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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: November 15, 2016

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on November 17, 2016, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$7,139.78 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 September to October 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:

Special Assessments 11.17.16

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

Council Resolution Report

Special Assessments

11/17/2016

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0826251016		Glen Brossart or Lyle Lucas 2809 Termini Drive Muscatine IA 52761	10/11/2016		Weeds	\$29.40	\$25.00		
			10/18/2016		Weeds	\$58.80	\$25.00		
					Totals	\$88.20	\$50.00	\$50.00	\$188.20
0834328017		Brian M. & Lisa D. Causse 35 Bonita Lane Sedona AZ 86336	09/30/2016		Weeds	\$112.13	\$25.00		
					Totals	\$112.13	\$25.00	\$50.00	\$187.13
0835182025		Federal Home Loan Mortgage Corp. 1410 Spring Hill Road McLean VA 22102	10/11/2016		Weeds	\$62.00	\$25.00		
			10/18/2016		Weeds	\$45.70	\$25.00		
			10/03/2016		Weeds	\$62.00	\$25.00		
					Totals	\$169.70	\$75.00	\$50.00	\$294.70
0835286017		Wendi Busch & Brian Rosenberg 3305 Clermont Drive Muscatine IA 52761	10/11/2016		Weeds	\$58.80	\$25.00		
			10/03/2016		Weeds	\$62.00	\$25.00		
					Totals	\$120.80	\$50.00	\$50.00	\$220.80
1303428001		Lynn A. Kokemuller 309 West 6th Street Muscatine IA 52761	09/27/2016		Weeds	\$50.50	\$25.00		
			10/10/2016		Weeds	\$94.60	\$25.00		
			10/17/2016		Weeds	\$93.00	\$25.00		
					Totals	\$238.10	\$75.00	\$50.00	\$363.10
1319226003	6208 41st Street South	Steve or Dawn Houdek 208 West 4th Street Muscatine IA 52761	09/27/2016		Weeds	\$32.60	\$25.00		
			10/03/2016		Weeds	\$32.60	\$25.00		
					Totals	\$65.20	\$50.00	\$50.00	\$165.20
1303452007	2003 Breeso Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite Concord CA 94520	09/26/2016		Weeds	\$31.00	\$25.00		
			10/10/2016		Weeds	\$16.30	\$25.00		
			10/17/2016		Weeds	\$31.00	\$25.00		
			10/03/2016		Weeds	\$16.30	\$25.00		
					Totals	\$94.60	\$100.00	\$50.00	\$244.60
0835401021	904 Cedar Street	Kurt E. Wagner 904 Cedar Street Muscatine IA 52761	10/11/2016		Weeds	\$31.00	\$25.00		
					Totals	\$31.00	\$25.00	\$50.00	\$106.00

Council Resolution Report

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11/17/2016

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment	
								Fee	Total
0835456010	512 Chestnut Street	Phillip & Linda Hardy 1660 Yankee Avenue Blue Grass IA 52726	10/11/2016		Weeds	\$29.40	\$25.00		
					Totals	\$29.40	\$25.00	\$50.00	\$104.40
1303403002	201 Clinton Street	Rti Investments LLC 111 Holly Street Muscatine IA 52761	07/26/2016		Weeds	\$104.70	\$25.00		
					Totals	\$104.70	\$25.00	\$50.00	\$179.70
0835207007	722 Colver Street	Samuel or Jennifer Houseman 722 Colver Street Muscatine IA 52761	10/18/2016		Weeds	\$45.70	\$25.00		
					Totals	\$45.70	\$25.00	\$50.00	\$120.70
1310228003	1810 Earl Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite Concord CA 94520	09/26/2016		Weeds	\$16.30	\$25.00		
			10/10/2016		Weeds	\$31.00	\$25.00		
					Totals	\$47.30	\$50.00	\$50.00	\$147.30
0835426017	613 East 6th Street	James Johnson 613 East 6th Street Muscatine IA 52761	10/17/2016		Weeds	\$88.20	\$25.00		
					Totals	\$88.20	\$25.00	\$50.00	\$163.20
0836108010	1111 East 8th Street	Selene Finance LP PO Box 422039 Houston TX 77242	10/11/2016		Weeds	\$101.90	\$25.00		
					Totals	\$101.90	\$25.00	\$50.00	\$176.90
1302307011	317 Grandview Avenue	Kingdom First Properties LLC 1614 North 18th Street Tampa FL 33605	09/27/2016		Weeds	\$14.70	\$25.00		
					Totals	\$14.70	\$25.00	\$50.00	\$89.70
0826454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761	10/18/2016		Weeds	\$45.70	\$25.00		
					Totals	\$45.70	\$25.00	\$50.00	\$120.70
0835228005	1113 Isett Avenue	Flagstar Bank 5151 Corporate Drive Troy MI 48090	10/17/2016		Weeds	\$31.00	\$25.00		
					Totals	\$31.00	\$25.00	\$50.00	\$106.00
1303437004	510 Liberty Street	Marvin & Bertha Crabtree 2002 Logan Street, Apt. A1 Muscatine IA 52761	09/26/2016		Weeds	\$16.30	\$25.00		
			10/03/2016		Weeds	\$16.30	\$25.00		
			10/10/2016		Weeds	\$16.30	\$25.00		
			10/17/2016		Weeds	\$31.00	\$25.00		

