



City of Muscatine



AGENDA ITEM SUMMARY

February 18, 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 \$20,199.59, the administrative fees are \$1,500.00, and the assessment fees are \$2,200.00. The total fees being requested for assessment at this time total \$23,899.59.

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 August 2020 to December 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 2/18/2021 (PDF)
2. Council Resolution Report Special Assessments Summary 2/18/2021 (PDF)

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:

Carol Webb, City Administrator

Type	Service Fee
DEMOLITION	\$933.70
JUNK	\$8,703.40
SECURED	\$790.44
TREE	\$8,250.00
WEEDS	\$1,522.05
<i>Total</i>	\$20,199.59

Special Assessments
02/18/2021

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
32131012	408 Broadway St	William K Dillon or Patti L Almandinger 408 Broadway St Muscatine IA 52761	10/05/2020		Junk	\$215.00	\$25.00		
					Totals	\$215.00	\$25.00	\$50.00	\$290.00
36330007	107 Brook St	Karl Reichert 3402 Tipton Rd Muscatine IA 52761	09/14/2020		Weeds	\$60.40	\$25.00		
			09/16/2020		Junk	\$223.40	\$25.00		
					Totals	\$283.80	\$50.00	\$50.00	\$383.80
35457001	417 Chestnut St	Katie M Yetter 417 Chestnut St Muscatine IA 52761	11/13/2020		Tree	\$200.00	\$25.00		
					Totals	\$200.00	\$25.00	\$50.00	\$275.00
35377022	606 Chestnut Street	Kim Fowler Constance Fisher 606 Chestnut Street Muscatine ia 52761	10/15/2020		Secured	\$72.68	\$25.00		
					Totals	\$72.68	\$25.00	\$50.00	\$147.68
35357006	614 Climer St	Perfecto or Fabian Carranza 614 Climer St Muscatine IA 52761	09/17/2020		Junk	\$1,193.90	\$25.00		
					Totals	\$1,193.90	\$25.00	\$50.00	\$1,268.90
35229002	1228 Dale St	Charlene E Albright 2720 N Isett Muscatine IA 52761	10/09/2020		Junk	\$108.80	\$25.00		
					Totals	\$108.80	\$25.00	\$50.00	\$183.80
36104002	1244 Dale St	Brittany Peterson 1244 Dale St Muscatine IA 52761	10/28/2020		Junk	\$978.45	\$25.00		
					Totals	\$978.45	\$25.00	\$50.00	\$1,053.45
25155005	1818 Douglas St	Della A Kienast 677 S Main St Walcott IA 52773	11/02/2020		Junk	\$470.10	\$25.00		
					Totals	\$470.10	\$25.00	\$50.00	\$545.10
35183003	114 E 11th St	Strongarm Properties LLC 702 Park Ave Muscatine IA 52761	11/11/2020		Junk	\$159.40	\$25.00		
					Totals	\$159.40	\$25.00	\$50.00	\$234.40
35429016	409 E 6th St	Rti Investments LLC 111 Holly St Muscatine IA 52761	09/21/2020		Weeds	\$31.00	\$25.00		
			10/05/2020		Weeds	\$31.00	\$25.00		
			10/13/2020		Weeds	\$75.10	\$25.00		

