



City of Muscatine



AGENDA ITEM SUMMARY

January 21, 2021

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 \$5,036.59, the administrative fees are \$1,950.00, and the assessment fees are \$1,250.00. The total fees being requested for assessment at this time total \$8,236.59.

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 July 2020 to November 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 1/21/2021 (PDF)
2. Council Resolution Report Special Assessments Summary 1/21/2021 (PDF)

Resolution # 2021-0024

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

01/21/2021

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							
			09/28/2020		Weeds	\$111.38	\$25.00		
			10/21/2020		Weeds	\$172.60	\$25.00		
						Totals	\$283.98	\$50.00	\$50.00
0834176009	1632 Beach Circle	Mendi Jenkins 1632 Beach Cir Muscatine ia 52761							
			11/18/2020		Weeds	\$89.80	\$25.00		
						Totals	\$89.80	\$25.00	\$50.00
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523							
			09/17/2020		Weeds	\$62.00	\$25.00		
			09/29/2020		Weeds	\$151.95	\$25.00		
			10/13/2020		Weeds	\$62.00	\$25.00		
			10/30/2020		Weeds	\$89.80	\$25.00		
			11/11/2020		Weeds	\$47.30	\$25.00		
			Totals	\$413.05	\$125.00	\$50.00	\$588.05		
0835377022	606 Chestnut Street	Kim Fowler Constance Fisher 606 Chestnut Street Muscatine ia 52761							
			10/05/2020		Weeds	\$29.40	\$25.00		
			10/20/2020		Weeds	\$29.40	\$25.00		
			Totals	\$58.80	\$50.00	\$50.00	\$158.80		
0836187011	1216 E 2nd St	Rachael Tapia 1216 E 2nd St Muscatine IA 52761							
			10/05/2020		Weeds	\$88.20	\$25.00		
			10/20/2020		Weeds	\$58.80	\$25.00		
			11/11/2020		Weeds	\$44.10	\$25.00		
			Totals	\$191.10	\$75.00	\$50.00	\$316.10		
0835429016	409 E 6th St	Rti Investments LLC 111 Holly St Muscatine IA 52761							
			08/24/2020		Weeds	\$106.40	\$25.00		
			09/01/2020		Weeds	\$72.50	\$25.00		
			09/09/2020		Weeds	\$180.20	\$25.00		
			Totals	\$359.10	\$75.00	\$50.00	\$484.10		
0836155016	904 E 7th St	Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572							
			09/21/2020		Weeds	\$29.40	\$25.00		
			11/11/2020		Weeds	\$45.70	\$25.00		
			Totals	\$75.10	\$50.00	\$50.00	\$175.10		
0836179007	1246 East 5th Street	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523							
			09/21/2020		Weeds	\$60.40	\$25.00		
			10/05/2020		Weeds	\$31.00	\$25.00		
			10/20/2020		Weeds	\$60.40	\$25.00		
			11/11/2020		Weeds	\$32.65	\$25.00		

Council Resolution Report

Special Assessments

01/21/2021

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
						Totals	\$184.45	\$100.00	\$50.00	\$334.45
0835426017	613 East 6th Street	Red Pine Properties LLC-Series 20-1 55 W Monroe St Ste 910 Chicago IL 60603								
			07/06/2020		Weeds	\$45.70	\$25.00			
			07/17/2020		Weeds	\$31.00	\$25.00			
			07/28/2020		Weeds	\$38.35	\$25.00			
			08/12/2020		Secured	\$273.26	\$25.00			
			08/18/2020		Weeds	\$60.40	\$25.00			
			09/01/2020		Weeds	\$29.40	\$25.00			
			09/21/2020		Weeds	\$106.40	\$25.00			
			10/05/2020		Weeds	\$31.00	\$25.00			
			10/30/2020		Weeds	\$45.70	\$25.00			
						Totals	\$661.21	\$225.00	\$50.00	\$936.21
0826454008	619 Hope Avenue	End of the Road LLC 13575 Lynam Dr Omaha NE 68138								
			09/22/2020		Weeds	\$89.80	\$25.00			
			10/05/2020		Weeds	\$60.40	\$25.00			
			10/14/2020		Weeds	\$57.80	\$25.00			
			11/02/2020		Weeds	\$45.70	\$25.00			
						Totals	\$253.70	\$100.00	\$50.00	\$403.70
1302101019	1503 Lucas St	Kayla Kirby 121 Polk St Burlington IA 52601								
			08/19/2020		Weeds	\$60.40	\$25.00			
			09/02/2020		Weeds	\$58.80	\$25.00			
			09/23/2020		Weeds	\$89.80	\$25.00			
			10/05/2020		Weeds	\$60.40	\$25.00			
			10/21/2020		Weeds	\$119.20	\$25.00			
						Totals	\$388.60	\$125.00	\$50.00	\$563.60
0834454022	2203 Lucas Street	Glenn Epperly 2203 Lucas St Muscatine ia 52761								
			09/22/2020		Weeds	\$45.70	\$25.00			
						Totals	\$45.70	\$25.00	\$50.00	\$120.70
0835288011	713 Mulberry Avenue	Melissa Walker 713 Mulberry Ave Muscatine IA 52761								
			08/19/2020		Weeds	\$29.40	\$25.00			
			09/01/2020		Weeds	\$58.80	\$25.00			
			09/22/2020		Weeds	\$44.10	\$25.00			
			10/14/2020		Weeds	\$58.80	\$25.00			
						Totals	\$191.10	\$100.00	\$50.00	\$341.10
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Ave Muscatine IA 52761								
			09/21/2020		Weeds	\$31.00	\$25.00			
			10/14/2020		Weeds	\$60.40	\$25.00			
						Totals	\$91.40	\$50.00	\$50.00	\$191.40
1310233009	1114 Nebraska Street	Wesley Morse 1254 Dale St Muscatine ia 52761								
			09/29/2020		Weeds	\$45.70	\$25.00			

