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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
Gregg Mandsager, City Administrator

FROM: Dave Gobin, Community Development Director

DATE: January 16, 2017

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on January 16, 2017, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$11,316.75 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 October to December 2016. 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. 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 and rental inspection costs to their respective properties.

ATTACHMENT:

Special Assessments 01.19.17

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

01/19/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835182025		Federal Home Loan Mortgage Corp. 1410 Spring Hill Road McLean VA 22102	12/01/2016		Weeds	\$31.00	\$25.00		
					Totals	\$31.00	\$25.00	\$50.00	\$106.00
0835288017		Wendi Busch & Brian Rosenberg 3305 Clermont Drive Muscatine IA 52761	12/01/2016		Weeds	\$31.00	\$25.00		
			12/13/2016		Snow	\$31.87	\$25.00		
			12/19/2016		Snow	\$19.61	\$25.00		
					Totals	\$82.48	\$75.00	\$50.00	\$207.48
1303428001		Lynn A. Kokemuller 309 West 6th Street Muscatine IA 52761	12/01/2016		Weeds	\$124.00	\$25.00		
					Totals	\$124.00	\$25.00	\$50.00	\$199.00
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520	12/01/2016		Snow	\$31.00	\$25.00		
			12/12/2016		Snow	\$21.46	\$25.00		
			12/18/2016		Snow	\$7.35	\$25.00		
					Totals	\$59.81	\$75.00	\$50.00	\$184.81
0835401021	904 Cedar Street	Kurt E. Wagner 904 Cedar Street Muscatine IA 52761	12/13/2016		Snow	\$34.34	\$25.00		
			12/19/2016		Snow	\$9.79	\$25.00		
					Totals	\$44.13	\$50.00	\$50.00	\$144.13
1302131010	3 Cherry Lane	Kent Hendrix 3 Cherry Lane Muscatine ia 52761	11/11/2016		Junk	\$353.10	\$25.00		
			11/08/2016		Weeds	\$684.80	\$25.00		
					Totals	\$1,037.90	\$50.00	\$50.00	\$1,137.90
0835207007	722 Colver Street	Samuel or Jennifer Houseman 722 Colver Street Muscatine IA 52761	12/13/2016		Snow	\$23.32	\$25.00		
			12/19/2016		Snow	\$8.59	\$25.00		
					Totals	\$31.91	\$50.00	\$50.00	\$131.91
1310259005	2009 Demorest Avenue	Linda Hatfield Etal c/o Mindy McCormick 2009 Demorest Avenue Muscatine IA 52761	11/10/2016		Junk	\$150.00	\$25.00		
					Totals	\$150.00	\$25.00	\$50.00	\$225.00

Council Resolution Report

Special Assessments

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835428017	613 East 6th Street	James Johnson 613 East 6th Street Muscatine IA 52761	12/13/2016		Snow	\$20.85	\$25.00		
			12/19/2016		Snow	\$22.05	\$25.00		
			Totals			\$42.90	\$50.00	\$50.00	\$142.90
0835282012	811 East 7th Street	M & W Holdings, LLC 1822 N. Isett Avenue Muscatine IA 52761	08/16/2016		Weeds	\$76.70	\$25.00		
			09/21/2016		Weeds	\$88.20	\$25.00		
			Totals			\$164.90	\$50.00	\$50.00	\$264.90
0835288018	507 East 7th Street	Jeffrey or Dorothee Bacon 507 East 7th Street Muscatine IA 52761	11/15/2016		Junk	\$195.20	\$25.00		
			Totals			\$195.20	\$25.00	\$50.00	\$270.20
0835401038	211 East 8th Street	Margaret Beukenhorst 211 East 8th Street Muscatine IA 52761	12/19/2016		Snow	\$10.41	\$25.00		
			Totals			\$10.41	\$25.00	\$50.00	\$85.41
0836108010	1111 East 8th Street	Selene Finance LP PO Box 422039 Houston TX 77242	12/13/2016		Snow	\$11.03	\$25.00		
			12/19/2016		Snow	\$7.35	\$25.00		
			Totals			\$18.38	\$50.00	\$50.00	\$118.38
1303253007	108 Grover Street	Wells Fargo Bank 1 Home Campus Maxx 2302-04d Des Moines IA 50328	12/19/2016		Snow	\$14.70	\$25.00		
			Totals			\$14.70	\$25.00	\$50.00	\$89.70
1303255002	1904 Hershey Avenue	Federal National Mortgage Association PO Box 650043 Dallas tx 75265	12/12/2016		Snow	\$64.36	\$25.00		
			Totals			\$64.36	\$25.00	\$50.00	\$139.36
1303277002	1615 Hershey Avenue	TICO Investments LLC 1200 Iowa Avenue Muscatine IA 52761	10/14/2016		Junk	\$733.70	\$25.00		
			Totals			\$733.70	\$25.00	\$50.00	\$808.70
0826454007	615 Hope Avenue	Yolanda Rocha 615 Hope Avenue Muscatine ia 52761	11/18/2016		Other	\$1,595.00	\$25.00		
			Totals			\$1,595.00	\$25.00	\$50.00	\$1,670.00

