



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
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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, Health & Housing Coordinator

DATE: February 26, 2013

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on March 7, 2013, 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 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

<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>
1204 East 4th Street	Bank of America	12/22/12						x	\$ 33.66
	7105 Corporate Dr.	Assessment Fee							\$ 50.00
	Mail Stop Ptx-C-35	TOTAL							\$ 83.66
	Plano, TX 75024								
505 West 4th Street	Ana & Robert Davis	10/17/12	x						\$ 51.25
	505 West 4th Street	10/31/12	x						\$ 77.50
	Muscatine, IA 52761	Assessment Fee							\$ 50.00
		TOTAL							\$ 178.75
1504 East 5th Street	Steven & Gerry Bermel	09/27/12	x						\$ 77.50
	1103 Halstead Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 127.50
206 West 5th Street	Octaviano & Grace Guzman	10/25/12	x						\$ 65.81
	101 West 6th Street Apt. 1	12/22/12						x	\$ 31.56
	Muscatine, IA 52761	Assessment Fee							\$ 50.00
		TOTAL							\$ 147.37
410 West 5th Street	Sec. of Housing & Urban Dev.	12/22/12						x	\$ 33.66
	c/o Michaelson Connor & Boul	Assessment Fee							\$ 50.00
	4400 Will Rogers Pkwy	TOTAL							\$ 83.66
	Oklahoma City, OK 73108								
805 East 6th Street	Shane Boorn	12/14/12		x					\$ 109.45
	2570 Highway 6	Assessment Fee							\$ 50.00
	Wilton, IA 52778	TOTAL							\$ 159.45
500 East 7th Street	Theresa & Dennis Fuhlman	09/26/12	x						\$ 90.63
	500 East 7th Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 140.63

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211 West 7th Street	Ray & Nancy VanBlarcom	11/27/12		x					\$ 112.60
	311 Green Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 162.60
Parcel #0835286017	Wendi Busch & Brian Rosenberg	10/24/12	x						\$ 80.38
	3303 Baton Rouge Road	11/14/12	x						\$ 65.81
	Muscatine, IA 52761	12/22/12						x	\$ 86.16
		Assessment Fee							\$ 50.00
		TOTAL							\$ 282.35
403 West 8th Street	Christopher Causey	09/20/12	x						\$ 67.25
	403 West 8th Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 117.25
701 West 8th Street	Lawrence Koehler	11/15/12	x	x					\$ 152.66
	701 West 8th Street	12/22/12						x	\$ 51.25
	Muscatine, IA 52761	Assessment Fee							\$ 50.00
		TOTAL							\$ 253.91
1201 East 9th Street	Sec. of Housing & Urban Dev.	10/4/2012	x						\$ 121.19
	4400 Will Rogers Pkwy Ste 300	10/10/12	x	x					\$ 276.08
	Oklahoma City, OK 73108	Assessment Fee							\$ 50.00
		TOTAL							\$ 447.27
6208 41st Street So.	Steve & Dawn Houdek	10/23/12	x						\$ 67.25
	208 West 4th Street	11/13/12	x						\$ 52.69
	Muscatine, IA 52761	Assessment Fee							\$ 50.00
		TOTAL							\$ 169.94
5721 65th Ave. West	Steven Foor	09/26-27/12	x						\$ 983.76
	2426 West 38th Place	Assesement Fee							\$ 50.00
	Davenport, IA 52806	TOTAL							\$ 1,033.76

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8 Alleyne Drive	Cheryl Kress	11/13/12	x						\$ 80.38
	8 Alleyne Drive	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 130.38
117 Brook Street	Maria Noyola or Adrienne Noyola	10/24/12	x						\$ 64.38
	1005 9th Avenue SW	Assessment Fee							\$ 50.00
	Austin, MN 55912	TOTAL							\$ 114.38
615 Chestnut Street	Isaac Fernandez, Raquel Chavez-Carranza	11/20/12		x					\$ 89.92
	615 Chestnut Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 139.92
704 Clay Street	Blc Real Estate LLC	11/13/12	x						\$ 78.94
	Attn: Real Estate Tax	Assessment Fee							\$ 50.00
	1 Independence Pt ATE 102	TOTAL							\$ 128.94
	Greenville, SC 29615								
1055 Climer Street	Federal Home Loan Mortgage Corp	11/15/2012	x						\$ 184.67
	5000 Plano Pkwy	Assessment Fee							\$ 50.00
	Carrollton, TX 75010	TOTAL							\$ 234.67
1243 Dale Street	Robert & Rae Stepanek	12/22/12						x	\$ 31.56
	1243 Dale Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 81.56
1810 Earl Avenue	Guadalupe & Sally Enriquez	11/12/12	x						\$ 39.56
	1302 Kansas Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 89.56
216 Fletcher Avenue	David & Deborah Bowers	11/14/12	x						\$ 78.94
	1541 West Acre Drive	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 128.94

