



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

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 16, 2018

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on August 16, 2018, to present a request to assess unpaid nuisance abatement and rental inspection costs totaling \$9,635.93 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 2018 to June 2018. 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 registration costs to their respective properties.

ATTACHMENT:

2018.08.16 Special Assessments
2018.08.16 Special Assessments-Summary

**"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain**

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
08/16/2018

| Parcel # | Property | Owner | Date of Work | Unit | Type | Service Fee | Admin Fee | Assessment Fee | Total |
|------------|--------------------|---|--------------|------|--------------------|-----------------|-----------------|----------------|-----------------|
| 0825176037 | 1807 1st Avenue | Michael Crose 1807 1st Avenue Muscatine IA 52761 | 06/21/2018 | | Weeds | \$88.20 | \$25.00 | | |
| | | | | | Totals | \$88.20 | \$25.00 | \$50.00 | \$163.20 |
| 1303452007 | 2003 Breese Avenue | Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523 | 05/08/2018 | | Weeds | \$47.30 | \$25.00 | | |
| | | | 05/16/2018 | | Weeds | \$62.00 | \$25.00 | | |
| | | | 05/24/2018 | | Weeds | \$60.40 | \$25.00 | | |
| | | | 06/06/2018 | | Weeds | \$62.00 | \$25.00 | | |
| | | | 06/18/2018 | | Weeds | \$120.80 | \$25.00 | | |
| | | | 06/21/2018 | | Weeds | \$104.80 | \$25.00 | | |
| | | | | | Totals | \$457.30 | \$150.00 | \$50.00 | \$657.30 |
| 1302132002 | 313 Broadway St | Robert R or Lois R Richmond Randy R Richmond 2783 Shamrock Dr Muscatine ia 52761 | 05/10/2018 | | Weeds | \$58.80 | \$25.00 | | |
| | | | 05/17/2018 | | Weeds | \$45.70 | \$25.00 | | |
| | | | 05/31/2018 | | Weeds | \$29.40 | \$25.00 | | |
| | | | 06/11/2018 | | Weeds | \$22.05 | \$25.00 | | |
| | | | 06/21/2018 | | Weeds | \$58.80 | \$25.00 | | |
| | | | | | Totals | \$214.75 | \$125.00 | \$50.00 | \$389.75 |
| 0835408010 | 618 Cedar Street | Dean Jensen 2520 Echo Avenue Letts IA 52754 | 01/03/2018 | | No Show Inspection | \$60.00 | \$25.00 | | |
| | | | 01/30/2018 | | No Show Inspection | \$60.00 | \$25.00 | | |
| | | | | | Totals | \$120.00 | \$50.00 | \$50.00 | \$220.00 |
| 1303256002 | 104 Clinton St | Brian and Amy Wentz 104 Clinton St Muscatine IA 52761 | 05/29/2018 | | Junk | \$257.61 | \$25.00 | | |
| | | | | | Totals | \$257.61 | \$25.00 | \$50.00 | \$332.61 |
| 0835207007 | 722 Colver Street | Samuel or Jennifer Houseman 208 Fletcher Avenue Muscatine IA 52761 | 06/11/2018 | | Weeds | \$31.00 | \$25.00 | | |
| | | | | | Totals | \$31.00 | \$25.00 | \$50.00 | \$106.00 |
| 1310214011 | 2011 Dewey Avenue | Tresia D Mizell 2011 Dewey Avenue Muscatine IA 52761 | 06/08/2018 | | Weeds | \$44.10 | \$25.00 | | |
| | | | | | Totals | \$44.10 | \$25.00 | \$50.00 | \$119.10 |
| 0836155016 | 904 E 7th St | Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572 | 06/11/2018 | | Weeds | \$58.80 | \$25.00 | | |
| | | | | | Totals | \$58.80 | \$25.00 | \$50.00 | \$133.80 |

