



City of Muscatine



AGENDA ITEM SUMMARY

October 15, 2020

City Council

STAFF

Jodi Royal-Goodwin, Community Development Director

SUBJECT

Special Assessments

EXECUTIVE SUMMARY

Presented for City Council's consideration is a resolution authorizing the assessment of unpaid nuisance abatement costs to private properties. The nuisance abatement costs total \$10,859.21, the administrative fees are \$2,750.00, and the assessment fees are \$2,650.00. The total fees being requested for assessment at this time total \$16,259.21.

STAFF RECOMMENDATION

Staff recommends approval of the resolution to assess the unpaid nuisance abatement costs to their respective properties.

BACKGROUND/DISCUSSION

The City's contractor has provided nuisance abatement services at the properties listed on the attachment. Dates of service are from April 2020 to August 2020. 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.

Many of these properties are vacant and are routinely maintained by the City Contractor against nuisance violations for weeds and snow removal where applicable. Assessing the fees allows the City the opportunity to be reimbursed at the time the property is sold or a tax certificate is claimed. Other properties are occupied, in which case the owner was billed for the services provided. If the initial invoice to the property owner is not paid a late notice is sent prior to requesting assessment.

A \$50.00 assessment fee has been added to each property to cover processing costs. Additional fees are charged by the County for each assessment.

CITY FINANCIAL IMPACT

Fees are to reimburse the City for expenses associated with unabated nuisance violations. If assessments are not approved or are reduced, payments to the contractor will impact the general fund.

ATTACHMENTS

1. Council Resolution Report Special Assessments 10/15/2020 (PDF)
2. Council Resolution Report Special Assessments Summary 10/15/2020 (PDF)

Resolution #2020-0347

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:

Carol Webb, City Administrator

Council Resolution Report
Special Assessments Summary
10/15/2020

Type **Service Fee**

JUNK **\$3,850.83**

SECURED **\$120.39**

TREE **\$224.30**

WEEDS **\$6,663.69**

Total **\$10,859.21**

Council Resolution Report
Special Assessments

10/15/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0834328017		Brian M. & Lisa D. Causse 13849 E Hawknest Rd Scottsdale AZ 85262							
			07/27/2020		Weeds	\$148.50	\$25.00		
					Totals	\$148.50	\$25.00	\$50.00	\$223.50
0825176037	1807 1st Avenue	Michael Crose 1807 1st Ave Muscatine IA 52761							
			08/12/2020		Weeds	\$163.60	\$25.00		
					Totals	\$163.60	\$25.00	\$50.00	\$238.60
0834176009	1632 Beach Circle	Mendi Jenkins 1632 Beach Cir Muscatine ia 52761							
			07/20/2020		Weeds	\$89.80	\$25.00		
			07/29/2020		Weeds	\$57.80	\$25.00		
					Totals	\$147.60	\$50.00	\$50.00	\$247.60
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523							
			07/06/2020		Weeds	\$91.40	\$25.00		
			07/13/2020		Weeds	\$62.00	\$25.00		
			07/27/2020		Weeds	\$47.30	\$25.00		
			08/04/2020		Weeds	\$62.00	\$25.00		
			08/10/2020		Weeds	\$62.00	\$25.00		
					Totals	\$324.70	\$125.00	\$50.00	\$499.70
0835408016	614 Cedar St	Nadine E Martinez 614 Cedar St Muscatine IA 52761							
			07/14/2020		Junk	\$152.90	\$25.00		
					Totals	\$152.90	\$25.00	\$50.00	\$227.90
0835408010	618 Cedar Street	Dean Jensen 2520 Echo Avenue Letts IA 52754							
			08/11/2020		Weeds	\$104.80	\$25.00		
					Totals	\$104.80	\$25.00	\$50.00	\$179.80
1319377002	6904 Cheryl St	Michelle A Elshoff Tr 6904 Cheryl St Muscatine IA 52761							
			07/22/2020		Junk	\$108.20	\$25.00		
					Totals	\$108.20	\$25.00	\$50.00	\$183.20
0835377022	606 Chestnut Street	Kim Fowler Constance Fisher 606 Chestnut Street Muscatine ia 52761							
			07/22/2020		Secured	\$120.39	\$25.00		
					Totals	\$120.39	\$25.00	\$50.00	\$195.39
1303403011	217 Clinton Street	Victoria Garrison James Beemblossom 217 Clinton Street Muscatine IA 52761							
			07/13/2020		Weeds	\$134.50	\$25.00		
					Totals	\$134.50	\$25.00	\$50.00	\$209.50

