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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: March 19, 2020

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on March 19, 2020, to present a request to assess unpaid nuisance abatement costs totaling \$7,143.15 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 2019 to January 2020. 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:

2020.03.19 Special Assessments
2020.03.19 Special Assessments-Summary

Council Resolution Report
Special Assessments
03/19/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1330201001	5701 67th Ave W	Robert E Nichols Roberta L Adams Earl R Nichols 5701 67th Ave W Muscatine IA 52761	01/03/2020		Junk	\$973.75	\$25.00		
					Totals	\$973.75	\$25.00	\$50.00	\$1,048.75
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523	11/07/2019		Weeds	\$152.10	\$25.00		
			12/16/2019		Snow	\$46.70	\$25.00		
					Totals	\$198.80	\$50.00	\$50.00	\$298.80
0835230001	918 Colver St	RCN LLC 2816 E Hwy 22 Muscatine IA 52761	01/06/2020		Junk	\$124.90	\$25.00		
					Totals	\$124.90	\$25.00	\$50.00	\$199.90
0836104002	1244 Dale St	Brittany Peterson 1244 Dale St Muscatine IA 52761	12/13/2019		Junk	\$1,174.55	\$25.00		
					Totals	\$1,174.55	\$25.00	\$50.00	\$1,249.55
0835232005	1014 E 10th St	Patricia C Aguilera 1014 E 10th St Muscatine IA 52761	12/06/2019		Tree	\$450.00	\$25.00		
					Totals	\$450.00	\$25.00	\$50.00	\$525.00
0836155016	904 E 7th St	Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572	12/17/2019		Snow	\$12.30	\$25.00		
					Totals	\$12.30	\$25.00	\$50.00	\$87.30
0835426017	613 East 6th Street	James Johnson 1010 Kammerer Ct Muscatine IA 52761	12/17/2019		Snow	\$22.84	\$25.00		
					Totals	\$22.84	\$25.00	\$50.00	\$97.84
0834128010	1900 Hammann St	Randy C Ortiz 1900 Hammann St Muscatine IA 52761	01/07/2020		Junk	\$527.75	\$25.00		
					Totals	\$527.75	\$25.00	\$50.00	\$602.75
0826281028	929 Hancock St	Bur-Bun LLC 12802 311th St Illinois City IL 61259	01/03/2020		Junk	\$202.30	\$25.00		
					Totals	\$202.30	\$25.00	\$50.00	\$277.30
0834151007	1719 Houser St	Federal National Mortgage Association 5800 Granite Pkwy Bldg VII Plano TX 75024	12/12/2019		Snow	\$24.94	\$25.00		
					Totals	\$24.94	\$25.00	\$50.00	\$99.94

Council Resolution Report
Special Assessments
03/19/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1310276013	1302 Kansas Street	Ariana Marie Enriquez 1302 Kansas Street Muscatine ia 52761	01/14/2020		Junk	\$45.10	\$25.00		
					Totals	\$45.10	\$25.00	\$50.00	\$120.10
0834454022	2203 Lucas Street	Glenn Epperly 2203 Lucas St Muscatine ia 52761	12/17/2019		Snow	\$27.30	\$25.00		
					Totals	\$27.30	\$25.00	\$50.00	\$102.30
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Ave Muscatine IA 52761	12/17/2019		Snow	\$20.66	\$25.00		
					Totals	\$20.66	\$25.00	\$50.00	\$95.66
1310233009	1114 Nebraska Street	Wesley Morse 1254 Dale St Muscatine ia 52761	11/08/2019		Weeds	\$29.40	\$25.00		
			12/12/2019		Snow	\$18.94	\$25.00		
			12/17/2019		Snow	\$16.71	\$25.00		
					Totals	\$65.05	\$75.00	\$50.00	\$190.05
0835235003	1015 Oak St	Rti Investments LLC 111 Holly St Muscatine IA 52781	12/11/2019		Junk	\$57.20	\$25.00		
					Totals	\$57.20	\$25.00	\$50.00	\$132.20
0835235006	1009 Oak St	Wilmington Savings Fund Society Fsb Tr 1600 S Douglass Rd Ste 200-A Anaheim CA 92806	12/11/2019		Junk	\$124.70	\$25.00		
					Totals	\$124.70	\$25.00	\$50.00	\$199.70
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947	12/12/2019		Snow	\$31.44	\$25.00		
					Totals	\$31.44	\$25.00	\$50.00	\$106.44
1303405021	309 Pond St	Barry Snell and Deborah McDonough 2715 Hoover Ave Ames IA 50010	11/08/2019		Weeds	\$91.40	\$25.00		
			12/12/2019		Snow	\$24.94	\$25.00		
					Totals	\$116.34	\$50.00	\$50.00	\$216.34
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts Alan James Reid 12715 105th Street Wapello IA 52653	11/08/2019		Weeds	\$106.40	\$25.00		
			12/12/2019		Snow	\$25.44	\$25.00		
					Totals	\$131.84	\$50.00	\$50.00	\$231.84

Council Resolution Report
 Special Assessments
 03/19/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 209 Demorest Ave Muscatine IA 52761							
			11/07/2019		Weeds	\$31.00	\$25.00		
			12/17/2019		Snow	\$17.13	\$25.00		
					Totals	\$48.13	\$50.00	\$50.00	\$148.13
1302204012	321 W 2nd St	Raymond L or Debra S Jackson 321 W 2nd St Muscatine IA 52761							
			12/05/2019		Junk	\$210.20	\$25.00		
					Totals	\$210.20	\$25.00	\$50.00	\$285.20
0835379016	307 W 6th St	Maxwell Bright 307 W 6th St Muscatine ia 52761							
			12/31/2019		Junk	\$153.55	\$25.00		
					Totals	\$153.55	\$25.00	\$50.00	\$228.55
0836104010	116 Walters St	Phillis L Phillips 116 Walters St Muscatine IA 52761							
			12/13/2019		Junk	\$318.00	\$25.00		
					Totals	\$318.00	\$25.00	\$50.00	\$393.00
1310254007	1312 Wisconsin Street	Darrell or Lacy Clevenger 1312 Wisconsin St Muscatine IA 52761							
			11/08/2019		Weeds	\$89.80	\$25.00		
			12/17/2019		Snow	\$16.71	\$25.00		
					Totals	\$106.51	\$50.00	\$50.00	\$206.51
Grand Totals						\$5,168.15	\$775.00	\$1,200.00	\$7,143.15

Council Resolution Report
Special Assessments Summary
03/19/2020

Type	Service Fee
JUNK	\$3,912.00
SNOW	\$306.05
TREE	\$450.00
WEEDS	\$500.10
<i>Total</i>	\$5,168.15

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:

Greg Jenkins, Interim City Administrator