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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: June 21, 2018

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on June 21, 2018, to present a request to assess unpaid nuisance abatement costs totaling \$6,883.21 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 January 2018 to April 2018. 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:

2018.06.21 Special Assessments
2018.06.21 Special Assessments-Summary

**"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain**

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
06/21/2018

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1303476023	316 Bleeker Street	Mahmoud Abdalla 2450 Aster Ave Iowa City ia 52240	03/24/2018		Snow	\$19.58	\$25.00		
					Totals	\$19.58	\$25.00	\$50.00	\$94.58
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520	03/24/2018		Snow	\$24.49	\$25.00		
					Totals	\$24.49	\$25.00	\$50.00	\$99.49
1303256002	104 Clinton St	Brian and Amy Wentz 104 Clinton St Muscatine IA 52761	03/27/2018		Junk	\$91.80	\$25.00		
					Totals	\$91.80	\$25.00	\$50.00	\$166.80
0835230009	904 Colver St	Shawn or Julia Reichert 904 Colver St Muscatine IA 52761	04/11/2018		Junk	\$112.05	\$25.00		
					Totals	\$112.05	\$25.00	\$50.00	\$187.05
0835207007	722 Colver Street	Samuel or Jennifer Houseman 208 Fletcher Avenue Muscatine IA 52761	03/25/2018		Snow	\$14.70	\$25.00		
					Totals	\$14.70	\$25.00	\$50.00	\$89.70
0835483008	207 E 2nd St	Jim Sichterman 207 E 2nd St Muscatine IA 52761	04/03/2018		Junk	\$59.80	\$25.00		
					Totals	\$59.80	\$25.00	\$50.00	\$134.80
0835483012	215 E 2nd St	Pengar LLC 1118 Mulberry Avenue Muscatine IA 52761	04/03/2018		Junk	\$77.40	\$25.00		
					Totals	\$77.40	\$25.00	\$50.00	\$152.40
0836179029	1244 1/2 E 5th St	Aaron Colbert 1244 1/2 E 5th St Muscatine IA 52761	04/16/2018		Junk	\$648.20	\$25.00		
					Totals	\$648.20	\$25.00	\$50.00	\$723.20
0835285010	805 E 8th St	Shane Boom 2570 Highway 6 Wilton IA 52778	04/09/2018		Junk	\$150.90	\$25.00		
					Totals	\$150.90	\$25.00	\$50.00	\$225.90
0835282015	817 E 7th St	Samuel or Patricia Juarez 1013 E 8th St Muscatine IA 52761	04/18/2018		Junk	\$59.80	\$25.00		
					Totals	\$59.80	\$25.00	\$50.00	\$134.80

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835287007	716 E 7th St	Sherril Lynn Myers 716 E 7th St Muscatine IA 52761	02/14/2018		Snow	\$24.49	\$25.00		
					Totals	\$24.49	\$25.00	\$50.00	\$99.49
0836155016	904 E 7th St	Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572	03/25/2018		Snow	\$7.35	\$25.00		
					Totals	\$7.35	\$25.00	\$50.00	\$82.35
0835426017	613 East 6th Street	James Johnson 1010 Kammerer Ct Muscatine IA 52761	03/25/2018		Snow	\$9.79	\$25.00		
					Totals	\$9.79	\$25.00	\$50.00	\$84.79
0835288003	? East 8th Street	Javier Calderon 1113 Lane B De Soto KS 66018	02/14/2018		Snow	\$29.40	\$25.00		
					Totals	\$29.40	\$25.00	\$50.00	\$104.40
0836106010	1111 East 8th Street	Selene Finance LP PO Box 422039 Houston TX 77242	03/25/2018		Snow	-\$11.28	\$25.00		
					Totals	-\$11.28	\$25.00	\$50.00	\$63.72
0835333010	817 Fuller St	Secretary of Housing & Urban Development 2401 NW 23rd Street Ste. 1D Oklahoma City OK 73107	03/24/2018		Snow	\$22.05	\$25.00		
					Totals	\$22.05	\$25.00	\$50.00	\$97.05
1310252002	Gas Lantern Square	Tim or Leesa McCleary 4500 25th Street So. Muscatine ia 52761	03/16/2018		Junk	\$77.40	\$25.00		
					Totals	\$77.40	\$25.00	\$50.00	\$152.40
1302151010	420 Green St	Gerakline Huber Michael Huber 420 Green St Muscatine IA 52761	03/02/2018		Junk	\$59.80	\$25.00		
					Totals	\$59.80	\$25.00	\$50.00	\$134.80
0826454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761	03/25/2018		Snow	\$29.40	\$25.00		
					Totals	\$29.40	\$25.00	\$50.00	\$104.40
0828276027	2829 Houser St	Thomas or Barbara Wallick P.O. Box 383 Bettendorf IA 52722	03/07/2018		Junk	\$125.40	\$25.00		
					Totals	\$125.40	\$25.00	\$50.00	\$200.40

