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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: August 11, 2017

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on August 17, 2017, to present a request to assess unpaid nuisance abatement costs totaling \$5,849.39.

BACKGROUND:

The City's contractor has provided nuisance abatement services at the properties listed on the attachment. Dates of service are from May to July 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. 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:

Resolution
Special Assessments for August 17, 2017

RESOLUTION NO. _____

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 9-3-9 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 17th DAY OF AUGUST.

Diana Broderson, Mayor

ATTEST:

Gregg Mandsager, City Administrator

Council Resolution Report
Special Assessments

08/17/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1303428001		Lynn A. Kokemuller 2802 Highland Court Muscatine IA 52761							
			07/03/2017		Weeds	\$52.10	\$25.00		
			07/17/2017		Weeds	\$93.00	\$25.00		
					Totals	\$145.10	\$50.00	\$50.00	\$245.10
1303476023	316 Bleeker Street	Deutsche Bank Tr. 1661 Worthington Rd. Ste 100 West Palm Beach FL 33409							
			07/17/2017		Weeds	\$62.00	\$25.00		
					Totals	\$62.00	\$25.00	\$50.00	\$137.00
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			07/03/2017		Weeds	\$34.20	\$25.00		
			07/17/2017		Weeds	\$62.00	\$25.00		
					Totals	\$96.20	\$50.00	\$50.00	\$196.20
0835401021	904 Cedar Street	Kurt E. Wagner 904 Cedar Street Muscatine IA 52761							
			07/05/2017		Weeds	\$31.00	\$25.00		
			07/17/2017		Weeds	\$31.00	\$25.00		
					Totals	\$62.00	\$50.00	\$50.00	\$162.00
0835207006	800 Colver Street	Alan Investments III LLC 16 Berryhill Road Ste. 200 Columbia SC 29210							
			07/10/2017		Weeds	\$204.00	\$25.00		
			07/18/2017		Weeds	\$31.00	\$25.00		
					Totals	\$235.00	\$50.00	\$50.00	\$335.00
0835207007	722 Colver Street	Samuel or Jennifer Houseman 208 Fletcher Avenue Muscatine IA 52761							
			07/05/2017		Weeds	\$32.60	\$25.00		
			07/18/2017		Weeds	\$31.00	\$25.00		
					Totals	\$63.60	\$50.00	\$50.00	\$163.60
0836179007	1246 East 5th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			07/05/2017		Weeds	\$32.60	\$25.00		
					Totals	\$32.60	\$25.00	\$50.00	\$107.60
0835426017	613 East 6th Street	James Johnson 613 East 6th Street Muscatine IA 52761							
			07/17/2017		Weeds	\$60.40	\$25.00		
					Totals	\$60.40	\$25.00	\$50.00	\$135.40

Council Resolution Report

Special Assessments

08/17/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0826454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761	07/05/2017		Weeds	\$32.60	\$25.00		
			07/18/2017		Weeds	\$31.00	\$25.00		
			Totals					\$63.60	\$50.00
0835454022	512 Iowa Ave.	Josiah & Stephanie Anderson 309 E. 8th Street Muscatine ia 52761	05/09/2017		Junk	\$156.80	\$25.00		
			Totals					\$156.80	\$25.00
0835228005	1113 Isett Avenue	Gabriela Aguilar 412 McArthur Street Muscatine ia 52761	07/05/2017		Weeds	\$31.00	\$25.00		
			07/17/2017		Weeds	\$31.00	\$25.00		
			Totals					\$62.00	\$50.00
0825378022	1022 Lincoln Blvd.	Ralph or Betty Starkweather 1022 Lincoln Blvd. Muscatine ia 52761	05/27/2017		Weeds	\$94.60	\$25.00		
			08/29/2017		Weeds	\$56.25	\$25.00		
			Totals					\$150.85	\$50.00
1303127010	512 Lowe Street	Nrz Reo V-2 Corp. c/o Nationstar Mortgage LLC 8950 Cypress Waters Blvd Coppell tx 75019	07/10/2017		Weeds	\$620.90	\$25.00		
			Totals					\$620.90	\$25.00
0825154001	422 McArthur Street	Daniel M. & Gladys Krise 422 McArthur Street Muscatine IA 52761	07/18/2017		Weeds	\$31.00	\$25.00		
			Totals					\$31.00	\$25.00
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761	07/05/2017		Weeds	\$31.00	\$25.00		
			07/18/2017		Weeds	\$60.40	\$25.00		
			Totals					\$91.40	\$50.00
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761	07/03/2017		Weeds	\$14.70	\$25.00		
			07/03/2017		Weeds	\$14.70	\$25.00		
			07/14/2017		Weeds	\$29.40	\$25.00		
			Totals					\$58.80	\$75.00

