

**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: March 29, 2013

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on April 4, 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 _____

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>
1204 East 4th Street	Bank of America 7105 Corporate Dr. Mail Stop Ptx-C-35 Plano, TX 75024	01/13/13 01/29/13 02/22/13 02/27/13 03/06/13						x x x x x	\$ 31.56 \$ 33.74 \$ 31.56 \$ 32.01 \$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 210.43
211 West 4th Street	David & Maria Solomon 211 West 4th Street Muscatine, IA 52761	03/08/13						x	\$ 38.13 \$ 50.00 \$ 88.13
		Assessment Fee							
		TOTAL							
504 West 4th Street	Oscar Campos & Olga Nunez 504 West 4th Street Muscatine, IA 52761	01/09/13 01/24/13 02/22/13 02/27/13 03/01/13 03/06/13		x				x x x x x x	\$ 31.56 \$ 324.78 \$ 33.74 \$ 31.56 \$ 31.56 \$ 38.43
		Assessment Fee							\$ 50.00
		TOTAL							\$ 541.63
206 West 5th Street	Octaviano & Grace Guzman 101 West 6th Street Apt. 1 Muscatine, IA 52761	01/13/13 01/30/13 02/22/13 02/27/13 03/06/13						x x x x x	\$ 31.56 \$ 31.56 \$ 42.48 \$ 31.56 \$ 38.13
		Assessment Fee							\$ 50.00
		TOTAL							\$ 225.29
410 West 5th Street	Sec. of Housing & Urban Dev. c/o Michaelson Connor & Boul 4400 Will Rogers Pkwy Oklahoma City, OK 73108	01/13/13 01/30/13 02/19/13 02/22/13						x x x x	\$ 31.56 \$ 31.56 \$ 39.03 \$ 44.69

<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>
410 West 5th Street (continued)		02/27/13						x	\$ 31.56
		03/01/13						x	\$ 35.50
		03/04/13						x	\$ 31.56
		03/06/13						x	\$ 34.04
		Assessment Fee							\$ 50.00
		TOTAL							\$ 329.50
113 East 6th Street	Northwest Bank & Trust Company 100 E. Kimberly Road Davenport, IA 52806	01/13/13 02/22/13 03/06/13						x	\$ 31.56 \$ 31.56 \$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 144.68
Parcel #0835286017	Wendi Busch & Brian Rosenberg 3303 Baton Rouge Road Muscatine, IA 52761	01/13/13 01/29/13 02/22/13 02/27/13 03/01/13 03/06/13						x	\$ 31.56 \$ 33.74 \$ 38.13 \$ 33.74 \$ 38.13 \$ 33.74
		Assessment Fee							\$ 50.00
		TOTAL							\$ 259.04
305 West 8th Street	Susie Stanbro 305 West 8th Street Muscatine, IA 52761	2/22 & 25/13 Assessment Fee TOTAL		x					\$ 327.32 \$ 50.00 \$ 377.32
701 West 8th Street	Lawrence Koehler 701 West 8th Street Muscatine, IA 52761	01/13/13 01/30/13 02/19/13 02/22/13 02/27/13 03/01/13 03/06/13						x	\$ 31.56 \$ 42.48 \$ 34.49 \$ 42.48 \$ 33.74 \$ 31.56 \$ 33.74

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701 West 8th Street (continued)		Assessment Fee							\$ 50.00
		TOTAL							\$ 300.05
117 Brook Street	Maria Noyola or Adrienne Noyola 1005 9th Avenue SW Austin, MN 55912	01/13/13 1/29/2013				x		\$ 31.56	
		Assessment Fee				x		\$ 31.56	
		TOTAL						\$ 50.00	
								\$ 113.12	
1055 Climer Street	Federal Home Loan Mortgage Corp 5000 Plano Pkwy Carrollton, TX 75010	01/13/13 02/27/13 03/01/13				x		\$ 33.75	
		Assessment Fee				x		\$ 31.56	
		TOTAL				x		\$ 35.50	
								\$ 50.00	
								\$ 150.81	
1243 Dale Street	Robert & Rae Stepanek 1243 Dale Street Muscatine, IA 52761	01/29/13 02/22/13 02/27/13 03/06/13				x		\$ 31.56	
		Assessment Fee				x		\$ 31.56	
		TOTAL				x		\$ 31.56	
						x		\$ 31.56	
						x		\$ 31.56	
216 Fletcher Avenue	Federal National Mortgage Assn. P.O. Box 650043 Dallas, TX 75265	01/13/13 01/30/13 02/19/13 02/22/13 02/27/13 03/06/13				x		\$ 31.56	
		Assessment Fee				x		\$ 31.56	
		TOTAL				x		\$ 34.19	
						x		\$ 31.56	
						x		\$ 31.56	
						x		\$ 34.19	
216 Fletcher Avenue (continued)		Assessment Fee						\$ 50.00	
		TOTAL						\$ 244.62	
106 George Street	Bank of New York Mellon c/o Saxon Mortgage Services 4708 Merchantile Dr. N	01/13/13 01/30/13 02/22/13				x		\$ 33.75	
						x		\$ 31.56	
						x		\$ 33.74	

