



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

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: July 18, 2017

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on July 20, 2017, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$11,232.18 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 January to June 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:

2017.07.20 Special Assessments



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2017.07.20 Special Assessments

**"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain**

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

07/20/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0826379032	7523 Woodlawn Ave.	Lynn or Christel West PO Box 62 Muscatine IA 52761							
			05/09/2017		Junk	\$67.50	\$25.00		
			05/24/2017		Junk	\$31.00	\$25.00		
			06/05/2017		Junk	\$31.00	\$25.00		
			08/13/2017		Weeds	\$38.35	\$25.00		
			08/20/2017		Weeds	\$132.80	\$25.00		
					Totals	\$300.75	\$125.00	\$50.00	\$475.75
0834328017		Brian M. & Lisa D. Causse 35 Bonita Lane Sedona AZ 86336							
			06/27/2017		Weeds	\$156.98	\$25.00		
					Totals	\$156.98	\$25.00	\$50.00	\$231.98
1303428001		Lynn A. Kokemuller 2802 Highland Court Muscatine IA 52761							
			05/23/2017		Weeds	\$62.00	\$25.00		
			05/31/2017		Weeds	\$62.00	\$25.00		
			06/12/2017		Weeds	\$62.00	\$25.00		
			08/26/2017		Weeds	\$62.00	\$25.00		
					Totals	\$248.00	\$100.00	\$50.00	\$398.00
1303476023	316 Bleeker Street	James or Linda Nott 316 Bleeker Street Muscatine ia 52761							
			05/23/2017		Weeds	\$156.60	\$25.00		
			06/13/2017		Weeds	\$60.00	\$25.00		
			06/21/2017		Weeds	\$63.60	\$25.00		
			08/26/2017		Weeds	\$62.00	\$25.00		
					Totals	\$342.20	\$100.00	\$50.00	\$492.20
1303452007	2003 Breeze Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			05/23/2017		Weeds	\$62.00	\$25.00		
			05/31/2017		Weeds	\$31.00	\$25.00		
			06/12/2017		Weeds	\$31.00	\$25.00		
			06/19/2017		Weeds	\$31.00	\$25.00		
			08/26/2017		Weeds	\$62.00	\$25.00		
					Totals	\$217.00	\$125.00	\$50.00	\$392.00
0835401021	804 Cedar Street	Kurt E. Wagner 904 Cedar Street Muscatine IA 52761							
			06/05/2017		Weeds	\$31.00	\$25.00		
			06/13/2017		Weeds	\$31.00	\$25.00		
			06/20/2017		Weeds	\$74.10	\$25.00		
					Totals	\$136.10	\$75.00	\$50.00	\$261.10
0835463008	215 Chestnut Street	Adrian or Rosa Carrillo 215 Chestnut Street Muscatine ia 52761							
			01/31/2017		Junk	\$239.65	\$25.00		
					Totals	\$239.65	\$25.00	\$50.00	\$314.65

Council Resolution Report

Special Assessments

07/20/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835207007	722 Colver Street	Samuel or Jennifer Houseman 208 Fletcher Avenue Muscatine IA 52761							
			05/30/2017		Weeds	\$31.00	\$25.00		
			06/14/2017		Weeds	\$60.40	\$25.00		
			06/21/2017		Weeds	\$72.50	\$25.00		
					Totals	\$163.90	\$75.00	\$50.00	\$288.90
0835184002	1200 E. 4th Street	Barry or Teri McManus 3615 Grandview Avenue Muscatine IA 52761							
			04/06/2017		Junk	\$159.60	\$25.00		
					Totals	\$159.60	\$25.00	\$50.00	\$234.60
0836179007	1248 East 5th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			05/30/2017		Weeds	\$62.00	\$25.00		
			06/06/2017		Weeds	\$45.70	\$25.00		
			06/20/2017		Weeds	\$60.40	\$25.00		
			06/27/2017		Weeds	\$32.60	\$25.00		
					Totals	\$200.70	\$100.00	\$50.00	\$350.70
0835426017	613 East 6th Street	James Johnson 613 East 6th Street Muscatine IA 52761							
			05/24/2017		Weeds	\$31.00	\$25.00		
			06/12/2017		Weeds	\$31.00	\$25.00		
			06/26/2017		Weeds	\$31.00	\$25.00		
					Totals	\$93.00	\$75.00	\$50.00	\$218.00
1303431008	402 Evans Street	Rd Investments LLC 111 Holly Street Muscatine IA 52761							
			05/08/2017		Rental Unit Inspection	\$80.00	\$0.00		
					Totals	\$80.00	\$0.00	\$50.00	\$140.00
1303276007	1809 Hershey Avenue	RCN LLC 2816 Highway 22 East Muscatine IA 52761							
			04/10/2017		Rental Unit Inspection	\$30.00	\$0.00		
					Totals	\$30.00	\$0.00	\$50.00	\$80.00
0826454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761							
			05/30/2017		Weeds	\$31.00	\$25.00		
			06/21/2017		Junk	\$268.60	\$25.00		
					Totals	\$299.60	\$50.00	\$50.00	\$389.60
1310261008	1609 Indiana Street	Stone House Properties LLC 305 Parkview Ct North Liberty IA 52317							
			06/16/2017		Junk	\$118.95	\$25.00		
			06/21/2017		Weeds	\$63.60	\$25.00		
					Totals	\$182.55	\$50.00	\$50.00	\$282.55
1310279008	1406 Kansas Street	Angela Sixtos 1406 Kansas Street Muscatine IA 52761							
			04/04/2017		Junk	\$114.30	\$25.00		

