



City Hall 215 Sucamore 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: Jodi Royal-Goodwin, Community Development Director

DATE: May 16, 2019

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on May 16, 2019, to present a request to assess unpaid nuisance abatement costs totaling \$5,488.55 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 November 2018 to February 2019. 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 costs to their respective properties.

ATTACHMENT:

2019.05.16 Special Assessments
2019.05.16 Special Assessments-Summary

Type	Service Fee
JUNK	\$681.90
SNOW	\$1,449.15
WEEDS	\$782.50
<i>Total</i>	\$2,913.55

Special Assessments
05/16/2019

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
33452007	2003 Breese Avenue	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523	11/07/2018		Weeds	\$106.70	\$25.00		
			02/07/2019		Snow	\$19.90	\$25.00		
			02/13/2019		Snow	\$65.30	\$25.00		
			02/19/2019		Snow	\$27.05	\$25.00		
			Totals			\$218.95	\$100.00	\$50.00	\$368.95
35230001	918 Colver St	RCN LLC 2816 E Hwy 22 Muscatine IA 52761	11/14/2018		Junk	\$136.20	\$25.00		
			Totals			\$136.20	\$25.00	\$50.00	\$211.20
36155016	904 E 7th St	Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572	11/08/2018		Weeds	\$119.50	\$25.00		
			02/07/2019		Snow	\$8.65	\$25.00		
			02/13/2019		Snow	\$55.60	\$25.00		
			02/21/2019		Snow	\$23.60	\$25.00		
			Totals			\$207.35	\$100.00	\$50.00	\$357.35
35426017	613 East 6th Street	James Johnson 1010 Kammerer Ct Muscatine IA 52761	11/08/2018		Weeds	\$89.80	\$25.00		
			02/07/2019		Snow	\$12.60	\$25.00		
			02/15/2019		Snow	\$67.40	\$25.00		
			02/19/2019		Snow	\$6.59	\$25.00		
			02/21/2019		Snow	\$29.40	\$25.00		
			Totals			\$205.79	\$125.00	\$50.00	\$380.79
33277002	1615 Hershey Avenue	TICO Investments LLC 1323 Mulberry Avenue Muscatine IA 52761	11/05/2018		Junk	\$47.85	\$25.00		
			Totals			\$47.85	\$25.00	\$50.00	\$122.85
18400024	2879 Hwy 61	Rti Investments LLC 111 Holly Street Muscatine IA 52761	11/14/2018		Junk	\$136.20	\$25.00		
			Totals			\$136.20	\$25.00	\$50.00	\$211.20
10254004	1303 Kansas Street	Maria C. Maldonado 508 E 7th St Muscatine ia 52761	02/19/2019		Snow	\$62.30	\$25.00		
			Totals			\$62.30	\$25.00	\$50.00	\$137.30
10276013	1302 Kansas Street	Juan Ramirez or Mary Enriquez 848 Newell Avenue Muscatine ia 52761	02/19/2019		Snow	\$90.15	\$25.00		
			Totals			\$90.15	\$25.00	\$50.00	\$165.15

