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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: October 3, 2016

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on October 6, 2016, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$14,820.46 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 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.

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:

Council Resolution Report 10_6_16

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

Council Resolution Report

Special Assessments

10/06/2016

Parcel #	Property	Owner	Date of Work	Type	Service Fee	Admin Fee	Assessment	Total
							Fee	
0825154001	422 McArthur Street	Daniel & Gladys Krise 422 McArthur Street Muscatine IA 52761	08/24/2016	Weeds	\$62.00	\$25.00		
			09/08/2016	Weeds	\$47.30	\$25.00		
					\$109.30	\$50.00	\$50.00	\$209.30
0825179016	1620 1st Avenue	Nationwide Advantage Mortgage Comp PO Box 919000 Des Moines IA 50391	05/18/2016	Weeds	\$124.00	\$25.00		
					\$124.00	\$25.00	\$50.00	\$199.00
0825307027	1401 King Avenue	Nancy K. Wells 1401 King Avenue Muscatine IA 52761	05/18/2016	Weeds	\$297.80	\$25.00		
					\$297.80	\$25.00	\$50.00	\$372.80
0825307031	1411 King Avenue	Jose Dealejandro 1411 King Avenue Muscatine IA 52761	06/20/2016	Junk	\$85.10	\$25.00		
					\$85.10	\$25.00	\$50.00	\$160.10
0825310006	508 Jackson Street	Nationstar Mortgage LLC 8950 Cypress Waters Boulevard Coppell TX 75019	07/19/2016	Weeds	\$284.40	\$25.00		
			07/26/2016	Junk	\$286.00	\$25.00		
					\$570.40	\$50.00	\$50.00	\$670.40
0825330007	1311 1st Avenue	Willard & Pamela Zaehring 2249 41st Street S Muscatine IA 52761	07/25/2016	Rental Unit Inspection	\$90.00			
					\$90.00		\$50.00	\$140.00
0825331010	1224 Grand Avenue	Steven Leroy & William Lee Phillips 1224 Grand Avenue Muscatine IA 52761	05/16/2016	Junk	\$80.20	\$25.00		
					\$80.20	\$25.00	\$50.00	\$155.20
0826251016		Glen Brossart or Lyle Lucas 2809 Termini Drive Muscatine IA 52761	08/10/2016	Weeds	\$29.40	\$25.00		
			08/24/2016	Weeds	\$29.40	\$25.00		
			09/08/2016	Weeds	\$14.70	\$25.00		
					\$73.50	\$75.00	\$50.00	\$198.50
0826377008	801 Marquette Street	Otto Kucera PO Box 773513 Steamboat Springs CO 80477	08/24/2016	Weeds	\$31.00	\$25.00		
					\$31.00	\$25.00	\$50.00	\$106.00
0826454008	619 Hope Avenue	John Miller 619 Hope Avenue Muscatine IA 52761	08/24/2016	Weeds	\$809.30	\$25.00		
			09/28/2016	Weeds	\$69.80	\$25.00		
					\$879.10	\$50.00	\$50.00	\$979.10