Section 100.000001 Report
Special Assessments
02/18/2021

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
35407028	113 E 7th St	Jennifer S Kopf 113 E 7th St Muscatine IA 52761	10/30/2020		Weeds	\$31.00	\$25.00		
			11/11/2020		Weeds	\$44.10	\$25.00		
			Totals			\$212.20	\$125.00	\$50.00	\$387.20
36155016	904 E 7th St	Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572	10/02/2020		Junk	\$578.30	\$25.00		
			Totals			\$578.30	\$25.00	\$50.00	\$653.30
36151001	1000 E 8th St	John or Raquel R Aguilar 1000 E 8th St Muscatine IA 52761	10/13/2020		Secured	\$61.80	\$25.00		
			11/02/2020		Secured	\$442.88	\$25.00		
			Totals			\$504.68	\$50.00	\$50.00	\$604.68
35426017	613 East 6th Street	Red Pine Properties LLC-Series 20-1 55 W Monroe St Ste 910 Chicago IL 60603	12/02/2020		Junk	\$182.70	\$25.00		
			Totals			\$182.70	\$25.00	\$50.00	\$257.70
3433003	510 Evans St	Andrew Campbell or Joseph Reinholz III 510 Evans St Muscatine IA 52761	12/02/2020		Junk	\$176.70	\$25.00		
			Totals			\$176.70	\$25.00	\$50.00	\$251.70
25180002	304 Harrison St	Juan C Silva 304 Harrison St Muscatine IA 52761	09/14/2020		Junk	\$336.85	\$25.00		
			Totals			\$336.85	\$25.00	\$50.00	\$411.85
25379009	1023 Hill Ave	Michael T or Christina J Stephens 1023 Hill Ave Muscatine IA 52761	09/16/2020		Tree	\$787.50	\$25.00		
			Totals			\$787.50	\$25.00	\$50.00	\$862.50
25379011	1021 Hill Ave	Laekkon M McDaniel 1021 Hill Ave Muscatine IA 52761	10/28/2020		Demolition	\$933.70	\$25.00		
			Totals			\$933.70	\$25.00	\$50.00	\$1,008.70
26454008	619 Hope Avenue	End of the Road LLC 13575 Lynam Dr Omaha NE 68138	10/27/2020		Junk	\$145.00	\$25.00		
			Totals			\$145.00	\$25.00	\$50.00	\$220.00
			09/18/2020		Tree	\$962.50	\$25.00		
			09/29/2020		Secured	\$213.08	\$25.00		
			Totals			\$1,175.58	\$50.00	\$50.00	\$1,275.58

Season Assessment Report
Special Assessments
02/18/2021

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
25307031	1411 King Avenue	Jose Dealejandro 1411 King Avenue Muscatine IA 52761	11/11/2020		Junk	\$158.25	\$25.00		
					Totals	\$158.25	\$25.00	\$50.00	\$233.25
25355003	520 Monroe St	Rti Investments LLC 111 Holly St Muscatine IA 52761	10/29/2020		Junk	\$106.80	\$25.00		
			11/17/2020		Junk	\$115.80	\$25.00		
			12/08/2020		Junk	\$139.40	\$25.00		
					Totals	\$362.00	\$75.00	\$50.00	\$487.00
34480008	892A Newell Avenue	John Biah 892A Newell Avenue Muscatine IA 52761	12/08/2020		Junk	\$118.55	\$25.00		
					Totals	\$118.55	\$25.00	\$50.00	\$193.55
33412005	2118 Oneida Ave	Gerardo Benavente or Martina Lerma 2118 Oneida Ave Muscatine IA 52761	09/22/2020		Weeds	\$163.90	\$25.00		
					Totals	\$163.90	\$25.00	\$50.00	\$238.90
35206006	1219 Orange St	Travis McAtee or Shawn Wagler 1219 Orange St Muscatine IA 52761	08/25/2020		Tree	\$1,425.00	\$25.00		
					Totals	\$1,425.00	\$25.00	\$50.00	\$1,500.00
10233012	1117 Oregon St	Jesse Lancaster 1117 Oregon St Muscatine IA 52761	11/17/2020		Tree	\$1,725.00	\$25.00		
					Totals	\$1,725.00	\$25.00	\$50.00	\$1,800.00
36201027	815 Park Ave	Sofia L Cardoza 815 Park Ave Muscatine IA 52761	09/14/2020		Weeds	\$58.80	\$25.00		
					Totals	\$58.80	\$25.00	\$50.00	\$133.80
32157009	210 Roselawn Ave	Rti Investments LLC 111 Holly St Muscatine IA 52761	09/21/2020		Weeds	\$29.40	\$25.00		
			10/13/2020		Weeds	\$58.80	\$25.00		
			11/11/2020		Weeds	\$29.40	\$25.00		
					Totals	\$117.60	\$75.00	\$50.00	\$242.60
36203015	110 Sheridan St	Jordan P Johnson or Kathryn K Adams 110 Sheridan St Muscatine IA 52761	11/10/2020		Weeds	\$170.95	\$25.00		
					Totals	\$170.95	\$25.00	\$50.00	\$245.95

