



MUSCATINE

**City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
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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: November 16, 2017

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on November 16, 2017, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$8347.40 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 July to October 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:

2017.11.16 Special Assessments
2017.11.16 Special Assessments-Summary

Resolution # _____

**RESOLUTION AUTHORIZING THE ASSESSMENT OF UNPAID
ABATEMENT COSTS 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

11/16/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835426017	613 East 6th Street	James Johnson 1010 Kammerer Ct Muscatine IA 52761	10/10/2017		Weeds	\$60.40	\$25.00		
			10/17/2017		Weeds	\$31.00	\$25.00		
					Totals	\$91.40	\$50.00	\$50.00	\$191.40
0826454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761	10/18/2017		Weeds	\$62.00	\$25.00		
					Totals	\$62.00	\$25.00	\$50.00	\$137.00
0835226038	1200 Isett Ave	Darin D Hollenbeck 1200 Isett Avenue Muscatine IA 52761	08/19/2017		Junk	\$117.10	\$25.00		
					Totals	\$117.10	\$25.00	\$50.00	\$192.10
0836251013	105 Laurel Street	Travis Edwards 105 Laurel Street Muscatine ia 52761	07/25/2017		Weeds	\$88.20	\$25.00		
					Totals	\$88.20	\$25.00	\$50.00	\$163.20
0825376022	1022 Lincoln Blvd.	Ralph or Betty Starkweather 608 N 3rd St Albia ia 52531	10/18/2017		Weeds	\$60.40	\$25.00		
					Totals	\$60.40	\$25.00	\$50.00	\$135.40
1303127010	512 Lowe Street	Nrz Reo V-2 Corp. c/o Nationstar Mortgage LLC 8950 Cypress Waters Blvd Coppell tx 75019	10/02/2017		Weeds	\$60.40	\$25.00		
			10/16/2017		Weeds	\$75.10	\$25.00		
					Totals	\$135.50	\$50.00	\$50.00	\$235.50
0834454022	2203 Lucas Street	Glenn Epperly 2203 Lucas Street Muscatine ia 52761	08/15/2017		Weeds	\$62.00	\$25.00		
			08/31/2017		Weeds	\$31.00	\$25.00		
			09/06/2017		Weeds	\$91.40	\$25.00		
0835132009	522 Maple Ave	Daniel D Ahf 9253 172nd St Muscatine IA 52761	10/18/2017		Weeds	\$31.00	\$25.00		
					Totals	\$215.40	\$100.00	\$50.00	\$365.40
0825154001	422 McArthur Street	Daniel M. & Gladys Krise 422 McArthur Street Muscatine IA 52761	08/12/2017		Junk	\$297.70	\$25.00		
			08/25/2017		Tree	\$980.45	\$25.00		
					Totals	\$1,278.15	\$50.00	\$50.00	\$1,378.15
			08/31/2017		Weeds	\$91.40	\$25.00		
			09/27/2017		Weeds	\$31.00	\$25.00		
			10/11/2017		Weeds	\$88.20	\$25.00		
			10/18/2017		Weeds	\$31.00	\$25.00		

