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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: August 15, 2016

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on August 18, 2016, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$10,938.48 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 June to August 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 41 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 #12

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

		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 or Lyle Lucas	06/06/16	88.20							25.00		\$ 113.20	
	2809 Termini Drive	06/15/16	29.40							25.00		\$ 54.40	
	Muscatine, IA 52761	06/28/16	44.10							25.00		\$ 69.10	
		07/14/16	29.40							25.00		\$ 54.40	
		08/01/16	29.40							25.00		\$ 54.40	
											50.00	\$ 50.00	
	TOTAL												\$ 395.50
#0835182025	Federal Home Loan Mortgage Corp.	06/28/16	31.00							25.00		\$ 56.00	
	1410 Spring Hill Rd	07/12/16	31.00							25.00		\$ 56.00	
	McLean, VA 22102	08/02/16	62.00							25.00		\$ 87.00	
											50.00	\$ 50.00	
	TOTAL												\$ 249.00
#0835286017	Wendi Busch & Brian Rosenberg	06/27/16	47.30							25.00		\$ 72.30	
	3305 Clermont Drive	07/12/16	62.00							25.00		\$ 87.00	
	Muscatine, IA 52761	07/27/16	62.00							25.00		\$ 87.00	
											50.00	\$ 50.00	
	TOTAL												\$ 296.30
#1303428001	Lynn A. Kokemuller	06/22/16	109.30							25.00		\$ 134.30	
	309 West 6th Street	07/05/16	62.00							25.00		\$ 87.00	
	Muscatine, IA 52761	07/20/16	62.00							25.00		\$ 87.00	
		07/26/16	62.00							25.00		\$ 87.00	
											50.00	\$ 50.00	
	TOTAL												\$ 445.30
#0836179007	Residential Equity Partners LLC	06/28/16	31.00							25.00		\$ 56.00	
1246 E. 5th Street	1280 Monument Blvd Ste 200	07/13/16	31.00							25.00		\$ 56.00	
	Concord, CA 94520	08/01/16	29.40							25.00		\$ 54.40	
											50.00	\$ 50.00	
	TOTAL												\$ 216.40
#0835459004	Octaviano & Grace Guzman	07/07/16	140.60							25.00		\$ 165.60	
206 West 5th Street	206 West 5th Street	07/11/16	31.00							25.00		\$ 56.00	
	Muscatine, IA 52761	07/20/16	45.70							25.00		\$ 70.70	
		7/26/2016	14.70							25.00		\$ 39.70	
											50.00	\$ 50.00	
	TOTAL												\$ 382.00
#0835401038	Margaret Beukenhorst	07/27/16	31.00							25.00		\$ 56.00	
211 East 8th Street	211 East 8th Street										50.00	\$ 50.00	
	Muscatine, IA 52761	TOTAL											\$ 106.00
#083579018	Marcello Mariani	06/17/16	387.65							25.00		\$ 412.65	
305 West 6th Street	305 West 6th Street										50.00	\$ 50.00	
	Muscatine, IA 52761	TOTAL											\$ 462.65
#0836108010	Selene Finance LP	07/12/16	31.00							25.00		\$ 56.00	
1111 East 8th Street	PO Box 422039	07/27/16	31.00							25.00		\$ 56.00	
	Houston, TX 77242										50.00	\$ 50.00	
	TOTAL												\$ 162.00
#083535014	Residential Equity Partners LLC	06/22/16	47.30							25.00		\$ 72.30	
701 West 8th Street	1280 Monument Blvd Ste 200	07/11/16	62.00							25.00		\$ 87.00	
	Concord, CA 94520	07/27/16	62.00							25.00		\$ 87.00	
											50.00	\$ 50.00	

