



City Hall, 215 Sycamore St.
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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: September 18, 2017

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on September 21, 2017, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$12,172.50 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 to August 2017. 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 and rental inspection costs to their respective properties.

ATTACHMENT:

2017.09.21 Special Assessments

RESOLUTION NO. _____

**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 _____ DAY OF _____.

Diana Broderson, Mayor

ATTEST:

Gregg Mandsager, City Administrator

Council Resolution Report
Special Assessments
09/21/2017

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	08/07/2017		Weeds	\$89.05	\$25.00		
			08/12/2017		Tree	\$329.60	\$25.00		
					Totals	\$418.65	\$50.00	\$50.00	\$518.65
1303428001		Lynn A. Kokemuller 2802 Highland Court Muscatine IA 52761	07/24/2017		Weeds	\$62.00	\$25.00		
			07/31/2017		Weeds	\$62.00	\$25.00		
			08/07/2017		Weeds	\$63.60	\$25.00		
					Totals	\$187.60	\$75.00	\$50.00	\$312.60
0835287013	709 6th St E	Brandon Mathis Katherine Mathis 709 E. 6th St Muscatine ia 52761	05/25/2017		Junk	\$333.10	\$25.00		
					Totals	\$333.10	\$25.00	\$50.00	\$408.10
0835426013	605 6th ST E	Cij Rental Properties LLC 1709 University Drive Muscatine ia 52761	05/31/2017		Junk	\$63.55	\$25.00		
			08/12/2017		Junk	\$85.35	\$25.00		
					Totals	\$148.90	\$50.00	\$50.00	\$248.90
1303476023	316 Bleeker Street	Deutsche Bank Tr. 1661 Worthington Rd. Ste 100 West Palm Beach FL 33409	07/24/2017		Weeds	\$93.00	\$25.00		
					Totals	\$93.00	\$25.00	\$50.00	\$168.00
1303454012	1916 Breese Ave	Fernando Muniz Jr 1916 Breese Avenue Muscatine ia 52761	06/12/2017		Junk	\$140.00	\$25.00		
					Totals	\$140.00	\$25.00	\$50.00	\$215.00
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520	07/24/2017		Weeds	\$62.00	\$25.00		
			07/31/2017		Weeds	\$31.00	\$25.00		
			08/07/2017		Weeds	\$91.40	\$25.00		
					Totals	\$184.40	\$75.00	\$50.00	\$309.40
1302132002	313 Broadway St	Robert R or Lois R Richmond Randy R Richmond 2763 Shamrock Dr Muscatine ia 52761	06/10/2017		Weeds	\$338.80	\$25.00		
					Totals	\$338.80	\$25.00	\$50.00	\$413.80
0835182027	1102 Cedar St	Kenneth E Beeding Mary M Beeding 1102 Cedar Street Muscatine ia 52761	06/05/2017		Weeds	\$117.80	\$25.00		
					Totals	\$117.80	\$25.00	\$50.00	\$192.80

Council Resolution Report
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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835401021	904 Cedar Street	Kurt E. Wagner 904 Cedar Street Muscatine IA 52761	07/24/2017		Weeds	\$31.00	\$25.00		
			08/01/2017		Weeds	\$60.40	\$25.00		
			08/08/2017		Weeds	\$63.80	\$25.00		
					Totals	\$155.20	\$75.00	\$50.00	\$280.20
0835207007	722 Colver Street	Samuel or Jennifer Houseman 208 Fletcher Avenue Muscatine IA 52761	07/25/2017		Weeds	\$31.00	\$25.00		
			08/08/2017		Weeds	\$60.40	\$25.00		
					Totals	\$91.40	\$50.00	\$50.00	\$191.40
0835287015	711 E. 6th St	Carmen Sylvia Muniz 711 E. 6th St Muscatine ia 52761	06/10/2017		Junk	\$114.15	\$25.00		
					Totals	\$114.15	\$25.00	\$50.00	\$189.15
0835287017	715 E. 6th St	Donna K Ryner Michael Ryner 715 E. 6th St Muscatine ia 52761	05/25/2017		Junk	\$41.20	\$25.00		
					Totals	\$41.20	\$25.00	\$50.00	\$116.20
1310229001	1718 Earl Ave	Alicia Mendoza 1718 Earl Ave Muscatine ia 52761	05/23/2017		Junk	\$91.20	\$25.00		
					Totals	\$91.20	\$25.00	\$50.00	\$166.20
0836179007	1246 East 5th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520	07/25/2017		Weeds	\$62.00	\$25.00		
			08/01/2017		Weeds	\$60.40	\$25.00		
					Totals	\$122.40	\$50.00	\$50.00	\$222.40
0835426017	613 East 6th Street	James Johnson 1010 Kammerer Ct Muscatine IA 52761	07/31/2017		Weeds	\$60.40	\$25.00		
					Totals	\$60.40	\$25.00	\$50.00	\$135.40
0835333010	817 Fuller St	Jacob E Brown 817 Fuller St Muscatine ia 52761	06/23/2017		Weeds	\$243.30	\$25.00		
					Totals	\$243.30	\$25.00	\$50.00	\$318.30
1310252002	Gas Lantern Square	Tim or Leesa McCleary 4500 25th Street So. Muscatine ia 52761	05/31/2017		Junk	\$47.20	\$25.00		
					Totals	\$47.20	\$25.00	\$50.00	\$122.20