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	Fort Worth, TX 76137	02/27/13						x	\$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 180.61
1401 Grand Avenue	Bank of America 7105 Corporate Drive Mail Stop Pts-C-35 Plano, TX 75024	01/13/13 01/29/13 02/22/13 02/27/13 03/01/13 03/06/13						x	\$ 31.56
		Assessment Fee						x	\$ 33.74
		TOTAL						x	\$ 33.74
								x	\$ 33.74
								x	\$ 31.56
								x	\$ 33.74
								x	\$ 50.00
								x	\$ 248.08
3002 Harmony Lane	Federal National Mortgage Assn. 3900 Wisconsin Avenue Washington, D.C. 20016	03/08/13						x	\$ 47.04
		Assessment Fee							\$ 50.00
		TOTAL							\$ 97.04
900 Hoffman Street	Heather Chamberlin 900 Hoffman Street Muscatine, IA 52761	01/13/13 01/29/13 02/22/13 02/27/13 03/06/13						x	\$ 31.56
		Assessment Fee						x	\$ 33.74
		TOTAL						x	\$ 33.74
								x	\$ 33.74
								x	\$ 31.56
								x	\$ 50.00
								x	\$ 214.34
619 Hope Avenue	John Miller 619 Hope Avenue Muscatine, IA 52761	01/13/13 01/29/13 02/22/13 02/27/13 03/06/13						x	\$ 38.13
		Assessment Fee						x	\$ 33.74
		TOTAL						x	\$ 31.56
								x	\$ 33.74
								x	\$ 31.56
								x	\$ 50.00

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TOTAL									\$ 218.73
1120 Isett Avenue	Lee Dengler 1120 Isett Avenue Muscatine, IA 52761	01/13/13 01/30/13 02/19/13 02/22/13 02/27/13 03/01/13 03/06/13						x x x x x x x	\$ 31.56 \$ 31.56 \$ 34.04 \$ 31.56 \$ 31.56 \$ 31.56 \$ 33.74
		Assessment Fee							\$ 50.00
		TOTAL							\$ 275.58
616 Jackson Street	Leroy & Frances King 209 East 5th Street Muscatine, IA 52761	01/13/13 01/29/13 02/19/13 02/22/13 03/01/13 03/04/13						x x x x x x	\$ 31.56 \$ 31.56 \$ 34.04 \$ 31.56 \$ 31.56 \$ 38.13
		Assessment Fee							\$ 50.00
		TOTAL							\$ 248.41
319 Liberty Street	Anson Weeks 319 Liberty Street Muscatine, IA 52761	01/13/13 01/29/13 02/22/13 02/27/13 03/01/13 03/06/13						x x x x x x	\$ 31.56 \$ 38.13 \$ 38.13 \$ 31.56 \$ 31.56 \$ 38.43
319 Liberty Street (continued)		Assessment Fee							\$ 50.00
		TOTAL							\$ 259.37
510 Liberty Street	Marvin & Bertha Crabtree 2002 Logan Street Apt. A1 Muscatine, IA 52761	01/13/13 01/29/13 02/22/13						x x x	\$ 31.56 \$ 38.13 \$ 33.74

<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>
		TOTAL							\$ 115.30
504 Monroe Street	Maria Adame 504 Monroe Street Muscatine, IA 52761	01/29/13 02/19/13 02/27/13 03/06/13				x			\$ 31.56 \$ 31.64 \$ 31.56 \$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 176.32
520 Monroe Street	Daniel Wingerter II 520 Monroe Street Muscatine, IA 52761	01/13/13 01/29/13 02/19/13 02/27/13 03/01/13 03/06/13				x			\$ 44.69 \$ 31.56 \$ 31.71 \$ 31.56 \$ 31.56 \$ 33.74
		Assessment Fee							\$ 50.00
		TOTAL							\$ 254.82
915 Nebraska Street	Donald O'Banion & Barbara Ginster 915 Nebraska Street Muscatine, IA 52761	01/13/13 01/29/13 02/27/13 03/01/13 03/06/13				x			\$ 38.13 \$ 38.13 \$ 31.56 \$ 33.74 \$ 31.86
		Assessment Fee							\$ 50.00
		TOTAL							\$ 223.42
1111 Nebraska Street	Wayne Smith 24 Jill Drive Muscatine, IA 52761	01/13/13 01/29/13 02/19/13 02/22/13 02/27/13 03/01/13				x			\$ 44.69 \$ 31.56 \$ 38.58 \$ 57.81 \$ 33.74 \$ 31.56