Council Resolution Report
Special Assessments
08/16/2018

| Parcel # | Property | Owner | Date of Work | Unit | Type | Service Fee | Admin Fee | Assessment Fee | Total |
|------------|----------------------|--|--------------|------|---------------|-----------------|----------------|----------------|-----------------|
| 0835404005 | 110 E 9th St | Jesse Fullerton 510 W 4th St Muscatine IA 52761 | 06/06/2018 | | Junk | \$77.40 | \$25.00 | | |
| | | | | | Totals | \$77.40 | \$25.00 | \$50.00 | \$152.40 |
| 0836179007 | 1246 East 5th Street | Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523 | 06/11/2018 | | Weeds | \$91.40 | \$25.00 | | |
| | | | | | Totals | \$91.40 | \$25.00 | \$50.00 | \$166.40 |
| 0835426017 | 613 East 6th Street | James Johnson 1010 Kammerer Ct Muscatine IA 52761 | 06/11/2018 | | Weeds | \$60.40 | \$25.00 | | |
| | | | | | Totals | \$60.40 | \$25.00 | \$50.00 | \$135.40 |
| 1303254008 | 111 Gilbert Street | Dawna Shoultz Peggy Shoultz 111 Gilbert Street Muscatine IA 52761 | 06/20/2018 | | Junk | \$602.20 | \$25.00 | | |
| | | | | | Totals | \$602.20 | \$25.00 | \$50.00 | \$677.20 |
| 0825331010 | 1224 Grand Avenue | William L Phillips 1001 Lincoln Blvd Muscatine IA 52761 | 05/30/2018 | | Junk | \$379.20 | \$25.00 | | |
| | | | | | Totals | \$379.20 | \$25.00 | \$50.00 | \$454.20 |
| 0825332030 | 1207 Grand Avenue | Laroyce Barnett 1207 Grand Avenue Muscatine IA 52761 | 06/21/2018 | | Weeds | \$193.00 | \$25.00 | | |
| | | | | | Totals | \$193.00 | \$25.00 | \$50.00 | \$268.00 |
| 1302155021 | 1019 Hershey Avenue | Ronald or Sally Bryant 101 W Mississippi Dr Ste 301 Muscatine IA 52761 | 05/31/2018 | | Weeds | \$44.10 | \$25.00 | | |
| | | | | | Totals | \$44.10 | \$25.00 | \$50.00 | \$119.10 |
| 0826454008 | 619 Hope Avenue | John S. Miller 619 Hope Avenue Muscatine IA 52761 | 06/11/2018 | | Weeds | \$45.70 | \$25.00 | | |
| | | | | | Totals | \$45.70 | \$25.00 | \$50.00 | \$120.70 |
| 0835180007 | 1200 Iowa Avenue | TICO Investments LLC 1323 Mulberry Avenue Muscatine IA 52761 | 06/12/2018 | | Secured | \$139.37 | \$25.00 | | |
| | | | | | Totals | \$139.37 | \$25.00 | \$50.00 | \$214.37 |
| 0825101005 | 617 Lake Park Blvd. | Tara Curtis 617 Lake Park Blvd. Muscatine IA 52761 | 05/23/2018 | | Junk | \$139.65 | \$25.00 | | |
| | | | | | Totals | \$139.65 | \$25.00 | \$50.00 | \$214.65 |

