



City Hall 215 Swamore St
Muscatine IA 52761-3840
(563) 262-1141
Fax (563) 262-1142

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: October 17, 2019

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on October 17, 2019, to present a request to assess unpaid nuisance abatement costs totaling \$15,110.89 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 2019 to August 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:

2019.10.17 Special Assessments
2019.10.17 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 Summary
10/17/2019

Type	Service Fee
DEMOLITION	\$1,762.10
JUNK	\$4,807.05
OTHER	\$205.80
SECURED	\$361.69
WEEDS	\$3,899.25
<i>Total</i>	\$11,035.89

Council Resolution Report
Special Assessments
10/17/2019

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0834328017		Brian M. & Lisa D. Causee 35 Bonita Lane Sedona AZ 86336							
			07/21/2019		Weeds	\$67.28	\$25.00		
			08/13/2019		Weeds	\$134.55	\$25.00		
					Totals	\$201.83	\$50.00	\$50.00	\$301.83
0834176009	1632 Beach Circle	Mendi Jenkins 1632 Beach Circle Muscatine ia 52761							
			07/24/2019		Weeds	\$135.17	\$25.00		
			08/07/2019		Other	\$205.80	\$25.00		
					Totals	\$340.97	\$50.00	\$50.00	\$440.97
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523							
			07/10/2019		Weeds	\$60.40	\$25.00		
			07/22/2019		Weeds	\$105.10	\$25.00		
					Totals	\$165.50	\$50.00	\$50.00	\$265.50
0835405025	700 Cedar St	Rodney W or Carolyn J Butler 700 Cedar St Muscatine IA 52761							
			07/30/2019		Weeds	\$178.30	\$25.00		
					Totals	\$178.30	\$25.00	\$50.00	\$253.30
0836104002	1244 Dale St	Brittany Peterson 1244 Dale St Muscatine IA 52761							
			07/19/2019		Junk	\$1,134.10	\$25.00		
			08/07/2019		Weeds	\$88.20	\$25.00		
					Totals	\$1,222.30	\$50.00	\$50.00	\$1,322.30
0834278031	211 Dillaway St	Idaho Housing and Finance Association PO Box 7899 Boise ID 83707							
			08/13/2019		Weeds	\$88.20	\$25.00		
					Totals	\$88.20	\$25.00	\$50.00	\$163.20
0836185022	1309 E 2nd St	Juanita Mae Causey 403 W 8th St Muscatine IA 52761							
			07/11/2019		Junk	\$1,007.80	\$25.00		
					Totals	\$1,007.80	\$25.00	\$50.00	\$1,082.80
0836178015	1321 E 5th St	Thomas S or Shelly Marshman 1321 E 5th St Muscatine IA 52761							
			07/29/2019		Weeds	\$60.40	\$25.00		
					Totals	\$60.40	\$25.00	\$50.00	\$135.40
0836155016	904 E 7th St	Elizabeth Melendez 1108 N Keratum Ave Mission TX 78572							
			07/15/2019		Weeds	\$29.40	\$25.00		
					Totals	\$29.40	\$25.00	\$50.00	\$104.40

Council Resolution Report
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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0836179007	1246 East 5th Street	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523	07/15/2019		Weeds	\$60.40	\$25.00		
			07/29/2019		Weeds	\$74.10	\$25.00		
			Totals				\$134.50	\$50.00	\$50.00
0835426017	613 East 6th Street	James Johnson 1010 Kammerer Ct Muscatine IA 52761	07/15/2019		Weeds	\$60.40	\$25.00		
			Totals				\$60.40	\$25.00	\$50.00
0835407027	111 East 7th Street	TICO Investments, LLC 1200 Iowa Avenue Muscatine IA 52761	08/16/2019		Junk	\$98.20	\$25.00		
			Totals				\$98.20	\$25.00	\$50.00
1303226011	104 High St	Tyler Westaway 104 High St Muscatine IA 52761	08/14/2019		Weeds	\$193.00	\$25.00		
			08/16/2019		Junk	\$226.00	\$25.00		
			Totals				\$419.00	\$50.00	\$50.00
0834301005	2833 Highland Ct	Jurgen H Stroda 2833 Highland Ct Muscatine IA 52761	08/06/2019		Weeds	\$104.80	\$25.00		
			Totals				\$104.80	\$25.00	\$50.00
0834151007	1719 Houser St	Jeremy S or Holly M Jacobi 506 Centre Dr Muscatine IA 52761	07/29/2019		Weeds	\$48.90	\$25.00		
			Totals				\$48.90	\$25.00	\$50.00
0828276016	2801 Houser Street	Ronald L or Sally Bryant Mike J or Angie Stych Robert P or Rosemary Bryant 2100 Mulberry Ave Muscatine ia 52761	07/29/2019		Weeds	\$179.40	\$25.00		
			Totals				\$179.40	\$25.00	\$50.00
0835180006	1212 Iowa Ave	TICO Investments LLC 1323 Mulberry Ave Muscatine IA 52761	08/06/2019		Weeds	\$88.20	\$25.00		
			Totals				\$88.20	\$25.00	\$50.00
0835226034	1202 Isett Ave	Derek J Chandler 1202 Isett Ave Muscatine IA 52761	07/30/2019		Weeds	\$108.00	\$25.00		
			Totals				\$108.00	\$25.00	\$50.00
1303428013	319 Liberty St	Troy or Bridgette Holliday 2740 180th St Muscatine ia 52761	08/08/2019		Weeds	\$193.00	\$25.00		
			08/14/2019		Junk	\$314.20	\$25.00		
			Totals						

