



City Hall, 215 Sycamore St.  
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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:** 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**

03/18/2017

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							
			02/07/2017		Snow	\$9.79	\$25.00		
					<b>Totals</b>	<b>\$9.79</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$84.79</b>
1303452007	2003 Broese Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			02/07/2017		Snow	\$19.61	\$25.00		
					<b>Totals</b>	<b>\$19.61</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$94.61</b>
0835401021	904 Cedar Street	Kurt E. Wagner 904 Cedar Street Muscatine IA 52761							
			02/07/2017		Snow	\$8.59	\$25.00		
					<b>Totals</b>	<b>\$8.59</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$83.59</b>
0835377022	606 Chestnut Street	American Home Solutions LLC 1634 Boyrum Street Iowa City Ia 52240							
			12/21/2016		Junk	\$125.50	\$25.00		
					<b>Totals</b>	<b>\$125.50</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$200.50</b>
0835456010	512 Chestnut Street	Phillip & Linda Hardy 1660 Yankee Avenue Blue Grass IA 52726							
			02/07/2017		Snow	\$14.70	\$25.00		
					<b>Totals</b>	<b>\$14.70</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$89.70</b>
0835355027	603 Climer Street	Tree Amigos Inc. 2883 Northwood Drive Muscatine Ia 52761							
			01/04/2017		Junk	\$42.55	\$25.00		
					<b>Totals</b>	<b>\$42.55</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$117.55</b>
0835207007	722 Colver Street	Samuel or Jennifer Houseman 722 Colver Street Muscatine IA 52761							
			02/07/2017		Snow	\$7.35	\$25.00		
					<b>Totals</b>	<b>\$7.35</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.35</b>
0835426005	508 E. 7th Street	Luis Castro 1827 Lucas Street Muscatine Ia 52761							
			12/23/2016		Snow	\$20.23	\$25.00		
					<b>Totals</b>	<b>\$20.23</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$85.23</b>
0835426005	410 E. 7th Street	Refugio or Maria Ceniceros 410 E. 7th Street Muscatine IA 52761							
			01/17/2017		Junk	\$68.50	\$25.00		
					<b>Totals</b>	<b>\$68.50</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$163.50</b>
0835426017	613 East 6th Street	James Johnson 613 East 6th Street Muscatine IA 52761							
			02/07/2017		Snow	\$7.35	\$25.00		
					<b>Totals</b>	<b>\$7.35</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.35</b>

**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 Beukenhorst 211 East 8th Street Muscatine IA 52761	02/07/2017		Snow	\$8.59	\$25.00		
					<b>Totals</b>	<b>\$8.59</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$83.59</b>
0838108010	1111 East 8th Street	Selene Finance LP PO Box 422039 Houston TX 77242	02/07/2017		Snow	\$7.35	\$25.00		
					<b>Totals</b>	<b>\$7.35</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.35</b>
1303253007	108 Grover Street	Sec. of Housing & Urban Dev. 1870 Broadway Denver co 80202	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	1804 Hershey Avenue	Federal National Mortgage Association PO Box 650043 Dallas tx 75285	02/07/2017		Snow	\$9.79	\$25.00		
					<b>Totals</b>	<b>\$9.79</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$84.79</b>
0828454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761	02/07/2017		Snow	\$7.35	\$25.00		
					<b>Totals</b>	<b>\$7.35</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.35</b>
0835228005	1113 Iselt Avenue	Flagstar Bank 5151 Corporate Drive Troy MI 48060	02/07/2017		Snow	\$7.35	\$25.00		
					<b>Totals</b>	<b>\$7.35</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.35</b>
0825309008	616 Jackson Street	Leroy or Frances King 209 East 5th Street Muscatine ia 52761	02/07/2017		Snow	\$7.35	\$25.00		
					<b>Totals</b>	<b>\$7.35</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.35</b>
1310215011	1209 Kansas Street	Bank of America 7105 Corporate Drive Piano tx 75024	02/07/2017		Snow	\$9.79	\$25.00		
					<b>Totals</b>	<b>\$9.79</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$84.79</b>
1303437004	510 Liberty Street	Marvin & Bertha Crabtree 2002 Logan Street, Apt. A1 Muscatine IA 52761	02/07/2017		Snow	\$9.79	\$25.00		
					<b>Totals</b>	<b>\$9.79</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$84.79</b>
0835252003	1124 Mulberry Avenue	American Home Solutions LLC 1934 Boynum Street Iowa City ia 52240	02/07/2017		Snow	\$17.17	\$25.00		

**Council Resolution Report**  
**Special Assessments**  
**03/18/2017**

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 52781								
			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 Demorest Avenue Muscatine IA 52781								
			02/07/2017		Snow	\$8.59	\$25.00			
						Totals	\$8.59	\$25.00	\$50.00	\$83.59
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52781								
			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 878 Newell Avenue Muscatine ia 52781								
			11/23/2016		Rental Unit Inspection	\$80.00	\$0.00			
						Totals	\$80.00	\$0.00	\$50.00	\$140.00
0835205048	1310 Orange Street	Harold Behncke c/o Bonnie Behncke 1830 18th Avenue A Moline IL 61265								
			02/07/2017		Snow	\$14.70	\$25.00			
						Totals	\$14.70	\$25.00	\$50.00	\$89.70
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey 519 Orange Street Muscatine IA 52781								
			12/28/2016		Demolition	\$16,550.00	\$25.00			
						Totals	\$16,550.00	\$25.00	\$50.00	\$16,625.00
0825464024	1200 Orchard Avenue	Daniel or Terri Jo Verwers 1200 Orchard Avenue Muscatine ia 52781								
			01/11/2017		Tree	\$150.00	\$25.00			
						Totals	\$150.00	\$25.00	\$50.00	\$225.00
1310227004	905 Oregon Street	Socorro & Linda Zamudio 1711 Schley Avenue Muscatine IA 52781								
			02/07/2017		Snow	\$7.35	\$25.00			
						Totals	\$7.35	\$25.00	\$50.00	\$82.35
0838183011	402 Park Avenue	Billy or Thelma Peterson 402 Park Avenue Muscatine ia 52781								
			12/23/2016		Junk	\$100.55	\$25.00			
						Totals	\$100.55	\$25.00	\$50.00	\$175.55
0836185021	207 Parmalee Street	Midfirst Bank 889 NW Grand Boulevard, Suite 100 Oklahoma City OK 73118								
			02/07/2017		Snow	\$10.41	\$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	\$10.41	\$25.00	\$50.00	\$85.41
0835307001	210 Roscoe Avenue	US Bank 4601 Frederica Street Owensboro KY 42301	02/07/2017		Snow	\$7.35	\$25.00			
						Totals	\$7.35	\$25.00	\$50.00	\$82.35
0835352005	112 Roscoe Avenue	Christina Marie Reid Stutz & 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
083549004	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
0835408008	514 Walnut Street	Brian Leo 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 Leo Costas 1200 Iowa Avenue Muscatine IA 52761	01/13/2017		Junk	\$29.40	\$25.00			
						Totals	\$29.40	\$25.00	\$50.00	\$104.40
0835376018	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 8th 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
0826476009	801 Woodlawn Avenue	Lourdes Artola-Mejia 801 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	\$850.00	\$1,950.00	\$20,569.63

Council Resolution Report  
Special Assessments Summary  
03/18/2017

Type	Service Fee
DEMOLITION	\$16,550.00
JUNK	\$386.80
RENTAL UNIT	\$360.00
SNOW	\$322.83
TREE	\$150.00
<i>Total</i>	<b>\$17,769.63</b>