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0836187011	1216 E 2nd St	Rachael Tapia 1216 E 2nd St Muscatine IA 52761	08/04/2020		Weeds	\$89.80	\$25.00		
					Totals	\$89.80	\$25.00	\$50.00	\$164.80
0836178015	1321 E 5th St	Edgar Property Investment LLC 13575 Lynam Dr Omaha NE 68138	07/06/2020		Weeds	\$31.00	\$25.00		
			07/14/2020		Weeds	\$45.70	\$25.00		
			07/28/2020		Weeds	\$38.35	\$25.00		
			08/04/2020		Weeds	\$31.00	\$25.00		
					Totals	\$146.05	\$100.00	\$50.00	\$296.05
0836155009	903 E 6th St	Gabriel Benitez 1011 Sunrise Cir Muscatine IA 52761	05/14/2020		Junk	\$221.60	\$25.00		
			05/27/2020		Junk	\$79.40	\$25.00		
					Totals	\$301.00	\$50.00	\$50.00	\$401.00
0835279005	808 E 9th St	Erasmio Rodriguez or Juana Fernandez 808 E 9th St Muscatine IA 52761	08/07/2020		Tree	\$90.10	\$25.00		
			08/12/2020		Junk	\$77.40	\$25.00		
					Totals	\$167.50	\$50.00	\$50.00	\$267.50
0836179007	1246 East 5th Street	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523	07/06/2020		Weeds	\$31.00	\$25.00		
			07/17/2020		Weeds	\$32.60	\$25.00		
			07/28/2020		Weeds	\$60.40	\$25.00		
			08/10/2020		Weeds	\$62.00	\$25.00		
					Totals	\$186.00	\$100.00	\$50.00	\$336.00
0835407027	111 East 7th Street	TICO Investments, LLC 1200 Iowa Avenue Muscatine IA 52761	07/15/2020		Junk	\$188.10	\$25.00		
			07/16/2020		Weeds	\$163.60	\$25.00		
					Totals	\$351.70	\$50.00	\$50.00	\$451.70
0835404003	106 East 9th Street	Red Door Investors LLC 910 Sycamore Street Muscatine IA 52761	07/16/2020		Weeds	\$58.80	\$25.00		
			07/30/2020		Weeds	\$134.20	\$25.00		
					Totals	\$193.00	\$50.00	\$50.00	\$293.00
0825379019	1011 Hill Ave	Donald S Jarr 1011 Hill Ave Muscatine IA 52761	07/20/2020		Weeds	\$113.45	\$25.00		
					Totals	\$113.45	\$25.00	\$50.00	\$188.45

Council Resolution Report

Special Assessments

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0826454008	619 Hope Avenue	End of the Road LLC 13575 Lynam Dr Omaha NE 68138	07/07/2020		Weeds	\$89.80	\$25.00		
			07/29/2020		Weeds	\$45.70	\$25.00		
			08/11/2020		Weeds	\$14.70	\$25.00		
			Totals			\$150.20	\$75.00	\$50.00	\$275.20
0828276027	2829 Houser St	Thomas or Barbara Wallick P.O. Box 383 Bettendorf IA 52722	06/17/2020		Junk	\$284.60	\$25.00		
			Totals			\$284.60	\$25.00	\$50.00	\$359.60
0835180005	1214 Iowa Ave	Clay Buster 7762 County Rd X37 Morning Sun IA 52640	07/29/2020		Weeds	\$179.60	\$25.00		
			Totals			\$179.60	\$25.00	\$50.00	\$254.60
0835327011	1014 Iowa Ave	Wells Fargo Bank Na 3476 Stateview Blvd Fort Mill SC 29715	08/05/2020		Weeds	\$167.99	\$25.00		
			Totals			\$167.99	\$25.00	\$50.00	\$242.99
1310254002	1301 Kansas Street	Jose Guadalupe Cisneros 501 Shady Green Ln Hilton Head Island SC 29910	08/05/2020		Junk	\$91.20	\$25.00		
			Totals			\$91.20	\$25.00	\$50.00	\$166.20
1303433010	517 Liberty St	Sean Allison 517 Liberty Street Muscatine IA 52761	07/14/2020		Weeds	\$149.20	\$25.00		
			Totals			\$149.20	\$25.00	\$50.00	\$224.20
0825376018	1106 Lincoln Blvd	Shelley Jo Whittington 1106 Lincoln Blvd Muscatine IA 52761	07/29/2020		Tree	\$134.20	\$25.00		
			Totals			\$134.20	\$25.00	\$50.00	\$209.20
1302101019	1503 Lucas St	Kayla Kirby 121 Polk St Burlington IA 52601	05/11/2020		Weeds	\$267.80	\$25.00		
			05/27/2020		Weeds	\$91.40	\$25.00		
			06/17/2020		Weeds	\$165.50	\$25.00		
			07/08/2020		Weeds	\$89.80	\$25.00		
			07/20/2020		Weeds	\$62.00	\$25.00		
			07/29/2020		Weeds	\$91.40	\$25.00		
			08/05/2020		Weeds	\$91.40	\$25.00		
			08/11/2020		Weeds	\$57.80	\$25.00		
Totals			\$917.10	\$200.00	\$50.00	\$1,167.10			
1303202002	1923 Lucas St	Gregor Graham 13523 345th St W Illinois City IL 61259	07/21/2020		Weeds	\$166.80	\$25.00		
			Totals			\$166.80	\$25.00	\$50.00	\$241.80

