



COMMUNITY DEVELOPMENT

MEMORANDUM

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

TO: Mayor and City Council Members
Gregg Mandsager, City Administrator

FROM: Ken Rogers, Senior Health & Housing Inspector
Code Enforcement

DATE: October 29, 2012

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on November 1, 2012, to present a request to assess unpaid nuisance abatement costs to private properties.

BACKGROUND:

The City's contractor has provided nuisance abatement services at the properties listed on the attachment. 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. Most of these properties are vacant and are routinely maintained by the City Contractor against nuisance violations for weeds and snow removal where applicable. Some of the properties are occupied, in which case the owner was billed for the services provided. Those who did not remit payment are included on the assessment list. A \$50.00 assessment fee has been added to each property to cover processing costs.

RECOMMENDATION/RATIONALE:

It is requested that Council approve the resolution to assess the unpaid nuisance abatement costs to their respective properties.

ATTACHMENT:

Assessment Request List of Unpaid Abatement Costs to Private Properties

Resolution # _____

**RESOLUTION AUTHORIZING THE ASSESSMENT OF UNPAID
ABATEMENT COSTS AND UNPAID RENTAL INSPECTION FEES
TO PRIVATE PROPERTIES**

WHEREAS, the city of Muscatine has incurred costs for abatement of certain Nuisance(s) according to Section 9-4-4 of the City Code; and

WHEREAS, proper notice was given before such action according to provisions of Section 9-4-3 of the City Code; and

WHEREAS, the City Council of the City of Muscatine is allowed to assess such costs according to Section 9-4-4 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 _____

DeWayne Hopkins, Mayor

ATTEST:

Gregg Mandsager, City Administrator

								Assessments	
								1	
<u>Property Address</u>	<u>Property Owner/Address</u>	<u>Dates of Work</u>	<u>Weeds</u>	<u>Junk</u>	<u>Tree</u>	<u>Secured</u>	<u>Demo</u>	<u>Snow</u>	<u>Costs</u>
1325 East 2nd Street	Carlos Ramirez 1325 East 2nd Street Muscatine, IA 52761	07/13/12 Assessment Fee TOTAL	x						\$ 51.25 \$ 50.00 \$ 101.25
321 West 2nd Street	Raymond & Debra Jackson 803 East 9th Street Muscatine, IA 52761	08/24/12 Assessment Fee TOTAL	x						\$ 203.05 \$ 50.00 \$ 253.05
309 West 3rd Street	Startax V 1063 East 3rd Avenue Monmouth, IL 61462	08/24/12 Assessment Fee TOTAL	x						\$ 229.30 \$ 50.00 279.30
1204 East 4th Street	Martin and Kady Barnhart 1204 East 4th Street Muscatine, IA 52761	07/09/12 08/29/12 09/13/12 09/25/12 Assessment Fee TOTAL	x x x x						\$ 67.25 \$ 93.50 \$ 65.81 \$ 93.50 \$ 50.00 \$ 370.06
206 West 5th Street	Octaviano & Grace Guzman 101 West 6th Street Apt. 1 Muscatine, IA 52761	09/18/12 Assessment Fee TOTAL	x						\$ 65.81 \$ 50.00 \$ 115.81
113 East 6th Street	Willis & Mary Dean 113 East 6th Street Muscatine, IA 52761	07/11/12 8/20/2012 8/30/2012 9/17/2012 Assessment Fee TOTAL	x x x x						\$ 64.38 \$ 64.38 \$ 64.38 \$ 64.38 \$ 50.00 \$ 307.52
615 East 6th Street	Marisol Santana 312 West 8th Street Muscatine, IA 52761	05/21/12 Assessment Fee TOTAL		x					\$ 123.25 \$ 50.00 \$ 173.25

