



City Hall, 215 Sycamore St.
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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: May 15, 2017

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on May 18, 2017, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$4,273.40 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 June 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:

2017.05.18 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 May 18, 2017.

Robert Bynum, Mayor Pro-Tem

ATTEST:

Gregg Mandsager, City Administrator

Council Resolution Report

Special Assessments

05/18/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835257002	504 E. 9th Street	Jaime Benitez 508 E. 9th Street Muscatine Ia 52761							
			02/28/2017	04	Junk	\$117.60	\$25.00		
			02/28/2017	06	Junk	\$245.00	\$25.00		
					Totals	\$362.60	\$50.00	\$50.00	\$462.60
1310252002	Gas Lantern Square	Tim or Leesa McCleary 4500 25th Street So. Muscatine Ia 52761							
			03/20/2017	25	Junk	\$507.10	\$25.00		
					Totals	\$507.10	\$25.00	\$50.00	\$582.10
0826282004	934 Hancock Street	Andrew Means 934 Hancock Street Muscatine Ia 52761							
			03/20/2017		Junk	\$691.00	\$25.00		
					Totals	\$691.00	\$25.00	\$50.00	\$766.00
1310254004	1303 Kansas Street	Maria C. Maldonado 1303 Kansas Street Muscatine Ia 52761							
			03/29/2017		Junk	\$563.20	\$25.00		
					Totals	\$563.20	\$25.00	\$50.00	\$638.20
1310276013	1302 Kansas Street	Juan Ramirez or Mary Enriquez 848 Newell Avenue Muscatine Ia 52761							
			03/29/2017		Junk	\$40.20	\$25.00		
					Totals	\$40.20	\$25.00	\$50.00	\$115.20
1310226006	915 Nebraska Street	Stone House Properties LLC 305 Parkview Ct. North Liberty Ia 52317							
			03/29/2017		Junk	\$62.80	\$25.00		
					Totals	\$62.80	\$25.00	\$50.00	\$137.80
1310233009	1114 Nebraska Street	Mary Morse 1114 Nebraska Street Muscatine Ia 52761							
			03/21/2017		Junk	\$238.50	\$25.00		
					Totals	\$238.50	\$25.00	\$50.00	\$313.50
0835233007	1012 Poplar Street	TICO Investments LLC 1200 Iowa Avenue Muscatine Ia 52761							
			03/10/2017		Rental Unit Inspection	\$450.00	\$0.00		
					Totals	\$450.00	\$0.00	\$50.00	\$500.00
0836327005	1214 Smalley Street	Dallas or Keri McManus 285 E. Hanover Street Letts IA 52754							
			06/21/2016		Rental Unit Inspection	\$90.00	\$25.00		
			06/27/2016		Rental Unit Inspection	\$90.00	\$25.00		
			02/09/2017		Rental Unit Inspection	\$90.00			
					Totals	\$270.00	\$50.00	\$50.00	\$370.00
1310215002	1200 Wisconsin Street	Jessica L. Enriquez 108 Grover Street Muscatine Ia 52761							
			03/28/2017		Junk	\$111.90	\$25.00		

Council Resolution Report

Special Assessments

05/18/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
1310215004	1204 Wisconsin Street	Merle or Lois Parker 1204 Wisconsin Street Muscatine Ia 52761				Totals	\$111.90	\$25.00	\$50.00	\$186.90
			03/21/2017		Junk		\$126.10	\$25.00		
						Totals	\$126.10	\$25.00	\$50.00	\$201.10
						Grand Totals	\$3,423.40	\$300.00	\$550.00	\$4,273.40

Type	Service Fee
JUNK	\$2,703.40
RENTAL UNIT	\$720.00
<i>Total</i>	\$3,423.40