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				
		TOTAL											\$ 296.30
#1319226003	Steve or Dawn Houdek	06/20/16	62.00							25.00		\$ 87.00	
6208 41st St S	208 West 4th Street	07/05/16	45.70							25.00		\$ 70.70	
	Muscatine, IA 52761	07/19/16	62.00							25.00		\$ 87.00	
		07/25/16	31.00							25.00		\$ 56.00	
		TOTAL									50.00	\$ 50.00	\$ 350.70
#1303452007	Residential Equity Partners LLC	06/20/16	32.60							25.00		\$ 57.60	
2003 Breese Avenue	1280 Monument Blvd Ste 200	07/05/16	31.00							25.00		\$ 56.00	
	Concord, CA 94520	07/18/16	45.70							25.00		\$ 70.70	
		07/25/16	31.00							25.00		\$ 56.00	
		TOTAL									50.00	\$ 50.00	\$ 290.30
#0835401021	Kurt E. Wagner	06/28/16	31.00							25.00		\$ 56.00	
904 Cedar Street	904 Cedar Street	07/12/16	31.00							25.00		\$ 56.00	
	Muscatine, IA 52761	07/27/16	31.00							25.00		\$ 56.00	
		TOTAL									50.00	\$ 50.00	\$ 218.00
#0835456010	Bradley A. Bailey	06/22/16	29.40							25.00		\$ 54.40	
512 Chestnut Street	512 Chestnut Street	07/11/16	29.40							25.00		\$ 54.40	
	Muscatine, IA 52761	07/22/16	44.10							25.00		\$ 69.10	
		TOTAL									50.00	\$ 50.00	\$ 227.90
#0835207007	Samuel or Jennifer Houseman	06/28/16	31.00							25.00		\$ 56.00	
722 Colver Street	722 Colver Street	07/13/16	31.00							25.00		\$ 56.00	
	Muscatine, IA 52761	07/20/16	48.90							25.00		\$ 73.90	
		08/01/16	60.40							25.00		\$ 85.40	
		TOTAL									50.00	\$ 50.00	\$ 321.30
#1310228003	Residential Equity Partners LLC	06/20/16	31.00							25.00		\$ 56.00	
1810 Earl Avenue	1280 Monument Blvd Ste 200	07/05/16	31.00							25.00		\$ 56.00	
	Concord, CA 94520	07/19/16	45.70							25.00		\$ 70.70	
		07/25/16	31.00							25.00		\$ 56.00	
		TOTAL									50.00	\$ 50.00	\$ 288.70
#1302307011	Kingdom First Properties LLC	07/05/16	29.40							25.00		\$ 54.40	
317 Grandview Avenue	1614 N 19th Street	07/20/16	58.80							25.00		\$ 83.80	
	Tampa, FL 33605	07/25/16	29.40							25.00		\$ 54.40	
		TOTAL									50.00	\$ 50.00	\$ 242.60
#1303253007	Wells Fargo Bank	05/31/16		127.60						25.00		\$ 152.60	
108 Grover Street	1 Home Campus Macx2302-04d	07/05/16	62.00							25.00		\$ 87.00	
	Des Moines, IA 50328										50.00	\$ 50.00	\$ 289.60
		TOTAL											
#0834429010	Rodney G. Peterson	06/22/16	47.30							25.00		\$ 72.30	
609 Hagerman Drive	609 Hagerman Drive	07/11/16	31.00							25.00		\$ 56.00	
	Muscatine, IA 52761	07/22/16	31.00							25.00		\$ 56.00	
		TOTAL									50.00	\$ 50.00	\$ 234.30

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				
#1303255002	Nickolaus Lewis	07/05/16	31.00							25.00		\$ 56.00	
1904 Hershey Avenue	1904 Hershey Avenue	07/19/16	29.40							25.00		\$ 54.40	
	Muscatine, IA 52761	07/25/16	60.40							25.00		\$ 85.40	
		TOTAL									50.00	\$ 50.00	\$ 245.80
#0826454008	John S. Miller	07/13/16	31.00							25.00		\$ 56.00	
619 Hope Avenue	619 Hope Avenue	07/20/16	48.90							25.00		\$ 73.90	
	Muscatine, IA 52761	08/01/16	31.00							25.00		\$ 56.00	
		TOTAL									50.00	\$ 50.00	\$ 235.90
#0835228005	Flagstar Bank	06/27/16	47.30							25.00		\$ 72.30	
1113 Iselt Avenue	5151 Corporte Drive	07/12/16	31.00							25.00		\$ 56.00	
	Troy, MI 48090	TOTAL									50.00	\$ 50.00	\$ 178.30
#1310215011	Raymond & Erin Wheeler	07/05/16	31.00							25.00		\$ 56.00	
1209 Kansas Street	PO Box 342	07/20/16	62.00							25.00		\$ 87.00	
	Buffalo, IA 52728	07/26/16	31.00							25.00		\$ 56.00	
		TOTAL									50.00	\$ 50.00	\$ 249.00
#1303437004	Marvin & Bertha Crabtree	06/20/16	16.30							25.00		\$ 41.30	
510 Liberty Street	2002 Logan St. Apt A1	07/05/16	16.30							25.00		\$ 41.30	
	Muscatine, IA 52761	TOTAL									50.00	\$ 50.00	\$ 132.60
#0825154001	Daniel M. & Gladys Krise	06/03/16	94.60							25.00		\$ 119.60	
422 McArthur Street	422 McArthur Street	06/15/16	62.00							25.00		\$ 87.00	
	Muscatine, IA 52761	06/28/16	31.00							25.00		\$ 56.00	
		07/14/16	62.00							25.00		\$ 87.00	
		07/20/16	94.60							25.00		\$ 119.60	
		08/01/16	31.00							25.00		\$ 56.00	
		08/02/16				201.28				25.00		\$ 226.28	
		TOTAL									50.00	\$ 50.00	\$ 801.48
#0835434031	Ninth Wonder Inc.	06/28/16	29.40							25.00		\$ 54.40	
500 Mulberry Avenue	1808 Demorest Avenue	07/27/16	29.40							25.00		\$ 54.40	
	Muscatine, IA 52761	TOTAL									50.00	\$ 50.00	\$ 158.80
#0835428011	Andrew Tabor	06/28/16	31.00							25.00		\$ 56.00	
615 Mulberry Avenue	615 Mulberry Avenue	07/12/16	31.00							25.00		\$ 56.00	
	Muscatine, IA 52761	07/27/16	31.00							25.00		\$ 56.00	
		TOTAL									50.00	\$ 50.00	\$ 218.00
#1302301003	Kendra or Virgil Husband	07/05/16	29.40							25.00		\$ 54.40	
1512 New Hampshire St	3389 Pearl Street	07/19/16	29.40							25.00		\$ 54.40	
	Muscatine, IA 52761	07/25/16	29.40							25.00		\$ 54.40	
		TOTAL									50.00	\$ 50.00	\$ 213.20
#0834477006	Bank of America NA	07/11/16	182.80							25.00		\$ 207.80	
879 Newell Avenue	7105 Corporate Drive	07/22/16	124.00							25.00		\$ 149.00	
	Plano, TX 75024	TOTAL									50.00	\$ 50.00	\$ 406.80