<u>Property Address</u>	<u>Property Owner/Address</u>	<u>Dates of Work</u>	<u>Weeds</u>	<u>Junk</u>	<u>Tree</u>	<u>Secured</u>	<u>Demo</u>	<u>Snow</u>	<u>Costs</u>
Parcel #0835286017	Wendi Busch & Brian Rosenberg 3303 Baton Rouge Road Muscatine, IA 52761	06/06/12 06/20/12 07/09/12 07/26/12 08/15/12 08/29/12 09/13/12 09/25/12	x x x x x x x x						\$ 65.81 \$ 93.50 \$ 94.94 \$ 65.81 \$ 80.38 \$ 93.50 \$ 93.50 \$ 108.06 \$ 50.00 \$ 745.50
		Assessment Fee							
		TOTAL							
701 East 7th Street	Jessica Lopez 701 East 7th Street Muscatine, IA 52761	06/15/12 Assessment Fee TOTAL	x						\$ 116.17 \$ 50.00 \$ 166.17
1107 East 7th Street	Federal National Mortgage Assn. 13455 Noel Road Suite 600 Dallas, TX 75240	7/20-23/12 09/18/12 Assessment Fee TOTAL		boarded windows/doors, fixed holes, safety fence					\$ 752.18 \$ 106.63 \$ 50.00 \$ 908.81
701 West 8th Street	Lawrence Koehler 701 West 8th Street Muscatine, IA 52761	07/10/12 08/30/12 09/17/12 10/09/12 Assessment Fee TOTAL	x x x x						\$ 94.94 \$ 121.19 \$ 83.25 \$ 126.83 \$ 50.00 \$ 476.21
702 West 8th Street	Phyllis Mathes 702 West 8th Street Muscatine, IA 52761	05/29/12 08/21/12 Assessment Fee TOTAL	x x						\$ 64.38 \$ 103.75 \$ 50.00 \$ 218.13

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614 East 9th Street	Bac Home Loans Servicing	06/06/12	x						\$ 52.69
	7105 Corporate Drive Stop TX	06/20/12	x						\$ 65.81
	Plano, TX 75024	07/25/12	x						\$ 80.38
		Assessment Fee							\$ 50.00
		TOTAL							\$ 248.88
803 East 9th Street	Dorothy Jackson	08/15/12	x						\$ 65.81
	803 East 9th Street	09/12/12	x						\$ 80.38
	Muscatine, IA 52761	09/25/12	x						\$ 65.81
		10/09/12	x						\$ 137.54
		Assessment Fee							\$ 50.00
		TOTAL							\$ 399.54
6208 41st Street So.	Steven & Dawn Houdek	05/30/12	x						\$ 52.69
	208 West 4th Street	06/18/12	x						\$ 52.69
	Muscatine, IA 52761	07/05/12	x						\$ 52.69
		07/23/12	x						\$ 52.69
		08/13/12	x						\$ 65.81
		08/28/12	x						\$ 93.50
		09/10/12	x						\$ 52.69
		09/19/12	x						\$ 80.38
		Assessemment Fee							\$ 50.00
		TOTAL							\$ 553.14
5721 65th Ave. West	Steven Foor	05/25/12	x						\$ 157.50
	2426 West 38th Place	Assessemment Fee							\$ 50.00
	Davenport, IA 52806	TOTAL							\$ 207.50
8 Alleyne Drive	Cheryl Kress	06/05/12	x						\$ 65.81
	8 Alleyne Drive	06/19/12	x						\$ 59.25
	Muscatine, IA 52761	07/05/12	x						\$ 52.69
		08/14/12	x						\$ 80.38
		08/28/12	x						\$ 80.38

