



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
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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:** October 17, 2017

**SUBJECT:** Special Assessments

**INTRODUCTION:**

The Community Development Department would like to be placed on the City Council agenda on October 19, 2017, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$12,011.70 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 April to October 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:**

2017.10.19 Special Assessments  
2017.10.19 Special Assessments-Summary

RESOLUTION NO. \_\_\_\_\_

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 \_\_\_\_\_ DAY OF \_\_\_\_\_.

\_\_\_\_\_  
Diana Broderson, Mayor

ATTEST:

\_\_\_\_\_  
Gregg Mandsager, City Administrator

Council Resolution Report  
Special Assessments  
10/19/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0834328017		Brian M. & Lisa D. Causse 35 Bonita Lane Sedona AZ 86336	09/21/2017		Weeds	\$112.13	\$25.00		
					<b>Totals</b>	<b>\$112.13</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$187.13</b>
1303428001		Lynn A. Kokemuller 2802 Highland Court Muscatine IA 52761	08/23/2017		Weeds	\$63.60	\$25.00		
			09/18/2017		Weeds	\$63.60	\$25.00		
					<b>Totals</b>	<b>\$127.20</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$227.20</b>
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520	08/15/2017		Weeds	\$62.00	\$25.00		
			08/23/2017		Weeds	\$31.00	\$25.00		
			09/05/2017		Weeds	\$120.80	\$25.00		
			09/18/2017		Weeds	\$32.60	\$25.00		
					<b>Totals</b>	<b>\$246.40</b>	<b>\$100.00</b>	<b>\$50.00</b>	<b>\$396.40</b>
1302132002	313 Broadway St	Robert R or Lois R Richmond Randy R Richmond 2783 Shamrock Dr Muscatine ia 52761	09/27/2017		Weeds	\$222.40	\$25.00		
					<b>Totals</b>	<b>\$222.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$297.40</b>
0835401021	904 Cedar Street	Kurt E. Wagner 904 Cedar Street Muscatine IA 52761	08/30/2017		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$31.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$106.00</b>
0835355023	613 Climer St	Linda J Goody 12753 130 St Wapello IA 52653	07/14/2017		Weeds	\$152.80	\$25.00		
					<b>Totals</b>	<b>\$152.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$227.80</b>
0835355027	603 Climer Street	Teresa Chavez 603 Climer St Muscatine ia 52761	07/13/2017		Weeds	\$1,091.35	\$25.00		
					<b>Totals</b>	<b>\$1,091.35</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$1,166.35</b>
0835207007	722 Colver Street	Samuel or Jennifer Houseman 208 Fletcher Avenue Muscatine IA 52761	08/30/2017		Weeds	\$31.00	\$25.00		
			09/26/2017		Weeds	\$16.30	\$25.00		
					<b>Totals</b>	<b>\$47.30</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$147.30</b>
1310260003	2204 Demorest Ave	Chase B Brower Dana L Brower 3670 Glastonbury St Iowa City IA 52245	08/11/2017		Property Registration	\$30.00	\$25.00		
					<b>Totals</b>	<b>\$30.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$105.00</b>

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835183026	107 E 10th St	Dennis Beard Joann Beard 2036 Captains Ct Muscatine IA 52761	04/18/2017		Property Registration	\$30.00	\$25.00		
					<b>Totals</b>	<b>\$30.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$105.00</b>
0835452005	111 E 5th St	Robert D Haller Margaret Haller 105 E 5th St Muscatine IA 52761	08/08/2017		Property Registration	\$90.00	\$25.00		
					<b>Totals</b>	<b>\$90.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$165.00</b>
0836155016	904 E 7th St	Jose L Melendez Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572	07/12/2017		Weeds	\$155.10	\$25.00		
					<b>Totals</b>	<b>\$155.10</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$230.10</b>
0835402006	412 E 8th St	Douglas S Stolley Jenny R Stolley 412 E 8th St Muscatine IA 52761	07/12/2017		Weeds	\$58.80	\$25.00		
					<b>Totals</b>	<b>\$58.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$133.80</b>
0836179007	1246 East 5th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520	08/15/2017		Weeds	\$64.17	\$25.00		
			09/26/2017		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$95.17</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$195.17</b>
1303430013	? Evans Street	Timothy or Stephanie Kelly 1201 Halstead Street Muscatine ia 52761	09/06/2017		Weeds	\$234.20	\$25.00		
					<b>Totals</b>	<b>\$234.20</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$309.20</b>
0835333010	817 Fuller St	Money Source Inc 500 S Broad St #100A Meriden iaCT 06450	08/29/2017		Weeds	\$147.00	\$25.00		
					<b>Totals</b>	<b>\$147.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$222.00</b>
1303254008	111 Gilbert Street	Dawna Shoultz Peggy Shoultz 111 Gilbert Street Muscatine IA 52761	07/07/2017		Junk	\$514.00	\$25.00		
			07/06/2017		Weeds	\$87.80	\$25.00		
					<b>Totals</b>	<b>\$601.80</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$701.80</b>
1302307011	317 Grandview Avenue	Financial Fitness LLC 14792 Waverly Ln Irvine CA 92604	09/25/2017		Weeds	\$163.60	\$25.00		
					<b>Totals</b>	<b>\$163.60</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$238.60</b>
0836128004	1512 Grant Street	New Era Holdings LLC 3171 New Era Rd Muscatine IA 52761	07/21/2017		Property Registration	\$90.00	\$25.00		
					<b>Totals</b>	<b>\$90.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$165.00</b>