Council Resolution Report
Special Assessments
08/16/2018

| Parcel # | Property | Owner | Date of Work | Unit | Type | Service Fee | Admin Fee | Assessment Fee | Total |
|------------|---------------------------|---|--------------|------|---------------|-----------------|-----------------|----------------|-----------------|
| 0825176033 | 1706 Lincoln Blvd | Sharon Hargrave 1706 Lincoln Blvd Muscatine IA 52761 | | | | | | | |
| | | | 05/23/2018 | | Junk | \$104.30 | \$25.00 | | |
| | | | | | Totals | \$104.30 | \$25.00 | \$50.00 | \$179.30 |
| 0825330025 | 1210 Lincoln Blvd | Steven Edwards 1210 Lincoln Blvd Muscatine IA 52761 | | | | | | | |
| | | | 06/05/2018 | | Weeds | \$147.00 | \$25.00 | | |
| | | | 06/12/2018 | | Junk | \$376.70 | \$25.00 | | |
| | | | | | Totals | \$523.70 | \$50.00 | \$50.00 | \$623.70 |
| 0834454022 | 2203 Lucas Street | Glenn Epperly 2203 Lucas Street Muscatine ia 52761 | | | | | | | |
| | | | 06/18/2018 | | Weeds | \$60.40 | \$25.00 | | |
| | | | 05/09/2018 | | Weeds | \$31.00 | \$25.00 | | |
| | | | 05/17/2018 | | Weeds | \$31.00 | \$25.00 | | |
| | | | 05/30/2018 | | Weeds | \$62.00 | \$25.00 | | |
| | | | 06/11/2018 | | Weeds | \$45.70 | \$25.00 | | |
| | | | | | Totals | \$230.10 | \$125.00 | \$50.00 | \$405.10 |
| 1303202006 | 1907 Lucas Street | Cruz Cohn 1907 Lucas Street Muscatine ia 52761 | | | | | | | |
| | | | 05/25/2018 | | Junk | \$82.50 | \$25.00 | | |
| | | | | | Totals | \$82.50 | \$25.00 | \$50.00 | \$157.50 |
| 1302109008 | 322 Main Street | Melissa D. Rhodes 322 Main Street Muscatine IA 52761 | | | | | | | |
| | | | 06/04/2018 | | Weeds | \$29.40 | \$25.00 | | |
| | | | | | Totals | \$29.40 | \$25.00 | \$50.00 | \$104.40 |
| 0825154001 | 422 McArthur Street | Daniel M. & Gladys Krise 422 McArthur Street Muscatine IA 52761 | | | | | | | |
| | | | 06/20/2018 | | Weeds | \$58.80 | \$25.00 | | |
| | | | 06/11/2018 | | Weeds | \$91.40 | \$25.00 | | |
| | | | | | Totals | \$150.20 | \$50.00 | \$50.00 | \$250.20 |
| 0835428011 | 615 Mulberry Avenue | Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761 | | | | | | | |
| | | | 06/18/2018 | | Weeds | \$29.40 | \$25.00 | | |
| | | | 06/11/2018 | | Weeds | \$31.00 | \$25.00 | | |
| | | | | | Totals | \$60.40 | \$50.00 | \$50.00 | \$160.40 |
| 1302301003 | 1512 New Hampshire Street | Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761 | | | | | | | |
| | | | 06/05/2018 | | Weeds | \$58.80 | \$25.00 | | |
| | | | | | Totals | \$58.80 | \$25.00 | \$50.00 | \$133.80 |
| 0834480008 | 892A Newell Avenue | John Biah 892A Newell Avenue Muscatine IA 52761 | | | | | | | |
| | | | 06/20/2018 | | Junk | \$151.20 | \$25.00 | | |
| | | | | | Totals | \$151.20 | \$25.00 | \$50.00 | \$226.20 |