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8 Alleyne Dr. (cont.)		09/11/12	x						\$ 67.25
		09/24/12	x						\$ 94.94
		10/08/12	x						\$ 132.58
		Assessment Fee							\$ 50.00
		TOTAL							\$ 683.28
2109 Breese Avenue	Wallace Hipshur	06/01/12	x						\$ 290.42
	2109 Breese Avenue	06/05/12		x					\$ 573.51
	Muscatine, IA 52761	Assessment Fee							\$ 50.00
		TOTAL							\$ 913.93
107 Brook Street	Karl Reichert								
	3402 Tipton Road	10/13/10							\$ 145.00
	Muscatine, IA 52761	11/08/10							\$ 145.00
		02/28/11							\$ 120.00
		Assessment Fee							\$ 50.00
		TOTAL							\$ 460.00
117 Brook Street	Joaquin or Maria Noyola or	06/06/12	x						\$ 52.69
	Marta or Eddie Corado	06/20/12	x						\$ 64.38
	1005 9th Avenue SW	07/09/12	x						\$ 77.50
	Austin, MN 55912	7/27/2012	x						\$ 77.50
		8/15/2012	x						\$ 77.50
		9/12/2012	x						\$ 77.50
		Assessment Fee							\$ 50.00
		TOTAL							\$ 477.07
1811 Bryan Avenue	Desirae Krogman	6/18-19/12	x						\$ 324.05
	1811 Bryan Avenue	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 374.05

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615 Chestnut Street	Isaac Fernandez, Raquel Chavez-Carranza 615 Chestnut Street Muscatine, IA 52761	04/26/12 Assessment Fee TOTAL		x					\$ 94.12 \$ 50.00 \$ 144.12
704 Clay Street	Blc Real Estate LLC Attn: Real Estate Tax 1 Independence Pt ATE 102 Greenville, SC 29615	06/18/12 07/03/12 07/24/12 08/14/12 08/28/12 Assessment Fee TOTAL		x x x x x					\$ 80.38 \$ 67.25 \$ 65.81 \$ 81.81 \$ 80.38 \$ 50.00 \$ 425.63
913 Colver Street	Nationwide Advantage Mort. Co. P.O. Box 919000 Des Moines, IA 50306	07/09/12 Assessment Fee TOTAL		x					\$ 203.00 \$ 50.00 \$ 253.00
1810 Earl Avenue	Guadalupe & Sally Enriquez 1302 Kansas Street Muscatine, IA 52761	05/30/12 06/18/12 07/02/12 07/24/12 08/13/12 08/27/12 09/07/12 09/19/12 Assessment Fee TOTAL	x x x x x x x x						\$ 52.69 \$ 39.56 \$ 52.69 \$ 75.77 \$ 52.69 \$ 39.56 \$ 39.56 \$ 52.69 \$ 50.00 \$ 455.21
216 Fletcher Avenue	David & Deborah Bowers 1541 West Acre Drive Muscatine, IA 52761	05/29/12 07/26/12 Assessment Fee TOTAL	x x						\$ 76.80 \$ 80.38 \$ 50.00 \$ 207.18

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2203 W. Fulliam Ave.	Sec. of Veterans Affairs 210 Walnut Street Des Moines, IA 50309	9/12/2012 Assessment Fee TOTAL	x						\$ 122.63 \$ 50.00 \$ 172.63
106 George Street	Bank of New York Mellon c/o Saxon Mortgage Services 4708 Merchantile Dr. N Fort Worth, TX 76137	05/15/12 07/06/12 8/30/2012 9/17/2012 9/25/2012 Assessment Fee TOTAL	x x x x x						\$ 52.69 \$ 92.06 \$ 65.81 \$ 93.50 \$ 78.94 \$ 50.00 \$ 433.00
1401 Grand Avenue	Bank of America 7105 Corporate Drive Mail Stop Pts-C-35 Plano, TX 75024	05/30/12 06/06/12 06/20/12 07/09/12 07/25/12 08/15/12 08/29/12 09/11/12 09/24/12 Assessment Fee TOTAL	x x x x x x x x x						\$ 87.55 \$ 52.69 \$ 52.69 \$ 105.19 \$ 52.69 \$ 65.81 \$ 65.81 \$ 52.69 \$ 65.81 \$ 50.00 \$ 650.93
710 Grandview Ave.	Lirim Abdulski 107 Summerfield Blvd. Fruitland, IA 52749	06/19/12 Assessment Fee TOTAL	x						\$ 51.25 \$ 50.00 \$ 101.25
900 Hoffman Street	Heather Chamberlin 900 Hoffman Street Muscatine, IA 52761	06/05/12 06/20/12 07/06/12 07/25/12 08/15/12	x x x x x						\$ 65.81 \$ 52.69 \$ 52.69 \$ 39.56 \$ 52.69

