



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

MEMORANDUM

**Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement**

TO: Mayor and City Council Members
Gregg Mandsager, City Administrator

FROM: Dave Gobin, Community Development Director

DATE: December 14, 2015

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on December 17, 2015, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$13,983.70 to private properties.

BACKGROUND:

The City's contractor has provided nuisance abatement services at the properties listed on the attachment. Dates of service range from March to November 2015. There are 64 properties represented in the attached spreadsheet. 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. Those who did not remit payment are included on the assessment list. 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:

Assessments 2016 #5

Resolution # _____

**RESOLUTION AUTHORIZING THE ASSESSMENT OF UNPAID
ABATEMENT COSTS AND UNPAID RENTAL INSPECTION FEES
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 _____

DeWayne Hopkins, Mayor

ATTEST:

Gregg Mandsager, City Administrator

[illegible]

[illegible]

		Type Of Nuisance												
Property Address	Property Owner/Address	Dates of Work	Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee	Admin Fee	Assessment Fee	TOTAL Cost		
#0835288003	Javier Calderon	09/15/15		126.60						25.00	50.00	201.60		
506 E 8th	1113 Lane B													
	De Soto, KS 66018													
		TOTAL											\$ 201.60	
#0835257016	Stone House Properties	10/06/15		291.60						25.00	50.00	366.60		
517 E 8th	305 Parkview Ct.													
	North Liberty, IA 52317													
		TOTAL											\$ 366.60	
#0835355014	Residential Equity Partners	11/03/15	91.40							25.00	50.00	166.40		
701 West 8th Street	1280 Monument Blvd. Ste 200													
	Concord, CA 94520													
		TOTAL											\$ 166.40	
#0835234009	TICO Investments Inc.	09/02/15		213.60						25.00	50.00	288.60		
905 E. 9th	1200 Iowa Avenue													
	Muscatine, IA 52761													
		TOTAL											\$ 288.60	
#0835329011	Kirk Hogan	03/02/15							120.00		50.00	170.00		
115 W 9th	104 Pine Street													
	Fruitland, IA 52749													
		TOTAL											\$ 170.00	
#0835254004	John Yerington	08/05/15	322.40							25.00	50.00	397.40		
612 E. 10th	PO Box 15													
	Atalissa, IA 52720													
		TOTAL											\$ 397.40	
#0836106005	William Simpson	10/01/15	151.80							25.00	50.00	226.80		
1116 E 10th	1116 E 10th													
	Muscatine, IA 52761													
		TOTAL											\$ 226.80	
#1319226003	Steve & Dawn Houdek	11/02/15	47.30							25.00	50.00	122.30		
6208 41st St S	208 West 4th													
	Muscatine, IA 52761													
		TOTAL											\$ 122.30	
#0835252002	Kirk Hogan	03/02/15							120.00		50.00	170.00		
404 Bartlett Street	104 Pine Street													
	Fruitland, IA 52749													
		TOTAL											\$ 170.00	
#1303452007	Residential Equity Partners	11/02/15	133.20							25.00	50.00	208.20		
2003 Breese Avenue	1280 Monument Blvd Ste 20C													
	Concord, CA 94520													
		TOTAL											\$ 208.20	
#1302132002	Robert/Lois/Randy Richmond	09/24/15	160.70							25.00	50.00	235.70		
313 Broadway	313 Broadway													
	Muscatine, IA 52761													
		TOTAL											\$ 235.70	
#0835401021	Kurt Wagner	09/09/15	135.50							25.00	50.00	210.50		

[illegible]

[illegible]

[illegible]

		Type Of Nuisance												
Property Address	Property Owner/Address	Dates of Work	Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee	Admin Fee	Assessment Fee	TOTAL Cost		
#0835352005 112 Roscoe Ave	Christina Sluts & Alan Reid 12715 105th Street Wapello, IA 52653	11/03/15	47.30							25.00	50.00	122.30		
		TOTAL											\$ 122.30	
#1310276009 1815 Schley Avenue	Evelyn C Phillips 3515 Diana Queen Dr. Apt 501 Muscatine, IA 52761	11/02/15	62.00							25.00	50.00	137.00		
		TOTAL											\$ 137.00	
#035328009 908 Sycamore	Robert Jr./Sam/Esmeralda Nava & Amanda Rodriguez 909 Sycamore Muscatine, IA 52761	09/02/15	73.50							25.00	50.00	148.50		
		TOTAL											\$ 148.50	
#0835306020 405 Van Horne Street	Abel C & Blanca L Flores 405 Van Horne Street Muscatine, IA 52761	11/02/15	47.30							25.00	50.00	122.30		
		TOTAL											\$ 122.30	
#1310403015 2015 Wallace	JBB Enterprises 3901 E Roeser Road Phoenix, AZ 85040	08/26/15		195.50						25.00	50.00	270.50		
		TOTAL											\$ 270.50	
#0835409006 514 Walnut	Brian Costas 1200 Iowa Muscatine, IA 52761	08/03/15		121.50						25.00	50.00	196.50		
		TOTAL											\$ 196.50	
	TOTALS by Work Type		\$ 6,571.50	\$ 2,362.20	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ 1,400.00	\$ 3,050.00			
									TOTAL Amount Requested				\$ 13,983.70	