Council Resolution Report
Special Assessments
08/16/2018

| Parcel # | Property | Owner | Date of Work | Unit | Type | Service Fee | Admin Fee | Assessment Fee | Total |
|------------|----------------------|---|--------------|------|---------------|-----------------|----------------|----------------|-----------------|
| 0826455010 | 1413 Oak Street | Nick's Skidsteer Service LLC 1476 N Isett Avenue Moscow IA 52760 | 06/12/2018 | | Weeds | \$161.70 | \$25.00 | | |
| | | | | | Totals | \$161.70 | \$25.00 | \$50.00 | \$236.70 |
| 0835430001 | 519 Orange Street | Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947 | 06/18/2018 | | Weeds | \$31.00 | \$25.00 | | |
| | | | 06/11/2018 | | Weeds | \$45.70 | \$25.00 | | |
| | | | | | Totals | \$76.70 | \$50.00 | \$50.00 | \$176.70 |
| 1310227009 | 915 Oregon Street | Dolores Costello Tate 915 Oregon Street Muscatine IA 52761 | 05/09/2018 | | Junk | \$82.80 | \$25.00 | | |
| | | | | | Totals | \$82.80 | \$25.00 | \$50.00 | \$157.80 |
| 1310229008 | 1013 Oregon Street | Rodney Koenig Jr. 1013 Oregon Street Muscatine IA 52761 | 05/09/2018 | | Junk | \$71.80 | \$25.00 | | |
| | | | | | Totals | \$71.80 | \$25.00 | \$50.00 | \$146.80 |
| 1330202015 | Parcel ID 1330202015 | Brody Broders 121 Nyenhuis Street Muscatine IA 52761 | 06/19/2018 | | Weeds | \$124.00 | \$25.00 | | |
| | | | | | Totals | \$124.00 | \$25.00 | \$50.00 | \$199.00 |
| 1303405021 | 309 Pond St | Barry Snell and Deborah McDonough 309 Pond St Muscatine IA 52761 | 06/01/2018 | | Weeds | \$94.60 | \$25.00 | | |
| | | | 06/18/2018 | | Weeds | \$62.00 | \$25.00 | | |
| | | | | | Totals | \$156.60 | \$50.00 | \$50.00 | \$256.60 |
| 0835352005 | 112 Roscoe Avenue | Christina Marie Reid Sluts Alan James Reid 12715 105th Street Wapello IA 52653 | 06/08/2018 | | Weeds | \$29.40 | \$25.00 | | |
| | | | 06/18/2018 | | Weeds | \$31.00 | \$25.00 | | |
| | | | | | Totals | \$60.40 | \$50.00 | \$50.00 | \$160.40 |
| 1310276009 | 1815 Schley Avenue | Timothy or Mindy McCormick 2009 Demorest Avenue Muscatine IA 52761 | 06/18/2018 | | Weeds | \$31.00 | \$25.00 | | |
| | | | 06/06/2018 | | Weeds | \$47.30 | \$25.00 | | |
| | | | | | Totals | \$78.30 | \$50.00 | \$50.00 | \$178.30 |
| 0835404015 | 804 Sycamore Street | Tereso Martinez 804 Sycamore Street Muscatine IA 52761 | 06/06/2018 | | Junk | \$80.40 | \$25.00 | | |
| | | | | | Totals | \$80.40 | \$25.00 | \$50.00 | \$155.40 |

Council Resolution Report

Special Assessments

08/16/2018

| Parcel # | Property | Owner | Date of Work | Unit | Type | Service Fee | Admin Fee | Assessment Fee | Total |
|---------------------|-----------------------|--|--------------|------|---------------|-------------------|-------------------|-------------------|-------------------|
| 0836104005 | 126 Walters St | Bradley M McGourty 126 Walters St Muscatine IA 52761 | | | | | | | |
| | | | 06/14/2018 | | Weeds | \$117.60 | \$25.00 | | |
| | | | 06/19/2018 | | Junk | \$205.80 | \$25.00 | | |
| | | | | | Totals | \$323.40 | \$50.00 | \$50.00 | \$423.40 |
| 0835355014 | 701 West 8th Street | Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523 | | | | | | | |
| | | | 05/08/2018 | | Weeds | \$78.30 | \$25.00 | | |
| | | | 05/16/2018 | | Weeds | \$62.00 | \$25.00 | | |
| | | | 05/25/2018 | | Weeds | \$62.00 | \$25.00 | | |
| | | | 06/08/2018 | | Weeds | \$88.20 | \$25.00 | | |
| | | | 06/18/2018 | | Weeds | \$62.00 | \$25.00 | | |
| | | | | | Totals | \$352.50 | \$125.00 | \$50.00 | \$527.50 |
| 1310254007 | 1312 Wisconsin Street | Darrell or Lacy Clevenger 1312 Wisconsin Street Muscatine IA 52761 | | | | | | | |
| | | | 06/05/2018 | | Junk | \$57.55 | \$25.00 | | |
| | | | | | Totals | \$57.55 | \$25.00 | \$50.00 | \$132.55 |
| Grand Totals | | | | | | \$6,060.93 | \$1,625.00 | \$1,950.00 | \$9,635.93 |

Council Resolution Report
Special Assessments Summary
08/16/2018

Type **Service Fee**

JUNK **\$2,669.11**

NO SHOW INSPECTION **\$120.00**

SECURED **\$139.37**

WEEDS **\$3,132.45**

Total **\$6,060.93**