

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



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: September 19, 2019

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on September 19, 2019, to present a request to assess unpaid nuisance abatement costs totaling \$14,354.28 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 May 2019 to July 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:

2019.09.19 Special Assessments
2019.09.19 Special Assessments-Summary

Type	Service Fee
JUNK	\$3,194.35
SECURED	\$268.60
TREE	\$369.60
WEEDS	\$6,421.73
<i>Total</i>	\$10,254.28

Special Assessments Report
Special Assessments
09/19/2019

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
34328017		Brian M. & Lisa D. Causse 35 Bonita Lane Sedona AZ 86336	06/20/2019		Weeds	\$200.70	\$25.00		
					Totals	\$200.70	\$25.00	\$50.00	\$275.70
19301005		Interstate Power & Light Company 4902 N Biltmore Ln Ste 1000 Madison WI 53718	06/26/2019		Weeds	\$44.85	\$25.00		
					Totals	\$44.85	\$25.00	\$50.00	\$119.85
19351005		Jeffery A Graves Tr PO Box 70 Durant IA 52747	06/26/2019		Weeds	\$44.85	\$25.00		
					Totals	\$44.85	\$25.00	\$50.00	\$119.85
19226004	6206 41st Street S.	Steven J Holliday 8635 Amapoa Ave Apt A Atascadero CA 93422	05/17/2019		Weeds	\$1,056.40	\$25.00		
			05/23/2019		Junk	\$550.05	\$25.00		
					Totals	\$1,606.45	\$50.00	\$50.00	\$1,706.45
35426013	605 6th ST E	Justin Frakes 1567 54th St New Boston IL 61272	06/04/2019		Junk	\$79.75	\$25.00		
					Totals	\$79.75	\$25.00	\$50.00	\$154.75
3452007	2003 Breese Avenue	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523	05/21/2019		Weeds	\$94.60	\$25.00		
			06/03/2019		Weeds	\$89.80	\$25.00		
			06/10/2019		Weeds	\$62.00	\$25.00		
			06/17/2019		Weeds	\$62.00	\$25.00		
			07/01/2019		Weeds	\$31.00	\$25.00		
					Totals	\$339.40	\$125.00	\$50.00	\$514.40
25153003	2014 Bryan Ave	Bernice M Seright 2002 Mulberry Avenue Muscatine IA 52761	06/03/2019		Weeds	\$331.70	\$25.00		
					Totals	\$331.70	\$25.00	\$50.00	\$406.70
34278016	1510 Bueil St	Craig Edwards or Angie Silva 217 Roscoe Ave Muscatine IA 52761	06/26/2019		Weeds	\$179.60	\$25.00		
			07/08/2019		Junk	\$182.90	\$25.00		
					Totals	\$362.50	\$50.00	\$50.00	\$462.50
35287005	710 E 7th St	Robert W Honea Jr 710 E 7th St Muscatine IA 52761	06/04/2019		Junk	\$90.60	\$25.00		
					Totals	\$90.60	\$25.00	\$50.00	\$165.60

