



# City of Muscatine



## AGENDA ITEM SUMMARY

City Council

March 18, 2021

### 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 and rental housing fees to private properties. The nuisance abatement costs total \$2,282.88, rental housing fees total \$1,749.00, the administrative fees are \$1,000.00, and the assessment fees are \$1,350.00. The total amount being requested for assessment at this time total \$6,381.88.

### STAFF RECOMMENDATION

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Staff recommends approval of the resolution to assess the unpaid nuisance abatement and rental housing fees 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 December 2020 to January 2021. 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 to avoid 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.

In addition, the Community Development Department staff provided rental housing services for properties listed on the attachment, including but not limited to, property inspections and Rental Facility License issuance as required per the Muscatine Rental Housing Code. Dates of service are from August 2020 to September 2020. The City billed the owner for the services provided multiple invoices prior to requesting assessment. In accordance with Title 16 of City Code, if the initial invoice to the owner is not paid a second invoice is sent with a \$25 late payment penalty fee. Then if the second invoice is not paid,

a third and fourth invoice are sent with 1.5% interest being accrued on each invoice. A final payment notice is sent with the fourth invoice notifying the owner of the deadline to avoid the outstanding balance being assessed to the property taxes. Assessing the outstanding bills to the property taxes will help the City recoup its costs.

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**

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Fees are to reimburse the City for expenses associated with unabated nuisance violations and for provided rental housing services. If assessments are not approved or are reduced, payments to the contractor and providing rental housing services without charge will impact the general fund.

#### **ATTACHMENTS**

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1. Council Resolution Report Special Assessments 3/18/2021 (PDF)
2. Council Resolution Report Special Assessments Summary 3/18/2021 (PDF)

RESOLUTION NO. 2021-0104

RESOLUTION AUTHORIZING THE ASSESSMENT OF UNPAID ABATEMENT,  
REMOVAL SERVICES AND RENTAL HOUSING FEES TO PRIVATE PROPERTIES

WHEREAS, the City of Muscatine has incurred costs for  
Nuisance abatements according to City Code Section 9-3-9;  
Snow and ice removal services according to City Code Section 3-1-4;  
Rental housing fees according to City Code Section 16-4; and

WHEREAS, proper notice was given before such action according to provisions of  
City Code Section 9-3-5 for nuisance abatements;  
City Code Section 3-1-4 for snow and ice removal services;  
City Code Section 16-4-3 for rental housing fees; and

WHEREAS, the City Council of the City of Muscatine is allowed to assess such costs according to  
City Code Section 9-3-11 for nuisance abatements;  
City Code Section 3-1-4 for snow and ice removal services;  
City Code Section 16-4-3 for rental housing fees;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF MUSCATINE, IOWA,  
that the abatement, removal services and rental housing fees 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 18<sup>th</sup> DAY OF March, 2021.

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Diana Broderson, Mayor

ATTEST:

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Carol Webb, City Administrator

Council Resolution Report  
Special Assessments Summary  
03/18/2021

Type	Service Fee
JUNK	\$78.20
NO SHOW RENTAL INSPECTION	\$569.00
RENTAL FACILITY LICENSE	\$1,180.00
SNOW	\$2,204.68
<i>Total</i>	<b>\$4,031.88</b>

