



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:** January 12, 2018

**SUBJECT:** Special Assessments

**INTRODUCTION:**

The Community Development Department would like to be placed on the City Council agenda on January 18, 2018, to present a request to assess unpaid nuisance abatement costs totaling \$2,869.30 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 September to December 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 registration 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 registration costs to their respective properties.

**ATTACHMENT:**

2018.01.18 Special Assessments  
2018.01.18 Special Assessments-Summary

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  
01/18/2018

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1310326011	75 Boston	John Summy Tr. 2220 Wallace St Muscatine IA 52761	09/08/2017		Property Registration	\$90.00	\$25.00		
					<b>Totals</b>	<b>\$90.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$165.00</b>
0835401021	904 Cedar Street	JP Morgan Chase Bank 1111 Polaris Parkway Columbus OH 43240	12/06/2017		Weeds	\$131.30	\$25.00		
					<b>Totals</b>	<b>\$131.30</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$206.30</b>
0835207006	800 Colver Street	Gabriel Benitez 1011 Sunrise Cir Muscatine IA 52761	11/01/2017		Weeds	\$58.80	\$25.00		
					<b>Totals</b>	<b>\$58.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$133.80</b>
0836179032	1242 E 5th St	Carmen L Burdick 1242 E 5th St Muscatine IA 52761	10/25/2017		Junk	\$110.80	\$25.00		
					<b>Totals</b>	<b>\$110.80</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$185.80</b>
1303430013	? Evans Street	Timothy or Stephanie Kelly 1201 Halstead Street Muscatine ia 52761	10/16/2017		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$31.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$106.00</b>
1302151010	420 Green St	Geraldine Huber Michael Huber 420 Green St Muscatine IA 52761	10/25/2017		Junk	\$42.20	\$25.00		
					<b>Totals</b>	<b>\$42.20</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$117.20</b>
1302151024	402 Green St	Justin J Hodges Kelly J Dietz 402 Green St Muscatine IA 52761	10/30/2017		Weeds	\$276.00	\$25.00		
					<b>Totals</b>	<b>\$276.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$351.00</b>
0826454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761	12/06/2017		Weeds	\$101.90	\$25.00		
					<b>Totals</b>	<b>\$101.90</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$176.90</b>
1303479003	805 Liberty Street	James W Schell Jr Marcy Schell 805 Liberty Street Muscatine IA 52761	11/01/2017		Junk	\$172.65	\$25.00		
					<b>Totals</b>	<b>\$172.65</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$247.65</b>
0834454022	2203 Lucas Street	Glenn Epperly 2203 Lucas Street Muscatine ia 52761	12/14/2017		Secured	\$41.75	\$25.00		
					<b>Totals</b>	<b>\$41.75</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$116.75</b>

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0825154001	422 McArthur Street	Daniel M. & Gladys Krise 422 McArthur Street Muscatine IA 52761	11/21/2017		Weeds	\$31.00	\$25.00		
					<b>Totals</b>	<b>\$31.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$106.00</b>
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761	12/06/2017		Junk	\$76.50	\$25.00		
					<b>Totals</b>	<b>\$76.50</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$151.50</b>
1302156024	1405 New Hampshire Street	Rick Boots 1405 New Hampshire Street Muscatine ia 52761	10/30/2017		Weeds	\$91.40	\$25.00		
					<b>Totals</b>	<b>\$91.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$166.40</b>
0835207030	1105 Oak Street	RCN LLC 2816 E Hwy 22 Muscatine IA 52761	10/24/2017		Junk	\$163.30	\$25.00		
					<b>Totals</b>	<b>\$163.30</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$238.30</b>
1302158017	121 Roselawn Ave	RCN LLC 2816 E Hwy 22 Muscatine IA 52761	09/01/2017		Property Registration	\$90.00	\$25.00		
					<b>Totals</b>	<b>\$90.00</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$165.00</b>
0835355014	701 West 8th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520	12/06/2017		Weeds	\$160.70	\$25.00		
					<b>Totals</b>	<b>\$160.70</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$235.70</b>
<b>Grand Totals</b>						<b>\$1,669.30</b>	<b>\$400.00</b>	<b>\$800.00</b>	<b>\$2,869.30</b>



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Special Assessments Summary  
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Type	Service Fee
JUNK	\$565.45
PROPERTY	\$180.00
SECURED	\$41.75
WEEDS	\$882.10
<i>Total</i>	\$1,669.30