



**City Hall 215 Sycamore St  
Muscatine IA 52641-2240  
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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:** March 15, 2018

**SUBJECT:** Special Assessments

**INTRODUCTION:**

The Community Development Department would like to be placed on the City Council agenda on March 15, 2018, to present a request to assess unpaid nuisance abatement costs totaling \$5,663.02 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 December 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:**

2018.03.15 Special Assessments  
2018.03.15 Special Assessments-Summary

**Council Resolution Report**

**Special Assessments**

03/15/2018

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1303476023	316 Bleeker Street	Deutsche Bank Tr. 1661 Worthington Rd. Ste 100 West Palm Beach FL 33409							
			01/12/2018		Snow	\$34.12	\$25.00		
			12/24/2017		Snow	\$9.79	\$25.00		
					<b>Totals</b>	<b>\$43.91</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$143.91</b>
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			12/24/2017		Snow	\$9.79	\$25.00		
			12/28/2017		Snow	\$51.45	\$25.00		
			01/12/2018		Snow	\$46.35	\$25.00		
					<b>Totals</b>	<b>\$107.59</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$232.59</b>
0835401021	904 Cedar Street	JP Morgan Chase Bank 1111 Polaris Parkway Columbus OH 43240							
			12/24/2017		Snow	\$24.49	\$25.00		
					<b>Totals</b>	<b>\$24.49</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$99.49</b>
0835377022	606 Chestnut Street	American Home Solutions LLC 1934 Boyrum Street Iowa City ia 52240							
			01/15/2018		Junk	\$161.60	\$25.00		
					<b>Totals</b>	<b>\$161.60</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$236.60</b>
0835207007	722 Colver Street	Samuel or Jennifer Houseman 208 Fletcher Avenue Muscatine IA 52761							
			01/12/2018		Snow	\$35.45	\$25.00		
			12/28/2017		Snow	\$29.40	\$25.00		
			12/24/2017		Snow	\$7.35	\$25.00		
					<b>Totals</b>	<b>\$72.20</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$197.20</b>
1310214009	2017 Dewey Avenue	TLH Rentals LLC 2916 Mulberry Avenue Muscatine ia 52761							
			01/09/2018		Junk	\$140.50	\$25.00		
			01/20/2018		Tree	\$268.30	\$25.00		
					<b>Totals</b>	<b>\$408.80</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$508.80</b>
0836155016	904 E 7th St	Jose L Melendez Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572							
			01/12/2018		Snow	\$27.91	\$25.00		
			12/28/2017		Snow	\$14.70	\$25.00		
			12/24/2017		Snow	\$9.79	\$25.00		
					<b>Totals</b>	<b>\$52.40</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$177.40</b>
0835426017	613 East 6th Street	James Johnson 1010 Kammerer Ct Muscatine IA 52761							
			12/24/2017		Snow	\$7.35	\$25.00		
			12/28/2017		Snow	\$22.05	\$25.00		
			01/12/2018		Snow	\$42.61	\$25.00		
					<b>Totals</b>	<b>\$72.01</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$197.01</b>

**Council Resolution Report**  
**Special Assessments**

03/15/2018

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0836108010	1111 East 8th Street	Selene Finance LP PO Box 422039 Houston TX 77242							
			01/12/2018		Snow	\$20.56	\$25.00		
			12/24/2017		Snow	\$7.35	\$25.00		
0835333010	817 Fuller St	Money Source Inc 500 S Broad St #100A Meriden iaCT 06450			<i>Totals</i>	\$27.91	\$50.00	\$50.00	\$127.91
			01/12/2018		Snow	\$43.75	\$25.00		
			12/28/2017		Snow	\$58.80	\$25.00		
0826427008	1610 Isett Avenue	Skuared Properties 1437 Walter Mapp Dr Riverside IA 52327			Snow	\$14.70	\$25.00		
					<i>Totals</i>	\$117.25	\$75.00	\$50.00	\$242.25
			12/29/2017		Weeds	\$163.60	\$25.00		
0824451010	11 Laurie Dr	Carol J Summy Trust 2A Jody Dr Muscatine ia 52761			<i>Totals</i>	\$163.60	\$25.00	\$50.00	\$238.60
					Junk	\$98.10	\$25.00		
					<i>Totals</i>	\$98.10	\$25.00	\$50.00	\$173.10
1303226017	1803 Lucas Street	Franklin Grim 1803 Lucas Street Muscatine ia 52761							
			01/17/2018		Junk	\$126.90	\$25.00		
					<i>Totals</i>	\$126.90	\$25.00	\$50.00	\$201.90
0835132009	522 Maple Ave	Carrington Mortgage Services 1600 S Douglas Rd Ste 200-A Anaheim ca 92806							
			12/24/2017		Snow	\$7.35	\$25.00		
			12/28/2017		Snow	\$24.49	\$25.00		
0835252003	1124 Mulberry Avenue	American Home Solutions LLC 1934 Boyrum Street Iowa City ia 52240			Snow	\$25.47	\$25.00		
					<i>Totals</i>	\$57.31	\$75.00	\$50.00	\$182.31
			01/12/2018		Snow	\$44.57	\$25.00		
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761			Snow	\$22.62	\$25.00		
			12/30/2017		Snow	\$22.05	\$25.00		
			12/24/2017		Snow	\$9.79	\$25.00		
0835205016	1206 Orange St	Federal National Mortgage Association P.O. Box 650043 Dallas TX 75265			<i>Totals</i>	\$76.41	\$75.00	\$50.00	\$201.41
			01/12/2018		Snow	\$44.57	\$25.00		
			12/28/2017		Snow	\$34.28	\$25.00		
			12/24/2017		Snow	\$7.35	\$25.00		
					<i>Totals</i>	\$64.25	\$75.00	\$50.00	\$189.25
			01/08/2018		Snow	\$30.54	\$25.00		