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900 Hoffman (cont.)		08/29/12	x						\$ 65.81
		09/11/12	x						\$ 52.69
		09/24/12	x						\$ 52.69
		Assessment Fee							\$ 50.00
		TOTAL							\$ 484.63
619 Hope Avenue	John Miller 619 Hope Avenue Muscatine, IA 52761	06/05/12 06/20/12 07/06/12 07/25/12 08/15/12 08/29/12 09/11/12	x x x x x x x						\$ 52.69 \$ 52.69 \$ 78.94 \$ 39.56 \$ 52.69 \$ 65.81 \$ 52.69
		Assessment Fee							\$ 50.00
		TOTAL							\$ 445.07
1202 Indiana Street	Demetrio Rubio & Antelmo Ocampo 513 Adams Street Muscatine, IA 52761	05/30/12 06/18/12 07/02/12 07/23/12 08/13/12 08/27/12 09/07/12 09/18/12	x x x x x x x x						\$ 52.69 \$ 52.69 \$ 52.69 \$ 65.81 \$ 52.69 \$ 52.69 \$ 65.81 \$ 65.81
		Assessment Fee							\$ 50.00
		TOTAL							\$ 510.88
1600 Isett Avenue	Juan Lopez & Elizabeth Sanchez 1600 Isett Avenue Muscatine, IA 52761	07/26/12	x						\$ 138.63
		Assessment Fee							\$ 50.00
		TOTAL							\$ 188.63

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1120 Isett Avenue	Lee Dengler 1120 Isett Avenue Muscatine, IA 52761	06/26/12 Assessment Fee TOTAL	x						\$ 176.90 \$ 50.00 \$ 226.90
302 Liberty Street	Juan Barriga P.O. Box 914 Nipomo, CA 93444	05/22/12 07/11/12 Assessment Fee TOTAL	x x						\$ 62.13 \$ 52.69 \$ 50.00 \$ 164.82
319 Liberty Street	Anson Weeks 319 Liberty Street Muscatine, IA 52761	06/04/12 06/19/12 07/05/12 07/24/12 08/14/12 08/28/12 09/10/12 09/24/12 10/05/12 Assessment Fee TOTAL	x x x x x x x x x						\$ 78.94 \$ 65.81 \$ 52.69 \$ 65.81 \$ 65.81 \$ 67.25 \$ 65.81 \$ 80.38 \$ 237.58 \$ 50.00 \$ 830.08
510 Liberty Street	Marvin & Bertha Crabtree 2002 Logan Street Apt. A1 Muscatine, IA 52761	05/30/12 06/18/12 07/05/12 07/24/12 08/13/12 08/28/12 09/10/12 09/18/12 Assessment Fee TOTAL	x x x x x x x x						\$ 52.69 \$ 39.56 \$ 52.69 \$ 78.94 \$ 65.81 \$ 52.69 \$ 52.69 \$ 92.06 \$ 50.00 \$ 537.13

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110 Monroe Street	Debra & Joseph Lasseter Sr. 110 Monroe Street Muscatine, IA 52761	07/09/12 8/29/2012 9/11/2012 09/24/12 10/09/12	x x x x x						\$ 65.81 \$ 52.69 \$ 52.69 \$ 65.81 \$ 131.14
		Assessment Fee							\$ 50.00
		TOTAL							\$ 418.14
206 Monroe Street	Corale LLC 750 Oakland Avenue #202 Oakland, CA 94611	05/30/12 06/18/12 07/03/12 07/24/12 08/14/12 08/27/12 09/10/12 09/19/12	x x x x x x x x						\$ 52.69 \$ 65.81 \$ 52.69 \$ 52.69 \$ 52.69 \$ 65.81 \$ 81.81 \$ 80.38
		Assessment Fee							\$ 50.00
		TOTAL							\$ 554.57
504 Monroe Street	Maria Adame 504 Monroe Street Muscatine, IA 52761	06/06/12 07/09/12 08/15/12 08/29/12 09/11/12 09/24/12 10/08/12	x x x x x x x						\$ 52.69 \$ 52.69 \$ 52.69 \$ 52.69 \$ 52.69 \$ 65.81 \$ 93.50
		Assessment Fee							\$ 50.00
		TOTAL							\$ 472.76
520 Monroe Street	Daniel Wingerter II 520 Monroe Street Muscatine, IA 52761	06/06/12 07/09/12 8/15/2012 8/29/2012	x x x x						\$ 52.69 \$ 52.69 \$ 65.81 \$ 52.69

