



City Hall 215 Summore 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: December 15, 2017

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on December 15, 2017, to present a request to assess unpaid nuisance abatement costs totaling \$9,120.15 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 August to November 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:

2017.12.15 Special Assessments  
2017.12.15 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 \_\_\_\_\_

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Diana Broderson, Mayor

ATTEST:

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Gregg Mandsager, City Administrator

**Council Resolution Report**

Special Assessments

12/21/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1303428001		Lynn A. Kokemuller 2802 Highland Court Muscatine IA 52761							
			10/31/2017		Weeds	\$153.40	\$25.00		
			11/20/2017		Weeds	\$63.60	\$25.00		
					<b>Totals</b>	<b>\$217.00</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$317.00</b>
1303476023	316 Bleeker Street	Deutsche Bank Tr. 1661 Worthington Rd. Ste 100 West Palm Beach FL 33409							
			11/03/2017		Junk	\$98.10	\$25.00		
					<b>Totals</b>	<b>\$98.10</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$173.10</b>
1303452010	1919 Breese Ave	Gilberto Mendoza 1919 Breese Avenue Muscatine IA 52761							
			09/13/2017		Junk	\$220.60	\$25.00		
					<b>Totals</b>	<b>\$220.60</b>	<b>\$26.00</b>	<b>\$50.00</b>	<b>\$295.60</b>
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			10/30/2017		Weeds	\$60.40	\$25.00		
			11/20/2017		Weeds	\$116.90	\$25.00		
					<b>Totals</b>	<b>\$177.30</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$277.30</b>
1303454014	1910 Breese Avenue	Gary or Kimberly Reinier 1910 Breese Avenue Muscatine IA 52761							
			09/14/2017		Weeds	\$89.80	\$25.00		
			09/26/2017		Junk	\$108.20	\$25.00		
					<b>Totals</b>	<b>\$198.00</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$298.00</b>
0835207007	722 Colver Street	Samuel or Jennifer Houseman 208 Fletcher Avenue Muscatine IA 52761							
			10/31/2017		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$31.00</b>	<b>\$26.00</b>	<b>\$50.00</b>	<b>\$106.00</b>
0835287005	710 E 7th St	Robert W Honea Jr 710 E 7th St Muscatine IA 52761							
			10/16/2017		Junk	\$101.80	\$25.00		
					<b>Totals</b>	<b>\$101.80</b>	<b>\$26.00</b>	<b>\$50.00</b>	<b>\$176.80</b>
0836155016	904 E 7th St	Jose L Melendez Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572							
			09/19/2017		Junk	\$1,837.10	\$25.00		
			09/13/2017		Weeds	\$58.80	\$25.00		
					<b>Totals</b>	<b>\$1,895.90</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$1,995.90</b>
0835234009	905 E. 9th Street	TICO Investments, LLC 1323 Mulberry Avenue Muscatine ia 52761							
			10/06/2017		Junk	\$121.50	\$25.00		
					<b>Totals</b>	<b>\$121.50</b>	<b>\$26.00</b>	<b>\$50.00</b>	<b>\$196.50</b>

**Council Resolution Report**  
Special Assessments

12/21/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835257002	504 E. 9th Street	Jaime Benitez 506 E. 9th Street Muscatine IA 52761							
			09/22/2017		Junk	\$106.80	\$25.00		
						<b>Totals</b>	<b>\$106.80</b>	<b>\$25.00</b>	<b>\$50.00</b> <b>\$181.80</b>
0836179007	1246 East 5th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			11/21/2017		Weeds	\$62.00	\$25.00		
						<b>Totals</b>	<b>\$62.00</b>	<b>\$25.00</b>	<b>\$50.00</b> <b>\$137.00</b>
0835429014	405 East 6th Street	RCN LLC 2816 East Hwy 22 Muscatine IA 52761							
			10/03/2017		Junk	\$122.00	\$25.00		
						<b>Totals</b>	<b>\$122.00</b>	<b>\$25.00</b>	<b>\$50.00</b> <b>\$197.00</b>
0835282012	811 East 7th Street	M & W Holdings, LLC 1822 N. Isett Avenue Muscatine IA 52761							
			08/29/2017		Weeds	\$58.80	\$25.00		
						<b>Totals</b>	<b>\$58.80</b>	<b>\$25.00</b>	<b>\$50.00</b> <b>\$133.80</b>
1303403013	204 Gilbert St	Janice I Rutherford 204 Gilbert Street Muscatine IA 52761							
			10/26/2017		Weeds	\$234.00	\$25.00		
						<b>Totals</b>	<b>\$234.00</b>	<b>\$25.00</b>	<b>\$50.00</b> <b>\$309.00</b>
0826454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761							
			11/01/2017		Weeds	\$47.30	\$25.00		
			11/21/2017		Weeds	\$91.40	\$25.00		
						<b>Totals</b>	<b>\$138.70</b>	<b>\$50.00</b>	<b>\$50.00</b> <b>\$238.70</b>
0825376022	1022 Lincoln Blvd.	Ralph or Betty Starkweather 608 N 3rd St Albia IA 52531							
			11/01/2017		Weeds	\$16.30	\$25.00		
						<b>Totals</b>	<b>\$16.30</b>	<b>\$25.00</b>	<b>\$50.00</b> <b>\$91.30</b>
1303127010	512 Lowe Street	Nrz Reo V-2 Corp. c/o Nationstar Mortgage LLC 8950 Cypress Waters Blvd Coppell TX 75019							
			10/30/2017		Weeds	\$31.00	\$25.00		
			11/20/2017		Weeds	\$60.40	\$25.00		
						<b>Totals</b>	<b>\$91.40</b>	<b>\$60.00</b>	<b>\$60.00</b> <b>\$191.40</b>
0834454022	2203 Lucas Street	Glenn Epperly 2203 Lucas Street Muscatine IA 52761							
			09/27/2017		Weeds	\$60.40	\$25.00		
			11/17/2017		Secured	\$457.95	\$25.00		
						<b>Totals</b>	<b>\$518.35</b>	<b>\$50.00</b>	<b>\$50.00</b> <b>\$618.35</b>
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761							
			11/20/2017		Weeds	\$31.00	\$25.00		