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Special Assessments

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0826454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761	12/13/2016		Snow	\$22.11	\$25.00		
			12/19/2016		Snow	\$17.14	\$25.00		
			Totals			\$39.25	\$50.00	\$50.00	\$139.25
0835228005	1113 Iselt Avenue	Flagstar Bank 5151 Corporate Drive Troy MI 48060	12/13/2016		Snow	\$30.05	\$25.00		
			12/19/2016		Snow	\$12.26	\$25.00		
			Totals			\$42.31	\$50.00	\$50.00	\$142.31
0825309008	616 Jackson Street	Leroy or Francesa King 209 East 5th Street Muscatine Ia 52761	12/13/2016		Snow	\$15.32	\$25.00		
			12/18/2016		Snow	\$28.40	\$25.00		
			Totals			\$44.72	\$50.00	\$50.00	\$144.72
1310215011	1209 Kansas Street	Bank of America 7105 Corporate Drive Plano tx 75024	12/12/2016		Snow	\$27.58	\$25.00		
			Totals			\$27.58	\$25.00	\$50.00	\$102.58
0825101005	617 Lake Park Blvd.	Tara Curtis 617 Lake Park Blvd. Muscatine IA 52761	11/15/2016		Junk	\$154.90	\$25.00		
			Totals			\$154.90	\$25.00	\$50.00	\$229.90
1303437004	510 Liberty Street	Marvin & Bertha Crabtree 2002 Logan Street, Apt. A1 Muscatine IA 52761	11/30/2016		Weeds	\$31.00	\$25.00		
			12/12/2016		Snow	\$21.46	\$25.00		
			12/18/2016		Snow	\$22.05	\$25.00		
			Totals			\$74.51	\$75.00	\$50.00	\$199.51
0825127035	2112 Lincoln Blvd.	Griselda Aguirre 812 Marquette Street Muscatine Ia 52761	08/02/2016		Junk	\$187.50	\$25.00		
			Totals			\$187.50	\$25.00	\$50.00	\$262.50
1302109008	322 Main Street	Meissa D. Rhodes 322 Main Street Muscatine IA 52761	10/06/2016		Weeds	\$421.20	\$25.00		
			Totals			\$421.20	\$25.00	\$50.00	\$496.20

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1302109021	316 Main Street	Misty Hansen 316 Main Street Muscatine Ia 52761							
			10/04/2016		Weeds	\$58.80	\$25.00		
					Totals	\$58.80	\$25.00	\$50.00	\$133.80
0826377008	801 Marquette Street	Travis Beck 801 Marquette Street Muscatine Ia 52761							
			09/14/2016		Weeds	\$58.80	\$25.00		
			09/26/2016		Weeds	\$31.00	\$25.00		
			10/18/2016		Weeds	\$91.40	\$25.00		
					Totals	\$181.20	\$75.00	\$50.00	\$306.20
0825154001	422 McArthur Street	Daniel M. & Gladys Kise 422 McArthur Street Muscatine IA 52761							
			12/01/2016		Weeds	\$58.80	\$25.00		
					Totals	\$58.80	\$25.00	\$50.00	\$133.80
0835252003	1124 Mulberry Avenue	American Home Solutions LLC 1934 Boyrum Street Iowa City Ia 52240							
			12/19/2016		Snow	\$30.64	\$25.00		
					Totals	\$30.64	\$25.00	\$50.00	\$105.64
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761							
			12/13/2016		Snow	\$20.85	\$25.00		
			12/19/2016		Snow	\$7.35	\$25.00		
					Totals	\$28.20	\$50.00	\$50.00	\$128.20
0835434031	500 Mulberry Avenue	Ninth Wonder Inc. 1808 Demorest Avenue Muscatine IA 52761							
			12/13/2016		Snow	\$33.11	\$25.00		
			12/19/2016		Snow	\$15.94	\$25.00		
					Totals	\$49.05	\$50.00	\$50.00	\$149.05
1302156015	1515 New Hampshire Street	Natividad or Carmen Santana 409 Liberty Street Muscatine Ia 52761							
			10/18/2016		Weeds	\$132.30	\$25.00		
					Totals	\$132.30	\$25.00	\$50.00	\$207.30
1302156024	1405 New Hampshire Street	Rick Boots 1405 New Hampshire Street Muscatine Ia 52761							
			10/13/2016		Junk	\$188.00	\$25.00		
					Totals	\$188.00	\$25.00	\$50.00	\$263.00
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761							
			12/19/2016		Snow	\$14.70	\$25.00		