Council Resolution Report

Special Assessments

08/17/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0834478021	927 Newell Ave.	Jessica Martinez 927 Newell Avenue Muscatine Ia 52761	04/18/2017		Junk	\$56.90	\$25.00		
					Totals	\$56.90	\$25.00	\$50.00	\$131.90
0835206058	1111 Orange Street	Carrington Mortgage Services 1610 East Saint Andrew Place #b150 Santa Ana CA 92705	07/17/2017		Weeds	\$62.00	\$25.00		
			07/18/2017		Weeds	\$60.40	\$25.00		
					Totals	\$122.40	\$50.00	\$50.00	\$222.40
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey 519 Orange Street Muscatine IA 52761	07/05/2017		Weeds	\$16.30	\$25.00		
			07/18/2017		Weeds	\$31.00	\$25.00		
					Totals	\$47.30	\$50.00	\$50.00	\$147.30
1310227008	909 Oregon Street	Kimberly See 909 Oregon Street Muscatine IA 52761	05/09/2017		Junk	\$74.50	\$25.00		
					Totals	\$74.50	\$25.00	\$50.00	\$149.50
1310229008	1013 Oregon Street	Rodney Koenig Jr. 1013 Oregon Street Muscatine IA 52761	05/09/2017		Junk	\$90.50	\$25.00		
					Totals	\$90.50	\$25.00	\$50.00	\$165.50
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts & Alan James Reid 12715 105th Street Wapello IA 52653	07/03/2017		Weeds	\$16.87	\$25.00		
			07/17/2017		Weeds	\$31.00	\$25.00		
					Totals	\$47.87	\$50.00	\$50.00	\$147.87
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 1815 Schley Avenue Muscatine IA 52761	07/12/2017		Weeds	\$93.25	\$25.00		
			07/18/2017		Weeds	\$132.90	\$25.00		
					Totals	\$226.15	\$50.00	\$50.00	\$326.15
0836127011	1496 Washington Street	Kimberly Johnson or Stephen or Heather Fillman 1496 Washington Street Muscatine IA 52761	07/07/2017		Weeds	\$93.00	\$25.00		
			07/18/2017		Weeds	\$62.00	\$25.00		
					Totals	\$155.00	\$50.00	\$50.00	\$255.00

Council Resolution Report

Special Assessments

08/17/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835459004	206 West 5th Street	Octaviano & Grace Guzman 206 West 5th Street Muscatine IA 52761	07/03/2017		Weeds	\$16.87	\$25.00		
			07/17/2017		Weeds	\$31.00	\$25.00		
					Totals	\$47.87	\$50.00	\$50.00	\$147.87
0835355014	701 West 8th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520	07/03/2017		Weeds	\$25.25	\$25.00		
			07/17/2017		Weeds	\$62.00	\$25.00		
					Totals	\$87.25	\$50.00	\$50.00	\$187.25
0835131003	508 Woodlawn Ave.	Nathan D. Baker 508 Woodlawn Avenue Muscatine IA 52761	10/21/2016		Junk	\$69.20	\$25.00		
					Totals	\$69.20	\$25.00	\$50.00	\$164.20
0826379032	523 Woodlawn Avenue	Lynn or Christel West PO Box 62 Muscatine IA 52761	05/02/2017		Weeds	\$60.40	\$25.00		
			05/17/2017		Weeds	\$120.60	\$25.00		
			07/18/2017		Weeds	\$31.00	\$25.00		
					Totals	\$212.20	\$75.00	\$50.00	\$337.20
Grand Totals						\$3,249.39	\$1,200.00	\$1,400.00	\$5,849.39

Council Resolution Report
Special Assessments Summary

08/17/2017

Type	Service Fee
JUNK	\$467.90
WEEDS	\$2,781.49
<i>Total</i>	\$3,249.39