Council Resolution Report
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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0834454022	2203 Lucas Street	Glenn Epperly 2203 Lucas Street Muscatine ia 52761	03/25/2018		Snow	\$7.35	\$25.00		
					Totals	\$7.35	\$25.00	\$50.00	\$82.35
1302154013	515 Main Street	Rti Investments LLC 111 Holly Street Muscatine ia 52761	04/03/2018		Junk	\$147.00	\$25.00		
					Totals	\$147.00	\$25.00	\$50.00	\$222.00
0835252003	1124 Mulberry Avenue	American Home Solutions LLC 1834 Boyrum Street Iowa City ia 52240	03/25/2018		Snow	\$14.70	\$25.00		
					Totals	\$14.70	\$25.00	\$50.00	\$89.70
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761	03/25/2018		Snow	\$9.79	\$25.00		
					Totals	\$9.79	\$25.00	\$50.00	\$84.79
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761	03/24/2018		Snow	\$14.70	\$25.00		
					Totals	\$14.70	\$25.00	\$50.00	\$89.70
0835201024	1302 Oak St	Alice Hooker 16915 F Ave Muscatine IA 52761	04/09/2018		Junk	\$199.60	\$25.00		
					Totals	\$199.60	\$25.00	\$50.00	\$274.60
0825457015	1103 Oakland Dr	Gina Huggins 1103 Oakland Dr Muscatine IA 52761	03/28/2018		Junk	\$283.60	\$25.00		
					Totals	\$283.60	\$25.00	\$50.00	\$358.60
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947	03/25/2018		Snow	\$14.70	\$25.00		
					Totals	\$14.70	\$25.00	\$50.00	\$89.70
0824328009	3122 Peartree Ln	Robert Stepanek Judith Schamm 3122 Peartree Ln Muscatine IA 52761	04/10/2018		Junk	\$673.30	\$25.00		
					Totals	\$673.30	\$25.00	\$50.00	\$748.30
0835233007	1012 Poplar Street	TICO Investments LLC 1200 Iowa Avenue Muscatine ia 52761	04/23/2018		Junk	\$114.15	\$25.00		
					Totals	\$114.15	\$25.00	\$50.00	\$189.15

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts Alan James Reid 12715 105th Street Wapello IA 52653	03/24/2018		Snow	\$14.70	\$25.00		
					Totals	\$14.70	\$25.00	\$50.00	\$89.70
1302158019	207 Roselawn Ave	Travis Edwards 105 Laurel Street Muscatine IA 52761	03/27/2018		Junk	\$149.90	\$25.00		
					Totals	\$149.90	\$25.00	\$50.00	\$224.90
1310255001	2206 Schley Avenue	Agustin Hernandez Sandoval 2206 Schley Avenue Muscatine ia 52761	04/18/2018		Junk	\$203.20	\$25.00		
					Totals	\$203.20	\$25.00	\$50.00	\$278.20
1302131007	701 W 4th St	Timothy J Peirce 701 W 4th St Muscatine IA 52761	03/07/2018		Junk	\$22.50	\$25.00		
					Totals	\$22.50	\$25.00	\$50.00	\$97.50
0835387003	410 W 5th St	Alan Rusher 111 Holly Street Muscatine IA 52761	03/07/2018		Junk	\$109.40	\$25.00		
					Totals	\$109.40	\$25.00	\$50.00	\$184.40
0835151009	227 W Fulliam Ave	Josiah and Stephanie Anderson 309 E 8th St Muscatine IA 52761	03/06/2018		Junk	\$385.20	\$25.00		
					Totals	\$385.20	\$25.00	\$50.00	\$440.20
0835153004	322 W Fulliam Ave	Leo Bishop 322 W Fulliam Ave Muscatine IA 52761	01/19/2018		Snow	-\$6.81	\$25.00		
					Totals	-\$6.81	\$25.00	\$50.00	\$68.19
0835355014	701 West 8th Street	Residential Equity Partners LLC 1280 Monument Boulevard Suite 200 Concord CA 94520	03/24/2018		Snow	\$63.71	\$25.00		
					Totals	\$63.71	\$25.00	\$50.00	\$138.71
Grand Totals						\$4,033.21	\$950.00	\$1,800.00	\$6,883.21

Council Resolution Report
Special Assessments Summary
06/21/2018

Type	Service Fee
JUNK	\$3,730.40
SNOW	\$302.81
<i>Total</i>	\$4,033.21