



City Hall, 215 Sycamore St.
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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: January 17, 2019

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on January 17, 2019, to present a request to assess unpaid nuisance abatement and rental inspection costs totaling \$11,811.45 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 September 2018 to October 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:

2019.01.17 Special Assessments
2019.01.17 Special Assessments-Summary

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

Council Resolution Report
Special Assessments
01/17/2019

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	09/18/2018		Weeds	\$117.60	\$25.00		
					Totals	\$117.60	\$25.00	\$50.00	\$192.60
1319226004	6206 41st Street S.	Steven Holliday 6206 41st Street S Muscatine IA 52761	09/19/2018		Weeds	\$157.55	\$25.00		
					Totals	\$157.55	\$25.00	\$50.00	\$232.55
0835426013	605 6th ST E	Justin Frakes 1567 54th St New Boston IL 61272	09/26/2018		Weeds	\$137.40	\$25.00		
					Totals	\$137.40	\$25.00	\$50.00	\$212.40
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523	09/19/2018		Weeds	\$60.40	\$25.00		
			10/01/2018		Weeds	\$62.00	\$25.00		
			10/15/2018		Weeds	\$63.60	\$25.00		
			10/29/2018		Weeds	\$31.00	\$25.00		
					Totals	\$217.00	\$100.00	\$50.00	\$367.00
1302132002	313 Broadway St	Robert R or Lois R Richmond Randy R Richmond 2783 Shamrock Dr Muscatine ia 52761	09/25/2018		Weeds	\$58.80	\$25.00		
			10/09/2018		Junk	\$70.90	\$25.00		
			10/22/2018		Weeds	\$88.20	\$25.00		
					Totals	\$217.90	\$75.00	\$50.00	\$342.90
0835354007	805 Broadway Street	John Miller Jr 805 Broadway Street Muscatine IA 52761	10/23/2018		Weeds	\$88.20	\$25.00		
					Totals	\$88.20	\$25.00	\$50.00	\$163.20
1303403002	201 Clinton Street	Rti Investments LLC 111 Holly Street Muscatine IA 52761	10/02/2018		Junk	\$84.75	\$25.00		
					Totals	\$84.75	\$25.00	\$50.00	\$159.75
1303403007	209 Clinton Street	Michelle Hernandez 209 Clinton Street Muscatine IA 52761	10/02/2018		Junk	\$118.20	\$25.00		
					Totals	\$118.20	\$25.00	\$50.00	\$193.20
1303403009	215 Clinton Street	Justin Frakes 1567 54th St New Boston IL 61272	10/02/2018		Junk	\$81.85	\$25.00		
					Totals	\$81.85	\$25.00	\$50.00	\$156.85

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Special Assessments

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1303403011	217 Clinton Street	Victoria Garrison James Beemblossom 217 Clinton Street Muscatine IA 52761	10/02/2018		Junk	\$181.30	\$25.00		
					Totals	\$181.30	\$25.00	\$50.00	\$256.30
0836155016	904 E 7th St	Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572	09/19/2018		Weeds	\$58.80	\$25.00		
			10/30/2018		Weeds	\$58.80	\$25.00		
					Totals	\$117.60	\$50.00	\$50.00	\$217.60
0836179007	1246 East 5th Street	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523	10/03/2018		Weeds	\$91.40	\$25.00		
			10/19/2018		Weeds	\$62.00	\$25.00		
			10/30/2018		Weeds	\$139.40	\$25.00		
					Totals	\$292.80	\$75.00	\$50.00	\$417.80
0835426017	613 East 6th Street	James Johnson 1010 Kammerer Ct Muscatine IA 52761	10/02/2018		Weeds	\$60.40	\$25.00		
			10/29/2018		Weeds	\$29.40	\$25.00		
					Totals	\$89.80	\$50.00	\$50.00	\$189.80
0835404003	106 East 9th Street	Red Door Investors LLC 910 Sycamore Street Muscatine IA 52761	10/09/2018		Junk	\$323.80	\$25.00		
					Totals	\$323.80	\$25.00	\$50.00	\$398.80
1310252002	Gas Lantern Square	Tim or Leesa McCleary 4500 25th Street So. Muscatine ia 52761	09/19/2018		Junk	\$167.60	\$25.00		
			09/19/2018		Junk	\$138.30	\$25.00		
					Totals	\$305.90	\$50.00	\$50.00	\$405.90
1302307011	317 Grandview Avenue	Financial Fitness LLC 14792 Waverly Ln Irvine CA 92604	09/19/2018		Weeds	\$147.60	\$25.00		
					Totals	\$147.60	\$25.00	\$50.00	\$222.60
1302151010	420 Green St	Geraldine Huber Michael Huber 420 Green St Muscatine IA 52761	10/03/2018		Weeds	\$63.60	\$25.00		
			10/09/2018		Junk	\$155.30	\$25.00		
					Totals	\$218.90	\$50.00	\$50.00	\$318.90
0826454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761	09/24/2018		Weeds	\$88.20	\$25.00		
			10/03/2018		Weeds	\$72.50	\$25.00		
			10/19/2018		Weeds	\$62.00	\$25.00		
			10/30/2018		Weeds	\$62.00	\$25.00		

