



# City of Muscatine



## AGENDA ITEM SUMMARY

October 15, 2020

City Council

### STAFF

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Jodi Royal-Goodwin, Community Development Director

### SUBJECT

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Special Assessments

### EXECUTIVE SUMMARY

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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 \$8,022.86, the administrative fees are \$1,425.00, and the assessment fees are \$2,250.00. The total fees being requested for assessment at this time total \$11,697.86.

### STAFF RECOMMENDATION

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

### BACKGROUND/DISCUSSION

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

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:

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Carol Webb, City Administrator

## CITY FINANCIAL IMPACT

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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

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1. Council Resolution Report Special Assessments 12/17/2020 (PDF)
2. Council Resolution Report Special Assessments Summary 12/17/2020 (PDF)

Council Resolution Report  
Special Assessments  
12/17/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0825276025		Oak Creek Development Inc 1331 St Andrews Rd Lake Geneva WI 53147	09/08/2020		Weeds	\$93.00	\$25.00		
					<b>Totals</b>	<b>\$93.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$168.00</b>
0834328017		Brian M. & Lisa D. Causse 13849 E Hawknest Rd Scottsdale AZ 85262	08/18/2020		Weeds	\$112.13	\$25.00		
					<b>Totals</b>	<b>\$112.13</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$187.13</b>
0834176009	1632 Beach Circle	Mendi Jenkins 1632 Beach Cir Muscatine ia 52761	08/25/2020		Weeds	\$60.40	\$25.00		
					<b>Totals</b>	<b>\$60.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$135.40</b>
1303452016	1903 Breese Ave	Juan or Maria V Becerra 1903 Breese Ave Muscatine IA 52761	09/03/2020		Weeds	\$91.40	\$25.00		
					<b>Totals</b>	<b>\$91.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$166.40</b>
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523	08/18/2020		Weeds	\$60.40	\$25.00		
			08/24/2020		Weeds	\$101.90	\$25.00		
			09/01/2020		Weeds	\$89.80	\$25.00		
					<b>Totals</b>	<b>\$252.10</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$377.10</b>
0835377022	606 Chestnut Street	Kim Fowler Constance Fisher 606 Chestnut Street Muscatine ia 52761	09/02/2020		Weeds	\$58.80	\$25.00		
					<b>Totals</b>	<b>\$58.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$133.80</b>
0834481005	894 Climer St	Tara Wookey 894 Climer St Muscatine IA 52761	08/21/2020		Weeds	\$284.40	\$25.00		
					<b>Totals</b>	<b>\$284.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$359.40</b>
1303256003	110 Clinton St	Jorge Vazquez 107 Maxson Dr West Liberty IA 52776	06/17/2020		Junk	\$259.90	\$25.00		
					<b>Totals</b>	<b>\$259.90</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$334.90</b>
0836104002	1244 Dale St	Brittany Peterson 1244 Dale St Muscatine IA 52761	08/26/2020		Junk	\$595.20	\$25.00		
					<b>Totals</b>	<b>\$595.20</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$670.20</b>
1310260001	2210 Demorest Ave	Scott Royal Smith Tr 2400 E Cesar Chaves St #208 Austin TX 78702	08/26/2020		Weeds	\$89.80	\$25.00		
					<b>Totals</b>	<b>\$89.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$164.80</b>

