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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 18, 2018

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on October 18, 2018, to present a request to assess unpaid nuisance abatement and rental inspection costs totaling \$9,759.15 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 July 2018 to August 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:

2018.10.18 Special Assessments
2018.10.18 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**

Council Resolution Report

Special Assessments

10/18/2018

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835426013	605 6th ST E	Justin Frakes 1567 54th St New Boston IL 61272	07/17/2018		Junk	\$494.35	\$25.00		
					Totals	\$494.35	\$25.00	\$50.00	\$569.35
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523	07/05/2018		Weeds	\$47.30	\$25.00		
			07/11/2018		Weeds	\$145.00	\$25.00		
			07/16/2018		Weeds	\$91.40	\$25.00		
			07/24/2018		Weeds	\$62.00	\$25.00		
			07/30/2018		Weeds	\$62.00	\$25.00		
			07/30/2018		Tree	\$134.20	\$25.00		
			08/13/2018		Weeds	\$62.00	\$25.00		
					Totals	\$603.90	\$175.00	\$50.00	\$828.90
1303454014	1910 Breese Avenue	Gary or Kimberly Reinier 1910 Breese Avenue Muscatine IA 52761	07/30/2018		Junk	\$271.00	\$25.00		
					Totals	\$271.00	\$25.00	\$50.00	\$346.00
1302132002	313 Broadway St	Robert R or Lois R Richmond Randy R Richmond 2783 Shamrock Dr Muscatine ia 52761	07/09/2018		Weeds	\$29.40	\$25.00		
			07/16/2018		Weeds	\$88.20	\$25.00		
			07/31/2018		Weeds	\$29.40	\$25.00		
					Totals	\$147.00	\$75.00	\$50.00	\$272.00
0836155016	904 E 7th St	Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572	07/09/2018		Weeds	\$29.40	\$25.00		
			07/24/2018		Weeds	\$29.40	\$25.00		
			08/13/2018		Weeds	\$58.80	\$25.00		
					Totals	\$117.60	\$75.00	\$50.00	\$242.60
0835426017	613 East 6th Street	James Johnson 1010 Kammerer Ct Muscatine IA 52761	07/06/2018		Weeds	\$60.40	\$25.00		
			07/12/2018		Weeds	\$58.80	\$25.00		
			07/30/2018		Weeds	\$60.40	\$25.00		
					Totals	\$179.60	\$75.00	\$50.00	\$304.60
1303254008	111 Gilbert Street	Dawna Shoultz Peggy Shoultz 111 Gilbert Street Muscatine IA 52761	07/10/2018		Weeds	\$193.00	\$25.00		
					Totals	\$193.00	\$25.00	\$50.00	\$268.00
1309400019	2417 Grandview Ave	Saddle Up LLC 301 Iowa Ave Ste 400 Muscatine IA 52761	07/14/2018		Weeds	\$112.13	\$25.00		
					Totals	\$112.13	\$25.00	\$50.00	\$187.13

Council Resolution Report

Special Assessments

10/18/2018

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1302154022	1303 Hershey Avenue	Ramiro or Guadalupe Vazquez 1707 Foster Street Muscatine ia 52761	07/23/2018		Junk	\$140.60	\$25.00		
					Totals	\$140.60	\$25.00	\$50.00	\$215.60
0826454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761	07/12/2018		Weeds	\$58.80	\$25.00		
			07/16/2018		Weeds	\$60.40	\$25.00		
			07/31/2018		Weeds	\$31.00	\$25.00		
			08/14/2018		Weeds	\$31.00	\$25.00		
					Totals	\$181.20	\$100.00	\$50.00	\$331.20
0828276027	2829 Houser St	Thomas or Barbara Wallick P.O. Box 383 Bettendorf IA 52722	07/30/2018		Weeds	\$73.50	\$25.00		
					Totals	\$73.50	\$25.00	\$50.00	\$148.50
0835454022	512 Iowa Avenue	Josiah and Stephanie Anderson 309 E. 8th Street Muscatine ia 52761	07/14/2018		Secured	\$809.12	\$25.00		
					Totals	\$809.12	\$25.00	\$50.00	\$884.12
0825181011	1605 Lincoln Blvd	Elisha M Brockert 1605 Lincoln Blvd Muscatine IA 52761	07/10/2018		Junk	\$279.40	\$25.00		
					Totals	\$279.40	\$25.00	\$50.00	\$354.40
0825330025	1210 Lincoln Blvd	Steven Edwards 1210 Lincoln Blvd Muscatine IA 52761	07/12/2018		Weeds	\$91.40	\$25.00		
			07/25/2018		Weeds	\$14.70	\$25.00		
			08/14/2018		Weeds	\$29.40	\$25.00		
					Totals	\$135.50	\$75.00	\$50.00	\$260.50
0834454022	2203 Lucas Street	Glenn Epperty 2203 Lucas Street Muscatine ia 52761	07/09/2018		Weeds	\$31.00	\$25.00		
			07/12/2018		Weeds	\$75.40	\$25.00		
			07/25/2018		Weeds	\$47.30	\$25.00		
			08/14/2018		Weeds	\$31.00	\$25.00		
					Totals	\$184.70	\$100.00	\$50.00	\$334.70
1302109008	322 Main Street	Melissa D. Rhodes 322 Main Street Muscatine IA 52761	07/17/2018		Junk	\$371.20	\$25.00		
					Totals	\$371.20	\$25.00	\$50.00	\$446.20
0825154001	422 McArthur Street	Daniel M. & Gladys Krise 422 McArthur Street Muscatine IA 52761	07/09/2018		Weeds	\$62.00	\$25.00		
			07/25/2018		Weeds	\$90.40	\$25.00		

