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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:** June 28, 2016

**SUBJECT:** Special Assessments

**INTRODUCTION:**

The Community Development Department would like to be placed on the City Council agenda on July 7, 2016, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$12,715.13 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. A \$50.00 assessment fee has been added to each property to cover processing costs. A total of 54 properties were serviced.

**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 #11

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 \_\_\_\_\_

\_\_\_\_\_  
Diana Broderson, Mayor

ATTEST:

\_\_\_\_\_  
Gregg Mandsager, City Administrator

[illegible]

[illegible]

[illegible]

[illegible]

| Property Address                    | Property Owner/Address                                                                                               | Type Of Nulience     |               |             |           |         |      |         |                  | Assessment Fee         | TOTAL Cost   |           |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------|---------------|-------------|-----------|---------|------|---------|------------------|------------------------|--------------|-----------|
|                                     |                                                                                                                      | Dates of Work        | Weeds         | Junk        | Tree      | Secured | Demo | Snow    | Rental Insp. Fee |                        |              | Admin Fee |
| #0835205046<br>1310 Orange Street   | Bonnie Behncke<br>1630 18th Ave A<br>Moline, IL 61265                                                                | 05/16/16             | 32.60         |             |           |         |      |         |                  | 25.00                  | 50.00        | \$ 107.60 |
|                                     |                                                                                                                      | TOTAL                |               |             |           |         |      |         |                  |                        |              | \$ 107.60 |
|                                     |                                                                                                                      |                      |               |             |           |         |      |         |                  |                        |              |           |
| #0825454022<br>1204 Orchard Avenue  | Kurt K. Franklin<br>1204 Orchard Avenue<br>Muscatine, IA 52761                                                       | 03/16/16             |               |             | 175.00    |         |      |         |                  | 25.00                  | 50.00        | \$ 250.00 |
|                                     |                                                                                                                      | TOTAL                |               |             |           |         |      |         |                  |                        |              | \$ 250.00 |
|                                     |                                                                                                                      |                      |               |             |           |         |      |         |                  |                        |              |           |
| #1310227004<br>905 Oregon Street    | Socorro & Linda Zamudio<br>1711 Schley Avenue<br>Muscatine, IA 52761                                                 | 05/16/16             | 32.60         |             |           |         |      |         |                  | 25.00                  | 50.00        | \$ 107.60 |
|                                     |                                                                                                                      | TOTAL                |               |             |           |         |      |         |                  |                        |              | \$ 107.60 |
|                                     |                                                                                                                      |                      |               |             |           |         |      |         |                  |                        |              |           |
| #0835233007<br>1012 Poplar Street   | TICO Investments LLC<br>1200 Iowa Avenue<br>Muscatine, IA 52761                                                      | 04/11/16             |               | 47.20       |           |         |      |         |                  | 25.00                  | 50.00        | \$ 122.20 |
|                                     |                                                                                                                      | TOTAL                |               |             |           |         |      |         |                  |                        |              | \$ 122.20 |
|                                     |                                                                                                                      |                      |               |             |           |         |      |         |                  |                        |              |           |
| #0835352005<br>112 Roscoe Avenue    | Christina Marie Reid Sluts & Alan<br>James Reid<br>12715 105th Street<br>Wapello, IA 52653                           | 05/23/16             | 32.60         |             |           |         |      |         |                  | 25.00                  | 50.00        | \$ 107.60 |
|                                     |                                                                                                                      | TOTAL                |               |             |           |         |      |         |                  |                        |              | \$ 107.60 |
|                                     |                                                                                                                      |                      |               |             |           |         |      |         |                  |                        |              |           |
| #0835307001<br>210 Roscoe Avenue    | Information Systems & Networks<br>Shepherd Mall Office Complex<br>2401 NW 23rd St, Ste 1d<br>Oklahoma City, OK 73107 | 05/23/16             | 65.20         |             |           |         |      |         |                  | 25.00                  | 50.00        | \$ 140.20 |
|                                     |                                                                                                                      | TOTAL                |               |             |           |         |      |         |                  |                        |              | \$ 140.20 |
|                                     |                                                                                                                      |                      |               |             |           |         |      |         |                  |                        |              |           |
| #0835306020<br>405 Van Horne Street | Abel C & Blanca L Flores<br>405 Van Horne Street<br>Muscatine, IA 52761                                              | 05/16/16             | 32.60         |             |           |         |      |         |                  | 25.00                  | 50.00        | \$ 107.60 |
|                                     |                                                                                                                      | TOTAL                |               |             |           |         |      |         |                  |                        |              | \$ 107.60 |
|                                     |                                                                                                                      |                      |               |             |           |         |      |         |                  |                        |              |           |
| #1310404013<br>1907 Wallace Street  | Regions Bank<br>7130 Goodlett Farms Pkwy<br>Cordova, TN 38016                                                        | 05/23/16             | 32.60         |             |           |         |      |         |                  | 25.00                  | 50.00        | \$ 107.60 |
|                                     |                                                                                                                      | TOTAL                |               |             |           |         |      |         |                  |                        |              | \$ 107.60 |
|                                     |                                                                                                                      |                      |               |             |           |         |      |         |                  |                        |              |           |
|                                     | TOTALS by Work Type                                                                                                  |                      | \$ 4,904.10   | \$ 3,478.68 | \$ 325.00 | \$ -    | \$ - | \$ 7.35 | \$ 1,350.00      | 2,650.00               |              |           |
|                                     | Resolution #                                                                                                         | To Council: 07/07/16 | To Treasurer: |             |           |         |      |         |                  | TOTAL Amount Requested | \$ 12,715.13 |           |