**Council Resolution Report**

Special Assessments

12/17/2020

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							
			09/01/2020		Weeds	\$29.40	\$25.00		
					<b>Totals</b>	<b>\$29.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$104.40</b>
0836178015	1321 E 5th St	Edgar Property Investment LLC 13575 Lynam Dr Omaha NE 68138							
			08/18/2020		Weeds	\$60.40	\$25.00		
			09/01/2020		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$91.40</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$191.40</b>
0835280010	903 E 7th St	Miguel Martinez or Eveila Sala Manca 903 E 7th St Muscatine IA 52761							
			08/28/2020		Junk	\$79.50	\$25.00		
					<b>Totals</b>	<b>\$79.50</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$154.50</b>
0836155005	916 E 7th St	James A Luellen 916 E 7th St Muscatine IA 52761							
			08/17/2020		Weeds	\$137.40	\$25.00		
					<b>Totals</b>	<b>\$137.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$212.40</b>
0836155016	904 E 7th St	Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572							
			08/24/2020		Weeds	\$58.80	\$25.00		
					<b>Totals</b>	<b>\$58.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$133.80</b>
0836179007	1246 East 5th Street	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523							
			09/09/2020		Weeds	\$209.60	\$25.00		
					<b>Totals</b>	<b>\$209.60</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$284.60</b>
1302154022	1303 Hershey Avenue	Ramiro or Guadalupe Vazquez 1707 Foster Street Muscatine ia 52761							
			08/28/2020		Junk	\$116.80	\$25.00		
					<b>Totals</b>	<b>\$116.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$191.80</b>
0825379019	1011 Hill Ave	Donald S Jarr 1011 Hill Ave Muscatine IA 52761							
			09/02/2020		Weeds	\$91.40	\$25.00		
					<b>Totals</b>	<b>\$91.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$166.40</b>
0826454008	619 Hope Avenue	End of the Road LLC 13575 Lynam Dr Omaha NE 68138							
			08/19/2020		Weeds	\$60.40	\$25.00		
			09/02/2020		Weeds	\$60.40	\$25.00		
					<b>Totals</b>	<b>\$120.80</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$220.80</b>
0835180007	1200 Iowa Avenue	TICO Investments LLC 1323 Mulberry Avenue Muscatine IA 52761							
			08/21/2020		Secured	\$44.10	\$25.00		
					<b>Totals</b>	<b>\$44.10</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$119.10</b>

Council Resolution Report  
Special Assessments  
12/17/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835384006	518 Linn St	Isrrael Flores or Janey J Mejia 518 Linn St Muscatine IA 52761	08/27/2020		Junk	\$389.60	\$25.00		
					<b>Totals</b>	<b>\$389.60</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$464.60</b>
1303202002	1923 Lucas St	Gregor Graham 13523 345th St W Illinois City IL 61259	09/02/2020		Weeds	\$60.40	\$25.00		
					<b>Totals</b>	<b>\$60.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$135.40</b>
0834454022	2203 Lucas Street	Glenn Epperly 2203 Lucas St Muscatine ia 52761	08/19/2020		Weeds	\$60.40	\$25.00		
			08/25/2020		Weeds	\$60.40	\$25.00		
			09/02/2020		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$151.80</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$276.80</b>
1302110001	1326 Lucas Street	Johnathan Rosenkild 1326 Lucas Street Muscatine IA 52761	08/25/2020		Junk	\$125.30	\$25.00		
					<b>Totals</b>	<b>\$125.30</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$200.30</b>
0835129011	601 Maple Ave	John F or Alice G Simmons 601 Maple Ave Muscatine IA 52761	08/19/2020		Junk	\$287.40	\$25.00		
					<b>Totals</b>	<b>\$287.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$362.40</b>
1310281006	1718 Miles Ave	Eva J Stephens 1718 Miles Ave Muscatine IA 52761	08/31/2020		Junk	\$541.20	\$25.00		
					<b>Totals</b>	<b>\$541.20</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$616.20</b>
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Ave Muscatine IA 52761	08/19/2020		Weeds	\$104.80	\$25.00		
					<b>Totals</b>	<b>\$104.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$179.80</b>
1310233009	1114 Nebraska Street	Wesley Morse 1254 Dale St Muscatine ia 52761	08/20/2020		Secured	\$187.60	\$25.00		
			08/24/2020		Weeds	\$72.50	\$25.00		
					<b>Totals</b>	<b>\$260.10</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$360.10</b>
1302301006	1506 New Hampshire	Nathaniel Leo Longhurst 1506 New Hampshire Muscatine IA 52761	02/12/2020		Junk	\$67.50	\$25.00		
					<b>Totals</b>	<b>\$67.50</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$142.50</b>
1302156024	1405 New Hampshire Street	Rick Boots 1405 New Hampshire Street Muscatine ia 52761	08/24/2020		Weeds	\$72.50	\$25.00		