Council Resolution Report
Special Assessments
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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
						Totals	\$284.70	\$100.00	\$50.00	\$434.70
0835183011	1019 Iowa Avenue	Merle Ihne Tr 1019 Iowa Avenue Muscatine IA 52761								
			10/22/2018		Weeds	\$297.80	\$25.00			
			10/24/2018		Junk	\$359.10	\$25.00			
						Totals	\$656.90	\$50.00	\$50.00	\$756.90
1310276013	1302 Kansas Street	Juan Ramirez or Mary Enriquez 1302 Kansas Street Muscatine ia 52761								
			10/03/2018		Weeds	\$163.60	\$25.00			
			10/12/2018		Junk	\$111.30	\$25.00			
						Totals	\$274.90	\$50.00	\$50.00	\$374.90
1302127010	419 Locust Street	Kay McFadon 419 Locust Street Muscatine IA 52761								
			10/16/2018		Junk	\$297.90	\$25.00			
						Totals	\$297.90	\$25.00	\$50.00	\$372.90
0834454022	2203 Lucas Street	Glenn Epperly 2203 Lucas Street Muscatine ia 52761								
			09/25/2018		Weeds	\$89.80	\$25.00			
						Totals	\$89.80	\$25.00	\$50.00	\$164.80
1303226017	1803 Lucas Street	Franklin Grim 1803 Lucas Street Muscatine ia 52761								
			10/09/2018		Junk	\$301.10	\$25.00			
						Totals	\$301.10	\$25.00	\$50.00	\$376.10
0825154001	422 McArthur Street	Daniel M. & Gladys Krise 422 McArthur Street Muscatine IA 52761								
			09/25/2018		Weeds	\$105.10	\$25.00			
			10/03/2018		Weeds	\$60.40	\$25.00			
			10/22/2018		Weeds	\$137.40	\$25.00			
			10/30/2018		Weeds	\$91.40	\$25.00			
						Totals	\$394.30	\$100.00	\$50.00	\$544.30
0835257017	801 Mulberry Avenue	TICO Investments LLC 1323 Mulberry Avenue Muscatine IA 52761								
			10/09/2018		Weeds	\$89.80	\$25.00			
						Totals	\$89.80	\$25.00	\$50.00	\$164.80
0835288011	713 Mulberry Avenue	Melissa Walker 713 Mulberry Avenue Muscatine IA 52761								
			09/19/2018		Weeds	\$110.25	\$25.00			
						Totals	\$110.25	\$25.00	\$50.00	\$185.25
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761								
			09/20/2018		Weeds	\$31.00	\$25.00			
			10/02/2018		Weeds	\$132.90	\$25.00			
			10/17/2018		Weeds	\$60.40	\$25.00			
						Totals	\$224.30	\$75.00	\$50.00	\$349.30