Special Assessments
09/19/2019

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
35428001	500 E 7th St	Theresa A or Dennis L Fuhlman 500 E 7th St Muscatine IA 52761	06/10/2019		Weeds	\$88.20	\$25.00		
			06/17/2019		Secured	\$268.60	\$25.00		
			06/20/2019		Junk	\$183.95	\$25.00		
			06/27/2019		Tree	\$300.00	\$25.00		
			Totals			\$840.75	\$100.00	\$50.00	\$990.75
36155005	916 E 7th St	James A Luellen 916 E 7th St Muscatine IA 52761	06/11/2019		Weeds	\$91.40	\$25.00		
			Totals			\$91.40	\$25.00	\$50.00	\$166.40
36155016	904 E 7th St	Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572	05/22/2019		Weeds	\$44.10	\$25.00		
			06/04/2019		Weeds	\$44.10	\$25.00		
			06/17/2019		Weeds	\$14.70	\$25.00		
			Totals			\$102.90	\$75.00	\$50.00	\$227.90
36179007	1246 East 5th Street	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523	05/22/2019		Weeds	\$45.70	\$25.00		
			06/04/2019		Weeds	\$89.80	\$25.00		
			06/10/2019		Weeds	\$60.40	\$25.00		
			07/02/2019		Weeds	\$60.40	\$25.00		
			Totals			\$256.30	\$100.00	\$50.00	\$406.30
35426017	613 East 6th Street	James Johnson 1010 Kammerer Ct Muscatine IA 52761	05/22/2019		Weeds	\$89.80	\$25.00		
			06/04/2019		Weeds	\$45.70	\$25.00		
			06/11/2019		Weeds	\$58.80	\$25.00		
			06/17/2019		Weeds	\$31.00	\$25.00		
			07/02/2019		Weeds	\$31.00	\$25.00		
			Totals			\$256.30	\$125.00	\$50.00	\$431.30
33431008	402 Evans Street	Rti Investments LLC 111 Holly Street Muscatine ia 52761	05/27/2019		Weeds	\$88.20	\$25.00		
			Totals			\$88.20	\$25.00	\$50.00	\$163.20
34151007	1719 Houser St	Jeremy S or Holly M Jacobi 506 Centre Dr Muscatine IA 52761	06/10/2019		Weeds	\$127.20	\$25.00		
			Totals			\$127.20	\$25.00	\$50.00	\$202.20
34301022	1309 Houser St	Byron F or Pamela S Keefe 1309 Houser St Muscatine IA 52761	06/18/2019		Junk	\$257.40	\$25.00		
			Totals			\$257.40	\$25.00	\$50.00	\$332.40

Season Assessment Report
Special Assessments
09/19/2019

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
34327005	517 Kindler Ave	Kenneth A Swanson 207 1/2 W 6th St Muscatine IA 52761	05/21/2019		Weeds	\$62.00	\$25.00		
					Totals	\$62.00	\$25.00	\$50.00	\$137.00
34457029	1128 Logan St	Felicia L Atkins 1128 Logan Street Muscatine IA 52761	06/26/2019		Weeds	\$91.40	\$25.00		
					Totals	\$91.40	\$25.00	\$50.00	\$166.40
34454022	2203 Lucas Street	Glenn Epperty 2203 Lucas Street Muscatine ia 52761	05/22/2019		Weeds	\$45.70	\$25.00		
			06/05/2019		Weeds	\$60.40	\$25.00		
			06/11/2019		Weeds	\$60.40	\$25.00		
			06/19/2019		Weeds	\$60.40	\$25.00		
			07/02/2019		Weeds	\$45.70	\$25.00		
					Totals	\$272.60	\$125.00	\$50.00	\$447.60
25154001	422 McArthur Street	Daniel M. & Gladys Krise 422 McArthur Street Muscatine IA 52761	05/28/2019		Weeds	\$181.20	\$25.00		
			06/05/2019		Weeds	\$91.40	\$25.00		
			06/11/2019		Weeds	\$29.40	\$25.00		
			06/19/2019		Weeds	\$93.30	\$25.00		
			07/03/2019		Weeds	\$91.40	\$25.00		
					Totals	\$486.70	\$125.00	\$50.00	\$661.70
35428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761	05/22/2019		Weeds	\$45.70	\$25.00		
			06/05/2019		Weeds	\$89.80	\$25.00		
			06/11/2019		Weeds	\$31.00	\$25.00		
					Totals	\$166.50	\$75.00	\$50.00	\$291.50
10279007	1411 Nebraska St	Rii Investments LLC 111 Holly Street Muscatine IA 52761	07/08/2019		Junk	\$167.20	\$25.00		
					Totals	\$167.20	\$25.00	\$50.00	\$242.20
10233009	1114 Nebraska Street	Wesley Morse 1254 Dale Street Muscatine ia 52761	05/21/2019		Weeds	\$108.00	\$25.00		
					Totals	\$108.00	\$25.00	\$50.00	\$183.00
22301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761	06/03/2019		Weeds	\$88.20	\$25.00		
			06/10/2019		Weeds	\$29.40	\$25.00		
			07/01/2019		Weeds	\$29.40	\$25.00		
					Totals	\$147.00	\$75.00	\$50.00	\$272.00