**Council Resolution Report**  
Special Assessments

03/18/2021

Parcel #	Property	Owner	Date of Work	Type	Service Fee	Admin Fee	Assessment Fee	Total
1303452007	2003 Breeze Avenue	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523						
			12/29/2020	Snow	\$150.74	\$25.00		
			01/03/2021	Snow	\$52.57	\$25.00		
					<b>Totals</b>	<b>\$203.31</b>	<b>\$50.00</b>	<b>\$50.00</b>
0835408010	618 Cedar Street	Dean Jensen 2520 Echo Avenue Letts IA 52754						
			12/29/2020	Snow	\$105.13	\$25.00		
			01/03/2021	Snow	\$88.17	\$25.00		
					<b>Totals</b>	<b>\$193.30</b>	<b>\$50.00</b>	<b>\$50.00</b>
0835377022	606 Chestnut Street	Kim Fowler Constance Fisher 606 Chestnut Street Muscatine ia 52761						
			12/29/2020	Snow	\$72.83	\$25.00		
			01/03/2021	Snow	\$30.70	\$25.00		
					<b>Totals</b>	<b>\$103.53</b>	<b>\$50.00</b>	<b>\$50.00</b>
0836187011	1216 E 2nd St	Rachael Tapia 1216 E 2nd St Muscatine IA 52761						
			12/29/2020	Snow	\$82.24	\$25.00		
			01/03/2021	Snow	\$56.40	\$25.00		
					<b>Totals</b>	<b>\$138.64</b>	<b>\$50.00</b>	<b>\$50.00</b>
0836155016	904 E 7th St	Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572						
			12/29/2020	Snow	\$63.68	\$25.00		
			01/03/2021	Snow	\$42.27	\$25.00		
					<b>Totals</b>	<b>\$106.95</b>	<b>\$50.00</b>	<b>\$50.00</b>
0835234009	905 E. 9th Street	TICO Investments LLC 1323 Mulberry Ave Muscatine ia 52761						
			09/02/2020	No Show Rental Inspection	\$89.00	\$25.00		
					<b>Totals</b>	<b>\$89.00</b>	<b>\$25.00</b>	<b>\$50.00</b>
0835426017	613 East 6th Street	Red Pine Properties LLC-Series 20-1 55 W Monroe St Ste 910 Chicago IL 60603						
			12/31/2020	Snow	\$21.19	\$25.00		
			01/03/2021	Snow	\$35.40	\$25.00		
					<b>Totals</b>	<b>\$56.59</b>	<b>\$50.00</b>	<b>\$50.00</b>
1303279008	1616 Hershey Ave	T L Flatten LLC 600 34th Ave N Clinton IA 52732						
			08/21/2020	Rental Facility License	\$119.00	\$0.00		
					<b>Totals</b>	<b>\$119.00</b>	<b>\$0.00</b>	<b>\$50.00</b>
0826454008	619 Hope Avenue	End of the Road LLC 13575 Lynam Dr Omaha NE 68138						
			12/29/2020	Snow	\$82.80	\$25.00		
			01/03/2021	Snow	\$84.87	\$25.00		
					<b>Totals</b>	<b>\$167.67</b>	<b>\$50.00</b>	<b>\$50.00</b>

**Council Resolution Report**

**Special Assessments**

03/18/2021

Parcel #	Property	Owner	Date of Work	Type	Service Fee	Admin Fee	Assessment Fee	Total
0834151007	1719 Houser St	Federal National Mortgage Association 6600 Granite Pkwy Bldg VII Plano TX 75024						
			12/31/2020	Snow	\$61.66	\$25.00		
			01/03/2021	Snow	\$37.27	\$25.00		
					<b>Totals</b>	<b>\$98.93</b>	<b>\$50.00</b>	<b>\$50.00</b>
0835180022	1104 Iowa Avenue	Josiah or Stephanie K Anderson 419 W 2nd St Muscatine ia 52761						
			09/04/2020	Rental Facility License	\$119.00	\$0.00		
					<b>Totals</b>	<b>\$119.00</b>	<b>\$0.00</b>	<b>\$50.00</b>
0825309011	608 Jackson St	Jesse P or Elda R Trevino 609 Jackson St Muscatine IA 52761						
			09/02/2020	Rental Facility License	\$119.00	\$0.00		
					<b>Totals</b>	<b>\$119.00</b>	<b>\$0.00</b>	<b>\$50.00</b>
0825177031	1707 Lincoln Blvd	Jesse P or Elda R Trevino 609 Jackson St Muscatine IA 52761						
			09/02/2020	Rental Facility License	\$119.00	\$0.00		
					<b>Totals</b>	<b>\$119.00</b>	<b>\$0.00</b>	<b>\$50.00</b>
0825330025	1210 Lincoln Blvd	Federal National Mortgage Association P.O. Box 650043 Dallas TX 75265						
			12/31/2020	Snow	\$71.99	\$25.00		
			01/03/2021	Snow	\$40.65	\$25.00		
					<b>Totals</b>	<b>\$112.64</b>	<b>\$50.00</b>	<b>\$50.00</b>
1302101019	1503 Lucas St	Kayla Kirby 121 Polk St Burlington IA 52601						
			12/29/2020	Snow	\$54.44	\$25.00		
			01/03/2021	Snow	\$39.14	\$25.00		
					<b>Totals</b>	<b>\$93.58</b>	<b>\$50.00</b>	<b>\$50.00</b>
0834454022	2203 Lucas Street	Glenn Epperly 2203 Lucas St Muscatine ia 52761						
			12/29/2020	Snow	\$80.73	\$25.00		
			01/03/2021	Snow	\$39.14	\$25.00		
					<b>Totals</b>	<b>\$119.87</b>	<b>\$50.00</b>	<b>\$50.00</b>
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Ave Muscatine IA 52761						
			12/31/2020	Snow	\$43.47	\$25.00		
			01/03/2021	Snow	\$43.10	\$25.00		
					<b>Totals</b>	<b>\$86.57</b>	<b>\$50.00</b>	<b>\$50.00</b>
1310233009	1114 Nebraska Street	Wesley Morse 1254 Dale St Muscatine ia 52761						
			12/29/2020	Snow	\$123.82	\$25.00		
			01/03/2021	Snow	\$24.60	\$25.00		
					<b>Totals</b>	<b>\$148.42</b>	<b>\$50.00</b>	<b>\$50.00</b>

