



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
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COMMUNITY DEVELOPMENT

MEMORANDUM

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

TO: Mayor and City Council Members
Gregg Mandsager, City Administrator

FROM: Dave Gobin, Community Development Director

DATE: March 14, 2017

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on March 16, 2017, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$20,669.63 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 February 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 03.16.17

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

03/16/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0335286017		Wendi Busch & Brian Rosenberg 3305 Clement Drive Muscatine IA 52781							
			02/07/2017		Snow	\$9.79	\$25.00		
						Totals	\$9.79	\$25.00	\$60.00
1303452007	2003 Breeze Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			02/07/2017		Snow	\$19.61	\$25.00		
						Totals	\$19.61	\$25.00	\$60.00
0835401021	604 Cedar Street	Kurt E. Wagner 904 Cedar Street Muscatine IA 52761							
			02/07/2017		Snow	\$8.59	\$25.00		
						Totals	\$8.59	\$25.00	\$60.00
0835377022	608 Chestnut Street	American Home Solutions LLC 1934 Boyum Street Iowa City IA 52240							
			12/21/2016		Junk	\$125.50	\$25.00		
						Totals	\$125.50	\$25.00	\$60.00
0835456010	512 Chestnut Street	Phillip & Linda Hardy 1660 Yankee Avenue Blue Grass IA 52726							
			02/07/2017		Snow	\$14.70	\$25.00		
						Totals	\$14.70	\$25.00	\$60.00
0835355027	603 Climer Street	Tree Antiques Inc. 2693 Northwood Drive Muscatine IA 52761							
			01/04/2017		Junk	\$42.85	\$25.00		
						Totals	\$42.85	\$25.00	\$60.00
0835207007	722 Colver Street	Samuel or Jennifer Houseman 722 Colver Street Muscatine IA 52761							
			02/07/2017		Snow	\$7.35	\$25.00		
						Totals	\$7.35	\$25.00	\$60.00
0835428005	508 E. 7th Street	Luis Castro 1827 Lucas Street Muscatine IA 52761							
			12/23/2016		Snow	\$20.23	\$25.00		
						Totals	\$20.23	\$25.00	\$60.00
0835428005	410 E. 7th Street	Refugio or Maria Ceniceros 410 E. 7th Street Muscatine IA 52761							
			01/17/2017		Junk	\$88.50	\$25.00		
						Totals	\$88.50	\$25.00	\$60.00
0835426017	613 East 6th Street	James Johnson 613 East 6th Street Muscatine IA 52761							
			02/07/2017		Snow	\$7.35	\$25.00		
						Totals	\$7.35	\$25.00	\$60.00

Council Resolution Report

Special Assessments

03/16/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835401038	211 East 8th Street	Margaret Beukenhurst 211 East 8th Street Muscatine IA 52761							
			02/07/2017		Snow	\$8.59	\$25.00		
						Totals	\$8.59	\$25.00	\$50.00
0838108010	1111 East 8th Street	Selene Finance LP PO Box 422039 Houston TX 77242							
			02/07/2017		Snow	\$7.35	\$25.00		
						Totals	\$7.35	\$25.00	\$50.00
1303253007	108 Grover Street	Sec. of Housing & Urban Dev. 1670 Broadway Denver co 80202							
			01/05/2017		Snow	\$7.35	\$25.00		
			01/16/2017		Snow	\$9.20	\$25.00		
						Totals	\$16.55	\$50.00	\$50.00
1303255002	1804 Hershey Avenue	Federal National Mortgage Association PO Box 650043 Dallas tx 75285							
			02/07/2017		Snow	\$9.79	\$25.00		
						Totals	\$9.79	\$25.00	\$50.00
0828454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761							
			02/07/2017		Snow	\$7.35	\$25.00		
						Totals	\$7.35	\$25.00	\$50.00
0835228005	1113 Isett Avenue	Flagstar Bank 5151 Corporate Drive Troy MI 48080							
			02/07/2017		Snow	\$7.35	\$25.00		
						Totals	\$7.35	\$25.00	\$50.00
0825303008	616 Jackson Street	Leroy or Frances King 209 East 5th Street Muscatine ia 52761							
			02/07/2017		Snow	\$7.35	\$25.00		
						Totals	\$7.35	\$25.00	\$50.00
1310215011	1209 Kansas Street	Bank of America 7105 Corporate Drive Plano tx 75024							
			02/07/2017		Snow	\$7.35	\$25.00		
						Totals	\$7.35	\$25.00	\$50.00
1303437004	510 Liberty Street	Marvin & Bertha Crabtree 2002 Logan Street, Apt. A1 Muscatine IA 52761							
			02/07/2017		Snow	\$9.79	\$25.00		
						Totals	\$9.79	\$25.00	\$50.00
0835252003	1124 Mulberry Avenue	American Home Solutions LLC 1834 Bynum Street Iowa City ia 52240							
			02/07/2017		Snow	\$17.17	\$25.00		