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1310233009	1114 Nebraska Street	Wesley Morse 1254 Dale Street Muscatine ia 52761	09/24/2018		Weeds	\$383.40	\$25.00		
					Totals	\$383.40	\$25.00	\$50.00	\$458.40
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761	10/01/2018		Weeds	\$190.10	\$25.00		
			10/15/2018		Weeds	\$58.80	\$25.00		
					Totals	\$248.90	\$50.00	\$50.00	\$348.90
0834379006	1032 Newell Avenue	Matthew or Bryanne Bell 5710 660th Street SE Nichols ia 52766	10/12/2018		Junk	\$110.60	\$25.00		
					Totals	\$110.60	\$25.00	\$50.00	\$185.60
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947	09/24/2018		Weeds	\$31.00	\$25.00		
			10/03/2018		Weeds	\$31.00	\$25.00		
			10/17/2018		Weeds	\$60.40	\$25.00		
			10/30/2018		Weeds	\$31.00	\$25.00		
					Totals	\$153.40	\$100.00	\$50.00	\$303.40
0824328009	3122 Peartree Ln	Robert Stepanek Judith Schamm 3122 Peartree Ln Muscatine IA 52761	09/18/2018		Junk	\$173.80	\$25.00		
					Totals	\$173.80	\$25.00	\$50.00	\$248.80
1303405021	309 Pond St	Barry Snell and Deborah McDonough 309 Pond St Muscatine IA 52761	10/01/2018		Weeds	\$62.00	\$25.00		
			10/15/2018		Weeds	\$60.40	\$25.00		
			10/29/2018		Weeds	\$35.20	\$25.00		
					Totals	\$157.60	\$75.00	\$50.00	\$282.60
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts Alan James Reid 12715 105th Street Wapello IA 52653	10/01/2018		Weeds	\$31.00	\$25.00		
			10/17/2018		Weeds	\$31.00	\$25.00		
			10/29/2018		Weeds	\$16.30	\$25.00		
					Totals	\$78.30	\$75.00	\$50.00	\$203.30
1310403004	2012 Sampson St	Emilio or Maria Dillon 2012 Sampson St Muscatine IA 52761	10/25/2018		Junk	\$134.60	\$25.00		
					Totals	\$134.60	\$25.00	\$50.00	\$209.60
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demorest Avenue Muscatine IA 52761	10/01/2018		Weeds	\$105.10	\$25.00		
			10/15/2018		Weeds	\$31.00	\$25.00		

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
			10/29/2018		Weeds	\$31.00	\$25.00		
					Totals	\$167.10	\$75.00	\$50.00	\$292.10
0836327005	1214 Smalley Street	Dallas or Kerri McManus 285 E. Hanover Street Letts IA 52754							
			10/16/2018		Weeds	\$44.10	\$25.00		
					Totals	\$44.10	\$25.00	\$50.00	\$119.10
0835151009	227 W Fulliam Ave	Josiah and Stephanie Anderson 309 E 8th St Muscatine IA 52761							
			10/16/2018		Junk	\$225.05	\$25.00		
					Totals	\$225.05	\$25.00	\$50.00	\$300.05
0835406006	620 Walnut Street	Justin Frakes 1567 54th St New Boston IL 61272							
			10/30/2018		Junk	\$169.40	\$25.00		
					Totals	\$169.40	\$25.00	\$50.00	\$244.40
0835355014	701 West 8th Street	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523							
			09/13/2018		Weeds	\$153.40	\$25.00		
			09/26/2018		Junk	\$189.70	\$25.00		
					Totals	\$343.10	\$50.00	\$50.00	\$443.10
Grand Totals						\$8,011.45	\$1,800.00	\$2,000.00	\$11,811.45

Council Resolution Report
Special Assessments Summary
01/17/2019

Type **Service Fee**

JUNK **\$3,394.55**

WEEDS **\$4,616.90**

Total **\$8,011.45**