**Council Resolution Report**

**Special Assessments**

03/18/2021

Parcel #	Property	Owner	Date of Work	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835427017	507-509 Oak Street	DRE Group LLC PO Box 1233 Muscatine IA 52761						
			08/06/2020	No Show Rental Inspection	\$151.00	\$25.00		
					<b>Totals</b>	<b>\$151.00</b>	<b>\$25.00</b>	<b>\$50.00</b>
								<b>\$226.00</b>
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947						
			12/29/2020	Snow	\$190.44	\$25.00		
			01/03/2021	Snow	\$61.10	\$25.00		
					<b>Totals</b>	<b>\$251.54</b>	<b>\$50.00</b>	<b>\$50.00</b>
								<b>\$351.54</b>
1303405021	309 Pond St	Barry Snell and Deborah McDonough 2715 Hoover Ave Ames IA 50010						
			12/29/2020	Snow	\$14.70	\$25.00		
			01/03/2021	Snow	\$34.36	\$25.00		
					<b>Totals</b>	<b>\$49.06</b>	<b>\$50.00</b>	<b>\$50.00</b>
								<b>\$149.06</b>
0835233007	1012 Poplar Street	TICO Investments LLC 1323 Mulberry Ave Muscatine IA 52761						
			08/19/2020	Rental Facility License	\$491.00	\$0.00		
					<b>Totals</b>	<b>\$491.00</b>	<b>\$0.00</b>	<b>\$50.00</b>
								<b>\$541.00</b>
0835352005	112 Roscoe Avenue	Christina Marie Reid Slutts Alan James Reid 12715 105th Street Wapello IA 52653						
			12/15/2020	Junk	\$78.20	\$25.00		
			12/31/2020	Snow	\$50.53	\$25.00		
			01/03/2021	Snow	\$60.00	\$25.00		
					<b>Totals</b>	<b>\$188.73</b>	<b>\$75.00</b>	<b>\$50.00</b>
								<b>\$313.73</b>
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demarest Ave Muscatine IA 52761						
			12/29/2020	Snow	\$114.45	\$25.00		
			01/03/2021	Snow	\$50.10	\$25.00		
					<b>Totals</b>	<b>\$164.55</b>	<b>\$50.00</b>	<b>\$50.00</b>
								<b>\$264.55</b>
1302132008	607 W 3rd St	Josiah or Stephanie K Anderson 419 W 2nd St Muscatine IA 52761						
			09/04/2020	Rental Facility License	\$213.00	\$0.00		
					<b>Totals</b>	<b>\$213.00</b>	<b>\$0.00</b>	<b>\$50.00</b>
								<b>\$263.00</b>
0835383013	509 W 6th St	J&J LLC 3120 Allen St Muscatine IA 52761						
			03/16/2020	No Show Rental Inspection	\$89.00	\$25.00		
			08/28/2020	No Show Rental Inspection	\$89.00	\$25.00		
					<b>Totals</b>	<b>\$178.00</b>	<b>\$50.00</b>	<b>\$50.00</b>
								<b>\$278.00</b>
0835409006	514 Walnut Street	Brian Lee Costas 1323 Mulberry Ave Muscatine IA 52761						
			09/02/2020	No Show Rental Inspection	\$151.00	\$25.00		
					<b>Totals</b>	<b>\$151.00</b>	<b>\$25.00</b>	<b>\$50.00</b>
								<b>\$226.00</b>
					<b>Grand Totals</b>	<b>\$4,031.88</b>	<b>\$1,000.00</b>	<b>\$1,350.00</b>
								<b>\$6,381.88</b>