



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

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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	01/13/13						x	\$ 31.56
	100 E. Kimberly Road	02/22/13						x	\$ 31.56
	Davenport, IA 52806	03/06/13						x	\$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 144.68
Parcel #0835286017	Wendi Busch & Brian Rosenberg	01/13/13						x	\$ 31.56
	3303 Baton Rouge Road	01/29/13						x	\$ 33.74
	Muscatine, IA 52761	02/22/13						x	\$ 38.13
		02/27/13						x	\$ 33.74
		03/01/13						x	\$ 38.13
		03/06/13						x	\$ 33.74
		Assessment Fee							\$ 50.00
		TOTAL							\$ 259.04
305 West 8th Street	Susie Stanbro	2/22 & 25/13		x					\$ 327.32
	305 West 8th Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 377.32
701 West 8th Street	Lawrence Koehler	01/13/13						x	\$ 31.56
	701 West 8th Street	01/30/13						x	\$ 42.48
	Muscatine, IA 52761	02/19/13						x	\$ 34.49
		02/22/13						x	\$ 42.48
		02/27/13						x	\$ 33.74
		03/01/13						x	\$ 31.56
		03/06/13						x	\$ 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	01/13/13						x	\$ 31.56
	1005 9th Avenue SW	1/29/2013						x	\$ 31.56
	Austin, MN 55912	Assessment Fee							\$ 50.00
		TOTAL							\$ 113.12
1055 Climer Street	Federal Home Loan Mortgage Corp	01/13/13						x	\$ 33.75
	5000 Plano Pkwy	02/27/13						x	\$ 31.56
	Carrollton, TX 75010	03/01/13						x	\$ 35.50
		Assessment Fee							\$ 50.00
		TOTAL							\$ 150.81
1243 Dale Street	Robert & Rae Stepanek	01/29/13						x	\$ 31.56
	1243 Dale Street	02/22/13						x	\$ 31.56
	Muscatine, IA 52761	02/27/13						x	\$ 31.56
		03/06/13						x	\$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 176.24
216 Fletcher Avenue	Federal National Mortgage Assn.	01/13/13						x	\$ 31.56
	P.O. Box 650043	01/30/13						x	\$ 31.56
	Dallas, TX 75265	02/19/13						x	\$ 34.19
		02/22/13						x	\$ 31.56
		02/27/13						x	\$ 31.56
		03/06/13						x	\$ 34.19
216 Fletcher Avenue (continued)		Assessment Fee							\$ 50.00
		TOTAL							\$ 244.62
106 George Street	Bank of New York Mellon	01/13/13						x	\$ 33.75
	c/o Saxon Mortgage Services	01/30/13						x	\$ 31.56
	4708 Merchantile Dr. N	02/22/13						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	01/13/13						x	\$ 31.56
	7105 Corporate Drive	01/29/13						x	\$ 33.74
	Mail Stop Pts-C-35	02/22/13						x	\$ 33.74
	Plano, TX 75024	02/27/13						x	\$ 33.74
		03/01/13						x	\$ 31.56
		03/06/13						x	\$ 33.74
		Assessment Fee							\$ 50.00
		TOTAL							\$ 248.08
3002 Harmony Lane	Federal National Mortgage Assn.	03/08/13						x	\$ 47.04
	3900 Wisconsin Avenue	Assessment Fee							\$ 50.00
	Washington, D.C. 20016	TOTAL							\$ 97.04
900 Hoffman Street	Heather Chamberlin	01/13/13						x	\$ 31.56
	900 Hoffman Street	01/29/13						x	\$ 33.74
	Muscataine, IA 52761	02/22/13						x	\$ 33.74
		02/27/13						x	\$ 33.74
		03/06/13						x	\$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 214.34
619 Hope Avenue	John Miller	01/13/13						x	\$ 38.13
	619 Hope Avenue	01/29/13						x	\$ 33.74
	Muscataine, IA 52761	02/22/13						x	\$ 31.56
		02/27/13						x	\$ 33.74
		03/06/13						x	\$ 31.56
		Assessment Fee							\$ 50.00