Council Resolution Report

Special Assessments

11/17/2016

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment	Total	
								Fee		
						Totals	\$79.90	\$100.00	\$50.00	\$229.90
082580003	106 Madison Street	Federal National Mortgage Association P.O. Box 650043 Dallas tx 75265	07/30/2016		Junk	\$400.05	\$25.00			
						Totals	\$400.05	\$25.00	\$50.00	\$475.05
0825154001	422 McArthur Street	Daniel M. & Gladys Krise 422 McArthur Street Muscatine IA 52761	10/03/2016		Weeds	\$32.60	\$25.00			
			10/11/2016		Weeds	\$29.40	\$25.00			
			10/18/2016		Weeds	\$32.60	\$25.00			
						Totals	\$94.60	\$75.00	\$50.00	\$219.60
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761	10/10/2016		Weeds	\$29.40	\$25.00			
			10/12/2016		Weeds	\$251.80	\$25.00			
						Totals	\$281.20	\$50.00	\$50.00	\$381.20
0834477006	879 Newell Avenue	Sec. of Housing & Urban Dev. c/o Information Systems & 2401 NW 23rd Street Ste. 1D Oklahoma City ok 73107	09/28/2016		Weeds	\$62.00	\$25.00			
			10/11/2016		Weeds	\$62.00	\$25.00			
						Totals	\$124.00	\$50.00	\$50.00	\$224.00
0835205046	1310 Orange Street	Harold Behncke c/o Bonnie Behncke 1830 18th Avenue A Moline IL 61265	10/03/2016		Weeds	\$16.30	\$25.00			
			09/26/2016		Weeds	\$31.00	\$25.00			
			10/10/2016		Weeds	\$31.00	\$25.00			
			10/17/2016		Weeds	\$60.40	\$25.00			
						Totals	\$138.70	\$100.00	\$50.00	\$288.70
1310227004	905 Oregon Street	Socorro & Linda Zamudio 1711 Schley Avenue Muscatine IA 52761	09/26/2016		Weeds	\$16.30	\$25.00			
			10/03/2016		Weeds	\$16.30	\$25.00			
			10/10/2016		Weeds	\$31.00	\$25.00			
			10/17/2016		Weeds	\$31.00	\$25.00			
						Totals	\$94.60	\$100.00	\$50.00	\$244.60
0828380011	1020 Park Avenue	Helen Wagner 1020 Park Avenue Muscatine ia 52761	07/21/2016		Junk	\$128.85	\$25.00			
						Totals	\$128.85	\$25.00	\$50.00	\$203.85
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts & Alan James Reid 12715 105th Street Wapelko IA 52653	09/28/2016		Weeds	\$31.00	\$25.00			
			10/11/2016		Weeds	\$31.00	\$25.00			
						Totals	\$62.00	\$50.00	\$50.00	\$162.00

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835306020	405 Van Home Street	Abel C & Blanca L Flores 405 Van Home Street Muscatine IA 52761	09/26/2016		Weeds	\$16.30	\$25.00		
			10/03/2016		Weeds	\$16.30	\$25.00		
			10/10/2016		Weeds	\$31.00	\$25.00		
			10/17/2016		Weeds	\$31.00	\$25.00		
					Totals	\$94.60	\$100.00	\$50.00	\$244.60
0835403019	706 Walnut Street	Clark or Sony Johnson 1709 University Drive Muscatine ia 52761	07/26/2016		Junk	\$157.30	\$25.00		
					Totals	\$157.30	\$25.00	\$50.00	\$232.30
1302206006	408 West 3rd Street	Wayne or Christine Conley 406 West 3rd Street Muscatine IA 52761	07/20/2016		Junk	\$205.75	\$25.00		
					Totals	\$205.75	\$25.00	\$50.00	\$280.75
1302206008	406 West 3rd Street	Wayne Conley 406 West 3rd Street Muscatine IA 52761	07/20/2016		Weeds	\$237.10	\$25.00		
					Totals	\$237.10	\$25.00	\$50.00	\$312.10
0835459004	206 West 5th Street	Octaviano & Grace Guzman 206 West 5th Street Muscatine IA 52761	09/27/2016		Weeds	\$16.30	\$25.00		
			10/10/2016		Weeds	\$31.00	\$25.00		
			10/17/2016		Weeds	\$31.00	\$25.00		
			10/03/2016		Weeds	\$16.30	\$25.00		
					Totals	\$94.60	\$100.00	\$50.00	\$244.60
0835379018	305 West 6th Street	Marcello Mariani 305 West 6th Street Muscatine IA 52761	09/28/2016		Weeds	\$58.80	\$25.00		
					Totals	\$58.80	\$25.00	\$50.00	\$133.80
0835355014	701 West 8th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite Concord CA 94520	10/15/2016		Weeds	\$120.80	\$25.00		
			10/17/2016		Weeds	\$63.60	\$25.00		
					Totals	\$184.40	\$50.00	\$50.00	\$284.40
						\$3,864.78	\$1,625.00	\$1,650.00	\$7,139.78