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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: November 15, 2018

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on November 15, 2018, to present a request to assess unpaid nuisance abatement and rental inspection costs totaling \$6,305.43 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 July 2018 to September 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 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 registration costs to their respective properties.

ATTACHMENT:

2018.11.15 Special Assessments
2018.11.15 Special Assessments-Summary

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

11/15/2018

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							
			09/08/2018		Weeds	\$201.83	\$25.00		
					Totals	\$201.83	\$25.00	\$50.00	\$276.83
0835426013	605 6th ST E	Justin Frakes 1567 54th St New Boston IL 61272							
			08/07/2018		Weeds	\$193.30	\$25.00		
					Totals	\$193.30	\$25.00	\$50.00	\$268.30
1303452007	2003 Breese Avenue	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523							
			08/21/2018		Weeds	\$62.00	\$25.00		
			08/29/2018		Weeds	\$62.00	\$25.00		
			09/13/2018		Weeds	\$62.00	\$25.00		
					Totals	\$186.00	\$75.00	\$50.00	\$311.00
1302132002	313 Broadway St	Robert R or Lois R Richmond Randy R Richmond 2783 Shamrock Dr Muscatine ia 52761							
			08/08/2018		Weeds	\$73.50	\$25.00		
			08/27/2018		Weeds	\$58.80	\$25.00		
			09/08/2018		Weeds	\$44.10	\$25.00		
					Totals	\$176.40	\$75.00	\$50.00	\$301.40
0835401021	904 Cedar Street	JP Morgan Chase Bank 1111 Polaris Parkway Columbus OH 43240							
			08/06/2018		Weeds	\$60.40	\$25.00		
					Totals	\$60.40	\$25.00	\$50.00	\$135.40
1303256002	104 Clinton St	Brian and Amy Wentz 104 Clinton St Muscatine IA 52761							
			08/29/2018		Weeds	\$220.50	\$25.00		
					Totals	\$220.50	\$25.00	\$50.00	\$295.50
0835230001	918 Colver St	RCN LLC 2816 E Hwy 22 Muscatine IA 52761							
			08/15/2018		Junk	\$170.00	\$25.00		
			09/04/2018		Weeds	\$196.20	\$25.00		
					Totals	\$366.20	\$50.00	\$50.00	\$466.20
0836155016	904 E 7th St	Elizabeth Melendez 1108 N Keralum Ave Mission TX 78572							
			08/06/2018		Weeds	\$29.40	\$25.00		
			08/22/2018		Weeds	\$29.40	\$25.00		
			09/04/2018		Weeds	\$44.10	\$25.00		
					Totals	\$102.90	\$75.00	\$50.00	\$227.90
0835230017	901 East 11th Street	Jerry Roush 901 East 11th Street Muscatine IA 52761							
			09/07/2018		Weeds	\$176.40	\$25.00		
					Totals	\$176.40	\$25.00	\$50.00	\$251.40

Council Resolution Report

Special Assessments

11/15/2018

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0836179007	1246 East 5th Street	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523	07/09/2018		Weeds	\$62.00	\$25.00		
			07/25/2018		Weeds	\$60.40	\$25.00		
			07/31/2018		Weeds	\$58.80	\$25.00		
			08/14/2018		Weeds	\$29.40	\$25.00		
			08/07/2018		Weeds	\$62.00	\$25.00		
			08/22/2018		Weeds	\$131.30	\$25.00		
			09/04/2018		Weeds	\$88.20	\$25.00		
			09/14/2018		Weeds	\$60.40	\$25.00		
								Totals	\$552.50
0836179010	1302 East 5th Street	Maria L. Cabrera Rodriguez 1302 East 5th Street Muscatine IA 52761	08/22/2018		Junk	\$79.50	\$25.00		
						Totals	\$79.50	\$25.00	\$50.00
0835426017	613 East 6th Street	James Johnson 1010 Kammerer Ct Muscatine IA 52761	08/22/2018		Weeds	\$29.40	\$25.00		
			08/29/2018		Weeds	\$101.90	\$25.00		
			09/13/2018		Weeds	\$31.00	\$25.00		
						Totals	\$162.30	\$75.00	\$50.00
0826454008	619 Hope Avenue	John S. Miller 619 Hope Avenue Muscatine IA 52761	08/27/2018		Weeds	\$31.00	\$25.00		
			09/08/2018		Weeds	\$22.05	\$25.00		
						Totals	\$53.05	\$50.00	\$50.00
1310276013	1302 Kansas Street	Juan Ramirez or Mary Enriquez 1302 Kansas Street Muscatine ia 52761	08/24/2018		Weeds	\$58.80	\$25.00		
			08/28/2018		Junk	\$232.70	\$25.00		
						Totals	\$291.50	\$50.00	\$50.00
0825101005	617 Lake Park Blvd.	Federal National Mortgage Association P.O. Box 650321 Dallas TX 75265	07/17/2018		Junk	\$143.10	\$25.00		
						Totals	\$143.10	\$25.00	\$50.00
0825181011	1605 Lincoln Blvd	Elisha M Brockert 1605 Lincoln Blvd Muscatine IA 52761	08/21/2018		Weeds	\$108.00	\$25.00		
			08/27/2018		Junk	\$108.20	\$25.00		
						Totals	\$216.20	\$50.00	\$50.00
0834351014	2815 Lucas Street	Aziagbe Akakpo Ameyo Houndjago 2815 Lucas Street Muscatine IA 52761	09/08/2018		Weeds	\$135.50	\$25.00		
						Totals	\$135.50	\$25.00	\$50.00

