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COMMUNITY DEVELOPMENT

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

MEMORANDUM

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

FROM: Dave Gobin, Community Development Director

DATE: June 12, 2017

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on June 15, 2017, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$5,205.20 to private properties.

BACKGROUND:

The City's contractor has provided nuisance abatement services at the properties listed on the attachment. Dates of service are from January to May 2017. 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. In addition, unpaid rental inspection fees for which the owner was billed, are included. 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 and rental inspection costs to their respective properties.

ATTACHMENT:

2017.06.15 Special Assessments

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 9-3-9 of the City Code; and

WHEREAS, proper notice was given before such action according to provisions of Section 9-3-5 of the City Code; and

WHEREAS, the City Council of the City of Muscatine is allowed to assess such costs according to Section 9-3-11 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 _____

Bob Bynum, Mayor Pro-Tem

ATTEST:

Gregg Mandsager, City Administrator

Council Resolution Report
Special Assessments
06/15/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1303428001		Lynn A. Kokemueller 2802 Highland Court Muscatine IA 52761							
			05/02/2017		Weeds	\$153.40	\$25.00		
			05/12/2017		Weeds	\$63.60	\$25.00		
					Totals	\$217.00	\$50.00	\$50.00	\$317.00
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			05/02/2017		Weeds	\$62.00	\$25.00		
			05/15/2017		Weeds	\$93.00	\$25.00		
					Totals	\$155.00	\$50.00	\$50.00	\$255.00
0835179012	1101 Cedar Street	RCN LLC 2818 Highway 22 East Muscatine ia 52761							
			01/03/2017		Rental Unit Inspection	\$90.00	\$0.00		
					Totals	\$90.00	\$0.00	\$50.00	\$140.00
0835401021	804 Cedar Street	Kurt E. Wagner 904 Cedar Street Muscatine IA 52761							
			05/02/2017		Weeds	\$31.00	\$25.00		
					Totals	\$31.00	\$25.00	\$50.00	\$106.00
0835377022	606 Chestnut Street	American Home Solutions LLC 1934 Boyrum Street Iowa City ia 52240							
			04/19/2017		Junk	\$187.40	\$25.00		
					Totals	\$187.40	\$25.00	\$50.00	\$262.40
0835207007	722 Colver Street	Samuel or Jennifer Houseman 208 Fletcher Avenue Muscatine IA 52761							
			05/02/2017		Weeds	\$31.00	\$25.00		
			05/17/2017		Weeds	\$31.00	\$25.00		
					Totals	\$62.00	\$50.00	\$50.00	\$162.00
0836304002	1010 E. 3rd Street	Pgtr Corp. 26304 141st Avenue West Illinois City IL 61259							
			04/06/2017		Junk	\$123.20	\$25.00		
					Totals	\$123.20	\$25.00	\$50.00	\$198.20
0835234009	805 E. 8th Street	TICO Investments, LLC 1323 Mulberry Avenue Muscatine ia 52761							
			04/10/2017		Rental Unit Inspection	\$90.00	\$0.00		
					Totals	\$90.00	\$0.00	\$50.00	\$140.00
0836179007	1246 East 5th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			05/02/2017		Weeds	\$62.00	\$25.00		
			05/17/2017		Weeds	\$62.00	\$25.00		
					Totals	\$124.00	\$50.00	\$50.00	\$224.00

Council Resolution Report
Special Assessments
06/15/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total		
0835426017	613 East 6th Street	James Johnson 613 East 6th Street Muscatine IA 52761	05/02/2017		Weeds	\$31.00	\$25.00				
							Totals	\$31.00	\$25.00	\$50.00	\$106.00
0838108010	1111 East 8th Street	Selene Finance LP PO Box 422039 Houston TX 77242	05/02/2017		Weeds	\$62.00	\$25.00				
							Totals	\$62.00	\$25.00	\$50.00	\$137.00
0826454008	618 Hope Avenue	John S. Miller 618 Hope Avenue Muscatine IA 52761	05/08/2017		Weeds	\$62.00	\$25.00				
			05/17/2017		Weeds	\$31.00	\$25.00				
							Totals	\$93.00	\$50.00	\$50.00	\$193.00
0835228005	1113 Isatt Avenue	M.Sidote Capital LLC 518 W. Caston Road Akron OH 44319	05/02/2017		Weeds	\$31.00	\$25.00				
			05/16/2017		Weeds	\$31.00	\$25.00				
							Totals	\$62.00	\$50.00	\$50.00	\$162.00
0825154001	422 McArthur Street	Daniel M. & Gladys Krise 422 McArthur Street Muscatine IA 52761	05/02/2017		Weeds	\$63.60	\$25.00				
			05/17/2017		Weeds	\$31.00	\$25.00				
							Totals	\$94.60	\$50.00	\$50.00	\$194.60
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761	05/16/2017		Weeds	\$31.00	\$25.00				
							Totals	\$31.00	\$25.00	\$50.00	\$106.00
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761	05/01/2017		Junk	\$340.20	\$25.00				
			05/02/2017		Weeds	\$58.80	\$25.00				
			05/12/2017		Weeds	\$29.40	\$25.00				
							Totals	\$428.40	\$75.00	\$50.00	\$553.40
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey 519 Orange Street Muscatine IA 52761	04/25/2017		Weeds	\$91.40	\$25.00				
			05/15/2017		Weeds	\$62.00	\$25.00				
							Totals	\$153.40	\$50.00	\$50.00	\$253.40
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts & Alan James Reid 12715 105th Street Wapello IA 52653	05/02/2017		Weeds	\$31.00	\$25.00				
			05/16/2017		Weeds	\$31.00	\$25.00				
							Totals	\$62.00	\$50.00	\$50.00	\$162.00

Council Resolution Report
Special Assessments
06/15/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1310255001	2208 Schley Avenue	Agustin Hernandez Sandoval 2208 Schley Avenue Muscatine Ia 52761	04/13/2017		Junk	\$389.20	\$25.00		
					Totals	\$389.20	\$25.00	\$50.00	\$464.20
1302180004	812 W. 2nd Street	TICO Investments, LLC 1323 Mulberry Avenue Muscatine Ia 52761	04/10/2017		Rental Unit Inspection	\$720.00	\$0.00		
					Totals	\$720.00	\$0.00	\$50.00	\$770.00
0835459004	206 West 5th Street	Octaviano & Grace Guzman 206 West 5th Street Muscatine IA 52761	05/11/2017		Weeds	\$31.00	\$25.00		
			05/16/2017		Weeds	\$31.00	\$25.00		
					Totals	\$62.00	\$50.00	\$50.00	\$162.00
0835355014	701 West 8th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520	05/16/2017		Weeds	\$62.00	\$25.00		
					Totals	\$62.00	\$25.00	\$50.00	\$137.00
Grand Totals						\$3,330.20	\$775.00	\$1,100.00	\$5,205.20

Council Resolution Report
Special Assessments Summary
06/15/2017

Type	Service Fee
JUNK	\$1,040.00
RENTAL UNIT	\$900.00
WEEDS	\$1,390.20
<i>Total</i>	\$3,330.20