



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

---

**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:** February 13, 2017

**SUBJECT:** Special Assessments

**INTRODUCTION:**

The Community Development Department would like to be placed on the City Council agenda on February 16, 2017, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$5,577.78 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 November 2016 to January 2017. 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. In addition, unpaid rental inspection fees for which the owner was billed, are included. 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 02.16.17

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  
02/16/2018

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835286017		Wendi Busch & Brian Rosenberg 3305 Clermont Drive Muscatine IA 52761							
			01/05/2017		Snow	\$7.35	\$25.00		
			01/18/2017		Snow	\$9.82	\$25.00		
					<b>Totals</b>	<b>\$17.17</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$117.17</b>
1318226004	8206 41st Street S.	Steven Holliday 8206 41st Street S Muscatine IA 52761							
			01/17/2017		Junk	\$185.00	\$25.00		
					<b>Totals</b>	<b>\$185.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$260.00</b>
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			01/05/2017		Snow	\$7.35	\$25.00		
			01/18/2017		Snow	\$9.20	\$25.00		
					<b>Totals</b>	<b>\$16.55</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$116.55</b>
1303454014	1910 Breese Avenue	Randy Osborn 1910 Breese Avenue Muscatine IA 52761							
			11/28/2016		Junk	\$186.40	\$25.00		
					<b>Totals</b>	<b>\$186.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$241.40</b>
0835401021	904 Cedar Street	Kurt E. Wagner 904 Cedar Street Muscatine IA 52761							
			01/05/2017		Snow	\$7.35	\$25.00		
			01/18/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$15.32</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$115.32</b>
0835456010	512 Chestnut Street	Phillip & Linda Hardy 1680 Yankee Avenue Blue Grass IA 52726							
			01/05/2017		Snow	\$9.79	\$25.00		
			01/18/2017		Snow	\$8.59	\$25.00		
					<b>Totals</b>	<b>\$18.38</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$118.38</b>
0835207007	722 Colver Street	Samuel or Jennifer Houseman 722 Colver Street Muscatine IA 52761							
			01/05/2017		Snow	\$9.79	\$25.00		
			01/18/2017		Snow	\$8.59	\$25.00		
					<b>Totals</b>	<b>\$18.38</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$118.38</b>
0835426017	613 East 8th Street	James Johnson 613 East 8th Street Muscatine IA 52761							
			01/05/2017		Snow	\$7.35	\$25.00		
			01/18/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$15.32</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$115.32</b>
0835288009	512 East 8th Street	First Guaranty Mortgage Corp. c/o Roundpoint Mortgage Servicing Corp. 5032 Parkway Plaza Blvd. Charlotte nc 28217							
			12/20/2016		Snow	\$46.57	\$25.00		
					<b>Totals</b>	<b>\$46.57</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$121.57</b>

**Council Resolution Report**  
Special Assessments

02/16/2016

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0838108010	1111 East 8th Street	Selene Finance LP PO Box 422039 Houston TX 77242	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$9.59	\$25.00		
					<b>Totals</b>	<b>\$15.94</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$115.94</b>
1303253007	108 Grover Street	Wells Fargo Bank 1 Home Campus Mckx 2302-04d Des Moines IA 50326	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$9.20	\$25.00		
					<b>Totals</b>	<b>\$16.55</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$116.55</b>
1303255002	1604 Hershey Avenue	Federal National Mortgage Association PO Box 650043 Dallas tx 75265	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$10.44	\$25.00		
					<b>Totals</b>	<b>\$17.79</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$117.79</b>
0828454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$12.29	\$25.00		
					<b>Totals</b>	<b>\$19.64</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$119.64</b>
0835410013	611 Iowa Avenue	Magdalena Lopez 611 Iowa Avenue Muscatine ia 52761	12/20/2016		Snow	\$20.65	\$25.00		
					<b>Totals</b>	<b>\$20.65</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$95.65</b>
0835457010	412 Iowa Avenue	Brian or Hannah Brock 516 Fairview Avonue Muscatine ia 52761	11/03/2016		Rental Unit Inspection	\$180.00	\$0.00		
					<b>Totals</b>	<b>\$180.00</b>	<b>\$0.00</b>	<b>\$50.00</b>	<b>\$230.00</b>
0835228005	1113 Iselt Avenue	Flagstar Bank 5151 Corporate Drive Troy MI 48060	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$9.20	\$25.00		
					<b>Totals</b>	<b>\$16.55</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$116.55</b>
0825309008	618 Jackson Street	Leroy or Frances King 209 East 5th Street Muscatine ia 52761	01/05/2017		Snow	\$9.79	\$25.00		
			01/16/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$17.76</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$117.76</b>
1310215011	1209 Kansas Street	Bank of America 7105 Corporate Drive Plano tx 75024	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$30.67	\$25.00		