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1401 Grand Avenue	Bank of America	11/14/12	x						\$ 93.50
	7105 Corporate Drive	12/22/12						x	\$ 33.66
	Mail Stop Pts-C-35	Assessment Fee							\$ 50.00
	Plano, TX 75024	TOTAL							\$ 177.16
418 Grandview Ave.	Ryan Montague	10/10-11/12	x						\$ 202.19
	525 Valley Brook Drive SE	Assessment Fee							\$ 50.00
	Cedar Rapids, IA 52403	TOTAL							\$ 252.19
1612 Hershey Ave.	Francis Baylor	09/24/12	x						\$ 64.38
	1612 Hershey Avenue	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 114.38
1904 Hershey Ave.	Nickolaus Lewis	09/14/12	x						\$ 247.42
	1904 Hershey Avenue	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 297.42
2833 Highland Court	Jurgen Stroda	09/20/12	x						\$ 201.49
	2833 Highland Court	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 251.49
900 Hoffman Street	Heather Chamberlin	10/24/12	x						\$ 65.81
	900 Hoffman Street	11/13/12	x						\$ 106.63
	Muscatine, IA 52761	12/22/12						x	\$ 51.25
		Assessment Fee							\$ 50.00
		TOTAL							\$ 273.69
101 Holly Street	Daniel & Melissa Chaires	11/20/12		x					\$ 102.32
	101 Holly Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 152.32

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619 Hope Avenue	John Miller	10/24/12	x						\$ 65.81
	619 Hope Avenue	11/13/12	x						\$ 93.50
	Muscatine, IA 52761	12/22/12						x	\$ 33.66
		Assessment Fee							\$ 50.00
		TOTAL							\$ 242.97
1202 Indiana Street	Demetrio Rubio & Antelmo Ocampo	10/19/12	x						\$ 52.69
	513 Adams Street	11/12/12	x						\$ 52.69
	Muscatine, IA 52761	Assessment Fee							\$ 50.00
		TOTAL							\$ 155.38
1120 Isett Avenue	Lee Dengler	12/22/12						x	\$ 38.13
	1120 Isett Avenue	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 88.13
14 Jeff Drive	Carol J. Summy Trust	11/6/2012		x					\$ 138.01
	2A Jody Drive	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 188.01
1209 Kansas Street	Raymond & Erin Wheeler	10/17/12	x						\$ 80.38
	1209 Kansas Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 130.38
319 Liberty Street	Anson Weeks	10/23/12	x						\$ 67.25
	319 Liberty Street	11/13/12	x						\$ 65.81
	Muscatine, IA 52761	12/22/12						x	\$ 42.33
		Assessment Fee							\$ 50.00
		TOTAL							\$ 225.39
510 Liberty Street	Marvin & Bertha Crabtree	10/23/12	x						\$ 52.69
	2002 Logan Street Apt. A1	11/13/12	x						\$ 52.69
	Muscatine, IA 52761	12/22/12						x	\$ 42.33
		Assessment Fee							\$ 50.00

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510 Liberty St (cont.)		TOTAL							\$ 197.71
1223 Logan Street	Marino & Maria Frausto	10/25/12	x						\$ 78.94
	1223 Logan Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 128.94
1824 Logan Street	Jose & Juana Arceo	11/14/12	x						\$ 132.88
	1824 Logan Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 182.88
501 Lowe Street	Theodora Lovell	11/20/2012					x		\$ 93.46
	501 Lowe Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 143.46
2119 Lucas Street	Patricia Keller & Bradley Wagoner	10/04/12	x						\$ 64.38
	2119 Lucas Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 114.38
2203 Lucas Street	Glenn Epperly	11/27/12	x						\$ 302.40
	309 East 8th Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 352.40
517 Main Street	Thomas & Mary Bell	08/07/12	x						\$ 108.75
	6963 Wapsi Avenue SE	Assessment Fee							\$ 50.00
	Lone Tree, IA 52755	TOTAL							\$ 158.75
110 Monroe Street	Debra & Joseph Lasseter Sr.	12/22/12						x	\$ 51.25
	110 Monroe Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 101.25
206 Monroe Street	Corale LLC	10/23/2012	x						\$ 52.69
	750 Oakland Avenue #202	11/12/12	x						\$ 52.69
	Oakland, CA 94611	Assessment Fee							\$ 50.00