Council Resolution Report
Special Assessments

11/16/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761				<i>Totals</i>	\$241.60	\$100.00	\$50.00	\$391.60
			10/17/2017		Weeds	\$16.30	\$25.00			
					<i>Totals</i>	\$16.30	\$25.00	\$50.00	\$91.30	
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761								
			10/02/2017		Weeds	\$14.70	\$25.00			
			10/23/2017		Secured	\$241.04	\$25.00			
					<i>Totals</i>	\$255.74	\$50.00	\$50.00	\$355.74	
0834476015	903 Newell Ave	Eva M McBride Vivien J Halloran 903 Newell Avenue Muscatine IA 52761								
			08/14/2017		Junk	\$92.10	\$25.00			
					<i>Totals</i>	\$92.10	\$25.00	\$50.00	\$167.10	
0835430009	515 Orange St	Rti Investments LLC 111 Holly Street Muscatine IA 52761								
			08/23/2017		Weeds	\$104.80	\$25.00			
					<i>Totals</i>	\$104.80	\$25.00	\$50.00	\$179.80	
0835206058	1111 Orange Street	Carrington Mortgage Services 1600 S Douglas Rd Anaheim CA 92806								
			10/17/2017		Weeds	\$16.30	\$25.00			
					<i>Totals</i>	\$16.30	\$25.00	\$50.00	\$91.30	
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947								
			08/15/2017		Weeds	\$31.00	\$25.00			
			08/30/2017		Weeds	\$31.00	\$25.00			
			09/18/2017		Weeds	\$45.70	\$25.00			
			10/10/2017		Weeds	\$60.40	\$25.00			
			10/17/2017		Weeds	\$16.30	\$25.00			
					<i>Totals</i>	\$184.40	\$125.00	\$50.00	\$359.40	
0835352005	112 Roscoe Avenue	Christina Marie Reid Slutts Alan James Reid 12715 105th Street Wapello IA 52653								
			10/02/2017		Weeds	\$31.00	\$25.00			
			10/16/2017		Weeds	\$16.30	\$25.00			
					<i>Totals</i>	\$47.30	\$50.00	\$50.00	\$147.30	
1302158017	121 Roselawn Ave	RCN LLC 2816 E Hwy 22 Muscatine IA 52761								
			08/14/2017		Weeds	\$46.10	\$25.00			
			08/16/2017		Junk	\$195.00	\$25.00			
					<i>Totals</i>	\$241.10	\$50.00	\$50.00	\$341.10	
1302158019	207 Roselawn Ave	Travis Edwards 105 Laurel Street Muscatine IA 52761								
			08/25/2017		Junk	\$172.10	\$25.00			
					<i>Totals</i>	\$172.10	\$25.00	\$50.00	\$247.10	

Council Resolution Report

11/16/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1310401001	2208 Sampson St	Rti Investments LLC 111 Holly Street Muscatine IA 52761							
			08/02/2017	Junk		\$657.80	\$25.00		
					<i>Totals</i>	<i>\$657.80</i>	<i>\$25.00</i>	<i>\$50.00</i>	<i>\$732.80</i>
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demarest Avenue Muscatine IA 52761							
			10/10/2017	Weeds		\$31.00	\$25.00		
			10/16/2017	Weeds		\$31.00	\$25.00		
					<i>Totals</i>	<i>\$62.00</i>	<i>\$50.00</i>	<i>\$50.00</i>	<i>\$162.00</i>
0835454011	115 W 5th St	Steven R. & Debra M. Welk 307 Wood Creek Lane Muscatine IA 52761							
			08/29/2017	Junk		\$111.90	\$25.00		
					<i>Totals</i>	<i>\$111.90</i>	<i>\$25.00</i>	<i>\$50.00</i>	<i>\$186.90</i>
0836104005	126 Walters St	Bradley M McGourty 126 Walters St Muscatine IA 52761							
			08/23/2017	Weeds		\$62.00	\$25.00		
					<i>Totals</i>	<i>\$62.00</i>	<i>\$25.00</i>	<i>\$50.00</i>	<i>\$137.00</i>
0836127011	1496 Washington Street	Kimberly D Arnold Stephen J or Heather C Fillman 1496 Washington Street Muscatine IA 52761							
			10/18/2017	Weeds		\$31.00	\$25.00		
					<i>Totals</i>	<i>\$31.00</i>	<i>\$25.00</i>	<i>\$50.00</i>	<i>\$106.00</i>
0835355014	701 West 8th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			10/02/2017	Weeds		\$62.00	\$25.00		
			10/17/2017	Weeds		\$48.90	\$25.00		
					<i>Totals</i>	<i>\$110.90</i>	<i>\$50.00</i>	<i>\$50.00</i>	<i>\$210.90</i>
					<i>Grand Totals</i>	<i>\$5,297.40</i>	<i>\$1,350.00</i>	<i>\$1,700.00</i>	<i>\$8,347.40</i>

Type	Service Fee
	\$5,297.40

