



# COMMUNITY DEVELOPMENT DEPARTMENT

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Planning • Zoning • Building Safety • Construction Inspection Services • Environmental Health Services • Housing Inspections • Code Enforcement

## MEMORANDUM

**TO:** Mayor and City Council Members  
Greg Jenkins, Interim City Administrator

**FROM:** Jodi Royal-Goodwin, Community Development Director

**DATE:** April 16, 2020

**SUBJECT:** Special Assessments

### INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on April 16, 2020, to present a request to assess unpaid nuisance abatement costs totaling \$10,038.17 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 December 2019 to February 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.

### ATTACHMENTS:

2020.04.16 Special Assessments  
2020.04.16 Special Assessments-Summary

Resolution # 0080-0139

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

04/16/2020

parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
303452007	2003 Breese Avenue	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523	01/13/2020		Snow	\$10.29	\$25.00		
			01/20/2020		Snow	\$28.28	\$25.00		
			01/23/2020		Snow	\$35.12	\$25.00		
					<b>Totals</b>	<b>\$73.69</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$198.69</b>
335408010	618 Cedar Street	Dean Jensen 2520 Echo Avenue Letts IA 52754	01/30/2020		Snow	\$71.87	\$25.00		
					<b>Totals</b>	<b>\$71.87</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$146.87</b>
335410016	103 E 6th St	Albert E or Shannon M Morris 103 E 6th St Muscatine IA 52761	01/29/2020		Junk	\$166.10	\$25.00		
					<b>Totals</b>	<b>\$166.10</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$241.10</b>
335282015	817 E 7th St	Samuel or Patricia Juarez 1546 W Acre Dr Muscatine IA 52761	01/27/2020		Junk	\$74.30	\$25.00		
					<b>Totals</b>	<b>\$74.30</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$149.30</b>
336155016	904 E 7th St	Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572	01/13/2020		Snow	\$13.15	\$25.00		
			01/19/2020		Snow	\$27.26	\$25.00		
			01/22/2020		Snow	\$37.26	\$25.00		
					<b>Totals</b>	<b>\$77.67</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$202.67</b>
335257014	515 E 8th St	Samuel or Isabel Saldana 515 E 8th St Muscatine IA 52761	01/23/2020		Snow	\$70.44	\$25.00		
					<b>Totals</b>	<b>\$70.44</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$145.44</b>
335404011	101 E 8th St	Vasthy Garcia 101 E 8th St Muscatine IA 52761	01/31/2020		Snow	\$145.15	\$25.00		
					<b>Totals</b>	<b>\$145.15</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$220.15</b>
336151001	1000 E 8th St	John or Raquel R Aguiar 1000 E 8th St Muscatine IA 52761	01/28/2020		Junk	\$288.25	\$25.00		
					<b>Totals</b>	<b>\$288.25</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$363.25</b>
335426017	613 East 6th Street	James Johnson 1010 Kammerer Ct Muscatine IA 52761	01/13/2020		Snow	\$13.15	\$25.00		
			01/19/2020		Snow	\$45.54	\$25.00		
			01/22/2020		Snow	\$24.91	\$25.00		
					<b>Totals</b>	<b>\$83.60</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$208.60</b>