Council Resolution Report

Special Assessments

07/20/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
						<i>Totals</i>	\$114.30	\$25.00	\$50.00	\$189.30
0825307032	1407 King Avenue	Pacific Union Financial LLC 8800 Freeport Pkwy Ste 150 Irving tx 75063								
			06/10/2017		Junk	\$537.30	\$25.00			
						<i>Totals</i>	\$537.30	\$25.00	\$50.00	\$612.30
0836251013	105 Laurel Street	Travis Edwards 105 Laurel Street Muscatine ia 52761								
			05/11/2017		Junk	\$232.60	\$25.00			
						<i>Totals</i>	\$232.60	\$25.00	\$50.00	\$307.60
1303127010	512 Lowe Street	Nrz Reo V-2 Corp. c/o Nationstar Mortgage LLC 8850 Cypress Waters Blvd Coppell tx 75019								
			06/29/2017		Junk	\$180.30	\$25.00			
						<i>Totals</i>	\$180.30	\$25.00	\$50.00	\$255.30
1302107012	911 Lucas Street	Michael or Tamara Hyink 3112 47th Avenue West Muscatine ia 52761								
			05/31/2017		Rental Unit Inspection	\$30.00	\$0.00			
						<i>Totals</i>	\$30.00	\$0.00	\$50.00	\$80.00
1302109008	322 Main Street	Melissa D. Rhodes 322 Main Street Muscatine IA 52761								
			04/13/2017		Junk	\$228.85	\$25.00			
						<i>Totals</i>	\$228.85	\$25.00	\$50.00	\$303.85
1302154013	515 Main Street	Rd Investments LLC 111 Holly Street Muscatine ia 52761								
			05/25/2017		Rental Unit Inspection	\$30.00	\$0.00			
						<i>Totals</i>	\$30.00	\$0.00	\$50.00	\$80.00
0825154001	422 McArthur Street	Daniel M. & Gladys Kriese 422 McArthur Street Muscatine IA 52761								
			05/31/2017		Weeds	\$62.00	\$25.00			
			06/06/2017		Weeds	\$62.00	\$25.00			
			06/14/2017		Weeds	\$31.00	\$25.00			
			06/27/2017		Weeds	\$32.60	\$25.00			
						<i>Totals</i>	\$187.60	\$100.00	\$50.00	\$337.60
0835252003	1124 Mulberry Avenue	American Home Solutions LLC 1934 Bynum Street Iowa City ia 52240								
			05/24/2017		Weeds	\$31.00	\$25.00			
						<i>Totals</i>	\$31.00	\$25.00	\$50.00	\$106.00
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761								
			05/24/2017		Weeds	\$31.00	\$25.00			
			06/05/2017		Weeds	\$31.00	\$25.00			
			06/20/2017		Weeds	\$31.00	\$25.00			
						<i>Totals</i>	\$93.00	\$75.00	\$50.00	\$218.00