**Council Resolution Report**  
**Special Assessments**  
**02/18/2018**

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
						Totals	\$38.02	\$50.00	\$50.00	\$138.02
1310254002	1301 Kansas Street	Luis Castro 1827 Lucas Street Muscatine IA 52781								
			12/20/2016		Junk	\$118.10	\$25.00			
						Totals	\$118.10	\$25.00	\$50.00	\$193.10
1303437004	510 Liberty Street	Marvin & Bertha Crabtree 2002 Logan Street, Apt. A1 Muscatine IA 52781								
			01/05/2017		Snow	\$7.35	\$25.00			
			01/18/2017		Snow	\$7.97	\$25.00			
						Totals	\$15.32	\$50.00	\$50.00	\$115.32
1303202006	1807 Lucas Street	Michelle Axel 506 B Avenue E Oskaloosa Ia 52577								
			12/15/2016		Snow	\$26.96	\$25.00			
						Totals	\$26.96	\$25.00	\$50.00	\$101.96
1302151023	307 Main Street	TICO Investments LLC 1200 Iowa Avenue Muscatine IA 52781								
			12/01/2016		Junk	\$159.40	\$25.00			
						Totals	\$159.40	\$25.00	\$50.00	\$234.40
0835252003	1124 Mulberry Avenue	American Home Solutions LLC 1834 Boyum Street Iowa City Ia 52240								
			01/05/2017		Snow	\$9.79	\$25.00			
			01/18/2017		Snow	\$11.87	\$25.00			
						Totals	\$21.48	\$50.00	\$50.00	\$121.48
0835257017	601 Mulberry Avenue	TICO Investments LLC 1200 Iowa Avenue Muscatine IA 52781								
			12/20/2016		Snow	\$31.25	\$25.00			
						Totals	\$31.25	\$25.00	\$50.00	\$109.25
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52781								
			01/05/2017		Snow	\$7.35	\$25.00			
			01/18/2017		Snow	\$8.59	\$25.00			
						Totals	\$15.94	\$50.00	\$50.00	\$115.94
0835434031	500 Mulberry Avenue	Nirth Wonder Inc. 1808 Demorest Avenue Muscatine IA 52781								
			01/05/2017		Snow	\$7.35	\$25.00			
			01/18/2017		Snow	\$8.59	\$25.00			
						Totals	\$15.94	\$50.00	\$50.00	\$115.94
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52781								
			01/05/2017		Snow	\$14.70	\$25.00			
			01/18/2017		Snow	\$7.97	\$25.00			
						Totals	\$22.67	\$50.00	\$50.00	\$122.67

**Council Resolution Report**  
**Special Assessments**  
**02/16/2018**

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835205048	1310 Orange Street	Harold Behncke c/o Bonnie Behncke 1830 18th Avenue A Moline IL 61265	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$8.59	\$25.00		
					<b>Totals</b>	<b>\$15.94</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$115.94</b>
1310227004	805 Oregon Street	Socorro & Linda Zamudio 1711 Schley Avenue Muscatine IA 52761	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$28.20	\$25.00		
					<b>Totals</b>	<b>\$35.55</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$135.55</b>
0836185021	207 Parnalee Street	Midfirst Bank 889 NW Grand Boulevard, Suite 100 Oklahoma City OK 73118	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$8.59	\$25.00		
					<b>Totals</b>	<b>\$15.94</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$115.94</b>
0835377013	611 Pino Street	Federal National Mortgage Association PO Box 650043 Dallas TX 75265	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$15.32</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$115.32</b>
0835307001	210 Roscoe Avenue	US Bank 4601 Frederica Street Owensboro KY 42301	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$8.59	\$25.00		
			12/12/2016		Snow	\$18.41	\$25.00		
			12/19/2016		Snow	\$9.79	\$25.00		
					<b>Totals</b>	<b>\$44.14</b>	<b>\$100.00</b>	<b>\$50.00</b>	<b>\$194.14</b>
0835352005	112 Roscoe Avenue	Christina Marie Reid Stuts & Alan James Reid 12715 105th Street Wapello IA 52653	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$15.32</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$115.32</b>
0835306020	405 Van Horn Street	Abel C & Blanca L Flores 405 Van Horn Street Muscatine IA 52761	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$15.32</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$115.32</b>
1310403015	2015 Wallace Street	Jbb Enterprises LLC 7531 E. 2nd St. Scottsdale az 85251	11/14/2016		Rental Unit Inspection	\$80.00	\$0.00		
					<b>Totals</b>	<b>\$80.00</b>	<b>\$0.00</b>	<b>\$50.00</b>	<b>\$140.00</b>

**Council Resolution Report**  
**Special Assessments**  
**02/18/2018**

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835403021	702 Walnut Street	David Waldron Jr. or Valerio Cookson 702 Walnut Street Muscatine IA 52761	12/20/2016		Snow	\$9.79	\$25.00		
					<b>Totals</b>	<b>\$9.79</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$84.79</b>
0835459004	206 West 5th Street	Octaviano & Grace Guzman 206 West 5th Street Muscatine IA 52761	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$8.59	\$25.00		
					<b>Totals</b>	<b>\$16.94</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$115.94</b>
0835378018	305 West 6th Street	Marcello Mariani 305 West 6th Street Muscatine IA 52761	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$8.59	\$25.00		
					<b>Totals</b>	<b>\$15.94</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$115.94</b>
0835355014	701 West 8th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$11.06	\$25.00		
					<b>Totals</b>	<b>\$18.41</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$118.41</b>
1310211007	1108 Wisconsin Street	John or Kelly Hall 1108 Wisconsin Street Muscatine IA 52761	12/08/2016		Junk	\$185.00	\$25.00		
					<b>Totals</b>	<b>\$185.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$260.00</b>
0828476009	801 Woodlawn Avenue	Lourdes Artola-Mejia 801 Woodlawn Avenue Muscatine ia 52761	01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$8.59	\$25.00		
					<b>Totals</b>	<b>\$15.94</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$115.94</b>
<b>Grand Totals</b>						<b>\$1,777.78</b>	<b>\$1,760.00</b>	<b>\$2,050.00</b>	<b>\$5,577.78</b>

Council Resolution Report  
Special Assessments Summary  
02/16/2016

Type	Service Fee
JUNK	\$813.90
RENTAL UNIT	\$270.00
SNOW	\$693.88
Total	\$1,777.78