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
						Totals	\$14.70	\$25.00	\$50.00	\$89.70
0835205046	1310 Orange Street	Harold Behncke c/o Bonnie Behncke 1630 18th Avenue A Moline IL 61265								
			12/12/2016		Snow	\$26.34	\$25.00			
			12/18/2016		Snow	\$14.70	\$25.00			
						Totals	\$41.04	\$50.00	\$50.00	\$141.04
1310227004	905 Oregon Street	Socorro & Linda Zamudio 1711 Schley Avenue Muscatine IA 52761								
			11/30/2016		Weeds	\$31.00	\$25.00			
			12/12/2016		Snow	\$19.61	\$25.00			
			12/18/2016		Snow	\$36.75	\$25.00			
						Totals	\$87.36	\$75.00	\$50.00	\$212.36
0836254009	415 Park Avenue	Tih Rentals LLC 2916 Mulberry Avenue Muscatine ia 52761								
			10/26/2016		Tree	\$134.20	\$25.00			
						Totals	\$134.20	\$25.00	\$50.00	\$209.20
0836185021	207 Parmalee Street	Midfirst Bank 999 NW Grand Boulevard, Suite 100 Oklahoma City OK 73118								
			12/19/2016		Snow	\$9.79	\$25.00			
						Totals	\$9.79	\$25.00	\$50.00	\$84.79
0835307001	210 Roscoe Avenue	Sec. of Housing & Urban Dev. c/o Information Systems & Networks Corporation 2401 NW 23rd Street, Suite 1d Shepard Mall Office Complex Oklahoma City OK 73107								
			12/12/2016		Snow	\$18.41	\$25.00			
			12/19/2016		Snow	\$9.79	\$25.00			
						Totals	\$28.20	\$50.00	\$50.00	\$128.20
0835352005	112 Roscoe Avenue	Christina Marie Reid Stuts & Alan James Reid 12715 105th Street Wapello IA 52653								
			12/01/2016		Snow	\$31.00	\$25.00			
			12/12/2016		Snow	\$17.17	\$25.00			
			12/19/2016		Snow	\$14.70	\$25.00			
						Totals	\$62.87	\$75.00	\$50.00	\$187.87
1302158023	211 Roselawn Avenue	Robert Ostrander 15002 SE 179th Street Apt. 12r Renton WA 98058								
			11/17/2016		Weeds	\$250.90	\$25.00			
						Totals	\$250.90	\$25.00	\$50.00	\$325.90
0835306020	405 Van Horne Street	Abel C & Blanca L Flores 405 Van Horne Street Muscatine IA 52761								
			11/30/2016		Snow	\$31.00	\$25.00			
			12/12/2016		Snow	\$17.14	\$25.00			
			12/18/2016		Snow	\$14.70	\$25.00			

Council Resolution Report

Special Assessments

01/19/2017

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
						Totals	\$62.84	\$75.00	\$50.00	\$187.84
0835387005	404 West 5th Street	Natosha Blocker or Natosha Enriquez 404 West 5th Street Muscatine Ia 52761								
			11/10/2016		Junk	\$121.80	\$25.00			
						Totals	\$121.80	\$25.00	\$50.00	\$196.80
0835459004	206 West 5th Street	Octaviano & Grace Guzman 206 West 5th Street Muscatine IA 52761								
			12/13/2016		Snow	\$25.73	\$25.00			
			12/18/2016		Snow	\$36.75	\$25.00			
						Totals	\$62.48	\$50.00	\$50.00	\$162.48
0835355014	701 West 8th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520								
			12/01/2016		Snow	\$62.00	\$25.00			
			12/13/2016		Snow	\$36.78	\$25.00			
			12/19/2016		Snow	\$14.70	\$25.00			
						Totals	\$113.48	\$75.00	\$50.00	\$238.48
0826478009	901 Woodlawn Avenue	Lourdes Artola-Mejia 901 Woodlawn Avenue Muscatine Ia 52761								
			12/19/2016		Snow	\$7.35	\$25.00			
						Totals	\$7.35	\$25.00	\$50.00	\$82.35
						Grand Totals	\$7,116.75	\$1,900.00	\$2,300.00	\$11,316.75

Council Resolution Report
Special Assessments Summary

01/19/2017

Type	Service Fee
JUNK	\$2,084.20
OTHER	\$1,595.00
SNOW	\$1,102.45
TREE	\$134.20
WEEDS	\$2,200.90
<i>Total</i>	\$7,116.75