Council Resolution Report
Special Assessments
10/18/2018

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
						Totals	\$152.40	\$50.00	\$50.00	\$252.40
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761								
			07/11/2018		Secured	\$945.65	\$25.00			
			07/12/2018		Weeds	\$75.40	\$25.00			
			07/16/2018		Weeds	\$60.40	\$25.00			
						Totals	\$1,081.45	\$75.00	\$50.00	\$1,206.45
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761								
			07/10/2018		Weeds	\$218.50	\$25.00			
			07/30/2018		Weeds	\$29.40	\$25.00			
			08/13/2018		Weeds	\$58.80	\$25.00			
						Totals	\$306.70	\$75.00	\$50.00	\$431.70
0835286012	701 Orange Street	Martin Martinez 3404 Steamboat Way Apt 12 Muscatine IA 52761								
			07/10/2018		Weeds	\$207.40	\$25.00			
						Totals	\$207.40	\$25.00	\$50.00	\$282.40
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947								
			07/09/2018		Weeds	\$31.00	\$25.00			
			07/24/2018		Weeds	\$58.80	\$25.00			
			07/31/2018		Weeds	\$29.40	\$25.00			
						Totals	\$119.20	\$75.00	\$50.00	\$244.20
0835376018	706 Pine Street	Jaime and Melinda Flores 706 Pine Street Muscatine IA 52761								
			08/01/2018		Weeds	\$104.50	\$25.00			
						Totals	\$104.50	\$25.00	\$50.00	\$179.50
1303254005	104 Pond St	Michael S Hunter 104 Pond St Muscatine IA 52761								
			07/11/2018		Weeds	\$49.10	\$25.00			
						Totals	\$49.10	\$25.00	\$50.00	\$124.10
1303405021	309 Pond St	Barry Snell and Deborah McDonough 309 Pond St Muscatine IA 52761								
			07/06/2018		Weeds	\$31.00	\$25.00			
			07/16/2018		Weeds	\$60.40	\$25.00			
			07/30/2018		Weeds	\$31.00	\$25.00			
						Totals	\$122.40	\$75.00	\$50.00	\$247.40
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts Alan James Reid 12715 105th Street Wapello IA 52653								
			07/11/2018		Weeds	\$14.70	\$25.00			
			07/16/2018		Weeds	\$31.00	\$25.00			
			07/24/2018		Weeds	\$60.40	\$25.00			
						Totals	\$106.10	\$75.00	\$50.00	\$231.10

Council Resolution Report

Special Assessments

10/18/2018

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demorest Avenue Muscatine IA 52761							
			07/05/2018		Weeds	\$45.70	\$25.00		
			07/16/2018		Weeds	\$31.00	\$25.00		
			07/30/2018		Weeds	\$31.00	\$25.00		
			08/13/2018		Weeds	\$31.00	\$25.00		
					Totals	\$138.70	\$100.00	\$50.00	\$288.70
1302180004	812 W. 2nd Street	TICO Investments, LLC 1323 Mulberry Avenue Muscatine ia 52761							
			07/17/2018		Junk	\$202.40	\$25.00		
					Totals	\$202.40	\$25.00	\$50.00	\$277.40
Grand Totals						\$6,884.15	\$1,525.00	\$1,350.00	\$9,759.15

Council Resolution Report
Special Assessments Summary
10/18/2018

Type **Service Fee**

JUNK **\$1,758.95**

SECURED **\$1,754.77**

TREE **\$134.20**

WEEDS **\$3,236.23**

Total **\$6,884.15**

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 9-3-9 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 _____

Diana Broderson, Mayor

ATTEST:

Gregg Mandsager, City Administrator