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	<b>Assessment Fee</b>	<b>Total</b>
								<b>Totals</b>	
Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	<b>Assessment Fee</b>	<b>Total</b>
						<b>Totals</b>	\$31.00	\$25.00	
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761				\$31.00	\$25.00	\$50.00	\$106.00
0835207030	1105 Oak Street	RCN LLC 2816 E Hwy 22 Muscatine IA 52761	10/30/2017		Weeds	\$31.00	\$25.00	\$50.00	\$106.00
						<b>Totals</b>	<b>\$31.00</b>	<b>\$25.00</b>	<b>\$50.00</b>
0835205016	1206 Orange St	Otto or Jessica Harrington 1206 Orange St Muscatine IA 52761	10/18/2017		Weeds	\$91.40	\$25.00	\$50.00	\$166.40
						<b>Totals</b>	<b>\$91.40</b>	<b>\$25.00</b>	<b>\$50.00</b>
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947	10/05/2017		Junk	\$552.70	\$25.00	\$50.00	\$627.70
						<b>Totals</b>	<b>\$552.70</b>	<b>\$25.00</b>	<b>\$50.00</b>
0835352005	112 Roscoe Avenue	Christina Marie Reid Siuts Alan James Reid 12715 105th Street Wapello IA 52653	10/31/2017		Weeds	\$31.00	\$25.00	\$50.00	\$162.00
			11/20/2017		Weeds	\$31.00	\$25.00	\$50.00	\$162.00
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demarest Avenue Muscatine IA 52761				<b>Totals</b>	<b>\$62.00</b>	<b>\$50.00</b>	<b>\$50.00</b>
			10/31/2017		Weeds	\$31.00	\$25.00	\$50.00	\$162.00
0835285001	619 Spring St	RCN LLC 2816 E Hwy 22 Muscatine IA 52761	11/20/2017		Weeds	\$31.00	\$25.00	\$50.00	\$162.00
						<b>Totals</b>	<b>\$62.00</b>	<b>\$50.00</b>	<b>\$50.00</b>
1302129001	617 W 4th St	Tlh Rentals LLC 2916 Mulberry Avenue Muscatine ia 52761	10/31/2017		Weeds	\$31.00	\$25.00	\$50.00	\$178.30
			11/20/2017		Weeds	\$47.30	\$25.00	\$50.00	\$178.30
1302129003	613 W 4th St	Barbara Pajak 613 W 4th St Muscatine IA 52761				<b>Totals</b>	<b>\$78.30</b>	<b>\$50.00</b>	<b>\$50.00</b>
			09/19/2017		Weeds	\$134.50	\$25.00	\$50.00	\$209.50
1302129003	613 W 4th St	Barbara Pajak 613 W 4th St Muscatine IA 52761	08/29/2017		Weeds	\$58.80	\$25.00	\$50.00	\$209.50
			09/21/2017		Weeds	\$132.30	\$25.00	\$50.00	\$209.50
1302129003	613 W 4th St	Barbara Pajak 613 W 4th St Muscatine IA 52761				<b>Totals</b>	<b>\$191.10</b>	<b>\$50.00</b>	<b>\$50.00</b>
			09/21/2017		Weeds	\$73.50	\$25.00	\$50.00	\$148.50

**Council Resolution Report**  
Special Assessments

12/21/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1302129004	611 W 4th St	William Mathis Justine Mathis 611 W 4th St Muscatine IA 52761							
			09/21/2017		Weeds	\$58.80	\$25.00		
						<b>Totals</b>	<b>\$58.80</b>	<b>\$25.00</b>	<b>\$50.00</b>
									<b>\$133.80</b>
0835154008	108 W Fulliam Ave	Heather Carter 108 W Fulliam Ave Muscatine IA 52761							
			09/26/2017		Junk	\$209.70	\$25.00		
						<b>Totals</b>	<b>\$209.70</b>	<b>\$25.00</b>	<b>\$50.00</b>
									<b>\$284.70</b>
0835387005	404 West 5th Street	Natosha Blocker or Natosha Enriquez 404 West 5th Street Muscatine IA 52761							
			09/22/2017		Weeds	\$58.80	\$25.00		
						<b>Totals</b>	<b>\$58.80</b>	<b>\$25.00</b>	<b>\$50.00</b>
									<b>\$133.80</b>
0835355014	701 West 8th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			10/31/2017		Weeds	\$62.00	\$25.00		
			11/20/2017		Weeds	\$62.00	\$25.00		
						<b>Totals</b>	<b>\$124.00</b>	<b>\$50.00</b>	<b>\$50.00</b>
									<b>\$224.00</b>
0826379032	523 Woodlawn Avenue	Lynn or Christel West PO Box 62 Muscatine IA 52761							
			10/31/2017		Weeds	\$31.00	\$25.00		
			11/21/2017		Weeds	\$120.80	\$25.00		
						<b>Totals</b>	<b>\$151.80</b>	<b>\$50.00</b>	<b>\$50.00</b>
									<b>\$251.80</b>
						<b>Grand Totals</b>	<b>\$6,320.15</b>	<b>\$1,150.00</b>	<b>\$1,650.00</b>
									<b>\$9,120.15</b>

Council Resolution Report

Special Assessments Summary

12/21/2017

Type	Service Fee
<i>Total</i>	<b>\$6,320.15</b>