Council Resolution Report
Special Assessments

01/21/2021

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			10/13/2020		Weeds	\$31.00	\$25.00		
			11/18/2020		Weeds	\$88.20	\$25.00		
					Totals	\$164.90	\$75.00	\$50.00	\$289.90
1302156024	1405 New Hampshire Street	Rick Boots 1405 New Hampshire Street Muscatine ia 52761							
			10/13/2020		Weeds	\$75.10	\$25.00		
			10/30/2020		Weeds	\$60.40	\$25.00		
			11/02/2020		Weeds	\$68.60	\$25.00		
					Totals	\$204.10	\$75.00	\$50.00	\$329.10
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947							
			09/22/2020		Weeds	\$45.70	\$25.00		
			10/05/2020		Weeds	\$31.00	\$25.00		
			10/20/2020		Weeds	\$31.00	\$25.00		
			10/30/2020		Weeds	\$134.20	\$25.00		
					Totals	\$241.90	\$100.00	\$50.00	\$391.90
0835376018	706 Pine Street	Jaime and Melinda Flores 706 Pine Street Muscatine IA 52761							
			08/25/2020		Weeds	\$60.40	\$25.00		
			09/22/2020		Weeds	\$44.10	\$25.00		
			10/20/2020		Weeds	\$44.10	\$25.00		
			11/18/2020		Weeds	\$104.80	\$25.00		
					Totals	\$253.40	\$100.00	\$50.00	\$403.40
1303254001	100 Pond St	Fernandez Cesar Chapa 633 Rocklyn Dr San Antonio TX 78239							
			08/12/2020		Weeds	\$108.00	\$25.00		
					Totals	\$108.00	\$25.00	\$50.00	\$183.00
1303405021	309 Pond St	Barry Snell and Deborah McDonough 2715 Hoover Ave Ames IA 50010							
			09/17/2020		Weeds	\$60.40	\$25.00		
			09/29/2020		Weeds	\$89.80	\$25.00		
			10/13/2020		Weeds	\$77.00	\$25.00		
			11/11/2020		Weeds	\$47.30	\$25.00		
					Totals	\$274.50	\$100.00	\$50.00	\$424.50
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts Alan James Reid 12715 105th Street Wapello IA 52653							
			11/11/2020		Weeds	\$32.60	\$25.00		
					Totals	\$32.60	\$25.00	\$50.00	\$107.60
1302157009	210 Roselawn Ave	Rti Investments LLC 111 Holly St Muscatine IA 52761							
			09/01/2020		Weeds	\$58.80	\$25.00		
					Totals	\$58.80	\$25.00	\$50.00	\$133.80
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demorest Ave Muscatine IA 52761							
			09/17/2020		Weeds	\$31.00	\$25.00		

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			09/29/2020		Weeds	\$45.70	\$25.00		
			10/13/2020		Weeds	\$31.00	\$25.00		
			10/30/2020		Weeds	\$31.00	\$25.00		
			11/18/2020		Weeds	\$88.20	\$25.00		
					Totals	\$226.90	\$125.00	\$50.00	\$401.90
0835452009	508 Sycamore Street	Jack Jacobsen 508 Sycamore St Muscatine IA 52761							
			08/26/2020		Weeds	\$31.00	\$25.00		
			09/03/2020		Weeds	\$44.10	\$25.00		
			10/05/2020		Weeds	\$14.70	\$25.00		
					Totals	\$89.80	\$75.00	\$50.00	\$214.80
0826154055	917 Wier St	Keith Maynard Meacham 917 Wier St Muscatine IA 52761							
			08/26/2020		Weeds	\$62.00	\$25.00		
			10/05/2020		Weeds	\$32.60	\$25.00		
					Totals	\$94.60	\$50.00	\$50.00	\$194.60
Grand Totals						\$5,036.59	\$1,950.00	\$1,250.00	\$8,236.59

Council Resolution Report
Special Assessments Summary
01/21/2021

Type **Service Fee**

SECURED **\$273.26**

WEEDS **\$4,763.33**

Total **\$5,036.59**