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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
1303276007	1809 Hershey Avenue	RCN LLC 2816 Highway 22 East Muscatine ia 52761	07/06/2017		Property Registration	\$90.00	\$25.00		
					Totals	\$90.00	\$25.00	\$50.00	\$165.00
1303256001	1836 Hershey St	Gabriel Benitez 1011 Sunrise Cir Muscatine ia 52761	07/17/2017		Weeds	\$483.80	\$25.00		
					Totals	\$483.80	\$25.00	\$50.00	\$558.80
0826454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761	08/01/2017		Weeds	\$105.10	\$25.00		
					Totals	\$105.10	\$25.00	\$50.00	\$180.10
0827304019	7 Karen Dr	William D Gilleland Patricia A Gilleland 7 Karen Dr Muscatine ia 52761	05/25/2017		Weeds	\$32.60	\$25.00		
					Totals	\$32.60	\$25.00	\$50.00	\$107.60
1303428003	301 Liberty St	Troy A Bermel Ronald F Bermel 301 Liberty Street Muscatine ia 52761	06/01/2017		Junk	\$90.15	\$25.00		
					Totals	\$90.15	\$25.00	\$50.00	\$165.15
1303428013	319 Liberty St	Daniel J Foster 319 Liberty Street Muscatine ia 52761	06/10/2017		Junk	\$288.20	\$25.00		
					Totals	\$288.20	\$25.00	\$50.00	\$363.20
0825376022	1022 Lincoln Blvd.	Ralph or Betty Starkweather 608 N 3rd St Albia ia 52531	08/23/2017		Weeds	\$102.20	\$25.00		
					Totals	\$102.20	\$25.00	\$50.00	\$177.20
1303127010	512 Lowe Street	Nrz Reo V-2 Corp. c/o Nationstar Mortgage LLC 8950 Cypress Waters Blvd Coppell tx 75019	07/24/2017		Weeds	\$62.00	\$25.00		
			07/31/2017		Weeds	\$75.70	\$25.00		
					Totals	\$137.70	\$50.00	\$50.00	\$237.70
0834454022	2203 Lucas Street	Glenn Epperly 2203 Lucas Street Muscatine ia 52761	07/20/2017		Weeds	\$407.80	\$25.00		
			07/26/2017		Weeds	\$75.10	\$25.00		
					Totals	\$482.70	\$50.00	\$50.00	\$582.70
0825127032	313 Mcarthur St	Wells Fargo Bank 1 Home Campus Des Moines ia 50328	08/12/2017		Junk	\$136.80	\$25.00		
			08/14/2017		Weeds	\$134.20	\$25.00		

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
						Totals	\$271.00	\$50.00	\$50.00	\$371.00
0825154001	422 McArthur Street	Daniel M. & Gladys Krise 422 McArthur Street Muscatine IA 52761								
			07/26/2017		Weeds	\$119.80	\$25.00			
			08/01/2017		Weeds	\$134.50	\$25.00			
			08/10/2017		Weeds	\$62.00	\$25.00			
						Totals	\$316.30	\$75.00	\$50.00	\$441.30
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761								
			08/07/2017		Weeds	\$62.66	\$25.00			
			08/08/2017		Weeds	\$93.20	\$25.00			
			07/25/2017		Junk	\$31.00	\$25.00			
						Totals	\$186.86	\$75.00	\$50.00	\$311.86
1302156024	1405 New Hampshire Street	Rick Boots 1405 New Hampshire Street Muscatine ia 52761								
			06/13/2017		Junk	\$257.60	\$25.00			
						Totals	\$257.60	\$25.00	\$50.00	\$332.60
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761								
			07/24/2017		Weeds	\$29.40	\$25.00			
			08/07/2017		Weeds	\$58.80	\$25.00			
						Totals	\$88.20	\$50.00	\$50.00	\$188.20
0835353004	848 Newell Ave	D & M Wagner Inc 1980 Mound Ave Muscatine ia 52761								
			05/23/2017		Junk	\$149.40	\$25.00			
						Totals	\$149.40	\$25.00	\$50.00	\$224.40
0835426018	610 Oak St	Irma Marquez Calderon 610 Oak St Muscatine ia 52761								
			05/31/2017		Junk	\$109.60	\$25.00			
						Totals	\$109.60	\$25.00	\$50.00	\$184.60
0835206058	1111 Orange Street	Carrington Mortgage Services 1600 S Douglas Rd Anaheim CA 92806								
			07/25/2017		Weeds	\$31.00	\$25.00			
			08/01/2017		Weeds	\$31.00	\$25.00			
			08/08/2017		Weeds	\$93.20	\$25.00			
						Totals	\$155.20	\$75.00	\$50.00	\$280.20
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakoy PO Box 23 Mulberry ar 72947								
			07/25/2017		Weeds	\$31.00	\$25.00			
			08/01/2017		Weeds	\$31.00	\$25.00			
			08/07/2017		Weeds	\$34.40	\$25.00			
						Totals	\$96.40	\$75.00	\$50.00	\$221.40