Council Resolution Report

Special Assessments

10/06/2016

Parcel #	Property	Owner	Date of Work	Type	Service Fee	Admin Fee	Assessment Fee	Total
0834328017		Brian M. & Lisa D. Causse 35 Bonita Lane Sedona AZ 86336	08/09/2016	Weeds	\$87.28	\$25.00		
			08/20/2016	Weeds	\$89.70	\$25.00		
					\$158.98	\$50.00	\$50.00	\$256.98
0834477006	879 Newell Avenue	Information Systems & Network Corp. 2401 NW 23rd Street Suite 1D Oklahoma City OK 73107	08/05/2016	Weeds	\$47.30	\$25.00		
			08/30/2016	Weeds	\$45.70	\$25.00		
					\$93.00	\$50.00	\$50.00	\$193.00
0835182025		Federal Home Loan Mortgage Corp. 1410 Spring Hill Road McLean VA 22102	08/10/2016	Weeds	\$31.00	\$25.00		
			08/24/2016	Weeds	\$31.00	\$25.00		
			09/07/2016	Weeds	\$45.70	\$25.00		
					\$107.70	\$75.00	\$50.00	\$232.70
0835182037	1014 Cedar Street	Stuart A. & Chantha Bjerke 1014 Cedar Street Muscatine IA 52761	05/31/2016	Weeds	\$88.20	\$25.00		
			08/28/2016	Weeds	\$44.10	\$25.00		
					\$132.30	\$50.00	\$50.00	\$232.30
0835205046	1310 Orange Street	Harold Behncke c/o Bonnie Behncke 1630 18th Avenue A Moline IL 61265	08/01/2016	Weeds	\$31.00	\$25.00		
			08/17/2016	Weeds	\$31.00	\$25.00		
			08/29/2016	Weeds	\$31.00	\$25.00		
					\$93.00	\$75.00	\$50.00	\$218.00
0835206058	1111 Orange Street	Michaelson Connor & Boul Inc. 4400 Will Rogers Parkway Suite Oklahoma City OK 73107	08/27/2016	Weeds	\$63.60	\$25.00		
			07/11/2016	Weeds	\$31.00	\$25.00		
			07/27/2016	Weeds	\$60.40	\$25.00		
					\$155.00	\$75.00	\$50.00	\$280.00
0835207007	722 Colver Street	Samuel or Jennifer Houseman 722 Colver Street Muscatine IA 52761	08/10/2016	Weeds	\$31.00	\$25.00		
			08/24/2016	Weeds	\$31.00	\$25.00		
			09/08/2016	Weeds	\$31.00	\$25.00		
					\$93.00	\$75.00	\$50.00	\$218.00
0835228005	1113 Isett Avenue	Flagstar Bank 5151 Corporate Drive Troy MI 48060	08/09/2016	Weeds	\$31.00	\$25.00		
			09/06/2016	Weeds	\$31.00	\$25.00		
					\$62.00	\$50.00	\$50.00	\$162.00
0835228025	1011 Cypress Street	Steven E. Allen 1011 Cypress Street Muscatine IA 52761	08/17/2016	Weeds	\$110.25	\$25.00		
					\$110.25	\$25.00	\$50.00	\$185.25

Council Resolution Report

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							Fee	
0835228037	1105 Isett Avenue	Darlene E. Wood 1105 Isett Avenue Muscatine IA 52761	08/27/2016	Rental Unit Inspection	\$90.00 \$90.00		\$50.00	\$140.00
0835285007	814 East 7th Street	Dennis W. & Jean Staley 814 East 7th Street Muscatine IA 52761	07/05/2016	Junk	\$121.40 \$121.40	\$25.00 \$25.00	\$50.00	\$198.40
0835286017		Wendi Busch & Brian Rosenberg 3305 Clermont Drive Muscatine IA 52761	08/09/2016 08/22/2016 09/06/2016	Weeds Weeds Weeds	\$31.00 \$31.00 \$62.00 \$124.00	\$25.00 \$25.00 \$25.00 \$75.00	\$50.00	\$249.00
0835308020	405 Van Horne Street	Abel C & Blanca L Flores 405 Van Horne Street Muscatine IA 52761	08/01/2016 08/17/2016 08/29/2016	Weeds Weeds Weeds	\$31.00 \$16.30 \$31.00 \$78.30	\$25.00 \$25.00 \$25.00 \$75.00	\$50.00	\$203.30
0835333023	403 West 8th Street	Christopher R. Causey 403 West 8th Street Muscatine IA 52761	05/23/2016	Weeds	\$88.20 \$88.20	\$25.00 \$25.00	\$50.00	\$163.20
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts & Alan James Reid 12715 105th Street Wapello IA 52653	08/08/2016 08/18/2016 08/30/2016	Weeds Weeds Weeds	\$29.40 \$31.00 \$45.70 \$106.10	\$25.00 \$25.00 \$25.00 \$75.00	\$50.00	\$231.10
0835355014	701 West 8th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite Concord CA 94520	08/09/2016 08/19/2016 08/30/2016	Weeds Weeds Weeds	\$31.00 \$44.10 \$45.70 \$120.80	\$25.00 \$25.00 \$25.00 \$75.00	\$50.00	\$245.80
0835379018	305 West 6th Street	Marcello Mariani 305 West 6th Street Muscatine IA 52761	08/05/2016 08/09/2016 08/19/2016 08/29/2016	Weeds Weeds Weeds Secured	\$88.20 \$60.40 \$29.40 \$380.50 \$558.50	\$25.00 \$25.00 \$25.00 \$25.00 \$100.00	\$50.00	\$708.50
0835401021	904 Cedar Street	Kurt E. Wagner 904 Cedar Street Muscatine IA 52761	08/09/2016 08/22/2016 09/07/2016	Weeds Weeds Weeds	\$45.70 \$31.00 \$45.70 \$122.40	\$25.00 \$25.00 \$25.00 \$75.00	\$50.00	\$247.40

