



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:** April 19, 2017

**SUBJECT:** Special Assessments

**INTRODUCTION:**

The Community Development Department would like to be placed on the City Council agenda on April 20, 2017, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$3,763.68 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 March 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:**

2017.04.20 Special Assessments

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  
04/20/2017

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							
			03/13/2017		Snow	\$8.54	\$25.00		
					<b>Totals</b>	<b>\$8.54</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$83.54</b>
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			03/13/2017		Snow	\$9.79	\$25.00		
					<b>Totals</b>	<b>\$9.79</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$84.79</b>
0835401021	804 Cedar Street	Kurt E. Wagner 904 Cedar Street Muscatine IA 52761							
			03/13/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$7.97</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.97</b>
0835456010	512 Chestnut Street	Phillip & Linda Hardy 1660 Yankee Avenue Blue Grass IA 52726							
			03/13/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$7.97</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.97</b>
0835207007	722 Colver Street	Samuel or Jennifer Houseman 722 Colver Street Muscatine IA 52761							
			03/13/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$7.97</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.97</b>
0835287003	706 E. 7th St.	Susan Schuckert 706 E. 7th St. Muscatine ia 52761							
			02/13/2017		Junk	\$263.90	\$25.00		
					<b>Totals</b>	<b>\$263.90</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$338.90</b>
0835426017	613 East 6th Street	James Johnson 613 East 6th Street Muscatine IA 52761							
			03/13/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$7.97</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.97</b>
0835401038	211 East 8th Street	Margaret Beukenhorst 211 East 8th Street Muscatine IA 52761							
			03/13/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$7.97</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.97</b>
0836108010	1111 East 8th Street	Selene Finance LP PO Box 422039 Houston TX 77242							
			03/13/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$7.97</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.97</b>
1303430013	1519 Evans Street	Timothy or Stephanie Kelly 1201 Halstead Street Muscatine ia 52761							
			11/09/2016		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>

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0826454008	619 Hope Avenue	John S. Miller 819 Hope Avenue Muscatine IA 52761	03/13/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$7.97</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.97</b>
0835228005	1113 Isett Avenue	Flagstar Bank 5151 Corporate Drive Troy MI 48060	03/13/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$7.97</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.97</b>
1310215011	1209 Kansas Street	Sec. of Housing & Urban Dev. c/o Information Systems Networks Corp. 2401 NW 23rd Street Ste. 1D Oklahoma City OK 73107	03/13/2017		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	03/13/2017		Snow	\$9.79	\$25.00		
					<b>Totals</b>	<b>\$9.79</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$84.79</b>
0835385007	610 Locust Street	Jbb Enterprises LLC 7531 E. 2nd St. Scottsdale AZ 85251	11/14/2016		Rental Unit Inspection	\$90.00	\$0.00		
					<b>Totals</b>	<b>\$90.00</b>	<b>\$0.00</b>	<b>\$50.00</b>	<b>\$140.00</b>
1302154009	519 Main Street	Jbb Enterprises LLC 7531 E. 2nd St. Scottsdale AZ 85251	11/14/2016		Rental Unit Inspection	\$90.00	\$0.00		
					<b>Totals</b>	<b>\$90.00</b>	<b>\$0.00</b>	<b>\$50.00</b>	<b>\$140.00</b>
0835252003	1124 Mulberry Avenue	American Home Solutions LLC 1934 Boyum Street Iowa City Ia 52240	03/13/2017		Snow	\$8.54	\$25.00		
					<b>Totals</b>	<b>\$8.54</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$83.54</b>
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761	03/13/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$7.97</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.97</b>
0835434031	500 Mulberry Avenue	Ninth Wonder Inc. 1808 Demorest Avenue Muscatine IA 52761	03/13/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$7.97</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.97</b>
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761	03/13/2017		Snow	\$14.70	\$25.00		
					<b>Totals</b>	<b>\$14.70</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$89.70</b>

Council Resolution Report  
Special Assessments  
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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1302301010	1406 New Hampshire Street	TICO Investments LLC 1200 Iowa Avenue Muscatine Ia 52761	01/09/2017		Rental Unit Inspection	\$90.00	\$0.00		
					<b>Totals</b>	<b>\$90.00</b>	<b>\$0.00</b>	<b>\$50.00</b>	<b>\$140.00</b>
0835427017	507-509 Oak Street	Pengar LLC 1118 Mulberry Avenue Muscatine Ia 52761	01/10/2017		Rental Unit Inspection	\$380.00	\$0.00		
					<b>Totals</b>	<b>\$380.00</b>	<b>\$0.00</b>	<b>\$50.00</b>	<b>\$410.00</b>
0835205046	1310 Orange Street	Harold Behncke c/o Bonnie Behncke 1830 18th Avenue A Moline IL 61265	03/13/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$7.97</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.97</b>
1310227004	905 Oregon Street	Socorro & Linda Zamudio 1711 Schley Avenue Muscatine IA 52761	03/13/2017		Snow	\$14.70	\$25.00		
					<b>Totals</b>	<b>\$14.70</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$89.70</b>
0836185021	207 Parmalee Street	Midfirst Bank 989 NW Grand Boulevard, Suite 100 Oklahoma City OK 73118	03/13/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$7.97</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.97</b>
0835379021	600 Pine Street	Dm Investing LLC c/o Frieden Properties 3816 28th Street Rock Island IL 61201	02/10/2017		Rental Unit Inspection	\$90.00	\$0.00		
					<b>Totals</b>	<b>\$90.00</b>	<b>\$0.00</b>	<b>\$50.00</b>	<b>\$140.00</b>
0835307001	210 Roscoe Avenue	Sec. of Housing & Urban Dev. c/o Information Systems Networks Corp. 2401 NW 23rd Street Ste. 1D Oklahoma City OK 73107	03/13/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$7.97</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.97</b>
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts & Alan James Reid 12715 105th Street Wapello IA 52853	03/13/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$7.97</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.97</b>
0835306020	405 Van Horn Street	Abel C & Blanca L Flores 405 Van Horn Street Muscatine IA 52761	03/13/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$7.97</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.97</b>
0835459004	206 West 5th Street	Octaviano & Grace Guzman 206 West 5th Street Muscatine IA 52761	03/13/2017		Snow	\$39.10	\$25.00		
					<b>Totals</b>	<b>\$39.10</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$114.10</b>

**Council Resolution Report**  
**Special Assessments**  
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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835379018	305 West 6th Street	Midfirst Bank c/o Midland Mortgage 999 NW Grand Blvd Suite 100 Oklahoma City OK 73118							
			03/13/2017		Snow	\$7.97	\$25.00		
					<b>Totals</b>	<b>\$7.97</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.97</b>
0835355014	701 West 8th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			03/13/2017		Snow	\$12.26	\$25.00		
			03/09/2017		Junk	\$70.05	\$25.00		
					<b>Totals</b>	<b>\$82.31</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$182.31</b>
<b>Grand Totals</b>						<b>\$1,488.68</b>	<b>\$675.00</b>	<b>\$1,600.00</b>	<b>\$3,763.68</b>

Council Resolution Report  
Special Assessments Summary  
04/20/2017

Type	Service Fee
JUNK	\$333.95
RENTAL UNIT	\$900.00
SNOW	\$254.73
<i>Total</i>	\$1,488.68