Special Assessments
02/18/2021

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
36260003	1305 Smalley St	Travis Flatten 1711 N 6th St Clinton IA 52732	09/10/2020		Junk	\$781.25	\$25.00		
					Totals	\$781.25	\$25.00	\$50.00	\$856.25
36327017	1220 Smalley St	Dylan N King 1220 Smalley St Muscatine IA 52761	09/18/2020		Weeds	\$120.80	\$25.00		
			09/23/2020		Junk	\$456.00	\$25.00		
					Totals	\$576.80	\$50.00	\$50.00	\$676.80
3411002	2020 Sterneman Blvd	Lynn M McCalmon 2020 Sterneman Blvd Muscatine IA 52761	09/29/2020		Weeds	\$281.20	\$25.00		
					Totals	\$281.20	\$25.00	\$50.00	\$356.20
35328009	908 Sycamore St	Esmeralda or Brian Rosario 908 Sycamore St Muscatine IA 52761	11/13/2020		Tree	\$1,500.00	\$25.00		
					Totals	\$1,500.00	\$25.00	\$50.00	\$1,575.00
35384012	403 W 5th St	Mike D Schmidt Jr 403 W 5th St Muscatine IA 52761	10/05/2020		Junk	\$221.00	\$25.00		
					Totals	\$221.00	\$25.00	\$50.00	\$296.00
35384004	410 W 6th St	Amanda Zamudio 410 W 6th St Muscatine IA 52761	09/22/2020		Junk	\$275.00	\$25.00		
					Totals	\$275.00	\$25.00	\$50.00	\$350.00
35376013	313 W 7th St	TICO Investments LLC 1323 Mulberry Avenue Muscatine IA 52761	12/04/2020		Junk	\$141.50	\$25.00		
					Totals	\$141.50	\$25.00	\$50.00	\$216.50
35376017	305 W 7th St	Scott Mauck 2449 Longhurst Ct Muscatine IA 52761	11/27/2020		Junk	\$462.90	\$25.00		
					Totals	\$462.90	\$25.00	\$50.00	\$537.90
35333019	407 W 8th St	Douglas A or Bobbie J Bunn 2431 Burlington Rd Letts IA 52754	11/17/2020		Tree	\$1,650.00	\$25.00		
					Totals	\$1,650.00	\$25.00	\$50.00	\$1,725.00
35352015	419 W 8th St	Drake Miller 419 W 8th St Muscatine IA 52761	12/02/2020		Junk	\$157.30	\$25.00		
					Totals	\$157.30	\$25.00	\$50.00	\$232.30

**Season Assessment Report
Special Assessments
02/18/2021**

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
02181010	905 W Mississippi Dr	Niegel Phelps 905 W Mississippi Dr Muscatine IA 52761	10/06/2020		Weeds	\$60.40	\$25.00		
					Totals	\$60.40	\$25.00	\$50.00	\$135.40
35384005	408 W. 6th Street	David Botello Jr. or Maria Botello 408 W. 6th Street Muscatine Ia 52761	10/05/2020		Junk	\$204.50	\$25.00		
					Totals	\$204.50	\$25.00	\$50.00	\$279.50
35403021	702 Walnut Street	Dallas McManus 285 E Hanover Letts IA 52754	09/15/2020		Junk	\$228.20	\$25.00		
					Totals	\$228.20	\$25.00	\$50.00	\$303.20
36104010	116 Walters St	Phillis L Phillips 116 Walters St Muscatine IA 52761	09/24/2020		Junk	\$121.15	\$25.00		
					Totals	\$121.15	\$25.00	\$50.00	\$196.15
36201011	1542 Washington Street	Richard D Viner Jr 1542 Washington Street Muscatine IA 52761	08/21/2020		Junk	\$247.20	\$25.00		
					Totals	\$247.20	\$25.00	\$50.00	\$322.20
10254007	1312 Wisconsin Street	New Era Holdings LLC 3171 New Era Rd Muscatine IA 52761	09/21/2020		Weeds	\$62.00	\$25.00		
			09/29/2020		Weeds	\$89.80	\$25.00		
			10/13/2020		Weeds	\$31.00	\$25.00		
			10/30/2020		Weeds	\$60.40	\$25.00		
			11/11/2020		Weeds	\$32.60	\$25.00		
					Totals	\$275.80	\$125.00	\$50.00	\$450.80
Grand Totals						\$20,199.59	\$1,500.00	\$2,200.00	\$23,899.59