**Council Resolution Report**  
Special Assessments

03/15/2018

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
0835206058	1111 Orange Street	Carrington Mortgage Services 1600 S Douglas Rd Anaheim CA 92806				<i>Totals</i>	\$30.54	\$25.00	\$50.00	<b>\$105.54</b>
			01/12/2018		Snow		\$16.98	\$25.00		
						<i>Totals</i>	<b>\$16.98</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$91.98</b>
0835426007	615 Orange Street	Chad M. Tiecke 813 Robin Road Muscatine IA 52761								
			01/05/2018		Junk		\$74.80	\$25.00		
						<i>Totals</i>	<b>\$74.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$149.80</b>
0835428016	610 Orange Street	Stone House Properties LLC 305 Parkview Ct North Liberty ia 52317								
			12/21/2017		Junk		\$121.80	\$25.00		
						<i>Totals</i>	<b>\$121.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$196.80</b>
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947								
			01/12/2018		Snow		\$59.59	\$25.00		
			12/28/2017		Snow		\$46.54	\$25.00		
			12/24/2017		Snow		\$9.79	\$25.00		
						<i>Totals</i>	<b>\$115.92</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$240.92</b>
0835379021	600 Pine Street	Dm Investing LLC c/o Frieden Properties 3816 28th Street Rock Island IL 61201								
			01/05/2018		Junk		\$133.20	\$25.00		
						<i>Totals</i>	<b>\$133.20</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$208.20</b>
0835352005	112 Roscoe Avenue	Christina Marie Reid Slut Alan James Reid 12715 105th Street Wapello IA 52653								
			01/12/2018		Snow		\$29.05	\$25.00		
			12/28/2017		Snow		\$44.10	\$25.00		
			12/24/2017		Snow		\$9.79	\$25.00		
						<i>Totals</i>	<b>\$82.94</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$207.94</b>
0825303008	519 Sub Van Buren	Deborah Ross Patricia Penner 519 Sub Van Buren Muscatine ia 52761								
			12/21/2017		Junk		\$158.55	\$25.00		
						<i>Totals</i>	<b>\$158.55</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$233.55</b>
0835379016	307 W 6th St	Maxwell Bright 307 W 6th St Muscatine ia 52761								
			01/05/2018		Junk		\$89.20	\$25.00		
						<i>Totals</i>	<b>\$89.20</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$164.20</b>
0835153005	316 W Fulliam Ave	Wende Allender 316 W Fulliam Ave Muscatine ia 52761								
			01/19/2018		Snow		\$22.62	\$25.00		
						<i>Totals</i>	<b>\$22.62</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$97.62</b>

**Council Resolution Report**  
**Special Assessments**

03/15/2018

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835379018	305 West 6th Street	Midfirst Bank c/o Midland Mortgage 999 NW Grand Blvd Suite 100 Oklahoma City OK 73118							
			01/12/2018		Snow	\$26.77	\$25.00		
			12/28/2017		Snow	\$22.05	\$25.00		
			12/24/2017		Snow	\$14.70	\$25.00		
					<b>Totals</b>	<b>\$63.52</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$188.52</b>
0835355014	701 West 8th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			01/12/2018		Snow	\$38.52	\$25.00		
			12/28/2017		Snow	\$44.10	\$25.00		
			12/24/2017		Snow	\$14.70	\$25.00		
					<b>Totals</b>	<b>\$97.32</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$222.32</b>
1310263007	1610 Wisconsin Street	Julio A Guzman Mayra J Solis 1610 Wisconsin Street Muscatine ia 52761							
			12/20/2017		Junk	\$48.55	\$25.00		
					<b>Totals</b>	<b>\$48.55</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$123.55</b>
0826478009	901 Woodlawn Avenue	Lourdes Artola-Mejia 901 Woodlawn Avenue Muscatine ia 52761							
			12/28/2017		Snow	\$7.35	\$25.00		
					<b>Totals</b>	<b>\$7.35</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.35</b>
					<b>Grand Totals</b>	<b>\$2,738.02</b>	<b>\$1,425.00</b>	<b>\$1,500.00</b>	<b>\$5,663.02</b>

Council Resolution Report  
Special Assessments Summary  
03/15/2018

Type	Service Fee
JUNK	<b>\$1,153.20</b>
SNOW	<b>\$1,152.92</b>
TREE	<b>\$268.30</b>
WEEDS	<b>\$163.60</b>
<i>Total</i>	<b>\$2,738.02</b>

Resolution # \_\_\_\_\_

**RESOLUTION AUTHORIZING THE ASSESSMENT OF UNPAID  
ABATEMENT COSTS TO PRIVATE PROPERTIES**

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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 \_\_\_\_\_

Allen Harvey, Mayor Pro Tem

ATTEST: \_\_\_\_\_

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