muscatine, IA 52761	02/19/16		137.70						25.00	50.00	\$ 212.70	
		TOTAL										\$ 212.70	
#0835306020	Abel C & Blanca L Flores 405 Van Horne Street Muscatine, IA 52761	04/26/16	31.00							25.00	50.00	\$ 106.00	
		TOTAL										\$ 106.00	
TOTALS by Work Type			\$ 1,712.30	\$ 1,730.00	\$ -	\$ -	\$ -	\$ -	\$ 2,415.00	\$ 975.00	\$ 2,750.00		
TOTAL Amount Requested											\$ 9,582.30		
Resolution # To Council: 05/19/16 To Treasurer:													