**Council Resolution Report**  
Special Assessments

12/17/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
			09/09/2020		Weeds	\$75.40	\$25.00		
					<b>Totals</b>	<b>\$147.90</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$247.90</b>
0834476025	939 Newell Ave	Jason T Rick 1005 E 8th St Muscatine IA 52761							
			08/25/2020		Weeds	\$325.30	\$25.00		
			09/04/2020		Junk	\$421.60	\$25.00		
					<b>Totals</b>	<b>\$746.90</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$846.90</b>
0835428008	612 Orange St	Skuared Properties LLC 1429 231st St Letts IA 52754							
			08/18/2020		Junk	\$158.50	\$25.00		
					<b>Totals</b>	<b>\$158.50</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$233.50</b>
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947							
			09/02/2020		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$31.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$106.00</b>
1303405021	309 Pond St	Barry Snell and Deborah McDonough 2715 Hoover Ave Ames IA 50010							
			09/01/2020		Weeds	\$60.40	\$25.00		
					<b>Totals</b>	<b>\$60.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$135.40</b>
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts Alan James Reid 12715 105th Street Wapello IA 52653							
			08/18/2020		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$31.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$106.00</b>
1302157007	120 Roselawn Ave	Richard Sleman 120 Roselawn Ave Muscatine IA 52761							
			08/19/2020		Junk	\$122.90	\$25.00		
					<b>Totals</b>	<b>\$122.90</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$197.90</b>
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demorest Ave Muscatine IA 52761							
			08/18/2020		Weeds	\$72.50	\$25.00		
			08/24/2020		Weeds	\$60.40	\$25.00		
			09/09/2020		Weeds	\$104.80	\$25.00		
					<b>Totals</b>	<b>\$237.70</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$362.70</b>
0836204006	158 1/2 Sherman St	Jared J Kelly 158 1/2 Sherman St Muscatine IA 52761							
			09/04/2020		Secured	\$86.18	\$25.00		
					<b>Totals</b>	<b>\$86.18</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$161.18</b>
0836327005	1214 Smalley Street	Dallas or Kerri McManus 285 E. Hanover Street Letts IA 52754							
			08/28/2020		Junk	\$143.20	\$25.00		
					<b>Totals</b>	<b>\$143.20</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$218.20</b>

**Council Resolution Report**

Special Assessments

12/17/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835306001	316 W 11th St	Dallas E Wessel or Allie E Wittenberg 316 W 11th St Muscatine IA 52761	08/20/2020		Weeds	\$58.80	\$25.00		
					<b>Totals</b>	<b>\$58.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$133.80</b>
1302204012	321 W 2nd St	Raymond L or Debra S Jackson 321 W 2nd St Muscatine IA 52761	09/09/2020		Junk	\$407.00	\$25.00		
					<b>Totals</b>	<b>\$407.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$482.00</b>
1302129008	607 W 4th St	Meagan Conway 2625 Sunset Blvd Houston TX 77005	09/01/2020		Junk	\$140.20	\$25.00		
					<b>Totals</b>	<b>\$140.20</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$215.20</b>
1302181010	905 W Mississippi Dr	Niegel Phelps 905 W Mississippi Dr Muscatine IA 52761	08/27/2020		Weeds	\$135.50	\$25.00		
					<b>Totals</b>	<b>\$135.50</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$210.50</b>
0835387005	404 West 5th Street	Natosha Castillo 404 West 5th Street Muscatine ia 52761	08/17/2020		Weeds	\$104.80	\$25.00		
			08/26/2020		Junk	\$455.05	\$25.00		
					<b>Totals</b>	<b>\$559.85</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$659.85</b>
0836131001	1603 Willow St	Vicky L Reiman-Petkunas 1603 Willow St Muscatine IA 52761	09/03/2020		Weeds	\$91.40	\$25.00		
					<b>Totals</b>	<b>\$91.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$166.40</b>
<b>Grand Totals</b>						<b>\$8,022.86</b>	<b>\$1,425.00</b>	<b>\$2,250.00</b>	<b>\$11,697.86</b>