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520 Monroe St. (cont.)		09/11/12	x						\$ 52.69
		09/25/12	x						\$ 93.50
		10/09/12	x						\$ 80.38
		Assessment Fee							\$ 50.00
		TOTAL							\$ 500.45
500 Mulberry Avenue	Ninth Wonder Inc. Cirilo Mendoza 1911 Breese Street Muscatine, IA 52761	05/17/12	x						\$ 64.38
		Assessment Fee							\$ 50.00
		TOTAL							\$ 114.38
915 Nebraska Street	Donald O'Banion & Barbara Ginster 915 Nebraska Street Muscatine, IA 52761	08/22/12	x						\$ 145.71
		09/21/12	x						\$ 122.63
		Assessment Fee							\$ 50.00
		TOTAL							\$ 318.34
1111 Nebraska Street	Wayne Smith 24 Jill Drive Muscatine, IA 52761	05/30/12	x						\$ 67.25
		06/18/12	x						\$ 52.69
		07/02/12	x						\$ 65.81
		08/13/12	x						\$ 39.56
		08/27/12	x						\$ 52.69
		09/07/12	x						\$ 52.69
		09/18/12	x						\$ 65.81
		Assessment Fee							\$ 50.00
		TOTAL							\$ 446.50
1208 Nebraska Street	Hsbc Mortgage Services Inc. Attn.: Iowa Asset Manager 636 Grand Regency Blvd. Brandon, FL 33510	06/04/12	x	x					\$ 309.59
		6/15/2012		x					\$ 223.85
		06/19/12							\$ 52.69
		07/05/12	x						\$ 52.69
		07/24/12	x						\$ 92.06
		08/14/12	x						\$ 67.25
		08/28/12	x						\$ 67.25

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905 Oregon Street	Socorro & Linda Zamudio 1711 Schley Avenue Muscatine, IA 52761	05/30/12 06/18/12 07/02/12 07/23/12 08/13/12 08/27/12 09/07/12 09/18/12	x x x x x x x x						\$ 52.69 \$ 52.69 \$ 52.69 \$ 52.69 \$ 52.69 \$ 52.69 \$ 65.81 \$ 52.69
		Assessment Fee							\$ 50.00
		TOTAL							\$ 484.64
1013 Oregon Street	Rv Holdings Eleven LLC 1112 Price Avenue Columbia, SC 29201	09/10/12 10/05/12	x x						\$ 52.69 \$ 93.50
		Assessment Fee							\$ 50.00
		TOTAL							\$ 196.19
219 Parkington Drive	Dana & Kayla Ford 219 Parkington Drive Muscatine, IA 52761	06/06/12 06/20/12 07/25/12 08/29/12 10/08/12	x x x x x						\$ 78.94 \$ 52.69 \$ 52.69 \$ 67.25 \$ 93.50
		Assessment Fee							\$ 50.00
		TOTAL							\$ 395.07
Parcel #0824326027	Karl Reichert 3402 Tipton Road Muscatine, IA 52761	04/26/12	x						\$ 125.50
		Assessment Fee							\$ 50.00
		TOTAL							\$ 175.50
409-411 Peachtree St.	Karl Reichert 3402 Tipton Road Muscatine, IA 52761	10/20/09		Invoice 1022 unpaid rental inspection fees					\$ 125.50 \$ 50.00 \$ 175.50
		Assessment Fee							
		TOTAL							

