



City Hall, 215 Sycamore St.  
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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:** February 15, 2018

**SUBJECT:** Special Assessments

**INTRODUCTION:**

The Community Development Department would like to be placed on the City Council agenda on February 15, 2018, to present a request to assess unpaid nuisance abatement costs totaling \$3,821.17 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 September 2017 to January 2018. 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 registration 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 registration costs to their respective properties.

**ATTACHMENT:**

2018.02.15 Special Assessments  
2018.02.15 Special Assessments-Summary

RESOLUTION NO. \_\_\_\_\_

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_.

\_\_\_\_\_  
Diana Broderson, Mayor

ATTEST:

\_\_\_\_\_  
Gregg Mandsager, City Administrator

Council Resolution Report  
Special Assessments  
02/15/2018

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1303452010	1919 Breese Ave	Gilberto Mendoza 1919 Breese Avenue Muscatine IA 52761	12/28/2017		Junk	\$62.80	\$25.00		
					<b>Totals</b>	<b>\$62.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$137.80</b>
1302132002	313 Broadway St	Robert R or Lois R Richmond Randy R Richmond 2783 Shamrock Dr Muscatine ia 52761	12/24/2017		Snow	\$14.70	\$25.00		
					<b>Totals</b>	<b>\$14.70</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$89.70</b>
1303404003	210 Clinton St	Gregor Graham 13523 345th St W Illinois City IL 61259	11/20/2017		Junk	\$86.25	\$25.00		
					<b>Totals</b>	<b>\$86.25</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$161.25</b>
1310281015	1807 Demorest Avenue	George W Bechmann Lucille R Bechmann 1807 Demorest Avenue Muscatine IA 52761	12/06/2017		Junk	\$61.80	\$25.00		
					<b>Totals</b>	<b>\$61.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$136.80</b>
1310281016	1803 Demorest Avenue	Willard Zaehringer 2249 41st Street S Muscatine ia 52761	12/06/2017		Junk	\$89.00	\$25.00		
					<b>Totals</b>	<b>\$89.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$164.00</b>
0835426017	613 East 6th Street	James Johnson 1010 Kammerer Ct Muscatine IA 52761	11/20/2017		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$31.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$106.00</b>
0835282012	811 East 7th Street	M & W Holdings, LLC 1822 N. Isett Avenue Muscatine IA 52761	11/29/2017		Junk	\$312.40	\$25.00		
					<b>Totals</b>	<b>\$312.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$387.40</b>
1302309002	414 Grandview Avenue	Dallas McManus 285 E Hanover Letts ia 52754	05/17/2017		No Show Inspection	\$60.00	\$25.00		
			09/25/2017		Rental Unit Inspection	\$60.00	\$25.00		
			12/06/2017		Property Registration	\$30.00	\$25.00		
					<b>Totals</b>	<b>\$150.00</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$275.00</b>
0826454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761	12/24/2017		Snow	\$19.61	\$25.00		
			12/28/2017		Snow	\$56.36	\$25.00		
			01/12/2018		Snow	\$30.19	\$25.00		
					<b>Totals</b>	<b>\$106.16</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$231.16</b>

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835226038	1200 Isett Ave	Darin D Hollenbeck 1200 Isett Avenue Muscatine IA 52761	11/28/2017		Junk	\$147.50	\$25.00		
					<b>Totals</b>	<b>\$147.50</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$222.50</b>
0835228009	1111 Isett Avenue	Antonio Mendoza 1111 Isett Avenue Muscatine ia 52761	11/22/2017		Junk	\$126.50	\$25.00		
					<b>Totals</b>	<b>\$126.50</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$201.50</b>
0825376022	1022 Lincoln Blvd.	Ralph or Betty Starkweather 608 N 3rd St Albia ia 52531	12/24/2017		Snow	\$19.61	\$25.00		
			01/12/2018		Snow	\$26.77	\$25.00		
			12/28/2017		Snow	\$24.49	\$25.00		
					<b>Totals</b>	<b>\$70.87</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$195.87</b>
0834454022	2203 Lucas Street	Glenn Epperly 2203 Lucas Street Muscatine ia 52761	12/28/2017		Snow	\$32.98	\$25.00		
			01/12/2018		Snow	\$16.98	\$25.00		
					<b>Totals</b>	<b>\$49.96</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$149.96</b>
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761	12/24/2017		Snow	\$7.35	\$25.00		
			01/12/2018		Snow	\$32.82	\$25.00		
			12/28/2017		Snow	\$31.84	\$25.00		
					<b>Totals</b>	<b>\$72.01</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$197.01</b>
1302156015	1515 New Hampshire Street	Natividad or Carmen Santana 409 Liberty Street Muscatine ia 52761	12/04/2017		Property Registration	\$30.00	\$25.00		
					<b>Totals</b>	<b>\$30.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$105.00</b>
0835205016	1206 Orange St	Federal National Mortgage Association P.O. Box 650043 Dallas TX 75265	11/28/2017		Junk	\$144.90	\$25.00		
					<b>Totals</b>	<b>\$144.90</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$219.90</b>
1310404006	1818 Sampson St	Jeff Benefiel 1818 Sampson St Muscatine ia 52761	12/24/2017		Snow	\$19.61	\$25.00		
			12/28/2017		Snow	\$93.11	\$25.00		
			01/12/2018		Snow	\$29.97	\$25.00		
					<b>Totals</b>	<b>\$142.69</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$267.69</b>
0835403021	702 Walnut Street	Dallas McManus 285 E Hanover Letts IA 52754	12/11/2017		Junk	\$358.60	\$25.00		
					<b>Totals</b>	<b>\$358.60</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$433.60</b>

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0836127011	1496 Washington Street	Kimberly D Arnold Stephen J or Heather C Fillman 1496 Washington Street Muscatine IA 52761							
			12/28/2017		Snow	\$22.05	\$25.00		
			01/12/2018		Snow	\$16.98	\$25.00		
					<b>Totals</b>	<b>\$39.03</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$139.03</b>
					<b>Grand Totals</b>	<b>\$2,096.17</b>	<b>\$775.00</b>	<b>\$950.00</b>	<b>\$3,821.17</b>



Council Resolution Report  
Special Assessments Summary  
02/15/2018

Type	Service Fee
JUNK	\$1,389.75
NO SHOW INSPECTION	\$60.00
PROPERTY	\$60.00
RENTAL UNIT	\$60.00
SNOW	\$495.42
WEEDS	\$31.00
Total	\$2,096.17