



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

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

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

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

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

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

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

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

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TOTAL REQUESTED	\$13,905.53
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