**Council Resolution Report**  
Special Assessments  
04/16/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
335454022	512 Iowa Avenue	Josiah and Stephanie Anderson 419 W 2nd St Muscatine ia 52761	01/27/2020		Junk	\$513.90	\$25.00		
					<b>Totals</b>	<b>\$513.90</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$588.90</b>
325377037	1001 Lincoln Blvd	Bak Investments LLC 3200 Mulberry Ave Muscatine IA 52761	01/31/2020		Snow	\$194.22	\$25.00		
					<b>Totals</b>	<b>\$194.22</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$269.22</b>
334454022	2203 Lucas Street	Glenn Epperly 2203 Lucas St Muscatine ia 52761	01/13/2020		Snow	\$10.41	\$25.00		
			01/20/2020		Snow	\$37.98	\$25.00		
			01/23/2020		Snow	\$27.26	\$25.00		
					<b>Totals</b>	<b>\$75.65</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$200.65</b>
335428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Ave Muscatine IA 52761	01/19/2020		Snow	\$80.65	\$25.00		
			01/24/2020		Snow	\$14.70	\$25.00		
					<b>Totals</b>	<b>\$95.35</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$195.35</b>
310233009	1114 Nebraska Street	Wesley Morse 1254 Dale St Muscatine ia 52761	01/13/2020		Snow	\$11.72	\$25.00		
			01/20/2020		Snow	\$35.12	\$25.00		
			01/22/2020		Snow	\$49.90	\$25.00		
					<b>Totals</b>	<b>\$96.74</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$221.74</b>
335430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947	01/13/2020		Snow	\$21.85	\$25.00		
			01/19/2020		Snow	\$156.61	\$25.00		
			01/22/2020		Snow	\$36.75	\$25.00		
					<b>Totals</b>	<b>\$215.21</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$340.21</b>
335335008	709 Pine St	Robert C or Rebecca L Enriquez 1811 Houser St Muscatine IA 52761	01/30/2020		Snow	\$67.38	\$25.00		
					<b>Totals</b>	<b>\$67.38</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$142.38</b>
335376018	706 Pine Street	Jaime and Melinda Flores 706 Pine Street Muscatine IA 52761	01/30/2020		Snow	\$92.09	\$25.00		
					<b>Totals</b>	<b>\$92.09</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$167.09</b>
303405021	309 Pond St	Barry Snell and Deborah McDonough 2715 Hoover Ave Ames IA 50010	01/13/2020		Snow	\$13.15	\$25.00		
			01/17/2020		Snow	\$44.41	\$25.00		
			01/24/2020		Snow	\$14.70	\$25.00		

**Council Resolution Report**  
**Special Assessments**  
04/16/2020

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
						<b>Totals</b>	<b>\$72.26</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$197.26</b>
335352005	112 Roscoe Avenue	Christina Marie Reid Sluts Alan James Reid 12715 105th Street Wapello IA 52653	01/19/2020		Snow	\$44.82	\$25.00			
			01/25/2020		Snow	\$25.63	\$25.00			
						<b>Totals</b>	<b>\$70.45</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$170.45</b>
310276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demorest Ave Muscatine IA 52761	01/13/2020		Snow	\$13.15	\$25.00			
			01/20/2020		Snow	\$41.55	\$25.00			
			01/22/2020		Snow	\$29.91	\$25.00			
						<b>Totals</b>	<b>\$84.61</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$209.61</b>
335462005	208 W 4th St	Dawn Michelle Houdek 208 W 4th St Muscatine IA 52761	02/03/2020		Other	\$4,706.50	\$25.00			
						<b>Totals</b>	<b>\$4,706.50</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$4,781.50</b>
335454001	118 W 6th St	Rex Guertin 118 W 6th St Muscatine IA 52761	01/30/2020		Snow	\$96.38	\$25.00			
						<b>Totals</b>	<b>\$96.38</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$171.38</b>
335380012	513 W 7th St	Basulto Properties, LLC 812 E 10th St Muscatine IA 52761	12/27/2019		Junk	\$110.30	\$25.00			
						<b>Totals</b>	<b>\$110.30</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$185.30</b>
310254007	1312 Wisconsin Street	Darrell or Lacy Clevenger 1312 Wisconsin St Muscatine IA 52761	01/13/2020		Snow	\$11.72	\$25.00			
			01/17/2020		Snow	\$65.95	\$25.00			
			01/22/2020		Snow	\$36.04	\$25.00			
						<b>Totals</b>	<b>\$113.71</b>	<b>\$75.00</b>	<b>\$50.00</b>	<b>\$238.71</b>
335131006	514 Woodlawn Ave	Brian Halligan 514 Woodlawn Ave Muscatine IA 52761	02/03/2020		Snow	\$7.35	\$25.00			
						<b>Totals</b>	<b>\$7.35</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$82.35</b>
						<b>Grand Totals</b>	<b>\$7,663.17</b>	<b>\$1,125.00</b>	<b>\$1,250.00</b>	<b>\$10,038.17</b>

Council Resolution Report  
Special Assessments Summary  
04/16/2020

Type	Service Fee
JUNK	\$1,152.85
OTHER	\$4,706.50
SNOW	\$1,803.82
<i>Total</i>	\$7,663.17