



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
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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:** 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
0834328017		Brian M. & Lisa D. Causee 35 Bonita Lane Sedona AZ 86336	10/16/2017		Weeds	\$100.91	\$25.00	\$50.00	\$175.91
1303428001	1712 Benham Ave	Lynn A. Kokenmiller 2802 Highland Court Muscatine IA 52761	10/12/2017		Weeds	\$34.20	\$25.00		
			10/16/2017		Weeds	\$63.60	\$25.00		
1310236001		Amy L. Tuesdale 1712 Benham Ave Muscatine IA 52761	08/23/2017		Junk	\$71.60	\$25.00		
1303476023	316 Bleeker Street	Deutsche Bank Tr. 1661 Worthington Rd, Ste 100 West Palm Beach FL 33409	10/16/2017		Weeds	\$63.60	\$25.00	\$50.00	\$138.60
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520	10/10/2017		Weeds	\$62.00	\$25.00		
			10/16/2017		Weeds	\$31.00	\$25.00		
0835207006	800 Colver Street	Gabriel Benitez 1011 Sunrise Cir Muscatine IA 52761	10/18/2017		Weeds	\$29.40	\$25.00	\$50.00	\$193.00
0835207007	722 Colver Street	Samuel or Jennifer Houseman 208 Fletcher Avenue Muscatine IA 52761	10/17/2017		Weeds	\$31.00	\$25.00		
0835407028	113 E 7th St	Jennifer S Kopf 113 E 7th St Muscatine IA 52761	08/17/2017		Junk	\$159.60	\$25.00	\$50.00	\$234.60
0835257011	505 E 8th St	Cassandra Cottrell 505 E 8th St Muscatine IA 52761	07/25/2017		Junk	\$153.20	\$25.00	\$50.00	\$228.20
0836179007	1246 East 5th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520	10/17/2017		Weeds	\$41.80	\$25.00	\$50.00	\$116.80
<b>Totals</b>									

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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		
					<b>Totals</b>	<b>\$91.40</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$191.40</b>
0826454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761							
			10/18/2017		Weeds	\$62.00	\$25.00		
					<b>Totals</b>	<b>\$62.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$137.00</b>
0835226038	1200 Isett Ave	Darin D Hollenbeck 1200 Isett Avenue Muscatine IA 52761							
			08/19/2017		Junk	\$117.10	\$25.00		
					<b>Totals</b>	<b>\$117.10</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$192.10</b>
0836251013	105 Laurel Street	Travis Edwards 105 Laurel Street Muscatine ia 52761							
			07/25/2017		Weeds	\$88.20	\$25.00		
					<b>Totals</b>	<b>\$88.20</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$163.20</b>
0825376022	1022 Lincoln Blvd.	Ralph or Betty Starkweather 608 N 3rd St Albia ia 52531							
			10/18/2017		Weeds	\$60.40	\$25.00		
					<b>Totals</b>	<b>\$60.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$135.40</b>
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		
					<b>Totals</b>	<b>\$135.50</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$235.50</b>
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		
			10/18/2017		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$215.40</b>	<b>\$100.00</b>	<b>\$50.00</b>	<b>\$365.40</b>
0835132009	522 Maple Ave	Daniel D Ahlf 9253 172nd St Muscatine IA 52761							
			08/12/2017		Junk	\$297.70	\$25.00		
			08/25/2017		Tree	\$980.45	\$25.00		
					<b>Totals</b>	<b>\$1,278.15</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$1,378.15</b>
0825154001	422 McArthur Street	Daniel M. & Gladys Krise 422 McArthur Street Muscatine IA 52761							
			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		

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
						Totals	\$241.60	\$100.00	\$50.00	\$391.60
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761								
			10/17/2017		Weeds	\$16.30	\$25.00			
						Totals	\$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			
						Totals	\$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			
						Totals	\$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			
						Totals	\$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			
						Totals	\$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			
						Totals	\$184.40	\$125.00	\$50.00	\$359.40
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts 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			
						Totals	\$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			
						Totals	\$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			
						Totals	\$172.10	\$25.00	\$50.00	\$247.10

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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		
					<b>Totals</b>	<b>\$657.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$732.80</b>
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demorest Avenue Muscatine IA 52761	10/10/2017		Weeds	\$31.00	\$25.00		
			10/16/2017		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$62.00</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$162.00</b>
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		
					<b>Totals</b>	<b>\$111.90</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$186.90</b>
0836104005	126 Walters St	Bradley M McGourty 126 Walters St Muscatine IA 52761	08/23/2017		Weeds	\$62.00	\$25.00		
					<b>Totals</b>	<b>\$62.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$137.00</b>
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		
					<b>Totals</b>	<b>\$31.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$106.00</b>
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		
					<b>Totals</b>	<b>\$110.90</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$210.90</b>
<b>Grand Totals</b>						<b>\$5,297.40</b>	<b>\$1,350.00</b>	<b>\$1,700.00</b>	<b>\$8,347.40</b>

Council Resolution Report  
Special Assessments Summary  
11/16/2017

Type	Service Fee

Total/ \$5,297.40