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
						Totals	\$166.80	\$25.00	\$50.00	\$241.80
1303202004	1915 Lucas St	Jose Coreas or Herlinda L Cobos 1915 Lucas St Muscatine IA 52761								
			08/05/2020		Junk	\$253.50	\$25.00			
						Totals	\$253.50	\$25.00	\$50.00	\$328.50
0834454022	2203 Lucas Street	Glenn Epperly 2203 Lucas St Muscatine ia 52761								
			07/07/2020		Weeds	\$89.80	\$25.00			
			07/20/2020		Weeds	\$45.70	\$25.00			
			07/28/2020		Weeds	\$60.40	\$25.00			
			08/05/2020		Weeds	\$60.40	\$25.00			
						Totals	\$256.30	\$100.00	\$50.00	\$406.30
0835132002	514 Maple Ave	Charles Shawn York 514 Maple Ave Muscatine IA 52761								
			07/28/2020		Junk	\$61.80	\$25.00			
						Totals	\$61.80	\$25.00	\$50.00	\$136.80
0825154001	422 McArthur Street	Daniel M. & Gladys Krise 422 McArthur St Muscatine IA 52761								
			07/08/2020		Weeds	\$45.70	\$25.00			
			07/21/2020		Weeds	\$91.40	\$25.00			
			07/29/2020		Weeds	\$91.40	\$25.00			
			08/12/2020		Weeds	\$137.90	\$25.00			
						Totals	\$366.40	\$100.00	\$50.00	\$516.40
1302301016	1505 Mill St	Dean Jensen 2520 Echo Avenue Letts IA 52754								
			07/28/2020		Junk	\$137.70	\$25.00			
						Totals	\$137.70	\$25.00	\$50.00	\$212.70
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Ave Muscatine IA 52761								
			07/07/2020		Weeds	\$45.70	\$25.00			
			07/17/2020		Weeds	\$14.70	\$25.00			
			08/05/2020		Weeds	\$31.00	\$25.00			
						Totals	\$91.40	\$75.00	\$50.00	\$216.40
1310233009	1114 Nebraska Street	Wesley Morse 1254 Dale St Muscatine ia 52761								
			07/06/2020		Weeds	\$31.00	\$25.00			
			07/13/2020		Weeds	\$72.50	\$25.00			
			07/27/2020		Weeds	\$45.70	\$25.00			
			08/04/2020		Weeds	\$89.80	\$25.00			
						Totals	\$239.00	\$100.00	\$50.00	\$389.00
1302301006	1506 New Hampshire	Nathaniel Leo Longhurst 1506 New Hampshire Muscatine IA 52761								
			07/31/2020		Junk	\$275.20	\$25.00			
						Totals	\$275.20	\$25.00	\$50.00	\$350.20

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1302156024	1405 New Hampshire Street	Rick Boots 1405 New Hampshire Street Muscatine ia 52761							
			07/06/2020		Weeds	\$29.40	\$25.00		
			08/04/2020		Weeds	\$60.40	\$25.00		
					Totals	\$89.80	\$50.00	\$50.00	\$189.80
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947							
			07/07/2020		Weeds	\$45.70	\$25.00		
			07/20/2020		Weeds	\$45.70	\$25.00		
			07/28/2020		Weeds	\$38.35	\$25.00		
			08/11/2020		Weeds	\$74.10	\$25.00		
					Totals	\$203.85	\$100.00	\$50.00	\$353.85
1310233014	1101 Oregon Street	Barry or Teri McManus 3615 Grandview Avenue Muscatine ia 52761							
			07/22/2020		Junk	\$111.90	\$25.00		
					Totals	\$111.90	\$25.00	\$50.00	\$186.90
0835376018	706 Pine Street	Jaime and Melinda Flores 706 Pine Street Muscatine IA 52761							
			07/20/2020		Weeds	\$44.10	\$25.00		
			08/05/2020		Weeds	\$58.80	\$25.00		
					Totals	\$102.90	\$50.00	\$50.00	\$202.90
1303405021	309 Pond St	Barry Snell and Deborah McDonough 2715 Hoover Ave Ames IA 50010							
			07/06/2020		Weeds	\$31.00	\$25.00		
			07/27/2020		Weeds	\$31.00	\$25.00		
			08/10/2020		Weeds	\$47.30	\$25.00		
					Totals	\$109.30	\$75.00	\$50.00	\$234.30
0835277010	807 Poplar St	Maria Zepeda De Jesus Andres Torres 807 Poplar St Muscatine IA 52761							
			07/28/2020		Junk	\$105.80	\$25.00		
					Totals	\$105.80	\$25.00	\$50.00	\$180.80
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts Alan James Reid 12715 105th Street Wapello IA 52653							
			07/06/2020		Weeds	\$31.00	\$25.00		
			07/14/2020		Weeds	\$45.70	\$25.00		
			07/28/2020		Weeds	\$38.35	\$25.00		
			08/04/2020		Weeds	\$31.00	\$25.00		
					Totals	\$146.05	\$100.00	\$50.00	\$296.05
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demorest Ave Muscatine IA 52761							
			07/06/2020		Weeds	\$31.00	\$25.00		
			07/13/2020		Weeds	\$31.00	\$25.00		
			07/27/2020		Weeds	\$31.00	\$25.00		
			08/10/2020		Weeds	\$47.30	\$25.00		
					Totals	\$140.30	\$100.00	\$50.00	\$290.30