Special Assessments
09/19/2019

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
33412005	2118 Oneida Ave	Gerardo Benavente or Martina Lerma 2118 Oneida Ave Muscatine IA 52761	06/28/2019		Junk	\$1,545.50	\$25.00		
					Totals	\$1,545.50	\$25.00	\$50.00	\$1,620.50
35430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947	05/22/2019		Weeds	\$45.70	\$25.00		
			06/05/2019		Weeds	\$31.00	\$25.00		
			06/11/2019		Weeds	\$31.00	\$25.00		
			06/17/2019		Weeds	\$31.00	\$25.00		
			07/02/2019		Weeds	\$31.00	\$25.00		
					Totals	\$169.70	\$125.00	\$50.00	\$344.70
35376018	706 Pine Street	Jaime and Melinda Flores 706 Pine Street Muscatine IA 52761	05/29/2019		Weeds	\$58.80	\$25.00		
					Totals	\$58.80	\$25.00	\$50.00	\$133.80
33405021	309 Pond St	Barry Snell and Deborah McDonough 2715 Hoover Ave Ames IA 50010	05/22/2019		Weeds	\$93.00	\$25.00		
			06/03/2019		Weeds	\$89.80	\$25.00		
			06/10/2019		Weeds	\$31.00	\$25.00		
			06/17/2019		Weeds	\$60.40	\$25.00		
			07/01/2019		Weeds	\$31.00	\$25.00		
					Totals	\$305.20	\$125.00	\$50.00	\$480.20
35352005	112 Roscoe Avenue	Christina Marie Reid Sluts Alan James Reid 12715 105th Street Wapello IA 52653	05/22/2019		Weeds	\$45.70	\$25.00		
			06/03/2019		Weeds	\$89.80	\$25.00		
			06/10/2019		Weeds	\$31.00	\$25.00		
			06/17/2019		Weeds	\$31.00	\$25.00		
			07/01/2019		Weeds	\$31.00	\$25.00		
					Totals	\$228.50	\$125.00	\$50.00	\$403.50
32158035	221 Roselawn Ave	Elpidio Franco 221 Roselawn Ave Muscatine IA 52761	05/29/2019		Weeds	\$196.20	\$25.00		
			06/28/2019		Tree	\$69.60	\$25.00		
			06/19/2019		Weeds	\$31.00	\$25.00		
			07/02/2019		Weeds	\$60.40	\$25.00		
					Totals	\$357.20	\$100.00	\$50.00	\$507.20
10276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demorest Avenue Muscatine IA 52761	05/21/2019		Weeds	\$62.00	\$25.00		
			06/03/2019		Weeds	\$45.83	\$25.00		
			06/10/2019		Weeds	\$31.00	\$25.00		
			06/17/2019		Weeds	\$31.00	\$25.00		
			07/01/2019		Weeds	\$16.30	\$25.00		
					Totals	\$186.13	\$125.00	\$50.00	\$361.13

Special Assessments
09/19/2019

rcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
36260004	1309 Smalley St	Pedro Andrade 1309 Smalley St Muscatine IA 52761	06/07/2019		Weeds	\$205.80	\$25.00		
					Totals	\$205.80	\$25.00	\$50.00	\$280.80
35381008	404 W 7th St	Rti Investments LLC 111 Holly Street Muscatine IA 52761	06/26/2019		Weeds	\$75.40	\$25.00		
					Totals	\$75.40	\$25.00	\$50.00	\$150.40
35380002	514 W 8th St	Ashlee Madison Harvey 11634 39th St SE Valley City ND 58072	06/13/2019		Weeds	\$88.20	\$25.00		
					Totals	\$88.20	\$25.00	\$50.00	\$163.20
35406006	620 Walnut Street	Justin Frakes 1567 54th St New Boston IL 61272	05/29/2019		Weeds	\$133.90	\$25.00		
					Totals	\$133.90	\$25.00	\$50.00	\$208.90
26154055	917 Wier St	Keith Maynard Meacham 917 Wier St Muscatine IA 52761	05/22/2019		Weeds	\$93.00	\$25.00		
					Totals	\$93.00	\$25.00	\$50.00	\$168.00
10254007	1312 Wisconsin Street	Darrell or Lacy Clevenger 1312 Wisconsin Street Muscatine IA 52761	05/22/2019		Weeds	\$47.30	\$25.00		
			06/04/2019		Junk	\$137.00	\$25.00		
					Totals	\$184.30	\$50.00	\$50.00	\$284.30
Grand Totals						\$10,254.28	\$2,200.00	\$1,900.00	\$14,354.28