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206 Monroe St (cont.)		TOTAL							\$ 155.38
504 Monroe Street	Maria Adame	10/24/12	x						\$ 65.81
	504 Monroe Street	11/14/12	x						\$ 65.81
	Muscatine, IA 52761	12/22/12						x	\$ 38.13
		Assessment Fee							\$ 50.00
		TOTAL							\$ 219.75
520 Monroe Street	Daniel Wingerter II	10/24/12	x						\$ 65.81
	520 Monroe Street	12/22/12						x	\$ 31.56
	Muscatine, IA 52761	Assessment Fee							\$ 50.00
		TOTAL							\$ 147.37
915 Nebraska Street	Donald O'Banion & Barbara Ginster	10/23/12	x						\$ 67.25
	915 Nebraska Street	12/22/12						x	\$ 47.05
	Muscatine, IA 52761	Assessment Fee							\$ 50.00
		TOTAL							\$ 164.30
1111 Nebraska Street	Wayne Smith	10/19/12	x						\$ 67.25
	24 Jill Drive	11/12/12	x						\$ 52.69
	Muscatine, IA 52761	12/22/12						x	\$ 38.13
		Assessment Fee							\$ 50.00
		TOTAL							\$ 208.07
1208 Nebraska Street	Jbb Enterprises LLC	11/13/12	x						\$ 52.69
	3901 E Roeser Rd	Assessment Fee							\$ 50.00
	Phoenix, AZ 85040	TOTAL							\$ 102.69
2216 New Hampshire	Wade & Elizabeth Kisner	12/22/12						x	\$ 38.13
	401 Colorado St. Apt 111	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 88.13

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927 Newell Avenue	Zina Olsen	12/22/12						x	\$ 38.13
	19502 Highway 714	Assessment Fee							\$ 50.00
	Mystic, IA 52574	TOTAL							\$ 88.13
1106 Oak Street	Bradley Edwards	11/15/12			x				\$ 1,825.00
	3764 Midway Beach Rd	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 1,875.00
1111 Orange Street	Amanda Bermel	12/11/12	x	x					\$ 433.64
	1111 Orange Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 483.64
1310 Orange Street	Harold Behncke	10/23/12	x						\$ 52.69
	c/o Bonnie Behncke	11/12/12	x						\$ 52.69
	1630 18th Avenue A	12/22/12						x	\$ 47.05
	Moline, IL 61265	Assessment Fee							\$ 50.00
		TOTAL							\$ 202.43
905 Oregon Street	Socorro & Linda Zamudio	10/19/12	x						\$ 67.25
	1711 Schley Avenue	11/12/12	x						\$ 52.69
	Muscatine, IA 52761	12/22/12						x	\$ 42.33
		Assessment Fee							\$ 50.00
		TOTAL							\$ 212.27
219 Parkington Drive	Dana & Kayla Ford	10/24/12	x						\$ 52.69
	219 Parkington Drive	12/22/12						x	\$ 38.13
	Muscatine, IA 52761	Assessment Fee							\$ 50.00
		TOTAL							\$ 140.82
401 Roscoe Ave.	Michael or Kimberly Zaehringer	10/25/12	x						\$ 135.75
	401 Roscoe Avenue	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 185.75

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817 Sycamore Street	Brandon Blake	12/11/12			x				\$ 129.30
	817 Sycamore Street							x	\$ 38.13
	Muscatine, IA 52761	Assessment Fee							\$ 50.00
		TOTAL							\$ 217.43
405 Van Horne Street	Abel & Blanca Flores	10/23/12	x						\$ 143.86
	405 Van Horne Street	11/12/12	x						\$ 52.69
	Muscatine, IA 52761							x	\$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 278.11
411 Van Horne Street	Silviano Rodriguez	12/22/12						x	\$ 33.66
	411 Van Horne Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 83.66
Parcel #1310257003 on Wisconsin Street	Carmen Santana & Rey Gaytan	10/3/2012	x						\$ 152.42
	1542 West Acre Drive	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 202.42
1104 Wisconsin St.	Cassie Clemens	10/23/12	x						\$ 52.69
	1104 Wisconsin Street	11/13/12	x						\$ 52.69
	Muscatine, IA 52761	Assessment Fee							\$ 50.00
		TOTAL							\$ 155.38
508 Woodlawn Ave.	Sec. of Housing & Urban Dev.	11/16/12	x	x					\$ 166.55
	210 Walnut Street	12/22/12						x	\$ 31.56
	Des Moines, IA 50309	Assessment Fee							\$ 50.00
		TOTAL							\$ 248.11
512 Woodlawn Ave.	Adam & Jennifer Coulter	12/22/12						x	\$ 31.56
	512 Woodlawn Avenue	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 81.56

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TOTAL REQUESTED									\$13,905.53
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