Council Resolution Report

Special Assessments

10/15/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0836187023	1215 Smalley St	Ashley M Salyars 1215 Smalley St Muscatine IA 52761							
			07/21/2020		Junk	\$292.70	\$25.00		
					Totals	\$292.70	\$25.00	\$50.00	\$367.70
0836327005	1214 Smalley Street	Dallas or Kerri McManus 285 E. Hanover Street Letts IA 52754							
			07/22/2020		Weeds	\$62.00	\$25.00		
					Totals	\$62.00	\$25.00	\$50.00	\$137.00
0836160009	507 Spring St	Kacie Eagle 507 Spring St Muscatine IA 52761							
			08/11/2020		Junk	\$122.00	\$25.00		
					Totals	\$122.00	\$25.00	\$50.00	\$197.00
0835328006	910 Sycamore St	Adam Thompson 409 Park Ave Muscatine IA 52761							
			07/29/2020		Junk	\$117.40	\$25.00		
					Totals	\$117.40	\$25.00	\$50.00	\$192.40
0835452009	508 Sycamore Street	Jack Jacobsen 508 Sycamore St Muscatine IA 52761							
			07/14/2020		Weeds	\$91.40	\$25.00		
			07/23/2020		Weeds	\$60.40	\$25.00		
			07/29/2020		Weeds	\$45.70	\$25.00		
			08/11/2020		Weeds	\$45.70	\$25.00		
					Totals	\$243.20	\$100.00	\$50.00	\$393.20
0835153003	328 W Fulliam Ave	Barry J Corder 328 W Fulliam Ave Muscatine IA 52761							
			07/08/2020		Weeds	\$179.60	\$25.00		
					Totals	\$179.60	\$25.00	\$50.00	\$254.60
0836105001	127 Walters St	Eric W Elliot 2 Karen Dr Muscatine IA 52761							
			07/28/2020		Weeds	\$150.20	\$25.00		
					Totals	\$150.20	\$25.00	\$50.00	\$225.20
0835387005	404 West 5th Street	Natosha Castillo 404 West 5th Street Muscatine ia 52761							
			07/14/2020		Weeds	\$132.30	\$25.00		
					Totals	\$132.30	\$25.00	\$50.00	\$207.30
0826154055	917 Wier St	Keith Maynard Meacham 917 Wier St Muscatine IA 52761							
			08/12/2020		Weeds	\$139.00	\$25.00		
					Totals	\$139.00	\$25.00	\$50.00	\$214.00
1310254007	1312 Wisconsin Street	Community Bank & Trust Company 2609 2nd Ave Muscatine IA 52761							
			04/14/2020		Weeds	\$62.00	\$25.00		

Council Resolution Report

Special Assessments

10/15/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
			04/27/2020		Weeds	\$60.40	\$25.00		
			05/06/2020		Weeds	\$31.00	\$25.00		
			05/18/2020		Weeds	\$31.00	\$25.00		
			05/26/2020		Weeds	\$31.00	\$25.00		
			06/08/2020		Weeds	\$89.80	\$25.00		
			06/23/2020		Weeds	\$60.40	\$25.00		
					Totals	\$365.60	\$175.00	\$50.00	\$590.60
0835131006	514 Woodlawn Ave	Brian Halligan 514 Woodlawn Ave Muscatine IA 52761							
			07/17/2020		Junk	\$1,169.43	\$25.00		
					Totals	\$1,169.43	\$25.00	\$50.00	\$1,244.43
Grand Totals						\$10,859.21	\$2,750.00	\$2,650.00	\$16,259.21