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1310280006	1403 Oregon St	David Basulto 2593 Canterbury Road Muscatine ia 52761	06/28/2017		Property Registration	\$90.00	\$25.00		
					Totals	\$90.00	\$25.00	\$50.00	\$165.00
0838254009	415 Park Avenue	Tih Rentals LLC 2916 Mulberry Avenue Muscatine ia 52761	06/12/2017		Property Registration	\$180.00	\$25.00		
					Totals	\$180.00	\$25.00	\$50.00	\$255.00
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts Alan James Reid 12715 105th Street Wapello IA 52653	07/31/2017		Weeds	\$31.00	\$25.00		
					Totals	\$31.00	\$25.00	\$50.00	\$106.00
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demorest Avenue Muscatine IA 52761	07/24/2017		Weeds	\$31.00	\$25.00		
			07/31/2017		Weeds	\$31.00	\$25.00		
			08/07/2017		Weeds	\$60.40	\$25.00		
					Totals	\$122.40	\$75.00	\$50.00	\$247.40
1302129001	617 W 4th St	Tih Rentals LLC 2916 Mulberry Avenue Muscatine ia 52761	06/12/2017		Property Registration	\$270.00	\$25.00		
					Totals	\$270.00	\$25.00	\$50.00	\$345.00
0838127011	1496 Washington Street	Kimberly Johnson or Stephen or Heather Fillman 1496 Washington Street Muscatine IA 52761	05/25/2017		Junk	\$77.40	\$25.00		
			07/26/2017		Weeds	\$31.00	\$25.00		
			08/10/2017		Weeds	\$60.40	\$25.00		
					Totals	\$168.80	\$75.00	\$50.00	\$293.80
0835459004	206 West 5th Street	Octaviano & Grace Guzman 206 West 5th Street Muscatine IA 52761	07/31/2017		Weeds	\$31.00	\$25.00		
			08/07/2017		Weeds	\$33.26	\$25.00		
					Totals	\$64.26	\$50.00	\$50.00	\$164.26
0835355014	701 West 8th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520	07/24/2017		Weeds	\$31.00	\$25.00		
			07/31/2017		Weeds	\$62.00	\$25.00		
			08/07/2017		Weeds	\$100.93	\$25.00		
					Totals	\$193.93	\$75.00	\$50.00	\$318.93
0826155002	800 Wier St	Ian C Jones Nicole M Wingerter 800 Wier St Muscatine ia 52761	05/16/2017		Weeds	\$289.20	\$25.00		
					Totals	\$289.20	\$25.00	\$50.00	\$364.20

Council Resolution Report
Special Assessments
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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1310215002	1200 Wisconsin Street	Jessica L. Enriquez 108 Grover Street Muscatine ia 52761							
			06/12/2017		Junk	\$79.40	\$25.00		
					Totals	\$79.40	\$25.00	\$50.00	\$154.40
0826379032	523 Woodlawn Avenue	Lynn or Christel West PO Box 62 Muscatine IA 52761							
			08/01/2017		Weeds	\$62.00	\$25.00		
					Totals	\$62.00	\$25.00	\$50.00	\$137.00
Grand Totals						\$7,922.50	\$1,900.00	\$2,350.00	\$12,172.50

Council Resolution Report
Special Assessments Summary
09/21/2017

Type	Service Fee
JUNK	\$2,135.30
PROPERTY	\$630.00
TREE	\$329.60
WEEDS	\$4,827.60
<i>Total</i>	\$7,922.50