Council Resolution Report
Special Assessments

03/16/2017

Parcel #	Property	Owner	Date of Work	Unit	Type		Service Fee	Admin Fee	Assessment Fee	Total
						Totals	\$17.17	\$25.00	\$50.00	\$92.17
0835428011	815 Mulberry Avenue	Andrew Tabor 815 Mulberry Avenue Muscatine IA 52761								
			02/07/2017		Snow		\$7.35	\$25.00		
						Totals	\$7.35	\$25.00	\$50.00	\$82.35
0835434031	500 Mulberry Avenue	Ninth Wonder Inc. 1808 Demarest Avenue Muscatine IA 52761								
			02/07/2017		Snow		\$8.59	\$25.00		
						Totals	\$8.59	\$25.00	\$50.00	\$83.69
1302301003	1512 New Hampshire Street	Kendra or Vingi Husband 3389 Pearl Street Muscatine IA 52761								
			02/07/2017		Snow		\$7.35	\$25.00		
						Totals	\$7.35	\$25.00	\$50.00	\$82.35
0834477011	877 Newell Avenue	Bryan or Rebecca Butler 875 Newell Avenue Muscatine ia 52761								
						11/23/2018	Rental Unit Inspection	\$80.00	\$0.00	
							Totals	\$80.00	\$0.00	\$80.00
0835205048	1310 Orange Street	Harold Behncke c/o Bonnie Behncke 1630 18th Avenue A Moline IL 61265								
			02/07/2017		Snow		\$14.70	\$25.00		
							Totals	\$14.70	\$25.00	\$50.00
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey 519 Orange Street Muscatine IA 52761								
						12/28/2018	Demolition	\$16,550.00	\$25.00	
							Totals	\$16,550.00	\$25.00	\$60.00
0825454024	1200 Orchard Avenue	Daniel or Terri Jo Verwers 1200 Orchard Avenue Muscatine ia 52761								
			01/11/2017		Tree		\$150.00	\$25.00		
							Totals	\$150.00	\$25.00	\$60.00
1310227004	905 Oregon Street	Socorro & Linda Zamudio 1711 Schley Avenue Muscatine IA 52761								
			02/07/2017		Snow		\$7.35	\$25.00		
							Totals	\$7.35	\$25.00	\$50.00
0836183011	402 Park Avenue	Billy or Thelma Peterson 402 Park Avenue Muscatine ia 52761								
						12/23/2016	Junk	\$100.55	\$25.00	
								Totals	\$100.55	\$25.00
0836185021	207 Parmalee Street	Midfirst Bank 989 NW Grand Boulevard, Suite 100 Oklahoma City OK 73118								
			02/07/2017		Snow		\$10.41	\$25.00		

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Special Assessments

03/16/2017

Parcel #	Property	Owner	Date of Work	Unit	Type		Service Fee	Admin Fee	Assessment Fee	Total
0835307001	210 Roscoe Avenue	US Bank 4801 Frederica Street Owensboro KY 42301				Totals	\$10.41	\$25.00	\$50.00	\$85.41
			02/07/2017		Snow		\$7.35	\$25.00		
						Totals	\$7.35	\$25.00	\$50.00	\$82.35
0835352005	112 Roscoe Avenue	Christina Marie Reid Stuts & Alan James Reid 12715 105th Street Wapello IA 52653								
			02/07/2017		Snow		\$9.79	\$25.00		
						Totals	\$9.79	\$25.00	\$50.00	\$84.79
0835306020	405 Van Horne Street	Abel C & Blanca L Flores 405 Van Horne Street Muscatine IA 52761								
			02/07/2017		Snow		\$7.35	\$25.00		
						Totals	\$7.35	\$25.00	\$50.00	\$82.35
085459004	206 W. 5th Street	Octaviano & Grace Guzman 206 W. 5th Street Muscatine IA 52761								
			02/07/2017		Snow		\$14.70	\$25.00		
						Totals	\$14.70	\$25.00	\$50.00	\$89.70
0835408006	514 Walnut Street	Brian Lee Costas 1200 Iowa Avenue Muscatine IA 52761								
			12/08/2016		Rental Unit Inspection		\$270.00	\$0.00		
						Totals	\$270.00	\$0.00	\$50.00	\$320.00
0835406014	508 Walnut Street	Brian Lee Costas 1200 Iowa Avenue Muscatine IA 52761								
			01/13/2017		Junk		\$29.40	\$25.00		
						Totals	\$29.40	\$25.00	\$50.00	\$104.40
0835378018	305 West 6th Street	Marcello Mariani 305 West 6th Street Muscatine IA 52761								
			02/07/2017		Snow		\$7.35	\$25.00		
						Totals	\$7.35	\$25.00	\$50.00	\$82.35
0835355014	701 West 6th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520								
			02/07/2017		Snow		\$24.49	\$25.00		
						Totals	\$24.49	\$25.00	\$50.00	\$99.49
0826478009	901 Woodlawn Avenue	Lourdes Artola-Mejia 901 Woodlawn Avenue Muscatine ia 52761								
			02/07/2017		Snow		\$7.35	\$25.00		
						Totals	\$7.35	\$25.00	\$50.00	\$82.35
						Grand Totals	\$17,769.63	\$950.00	\$1,950.00	\$20,669.63

Council Resolution Report
Special Assessments Summary

03/16/2017

Type	Service Fee
DEMOLITION	\$16,550.00
JUNK	\$386.80
RENTAL UNIT	\$360.00
SNOW	\$322.83
TREE	\$150.00
<i>Total</i>	\$17,769.83