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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  
Greg Jenkins, Interim City Administrator

FROM: Jodi Royal-Goodwin, Community Development Director

DATE: January 2, 2020

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on January 2, 2020, to present a request to assess unpaid nuisance abatement costs totaling \$9,028.45 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 May 2019 to September 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:

2020.01.02 Special Assessments  
2020.01.02 Special Assessments-Summary

Resolution # 2020-0005

**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:

\_\_\_\_\_  
Greg Jenkins, Interim City Administrator

Council Resolution Report  
Special Assessments Summary

01/02/2020

Type	Service Fee
JUNK	\$1,199.00
SECURED	\$426.77
WEEDS	\$4,077.68
<i>Total</i>	\$5,703.45

Council Resolution Report  
Special Assessments  
01/02/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0834328017		Brian M. & Lisa D. Causse 35 Bonita Lane Sedona AZ 86336							
			09/12/2019		Weeds	\$67.28	\$25.00		
					<b>Totals</b>	<b>\$67.28</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$142.28</b>
0825176037	1807 1st Avenue	Michael Crose 1807 1st Ave Muscatine IA 52761							
			09/17/2019		Weeds	\$239.00	\$25.00		
					<b>Totals</b>	<b>\$239.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$314.00</b>
0834176009	1632 Beach Circle	Mendi Jenkins 1632 Beach Cir Muscatine ia 52761							
			08/21/2019		Weeds	\$60.40	\$25.00		
			09/11/2019		Weeds	\$60.40	\$25.00		
					<b>Totals</b>	<b>\$120.80</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$220.80</b>
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523							
			08/12/2019		Weeds	\$16.30	\$25.00		
			08/27/2019		Weeds	\$47.30	\$25.00		
					<b>Totals</b>	<b>\$63.60</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$163.60</b>
0825153003	2014 Bryan Ave	Bernice M Seright 2002 Mulberry Ave Muscatine IA 52761							
			08/27/2019		Secured	\$235.67	\$25.00		
			09/13/2019		Secured	\$22.05	\$25.00		
					<b>Totals</b>	<b>\$257.72</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$357.72</b>
0835408010	618 Cedar Street	Dean Jensen 2520 Echo Avenue Letts IA 52754							
			09/11/2019		Weeds	\$75.40	\$25.00		
					<b>Totals</b>	<b>\$75.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$150.40</b>
0826303005	611 Centre Dr	Antonio D & Pedra K O'Rourke 611 Centre Dr Muscatine IA 52761							
			08/16/2019		Weeds	\$933.70	\$25.00		
					<b>Totals</b>	<b>\$933.70</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$1,008.70</b>
1310263002	1906 Demorest Ave	Jacob H Gabriel 1906 Demorest Ave Muscatine IA 52761							
			08/19/2019		Weeds	\$57.80	\$25.00		
					<b>Totals</b>	<b>\$57.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$132.80</b>
0835427005	710 E 6th St	Gary M or Audra J Sill 710 E 6th St Muscatine IA 52761							
			09/16/2019		Weeds	\$373.20	\$25.00		
					<b>Totals</b>	<b>\$373.20</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$448.20</b>
0836155016	904 E 7th St	Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572							
			08/13/2019		Weeds	\$29.40	\$25.00		

Council Resolution Report  
Special Assessments  
01/02/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
			09/03/2019		Weeds	\$29.40	\$25.00		
					<b>Totals</b>	<b>\$58.80</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$158.80</b>
0836179007	1246 East 5th Street	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523							
			09/03/2019		Weeds	\$60.40	\$25.00		
					<b>Totals</b>	<b>\$60.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$135.40</b>
0835426017	613 East 6th Street	James Johnson 1010 Kammerer Ct Muscatine IA 52761							
			08/13/2019		Weeds	\$60.40	\$25.00		
					<b>Totals</b>	<b>\$60.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$135.40</b>
0834301005	2833 Highland Ct	Jurgen H Stroda 2833 Highland Ct Muscatine IA 52761							
			08/13/2019		Secured	\$169.05	\$25.00		
					<b>Totals</b>	<b>\$169.05</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$244.05</b>
0835183011	1019 Iowa Avenue	Merte Ihne Tr 1019 Iowa Ave Muscatine IA 52761							
			09/04/2019		Weeds	\$134.20	\$25.00		
					<b>Totals</b>	<b>\$134.20</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$209.20</b>
1310211013	1119 Kansas Street	Jeremy T Sulzberger 1139 Logan St Muscatine IA 52761							
			09/04/2019		Weeds	\$253.50	\$25.00		
					<b>Totals</b>	<b>\$253.50</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$328.50</b>
1310254002	1301 Kansas Street	Jose Guadalupe Cisneros 501 Shady Green Ln Hilton Head Island SC 29910							
			08/23/2019		Junk	\$125.60	\$25.00		
					<b>Totals</b>	<b>\$125.60</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$200.60</b>
0825327007	1416 Lincoln Blvd	Cathy or Alan Reichert 1416 Lincoln Blvd Muscatine IA 52761							
			09/23/2019		Junk	\$378.60	\$25.00		
					<b>Totals</b>	<b>\$378.60</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$453.60</b>
0834454022	2203 Lucas Street	Glenn Epperly 2203 Lucas St Muscatine ia 52761							
			08/21/2019		Weeds	\$74.10	\$25.00		
			09/11/2019		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$105.10</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$205.10</b>
1302153019	508 Main St	Debra K Malda 508 Main St Muscatine IA 52761							
			08/19/2019		Weeds	\$58.80	\$25.00		
					<b>Totals</b>	<b>\$58.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$133.80</b>
0825154001	422 McArthur Street	Daniel M. & Gladys Krise 422 McArthur St Muscatine IA 52761							
			08/21/2019		Weeds	\$88.20	\$25.00		