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			
#0835206058	Carrington Mortgage Services	06/27/16	63.60							25.00		\$ 88.60
1111 Orange Street	1610 E Saint Andrew Pl #b150	07/11/16	31.00							25.00		\$ 56.00
	Santa Ana, CA 92705	07/27/16	60.40							25.00		\$ 85.40
											50.00	\$ 50.00
		TOTAL										\$ 280.00
#0835205046	Harold Behncke	06/20/16	60.40							25.00		\$ 85.40
1310 Orange Street	c/o Bonnie Behncke	07/05/16	31.00							25.00		\$ 56.00
	1630 18th Ave A	07/19/16	23.65							25.00		\$ 48.65
	Moline, IL 61265	07/25/16	60.40							25.00		\$ 85.40
											50.00	\$ 50.00
		TOTAL										\$ 325.45
#1310227004	Socorro & Linda Zamudio	06/20/16	47.30							25.00		\$ 72.30
905 Oregon Street	1711 Schley Avenue	07/05/16	31.00							25.00		\$ 56.00
	Muscataine, IA 52761	07/19/16	100.60							25.00		\$ 125.60
		07/25/16	31.00							25.00		\$ 56.00
											50.00	\$ 50.00
		TOTAL										\$ 359.90
#0836185021	Midfirst Bank	07/14/16	60.40							25.00		\$ 85.40
207 Parmalee Street	999 NW Grand Blvd Ste 100	08/01/16	31.00							25.00		\$ 56.00
	Oklahoma City, OK 73118										50.00	\$ 50.00
		TOTAL										\$ 191.40
#0835377013	Fed. Nat. Mortgage Assoc.	07/26/16	14.70							25.00		\$ 39.70
611 Pine Street	PO Box 650043										50.00	\$ 50.00
	Dallas, TX 75265	TOTAL										\$ 89.70
#0835352005	Christina Marie Reid Sluts & Alan James Reid	07/11/16	31.00							25.00		\$ 56.00
112 Roscoe Avenue	12715 105th Street	07/22/16	31.00							25.00		\$ 56.00
	Wapello, IA 52653	07/26/16	31.00							25.00		\$ 56.00
											50.00	\$ 50.00
		TOTAL										\$ 218.00
#0835307001	Information Systems & Networks	07/11/16	31.00							25.00		\$ 56.00
210 Roscoe Avenue	Shepherd Mall Office Complex	07/22/16	60.40							25.00		\$ 85.40
	2401 NW 23rd St, Ste 1d										50.00	\$ 50.00
	Oklahoma City, OK 73107	TOTAL										\$ 191.40
#1310276009	Evelyn Phillips	07/07/16	93.00							25.00		\$ 118.00
1815 Schley Avenue	3515 Diana Queen Drive Apt. 501	07/12/16	31.00							25.00		\$ 56.00
	Muscataine, IA 52761	07/21/16		113.45						25.00		\$ 138.45
		07/26/16	62.00							25.00		\$ 87.00
											50.00	\$ 50.00
		TOTAL										\$ 449.45
#0835306020	Abel C & Blanca L Flores	06/20/16	31.00							25.00		\$ 56.00
405 Van Horne Street	405 Van Horne Street	07/05/16	31.00							25.00		\$ 56.00
	Muscataine, IA 52761	07/19/16	23.65							25.00		\$ 48.65
		07/25/16	31.00							25.00		\$ 56.00
											50.00	\$ 50.00
		TOTAL										\$ 266.65
#1310404013	Regions Bank	07/05/16	31.00							25.00		\$ 56.00

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