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
						Totals	\$507.20	\$50.00	\$50.00	\$607.20
1302129010	408 Locust St	Justin Frakes 1567 54th St New Boston IL 61272								
			07/24/2019		Weeds	\$60.40	\$25.00			
			07/30/2019		Junk	\$77.40	\$25.00			
						Totals	\$137.80	\$50.00	\$50.00	\$237.80
1303128002	507 Lowe St	Aaron S and Angela M Elliott 507 Lowe St Muscatine IA 52761								
			08/16/2019		Junk	\$92.10	\$25.00			
						Totals	\$92.10	\$25.00	\$50.00	\$167.10
1303226003	1835 Lucas St	Larry D or Susan M Baker 1835 Lucas St Muscatine IA 52761								
			07/08/2019		Demolition	\$1,762.10	\$25.00			
						Totals	\$1,762.10	\$25.00	\$50.00	\$1,837.10
0834454022	2203 Lucas Street	Glenn Epperty 2203 Lucas Street Muscatine ia 52761								
			07/15/2019		Weeds	\$31.00	\$25.00			
			07/29/2019		Weeds	\$60.40	\$25.00			
						Totals	\$91.40	\$50.00	\$50.00	\$191.40
1303226017	1803 Lucas Street	Franklin Grim 1803 Lucas Street Muscatine ia 52761								
			08/14/2019		Junk	\$648.45	\$25.00			
						Totals	\$648.45	\$25.00	\$50.00	\$723.45
0825154001	422 McArthur Street	Daniel M. & Gladys Krise 422 McArthur Street Muscatine IA 52761								
			07/16/2019		Weeds	\$132.20	\$25.00			
			07/30/2019		Weeds	\$32.60	\$25.00			
						Totals	\$164.80	\$50.00	\$50.00	\$264.80
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761								
			07/29/2019		Weeds	\$60.40	\$25.00			
						Totals	\$60.40	\$25.00	\$50.00	\$135.40
1310233009	1114 Nebraska Street	Wesley Morse 1254 Dale Street Muscatine ia 52761								
			07/29/2019		Weeds	\$120.80	\$25.00			
						Totals	\$120.80	\$25.00	\$50.00	\$195.80
1302156024	1405 New Hampshire Street	Rick Boots 1405 New Hampshire Street Muscatine ia 52761								
			07/24/2019		Weeds	\$58.80	\$25.00			
						Totals	\$58.80	\$25.00	\$50.00	\$133.80