<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>
		03/04/13						x	\$ 51.25
		03/06/13						x	\$ 33.74
		Assessment Fee							\$ 50.00
		TOTAL							\$ 372.93
2216 New Hampshire	Wade & Elizabeth Kisner 401 Colorado St. Apt 111 Muscatine, IA 52761	01/13/13 01/29/13 02/19/13 02/22/13 02/27/13 03/01/13 03/06/13						x	\$ 31.56
		Assessment Fee						x	\$ 33.74
		TOTAL						x	\$ 32.16
								x	\$ 42.48
								x	\$ 31.56
								x	\$ 39.44
								x	\$ 34.04
		Assessment Fee							\$ 50.00
		TOTAL							\$ 294.98
927 Newell Avenue	Zina Olsen 19502 Highway 714 Mystic, IA 52574	01/13/13 01/30/13 02/22/13 02/27/13 03/06/13						x	\$ 31.56
		Assessment Fee						x	\$ 33.74
		TOTAL						x	\$ 33.74
								x	\$ 33.74
								x	\$ 38.13
		Assessment Fee							\$ 50.00
		TOTAL							\$ 220.91
1111 Orange Street	Amanda Bermel 1111 Orange Street Muscatine, IA 52761	01/08/13 01/13/13 01/30/13 02/22/13						x	\$ 38.13
		02/27/13						x	\$ 33.75
		03/06/13						x	\$ 31.56
1111 Orange Street (continued)		Assessment Fee						x	\$ 31.56
		TOTAL						x	\$ 31.56
								x	\$ 31.56
								x	\$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 248.12
1310 Orange Street	Harold Behncke	01/13/13						x	\$ 31.56

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	c/o Bonnie Behncke 1630 18th Avenue A Moline, IL 61265	01/29/13 02/19/13 02/22/13 02/27/13 03/01/13 03/04/13 03/06/13						x	\$ 33.74
								x	\$ 31.86
								x	\$ 33.74
								x	\$ 31.56
								x	\$ 31.56
								x	\$ 31.56
								x	\$ 31.56
									\$ 50.00
									\$ 307.14
905 Oregon Street	Socorro & Linda Zamudio 1711 Schley Avenue Muscatine, IA 52761	01/13/13 01/29/13 02/22/13 02/27/13 03/06/13						x	\$ 31.56
								x	\$ 33.74
								x	\$ 38.13
								x	\$ 38.13
								x	\$ 42.66
									\$ 50.00
									\$ 234.22
219 Parkington Drive	Dana & Kayla Ford 219 Parkington Drive Muscatine, IA 52761	01/13/13 01/29/13 02/22/13 02/27/13 03/01/13 03/06/13						x	\$ 31.56
								x	\$ 51.25
								x	\$ 42.48
								x	\$ 38.13
								x	\$ 40.75
								x	\$ 31.56
									\$ 50.00
									\$ 285.73
710 Spring Street	Nationwide Advantage Mortgage Co. P.O. Box 919000 Des Moines, IA 50306	03/07/13 Assessment Fee TOTAL						x	\$ 69.36
									\$ 50.00
									\$ 119.36
817 Sycamore Street	Brandon Blake 817 Sycamore Street	01/13/13 01/30/13						x	\$ 31.56
								x	\$ 38.13

<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>
	Muscatine, IA 52761	02/22/13						x	\$ 31.56
		02/27/13						x	\$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 182.81
910 Sycamore Street	Ellyn Shoppa	01/09/13						x	\$ 33.75
	910 Sycamore Street	01/13/13						x	\$ 31.56
	Muscatine, IA 52761	01/30/13						x	\$ 31.56
		02/19/13						x	\$ 31.64
		02/22/13						x	\$ 31.56
		02/27/13						x	\$ 31.56
		03/06/13						x	\$ 33.74
		Assessment Fee							\$ 50.00
		TOTAL							\$ 275.37
405 Van Horne Street	Abel & Blanca Flores	01/13/13						x	\$ 51.25
	405 Van Horne Street	01/29/13						x	\$ 33.74
	Muscatine, IA 52761	02/19/13						x	\$ 32.01
		02/22/13						x	\$ 33.74
		02/27/13						x	\$ 31.56
		03/01/13						x	\$ 31.56
		03/04/13						x	\$ 33.74
		03/06/13						x	\$ 42.51
		Assessment Fee							\$ 50.00
		TOTAL							\$ 340.11
411 Van Horne Street	Silviano Rodriguez	02/22/13						x	\$ 31.56
	411 Van Horne Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 81.56
508 Woodlawn Ave.	Sec. of Housing & Urban Dev.	01/13/13						x	\$ 31.56
	210 Walnut Street	01/30/13						x	\$ 31.56

<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>
	Des Moines, IA 50309	02/19/13						x	\$ 33.74
		02/22/13						x	\$ 31.56
		02/27/13						x	\$ 31.56
		03/01/13						x	\$ 38.13
		03/06/13						x	\$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 279.67
512 Woodlawn Ave.	Wells Fargo Bank	01/13/13						x	\$ 31.56
	1 Home Campus	01/30/13						x	\$ 31.56
	Des Moines, IA 50328	02/19/13						x	\$ 31.86
		02/22/13						x	\$ 31.56
		02/27/13						x	\$ 31.56
		03/06/13						x	\$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 239.66
TOTAL REQUESTED								\$ 10,099.01	