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3121 Peartree Lane	Woodland Village 3402 Tipton Road Muscatine, IA 52761	09/21/11 Assessment Fee TOTAL		Invoice 2481 unpaid rental inspection fees					\$ 120.00 \$ 50.00 \$ 170.00
304 Pond Street	Karl Reichert 3402 Tipton Road Muscatine, IA 52761	04/21/10 07/27/11 Assessment Fee TOTAL		Invoice 1328 unpaid rental inspection fees Invoice 2397 unpaid rental inspection fees					\$ 45.00 \$ 60.00 \$ 50.00 \$ 155.00
401 Roscoe Ave.	Michael or Kimberly Zaehringer 401 Roscoe Avenue Muscatine, IA 52761	04/26/12 06/12/12 08/07/12 08/20/12 08/30/12 09/14/12 09/25/12 Assessment Fee TOTAL	x x x x x x x						\$ 109.50 \$ 122.63 \$ 94.94 \$ 109.50 \$ 94.94 \$ 96.38 \$ 93.50 \$ 50.00 \$ 771.39
912 Scott Street	Bank of New York Mellon c/o Bank of America 7105 Corporate Dr. Mail Stop Ptx-C35 Plano, TX 75024	06/05/12 06/20/12 07/15/12 07/25/12 08/15/12 08/29/12 09/11/12 09/24/12 Assessment Fee TOTAL	x x x x x x x x						\$ 80.38 \$ 65.81 \$ 52.69 \$ 67.25 \$ 93.50 \$ 80.38 \$ 65.81 \$ 65.81 \$ 50.00 \$ 621.63
1211-1213 Smalley Ave	Hector & Kim Castillo 105 Jefferson Street Muscatine, IA 52761	03/12/12 Assessment Fee TOTAL		x					\$ 34.60 \$ 50.00 \$ 84.60

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817 Sycamore Street	Brandon Blake 817 Sycamore Street Muscatine, IA 52761	06/03/12 07/09/12 7/10/2012 8/15/2012 09/25/12 10/09/12	x x x x x x						\$ 64.38 \$ 90.63 \$ 125.05 \$ 77.50 \$ 78.94 \$ 52.69
		Assessment Fee							\$ 50.00
		TOTAL							\$ 539.19
Parcel 0835182025	Federal Home Loan Mortgage Corp 1410 Spring Hill Road McLean, VA 22102	06/07/12 06/21/12 07/10/12 08/21/12 09/18/12	x x x x x						\$ 90.63 \$ 90.63 \$ 77.50 \$ 116.88 \$ 116.88
		Assessment Fee							\$ 50.00
		TOTAL							\$ 542.52
405 Van Horne Street	Abel & Blanca Flores 405 Van Horne Street Muscatine, IA 52761	05/30/12 06/18/12 07/02/12 07/23/12 08/14/12 08/27/12 09/07/12 09/19/12	x x x x x x x x						\$ 52.69 \$ 39.56 \$ 52.69 \$ 52.69 \$ 65.81 \$ 52.69 \$ 52.69 \$ 65.81
		Assessment Fee							\$ 50.00
		TOTAL							\$ 484.63
411 Van Horne Street	Silviano Rodriguez 411 Van Horne Street Muscatine, IA 52761	05/21/12 6/6/2012 06/21/12 07/11/12 07/27/12	x x x x x	x					\$ 406.00 \$ 65.81 \$ 77.50 \$ 106.63 \$ 103.75

<u>Property Address</u>	<u>Property Owner/Address</u>	<u>Dates of Work</u>	<u>Weeds</u>	<u>Junk</u>	<u>Tree</u>	<u>Secured</u>	<u>Demo</u>	<u>Snow</u>	<u>Costs</u>
512 Woodlawn Ave. (cont.)		TOTAL							\$ 463.43

TOTAL REQUESTED **\$29,048.83**