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761	07/10/2019		Weeds	\$58.80	\$25.00		
			07/22/2019		Weeds	\$101.90	\$25.00		
			Totals				\$160.70	\$50.00	\$50.00
0835235006	1009 Oak St	Chad Schreurs 1009 Oak St Muscatine IA 52761	08/06/2019		Junk	\$627.20	\$25.00		
			Totals				\$627.20	\$25.00	\$50.00
0835427017	507-509 Oak Street	Pengar LLC 1118 Mulberry Avenue Muscatine ia 52761	07/08/2019		Junk	\$45.10	\$25.00		
			Totals				\$45.10	\$25.00	\$50.00
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947	07/15/2019		Weeds	\$31.00	\$25.00		
			Totals				\$31.00	\$25.00	\$50.00
0836258006	305 Park Ave	Ashley J Hahnbaum 305 Park Ave Muscatine IA 52761	07/10/2019		Weeds	\$88.20	\$25.00		
			Totals				\$88.20	\$25.00	\$50.00
0836184014	210 Parmalee St	Jerred J Hoffman 210 Parmalee St Muscatine IA 52761	07/30/2019		Weeds	\$171.15	\$25.00		
			Totals				\$171.15	\$25.00	\$50.00
0836184017	208 Parmalee St	Leonard G Dean 208 Parmalee St Muscatine IA 52761	07/24/2019		Weeds	\$63.60	\$25.00		
			Totals				\$63.60	\$25.00	\$50.00
0835376018	706 Pine Street	Jaime and Melinda Flores 706 Pine Street Muscatine IA 52761	07/24/2019		Weeds	\$60.40	\$25.00		
			Totals				\$60.40	\$25.00	\$50.00
1303405021	309 Pond St	Barry Snell and Deborah McDonough 2715 Hoover Ave Ames IA 50010	07/10/2019		Weeds	\$60.40	\$25.00		
			Totals				\$60.40	\$25.00	\$50.00
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts Alan James Reid 12715 105th Street Wapello IA 52653	07/15/2019		Weeds	\$31.00	\$25.00		
			Totals				\$31.00	\$25.00	\$50.00

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1302158035	221 Roselawn Ave	Elpidio Franco 221 Roselawn Ave Muscatine IA 52761							
			07/15/2019		Weeds	\$31.00	\$25.00		
					Totals	\$31.00	\$25.00	\$50.00	\$106.00
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demorest Avenue Muscatine IA 52761							
			07/10/2019		Weeds	\$31.00	\$25.00		
			07/22/2019		Weeds	\$60.40	\$25.00		
					Totals	\$91.40	\$50.00	\$50.00	\$191.40
0835427011	510 Spring St	Tiffany Peterson 510 Spring St Muscatine IA 52761							
			07/08/2019		Junk	\$57.10	\$25.00		
					Totals	\$57.10	\$25.00	\$50.00	\$132.10
0835407030	704 Sycamore St	Raul or Claudia Gomez 704 Sycamore St Muscatine IA 52761							
			08/06/2019		Junk	\$92.10	\$25.00		
					Totals	\$92.10	\$25.00	\$50.00	\$167.10
0835462010	213 W 3rd St	Mark P or Mary P Robinson 213 W 3rd St Muscatine IA 52761							
			08/07/2019		Weeds	\$88.20	\$25.00		
					Totals	\$88.20	\$25.00	\$50.00	\$163.20
0835378009	400 W 8th St	Evan S Peters 400 W 8th St Muscatine IA 52761							
			08/06/2019		Weeds	\$89.80	\$25.00		
					Totals	\$89.80	\$25.00	\$50.00	\$164.80
0834279003	408 W Fulliam Ave	Keith Pomeroy 408 W Fulliam Ave Muscatine IA 52761							
			07/24/2019		Weeds	\$58.80	\$25.00		
					Totals	\$58.80	\$25.00	\$50.00	\$133.80
0835153003	328 W Fulliam Ave	Barry J Corder 328 W Fulliam Ave Muscatine IA 52761							
			07/25/2019		Weeds	\$196.20	\$25.00		
					Totals	\$196.20	\$25.00	\$50.00	\$271.20
0835403021	702 Walnut Street	Dallas McManus 285 E Hanover Letts IA 52754							
			07/25/2019		Junk	\$158.90	\$25.00		
					Totals	\$158.90	\$25.00	\$50.00	\$233.90
0835406006	620 Walnut Street	Justin Frakes 1567 54th St New Boston IL 61272							
			07/25/2019		Junk	\$123.70	\$25.00		
					Totals	\$123.70	\$25.00	\$50.00	\$198.70

Council Resolution Report
Special Assessments
10/17/2019

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1310254007	1312 Wisconsin Street	Darrell or Lacy Clevenger 1312 Wisconsin Street Muscatine IA 52761							
			08/06/2019		Weeds	\$63.60	\$25.00		
			08/14/2019		Secured	\$361.69	\$25.00		
					<i>Totals</i>	\$425.29	\$50.00	\$50.00	\$525.29
0835129007	538 Woodlawn Ave	Matthew C Degner 538 Woodlawn Ave Muscatine IA 52761							
			08/15/2019		Junk	\$104.70	\$25.00		
					<i>Totals</i>	\$104.70	\$25.00	\$50.00	\$179.70
Grand Totals						\$11,035.89	\$1,575.00	\$2,500.00	\$15,110.89