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Parcel #	Property	Owner	Date of Work	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835401038	211 East 8th Street	Margaret Beukenhorst 211 East 8th Street Muscatine IA 52761	08/09/2016	Weeds	\$31.00	\$25.00		
			08/22/2016	Weeds	\$31.00	\$25.00		
					\$62.00	\$50.00	\$50.00	\$162.00
0835409006	514 Walnut Street	Brian Lee Costas 1200 Iowa Avenue Muscatine IA 52761	06/18/2016	Weeds	\$45.10	\$25.00		
					\$45.10	\$25.00	\$50.00	\$120.10
0835409014	508 Walnut Street	Brian Lee Costas 1200 Iowa Avenue Muscatine IA 52761	06/18/2016	Weeds	\$50.10	\$25.00		
					\$50.10	\$25.00	\$50.00	\$125.10
0835426007	615 Orange Street	Chad M. Tiecke 813 Robin Road Muscatine IA 52761	04/01/2016	Rental Unit Inspection	\$90.00			
					\$90.00		\$50.00	\$140.00
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761	08/10/2016	Weeds	\$31.00	\$25.00		
			08/23/2016	Weeds	\$31.00	\$25.00		
			09/07/2016	Weeds	\$44.10	\$25.00		
					\$106.10	\$75.00	\$50.00	\$231.10
0835429014	405 East 6th Street	RCN LLC 2816 East Hwy 22 Muscatine IA 52761	01/21/2016	No Show Inspection	\$120.00	\$25.00		
			04/13/2016	Rental Unit Inspection	\$120.00			
					\$240.00	\$25.00	\$50.00	\$315.00
0835429022	601 Walnut Street	TICO Investments LLC 1200 Iowa Avenue Muscatine IA 52761	03/07/2016	Rental Unit Inspection	\$120.00			
					\$120.00		\$50.00	\$170.00
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey 519 Orange Street Muscatine IA 52761	08/29/2016	Secured	\$478.28	\$25.00		
					\$478.28	\$25.00	\$50.00	\$553.28
0835434031	500 Mulberry Avenue	Ninth Wonder Inc. 1808 Demorest Avenue Muscatine IA 52761	08/23/2016	Weeds	\$29.40	\$25.00		
					\$29.40	\$25.00	\$50.00	\$104.40
0835456010	512 Chestnut Street	Bradley A. Bailey 512 Chestnut Street Muscatine IA 52761	08/18/2016	Weeds	\$29.40	\$25.00		
			08/30/2016	Weeds	\$44.10	\$25.00		
					\$73.50	\$50.00	\$50.00	\$173.50

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Parcel #	Property	Owner	Date of Work	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835459004	206 West 5th Street	Octaviano & Grace Guzman 206 West 5th Street Muscatine IA 52761	08/08/2016	Weeds	\$29.40	\$25.00		
			08/17/2016	Weeds	\$45.70	\$25.00		
			08/30/2016	Weeds	\$45.70	\$25.00		
					\$120.80	\$75.00	\$50.00	\$245.80
0836108010	1111 East 8th Street	Selene Finance LP PO Box 422039 Houston TX 77242	08/09/2016	Weeds	\$31.00	\$25.00		
			08/22/2016	Weeds	\$31.00	\$25.00		
			09/06/2016	Weeds	\$60.40	\$25.00		
					\$122.40	\$75.00	\$50.00	\$247.40
0836179007	1246 East 5th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite Concord CA 94520	08/10/2016	Weeds	\$31.00	\$25.00		
					\$31.00	\$25.00	\$50.00	\$106.00
0836185021	207 Parmalee	Midfirst Bank 999 NW Grand Boulevard Suite Oklahoma City OK 73118	08/24/2016	Weeds	\$31.00	\$25.00		
			09/08/2016	Weeds	\$32.60	\$25.00		
					\$63.60	\$50.00	\$50.00	\$163.60
1302109008	322 Main Street	Melissa D. Rhodes 322 Main Street Muscatine IA 52761	05/28/2016	Weeds	\$428.25	\$25.00		
					\$428.25	\$25.00	\$50.00	\$503.25
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761	08/04/2016	Weeds	\$29.40	\$25.00		
			08/17/2016	Weeds	\$44.10	\$25.00		
			08/30/2016	Weeds	\$44.10	\$25.00		
					\$117.60	\$75.00	\$50.00	\$242.60
1302307011	317 Grandview Avenue	Kingdom First Properties LLC 1614 North 19th Street Tampa FL 33605	08/04/2016	Weeds	\$29.40	\$25.00		
			08/17/2016	Weeds	\$29.40	\$25.00		
			08/30/2016	Weeds	\$44.10	\$25.00		
					\$102.90	\$75.00	\$50.00	\$227.90
1303255002	1904 Hershey Avenue	Federal National Mortgage Assoc. PO Box 650043 Dallas TX 75265	07/05/2016	Weeds	\$31.00	\$25.00		
			07/19/2016	Weeds	\$29.40	\$25.00		
			07/25/2016	Weeds	\$60.40	\$25.00		
			08/04/2016	Weeds	\$29.40	\$25.00		
			08/17/2016	Weeds	\$44.10	\$25.00		
			08/29/2016	Weeds	\$117.60	\$25.00		
			08/30/2016	Weeds	\$44.10	\$25.00		
					\$356.00	\$175.00	\$50.00	\$581.00