Council Resolution Report

Special Assessments

07/20/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835434031	500 Mulberry Avenue	Ninth Wonder Inc. 1808 Demarest Avenue Muscatine IA 52761							
			05/24/2017		Weeds	\$31.00	\$25.00		
						Totals	\$31.00	\$25.00	\$50.00
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761							
			06/12/2017		Weeds	\$44.10	\$25.00		
			05/23/2017		Weeds	\$88.20	\$25.00		
			05/31/2017		Weeds	\$29.40	\$25.00		
						Totals	\$161.70	\$75.00	\$50.00
0835206058	1111 Orange Street	Carrington Mortgage Services 1610 East Saint Andrew Place #b150 Santa Ana CA 92705							
			05/25/2017		Weeds	\$134.50	\$25.00		
						Totals	\$134.50	\$25.00	\$50.00
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey 519 Orange Street Muscatine IA 52761							
			05/24/2017		Weeds	\$31.00	\$25.00		
			06/05/2017		Weeds	\$31.00	\$25.00		
			06/13/2017		Weeds	\$23.65	\$25.00		
			06/20/2017		Weeds	\$74.10	\$25.00		
			06/27/2017		Weeds	\$31.00	\$25.00		
						Totals	\$190.75	\$125.00	\$50.00
0835376018	706 Pine Street	Jaime and Melinda Flores 706 Pine Street Muscatine IA 52761							
			04/18/2017			\$106.80	\$25.00		
						Totals	\$106.80	\$25.00	\$50.00
0835302014	405 Roscoe Avenue	Walton and Carolyn Ponce 1300 Logan Street Muscatine IA 52761							
			05/31/2017		Rental Unit Inspection	\$30.00	\$25.00		
						Totals	\$30.00	\$25.00	\$50.00
0835352005	112 Roscoe Avenue	Christina Marie Reid Slutts & Alan James Reid 12715 105th Street Wapello IA 52653							
			05/24/2017		Weeds	\$31.00	\$25.00		
			05/31/2017		Weeds	\$16.30	\$25.00		
			06/19/2017		Weeds	\$31.00	\$25.00		
						Totals	\$78.30	\$75.00	\$50.00
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 1815 Schley Avenue Muscatine IA 52761							
			05/23/2017		Weeds	\$162.10	\$25.00		
						Totals	\$162.10	\$25.00	\$50.00
0835384005	408 W. 6th Street	David Botello Jr. or Maria Botello 408 W. 6th Street Muscatine ia 52761							
			01/24/2017		Junk	\$121.50	\$25.00		
						Totals	\$121.50	\$25.00	\$50.00
									\$196.50

Council Resolution Report
Special Assessments

07/20/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835376001	320 W. 8th Street	Francisco or Alicia Rivas 812 Marquette Street Muscatine IA 52761							
			04/13/2017		Junk	\$222.95	\$25.00		
						Totals	\$222.95	\$25.00	\$50.00 \$297.95
0835409014	508 Walnut Street	Brian Lee Costas 1200 Iowa Avenue Muscatine IA 52761							
			05/08/2017		Rental Unit Inspection	\$360.00	\$0.00		
						Totals	\$360.00	\$0.00	\$50.00 \$410.00
0836127011	1496 Washington Street	Kimberly Johnson or Stephen or Heather Fillman 1496 Washington Street Muscatine IA 52761							
			04/13/2017		Junk	\$648.30	\$25.00		
						Totals	\$648.30	\$25.00	\$50.00 \$723.30
0835459004	206 West 5th Street	Octaviano & Grace Guzman 206 West 5th Street Muscatine IA 52761							
			05/31/2017		Weeds	\$45.70	\$25.00		
			06/12/2017		Weeds	\$31.00	\$25.00		
			06/19/2017		Weeds	\$31.00	\$25.00		
			06/26/2017		Weeds	\$60.40	\$25.00		
						Totals	\$168.10	\$100.00	\$50.00 \$318.10
0835355014	701 West 8th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			05/24/2017		Weeds	\$62.00	\$25.00		
			06/05/2017		Weeds	\$62.00	\$25.00		
			06/19/2017		Weeds	\$63.60	\$25.00		
			06/27/2017		Weeds	\$63.60	\$25.00		
						Totals	\$251.20	\$100.00	\$50.00 \$401.20
1310214004	1207 Wisconsin Street	Rti Investments LLC 111 Holly Street Muscatine IA 52761							
			05/08/2017		Rental Unit Inspection	\$90.00	\$0.00		
						Totals	\$90.00	\$0.00	\$50.00 \$140.00
						Grand Totals	\$7,282.18	\$1,950.00	\$2,000.00 \$11,232.18

Council Resolution Report
Special Assessments Summary
07/20/2017

Type	Service Fee
	\$106.80
JUNK	\$3,202.40
RENTAL UNIT	\$660.00
WEEDS	\$3,312.98
<i>Total</i>	\$7,282.18