Special Assessments
05/16/2019

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
34454022	2203 Lucas Street	Glenn Epperly 2203 Lucas Street Muscatine ia 52761	02/07/2019		Snow	\$15.20	\$25.00		
			02/13/2019		Snow	\$33.80	\$25.00		
			02/19/2019		Snow	\$11.00	\$25.00		
			02/21/2019		Snow	\$16.00	\$25.00		
			Totals			\$76.00	\$100.00	\$50.00	\$226.00
25154001	422 McArthur Street	Daniel M. & Gladys Krise 422 McArthur Street Muscatine IA 52761	11/08/2018		Weeds	\$62.00	\$25.00		
			Totals			\$62.00	\$25.00	\$50.00	\$137.00
35428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761	11/08/2018		Weeds	\$104.80	\$25.00		
			02/07/2019		Snow	\$8.65	\$25.00		
			02/13/2019		Snow	\$26.96	\$25.00		
			02/19/2019		Snow	\$7.89	\$25.00		
			02/21/2019		Snow	\$16.00	\$25.00		
Totals			\$164.30	\$125.00	\$50.00	\$339.30			
32301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761	11/07/2018		Weeds	\$116.60	\$25.00		
			02/07/2019		Snow	\$22.30	\$25.00		
			02/13/2019		Snow	\$32.00	\$25.00		
			02/21/2019		Snow	\$75.00	\$25.00		
			Totals			\$245.90	\$100.00	\$50.00	\$395.90
35206058	1111 Orange Street	Carrington Mortgage Services 1600 S Douglas Rd Ste 200-A Anaheim CA 92806	02/07/2019		Snow	\$9.95	\$25.00		
			02/13/2019		Snow	\$27.79	\$25.00		
			02/19/2019		Snow	\$13.09	\$25.00		
			02/21/2019		Snow	\$16.65	\$25.00		
Totals			\$67.48	\$100.00	\$50.00	\$217.48			
35430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947	11/08/2018		Weeds	\$91.70	\$25.00		
			02/07/2019		Snow	\$22.50	\$25.00		
			02/13/2019		Snow	\$65.80	\$25.00		
			02/19/2019		Snow	\$22.50	\$25.00		
Totals			\$202.50	\$100.00	\$50.00	\$352.50			
33405021	309 Pond St	Barry Snell and Deborah McDonough 2715 Hoover Ave Ames IA 50010	02/07/2019		Snow	\$30.70	\$25.00		
			02/13/2019		Snow	\$29.90	\$25.00		
			02/19/2019		Snow	\$16.00	\$25.00		
			02/21/2019		Snow	\$14.70	\$25.00		
Totals			\$91.30	\$100.00	\$50.00	\$241.30			

Special Assessments
05/16/2019

rcol #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
35277010	807 Poplar St	Maria Zapeda De Jesus Andres Torres 807 Poplar St Muscatine IA 52761	01/24/2019		Junk	\$254.65	\$25.00		
					Totals	\$254.65	\$25.00	\$50.00	\$329.65
35352005	112 Roscoe Avenue	Christina Marie Reid Sluts Alan James Reid 12715 105th Street Wapello IA 52653	11/07/2018		Weeds	\$60.40	\$25.00		
			02/07/2019		Snow	\$9.95	\$25.00		
			02/13/2019		Snow	\$25.44	\$25.00		
			02/19/2019		Snow	\$14.90	\$25.00		
			02/21/2019		Snow	\$21.65	\$25.00		
					Totals	\$132.34	\$125.00	\$50.00	\$307.34
10276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demorest Avenue Muscatine IA 52761	11/07/2018		Weeds	\$31.00	\$25.00		
			02/07/2019		Snow	\$9.95	\$25.00		
			02/13/2019		Snow	\$32.50	\$25.00		
			02/19/2019		Snow	\$5.29	\$25.00		
			02/21/2019		Snow	\$13.90	\$25.00		
					Totals	\$92.64	\$125.00	\$50.00	\$267.64
35387003	410 W 5th St	Rti Investments LLC 111 Holly Street Muscatine IA 52761	02/06/2019		Snow	\$29.40	\$25.00		
					Totals	\$29.40	\$25.00	\$50.00	\$104.40
35334017	111 W 7th St	Flamingo Properties LLC 1002 S Mississippi St Blue Grass IA 52726	02/11/2019		Junk	\$107.00	\$25.00		
					Totals	\$107.00	\$25.00	\$50.00	\$182.00
35387005	404 West 5th Street	Natosha Blocker or Natosha Enriquez 404 West 5th Street Muscatine ia 52761	02/06/2019		Snow	\$99.45	\$25.00		
					Totals	\$99.45	\$25.00	\$50.00	\$174.45
35355014	701 West 8th Street	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523	02/22/2019		Snow	\$183.80	\$25.00		
					Totals	\$183.80	\$25.00	\$50.00	\$258.80
Grand Totals						\$2,913.55	\$1,475.00	\$1,100.00	\$5,488.55