Council Resolution Report

Special Assessments

10/06/2016

Parcel #	Property	Owner	Date of Work	Type	Service Fee	Admin Fee	Assessment	Total
							Fee	
1303277018	1611 Hershey Avenue	TICO Investments LLC 1200 Iowa Avenue Muscatine IA 52761	06/24/2016	Rental Unit Inspection	\$180.00			
					\$180.00		\$50.00	\$230.00
1303428001		Lynn A. Kokemuller 309 West 6th Street Muscatine IA 52761	08/04/2016	Weeds	\$63.60	\$25.00		
			08/17/2016	Weeds	\$93.00	\$25.00		
			08/24/2016	Weeds	\$91.40	\$25.00		
			08/30/2016	Weeds	\$91.40	\$25.00		
			09/07/2016	Weeds	\$45.70	\$25.00		
					\$385.10	\$125.00	\$50.00	\$560.10
1303437004	510 Liberty Street	Marvin & Bertha Crabtree 2002 Logan Street, Apt. A1 Muscatine IA 52761	08/03/2016	Weeds	\$31.00	\$25.00		
			08/17/2016	Weeds	\$23.65	\$25.00		
			08/29/2016	Weeds	\$16.30	\$25.00		
					\$70.95	\$75.00	\$50.00	\$195.95
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite Concord CA 94520	08/03/2016	Weeds	\$31.00	\$25.00		
			08/17/2016	Weeds	\$45.70	\$25.00		
			08/29/2016	Weeds	\$32.60	\$25.00		
					\$109.30	\$75.00	\$50.00	\$234.30
1303454014	1910 Breese Avenue	Randy Osborn 1910 Breese Avenue Muscatine IA 52761	05/23/2016	Weeds	\$220.50	\$25.00		
					\$220.50	\$25.00	\$50.00	\$295.50
1310215011	1209 Kansas Street	Bank of America 7105 Corporate Drive, Mail Stop Plano TX 75024	07/05/2016	Weeds	\$31.00	\$25.00		
			07/20/2016	Weeds	\$62.00	\$25.00		
			07/26/2016	Weeds	\$31.00	\$25.00		
			08/04/2016	Weeds	\$31.00	\$25.00		
			08/17/2016	Weeds	\$31.00	\$25.00		
					\$186.00	\$125.00	\$50.00	\$361.00
1310227004	905 Oregon Street	Socorro & Linda Zamudio 1711 Schley Avenue Muscatine IA 52761	08/03/2016	Weeds	\$16.30	\$25.00		
			08/17/2016	Weeds	\$23.65	\$25.00		
			08/29/2016	Weeds	\$16.30	\$25.00		
					\$56.25	\$75.00	\$50.00	\$181.25
1310228003	1810 Earl Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite Concord CA 94520	08/03/2016	Weeds	\$16.30	\$25.00		
			08/17/2016	Weeds	\$16.30	\$25.00		
			08/29/2016	Weeds	\$16.30	\$25.00		
					\$48.90	\$75.00	\$50.00	\$173.90

Council Resolution Report

Special Assessments

10/06/2016

Parcel #	Property	Owner	Date of Work	Type	Service Fee	Admin Fee	Assessment Fee	Total
1310276009	1815 Schley Avenue	Evelyn Phillips 3515 Diana Queen Drive Apt. 501 Muscatine IA 52761	08/04/2016	Weeds	\$58.80	\$25.00		
			08/17/2016	Weeds	\$62.00	\$25.00		
					\$120.80	\$50.00	\$50.00	\$220.80
1310404013	1907 Wallace Street	Regions Bank 7130 Goodlett Farms Parkway Cordova TN 38016	08/05/2016	Weeds	\$62.00	\$25.00		
					\$62.00	\$25.00	\$50.00	\$137.00
1319226003	6208 41st Street South	Steve or Dawn Houdek 208 West 4th Street Muscatine IA 52761	08/03/2016	Weeds	\$31.00	\$25.00		
			08/17/2016	Weeds	\$45.70	\$25.00		
			08/30/2016	Weeds	\$63.60	\$25.00		
					\$140.30	\$75.00	\$50.00	\$265.30
					\$8970.46	\$3000.00	\$2850.00	\$14820.46