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

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		03/01/13						x	\$ 38.99
		03/06/13						x	\$ 60.29
		Assessment Fee							\$ 50.00
		TOTAL							\$ 252.71
1128 Logan Street	Felicia Atkins	02/19/13						x	\$ 31.86
	1128 Logan Street	03/01/13						x	\$ 31.56
	Muscatine, IA 52761	Assessment Fee							\$ 50.00
		TOTAL							\$ 113.42
801 Marquette Street	Us Bank	01/13/13						x	\$ 38.13
	4801 Frederica Street	01/29/13						x	\$ 33.74
	Owensboro, KY 42301	02/19/13						x	\$ 32.01
		02/22/13						x	\$ 33.74
		02/27/13						x	\$ 46.87
		03/01/13						x	\$ 31.56
		03/06/13						x	\$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 297.61
110 Monroe Street	Debra & Joseph Lasseter Sr.	01/13/13						x	\$ 31.56
	110 Monroe Street	01/29/13						x	\$ 33.74
	Muscatine, IA 52761	02/19/13						x	\$ 31.71
		02/22/13						x	\$ 31.56
		02/27/13						x	\$ 31.56
		03/01/13						x	\$ 38.13
		03/06/13						x	\$ 31.56
110 Monroe Street (continued)		Assessment Fee							\$ 50.00
		TOTAL							\$ 279.82
206 Monroe Street	Corale LLC	02/07/13						x	\$ 31.56
	750 Oakland Avenue #202	03/04/13						x	\$ 33.74
	Oakland, CA 94611	Assessment Fee							\$ 50.00

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

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		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	01/13/13						x	\$ 31.56
	401 Colorado St. Apt 111	01/29/13						x	\$ 33.74
	Muscatine, IA 52761	02/19/13						x	\$ 32.16
		02/22/13						x	\$ 42.48
		02/27/13						x	\$ 31.56
		03/01/13						x	\$ 39.44
		03/06/13						x	\$ 34.04
		Assessment Fee							\$ 50.00
		TOTAL							\$ 294.98
927 Newell Avenue	Zina Olsen	01/13/13						x	\$ 31.56
	19502 Highway 714	01/30/13						x	\$ 33.74
	Mystic, IA 52574	02/22/13						x	\$ 33.74
		02/27/13						x	\$ 33.74
		03/06/13						x	\$ 38.13
		Assessment Fee							\$ 50.00
		TOTAL							\$ 220.91
1111 Orange Street	Amanda Bermel	01/08/13						x	\$ 38.13
	1111 Orange Street	01/13/13						x	\$ 33.75
	Muscatine, IA 52761	01/30/13						x	\$ 31.56
		02/22/13						x	\$ 31.56
1111 Orange Street (continued)		02/27/13						x	\$ 31.56
		03/06/13						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	01/29/13						x	\$ 33.74
	1630 18th Avenue A	02/19/13						x	\$ 31.86
	Moline, IL 61265	02/22/13						x	\$ 33.74
		02/27/13						x	\$ 31.56
		03/01/13						x	\$ 31.56
		03/04/13						x	\$ 31.56
		03/06/13						x	\$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 307.14
905 Oregon Street	Socorro & Linda Zamudio	01/13/13						x	\$ 31.56
	1711 Schley Avenue	01/29/13						x	\$ 33.74
	Muscatine, IA 52761	02/22/13						x	\$ 38.13
		02/27/13						x	\$ 38.13
		03/06/13						x	\$ 42.66
		Assessment Fee							\$ 50.00
		TOTAL							\$ 234.22
219 Parkington Drive	Dana & Kayla Ford	01/13/13						x	\$ 31.56
	219 Parkington Drive	01/29/13						x	\$ 51.25
	Muscatine, IA 52761	02/22/13						x	\$ 42.48
		02/27/13						x	\$ 38.13
		03/01/13						x	\$ 40.75
		03/06/13						x	\$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 285.73
710 Spring Street	Nationwide Advantage Mortgage Co.	03/07/13						x	\$ 69.36
	P.O. Box 919000	Assessment Fee							\$ 50.00
	Des Moines, IA 50306	TOTAL							\$ 119.36
817 Sycamore Street	Brandon Blake	01/13/13						x	\$ 31.56
	817 Sycamore Street	01/30/13						x	\$ 38.13

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	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

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	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