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1303180007	2206 Hershey Avenue	Steven E Todd Sherr L Todd 2206 Hershey Avenue Muscatine IA 52761	07/12/2017		Junk	\$173.25	\$25.00		
					<b>Totals</b>	<b>\$173.25</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$248.25</b>
0826454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761	08/30/2017		Weeds	\$31.00	\$25.00		
			09/27/2017		Weeds	\$60.40	\$25.00		
					<b>Totals</b>	<b>\$91.40</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$181.40</b>
1310211013	1119 Kansas Street	Megan L. Harrison 1119 Kansas Street Muscatine IA 52761	07/07/2017		Junk	\$42.80	\$25.00		
					<b>Totals</b>	<b>\$42.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$117.80</b>
0825376022	1022 Lincoln Blvd.	Ralph or Betty Starkweather 608 N 3rd St Albia ia 52531	08/31/2017		Weeds	\$31.00	\$25.00		
			09/29/2017		Weeds	\$60.40	\$25.00		
					<b>Totals</b>	<b>\$91.40</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$191.40</b>
1303127010	512 Lowe Street	Nrz Reo V-2 Corp. c/o Nationstar Mortgage LLC 8950 Cypress Waters Blvd Coppell tx 75019	08/15/2017		Weeds	\$124.00	\$25.00		
			09/05/2017		Weeds	\$103.80	\$25.00		
					<b>Totals</b>	<b>\$227.80</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$327.80</b>
0834457026	2003 Lucas St	Pruitt Properties LLC 606 Broadway St Nichols IA 52766	09/27/2017		Weeds	\$60.40	\$25.00		
					<b>Totals</b>	<b>\$60.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$135.40</b>
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761	08/30/2017		Weeds	\$31.00	\$25.00		
			09/18/2017		Weeds	\$44.10	\$25.00		
					<b>Totals</b>	<b>\$75.10</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$175.10</b>
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761	08/23/2017		Weeds	\$29.40	\$25.00		
			09/18/2017		Weeds	\$29.40	\$25.00		
					<b>Totals</b>	<b>\$58.80</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$158.80</b>
0835235006	1009 Oak St	Chad Schreurs 1009 Oak St Muscatine IA 52761	07/18/2017		Junk	\$144.70	\$25.00		
					<b>Totals</b>	<b>\$144.70</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$219.70</b>

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835206058	1111 Orange Street	Carrington Mortgage Services 1600 S Douglas Rd Anaheim CA 92806	08/30/2017		Weeds	\$62.00	\$25.00		
					<b>Totals</b>	<b>\$62.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$137.00</b>
1303254005	104 Pond St	Michael S Hunter 104 Pond St Muscatine IA 52761	07/07/2017		Weeds	\$77.15	\$25.00		
					<b>Totals</b>	<b>\$77.15</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$152.15</b>
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts Alan James Reid 12715 105th Street Wapello IA 52653	08/29/2017		Weeds	\$32.60	\$25.00		
			09/06/2017		Weeds	\$89.80	\$25.00		
			09/18/2017		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$153.40</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$278.40</b>
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demorest Avenue Muscatine IA 52761	08/29/2017		Weeds	\$32.60	\$25.00		
			09/06/2017		Weeds	\$71.20	\$25.00		
			09/18/2017		Weeds	\$32.60	\$25.00		
					<b>Totals</b>	<b>\$136.40</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$261.40</b>
0836187022	1211 Smalley Street	Hector F Castillo Kim A Castillo 105 Jefferson St Muscatine IA 52761	07/18/2017		Junk	\$1,247.70	\$25.00		
					<b>Totals</b>	<b>\$1,247.70</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$1,322.70</b>
0835355016	707 W 8th St	Alex Michael Armstrong Vincenza Margaret Manjoine 707 W 8th St Muscatine IA 52761	07/14/2017		Weeds	\$243.30	\$25.00		
					<b>Totals</b>	<b>\$243.30</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$318.30</b>
0836127011	1496 Washington Street	Kimberly D Arnold Stephen J or Heather C Fillman 1496 Washington Street Muscatine IA 52761	08/30/2017		Weeds	\$31.00	\$25.00		
			09/27/2017		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$62.00</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$162.00</b>
0836201011	1542 Washington Street	Richard D Viner Jr 1542 Washington Street Muscatine IA 52761	07/19/2017		Junk	\$42.20	\$25.00		
					<b>Totals</b>	<b>\$42.20</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$117.20</b>
0835459004	206 West 5th Street	Octaviano & Grace Guzman 206 West 5th Street Muscatine IA 52761	08/29/2017		Weeds	\$32.60	\$25.00		
			09/18/2017		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$63.60</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$163.60</b>

Council Resolution Report  
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10/19/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835355014	701 West 8th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520							
			08/30/2017		Weeds	\$91.40	\$25.00		
			09/18/2017		Weeds	\$63.60	\$25.00		
			10/03/2017		Weeds	\$1,574.00	\$25.00		
					<b>Totals</b>	<b>\$1,729.00</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$1,854.00</b>
0826379032	523 Woodlawn Avenue	Lynn or Christel West PO Box 82 Muscatine IA 52761							
			08/30/2017		Weeds	\$22.05	\$25.00		
			09/26/2017		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$53.05</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$153.05</b>
<b>Grand Totals</b>						<b>\$8,581.70</b>	<b>\$1,500.00</b>	<b>\$1,950.00</b>	<b>\$12,011.70</b>

Council Resolution Report  
Special Assessments Summary  
10/19/2017

Type	Service Fee

*Total*      **\$8,561.70**