Council Resolution Report  
Special Assessments  
01/02/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
			09/11/2019		Weeds	\$58.80	\$25.00		
					<b>Totals</b>	<b>\$147.00</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$247.00</b>
0835288011	713 Mulberry Avenue	Melissa Walker 713 Mulberry Ave Muscatine IA 52761							
			05/29/2019		Weeds	\$193.00	\$25.00		
			06/05/2019		Weeds	\$29.40	\$25.00		
			06/17/2019		Weeds	\$29.40	\$25.00		
			07/02/2019		Weeds	\$60.40	\$25.00		
			07/15/2019		Weeds	\$29.40	\$25.00		
			08/13/2019		Weeds	\$29.40	\$25.00		
			09/11/2019		Weeds	\$58.80	\$25.00		
					<b>Totals</b>	<b>\$429.80</b>	<b>\$175.00</b>	<b>\$50.00</b>	<b>\$654.80</b>
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Ave Muscatine IA 52761							
			09/11/2019		Weeds	\$14.70	\$25.00		
					<b>Totals</b>	<b>\$14.70</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$89.70</b>
1310233009	1114 Nebraska Street	Wesley Morse 1254 Dale St Muscatine ia 52761							
			08/12/2019		Weeds	\$16.30	\$25.00		
			08/28/2019		Weeds	\$60.40	\$25.00		
					<b>Totals</b>	<b>\$76.70</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$176.70</b>
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl St Muscatine IA 52761							
			08/12/2019		Weeds	\$44.10	\$25.00		
			08/27/2019		Weeds	\$14.70	\$25.00		
					<b>Totals</b>	<b>\$58.80</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$158.80</b>
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947							
			08/21/2019		Weeds	\$31.00	\$25.00		
			09/11/2019		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$62.00</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$162.00</b>
1303405021	309 Pond St	Barry Snell and Deborah McDonough 2715 Hoover Ave Ames IA 50010							
			08/12/2019		Weeds	\$16.30	\$25.00		
			08/28/2019		Weeds	\$60.40	\$25.00		
					<b>Totals</b>	<b>\$76.70</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$176.70</b>
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts Alan James Reid 12715 105th Street Wapelko IA 52853							
			08/12/2019		Weeds	\$16.30	\$25.00		
			09/03/2019		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$47.30</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$147.30</b>
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demorest Ave Muscatine IA 52761							
			08/12/2019		Weeds	\$16.30	\$25.00		
			08/27/2019		Weeds	\$45.70	\$25.00		

Council Resolution Report  
Special Assessments  
01/02/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
						<b>Totals</b>	<b>\$62.00</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$162.00</b>
1303411002	2020 Steneman Blvd	Lynn M McCalmon 2020 Steneman Blvd Muscatine IA 52761	08/23/2019		Junk	\$230.50	\$25.00			
						<b>Totals</b>	<b>\$230.50</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$305.50</b>
0834276015	1049 Stone Street	Idaho Housing and Finance Association PO Box 7899 Boise ID 83707	09/11/2019		Weeds	\$63.60	\$25.00			
						<b>Totals</b>	<b>\$63.60</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$138.80</b>
0835452009	508 Sycamore Street	Jack Jacobsen 508 Sycamore St Muscatine IA 52761	08/21/2019		Weeds	\$62.00	\$25.00			
						<b>Totals</b>	<b>\$62.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$137.00</b>
0835385004	606 W 7th St	Luis J Castro 5514 Briarcrest Dr Garland TX 75043	09/03/2019		Weeds	\$60.40	\$25.00			
						<b>Totals</b>	<b>\$60.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$135.40</b>
0835378009	400 W 8th St	Evan S Peters 400 W 8th St Muscatine IA 52761	09/04/2019		Weeds	\$47.30	\$25.00			
						<b>Totals</b>	<b>\$47.30</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$122.30</b>
0835154008	108 W Fulliam Ave	Heather Carter 108 W Fulliam Ave Muscatine IA 52761	08/28/2019		Junk	\$322.40	\$25.00			
						<b>Totals</b>	<b>\$322.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$397.40</b>
0835403021	702 Walnut Street	Dallas McManus 285 E Hanover Letts IA 52754	08/26/2019		Weeds	\$29.40	\$25.00			
						<b>Totals</b>	<b>\$29.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$104.40</b>
0825383012	1505 Washington Street	Barry or Teri McManus 3615 Grandview Ave Muscatine ia 52761	08/13/2019		Junk	\$106.80	\$25.00			
			09/24/2019		Weeds	\$88.20	\$25.00			
						<b>Totals</b>	<b>\$195.00</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$295.00</b>
1310214004	1207 Wisconsin Street	Rtl Investments LLC 111 Holly St Muscatine IA 52761	08/01/2019		Junk	\$35.10	\$25.00			
						<b>Totals</b>	<b>\$35.10</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$110.10</b>
1310254007	1312 Wisconsin Street	Darrell or Lacy Clevenger 1312 Wisconsin St Muscatine IA 52761	09/03/2019		Weeds	\$89.80	\$25.00			
						<b>Totals</b>	<b>\$89.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$164.80</b>

Council Resolution Report  
Special Assessments  
01/02/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
<b>Grand Totals</b>						<b>\$5,703.45</b>	<b>\$1,425.00</b>	<b>\$1,900.00</b>	<b>\$9,028.45</b>