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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
0834353002	2902 Lucas Street	Church of the Latter Day Saints 50 E North Temple Salt Lake City UT 84150							
			08/29/2018		Weeds	\$132.30	\$25.00		
				Totals		\$132.30	\$25.00	\$50.00	\$207.30
0834454022	2203 Lucas Street	Glenn Epperly 2203 Lucas Street Muscatine ia 52761							
			08/07/2018		Weeds	\$60.40	\$25.00		
			08/27/2018		Weeds	\$60.40	\$25.00		
			09/08/2018		Weeds	\$23.65	\$25.00		
				Totals		\$144.45	\$75.00	\$50.00	\$269.45
1303226017	1803 Lucas Street	Franklin Grim 1803 Lucas Street Muscatine ia 52761							
			09/11/2018		Junk	\$59.80	\$25.00		
				Totals		\$59.80	\$25.00	\$50.00	\$134.80
1302109008	322 Main Street	Melissa D. Rhodes 322 Main Street Muscatine IA 52761							
			08/22/2018		Weeds	\$29.40	\$25.00		
			09/13/2018		Weeds	\$29.40	\$25.00		
				Totals		\$58.80	\$50.00	\$50.00	\$158.80
0825154001	422 McArthur Street	Daniel M. & Gladys Krise 422 McArthur Street Muscatine IA 52761							
			08/08/2018		Weeds	\$192.00	\$25.00		
			08/27/2018		Weeds	\$32.60	\$25.00		
			09/08/2018		Weeds	\$91.40	\$25.00		
			09/14/2018		Weeds	\$60.40	\$25.00		
	Totals		\$376.40	\$100.00	\$50.00	\$526.40			
0835428011	615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue Muscatine IA 52761							
			08/07/2018		Weeds	\$31.00	\$25.00		
			09/04/2018		Weeds	\$45.70	\$25.00		
	Totals		\$76.70	\$50.00	\$50.00	\$176.70			
1302301003	1512 New Hampshire Street	Kendra or Virgil Husband 3389 Pearl Street Muscatine IA 52761							
			08/21/2018		Weeds	\$29.40	\$25.00		
			09/13/2018		Weeds	\$29.40	\$25.00		
				Totals		\$58.80	\$50.00	\$50.00	\$158.80
0835430001	519 Orange Street	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry ar 72947							
			08/07/2018		Weeds	\$31.00	\$25.00		
			08/22/2018		Weeds	\$31.00	\$25.00		
			09/04/2018		Weeds	\$45.70	\$25.00		
			09/13/2018		Weeds	\$60.40	\$25.00		
	Totals		\$168.10	\$100.00	\$50.00	\$318.10			

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11/15/2018

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0825454016	1119 Park Avenue	Jeffrey Crumly 1119 Park Avenue Muscatine IA 52761	08/07/2018		Weeds	\$134.20	\$25.00		
			08/13/2018		Junk	\$146.20	\$25.00		
					Totals	\$280.40	\$50.00	\$50.00	\$380.40
1303254005	104 Pond St	Michael S Hunter 104 Pond St Muscatine IA 52761	09/07/2018		Weeds	\$193.00	\$25.00		
					Totals	\$193.00	\$25.00	\$50.00	\$268.00
1303405021	309 Pond St	Barry Snell and Deborah McDonough 309 Pond St Muscatine IA 52761	08/06/2018		Weeds	\$32.60	\$25.00		
			08/21/2018		Weeds	\$60.40	\$25.00		
			09/13/2018		Weeds	\$31.00	\$25.00		
					Totals	\$124.00	\$75.00	\$50.00	\$249.00
0835352005	112 Roscoe Avenue	Christina Marie Reid Sluts Alan James Reid 12715 105th Street Wapello IA 52653	08/06/2018		Weeds	\$31.00	\$25.00		
			08/22/2018		Weeds	\$29.40	\$25.00		
			08/29/2018		Weeds	\$31.00	\$25.00		
			09/13/2018		Weeds	\$31.00	\$25.00		
					Totals	\$122.40	\$100.00	\$50.00	\$272.40
1310276009	1815 Schley Avenue	Timothy or Mindy McCormick 2009 Demorest Avenue Muscatine IA 52761	08/06/2018		Weeds	\$29.40	\$25.00		
			08/21/2018		Weeds	\$31.00	\$25.00		
			08/29/2018		Weeds	\$60.40	\$25.00		
			09/13/2018		Weeds	\$60.40	\$25.00		
					Totals	\$181.20	\$100.00	\$50.00	\$331.20
0836160009	507 Spring Street	Stephanie and Jamie Ash 507 Spring Street Muscatine IA 52761	08/28/2018		Junk	\$123.80	\$25.00		
					Totals	\$123.80	\$25.00	\$50.00	\$198.80
0834276018	1021 Stone Street	Kevin and Barbara Yerington 1021 Stone Street Muscatine IA 52761	09/06/2018		Junk	\$408.40	\$25.00		
					Totals	\$408.40	\$25.00	\$50.00	\$483.40
0835328009	908 Sycamore Street	Esmeralda and Brian Rosario 908 Sycamore Street Muscatine IA 52761	09/04/2018		Weeds	\$253.70	\$25.00		
					Totals	\$253.70	\$25.00	\$50.00	\$328.70
0835333023	403 West 8th Street	Christopher R. Causey 403 West 8th Street Muscatine IA 52761	09/04/2018		Weeds	\$135.50	\$25.00		

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Special Assessments

11/15/2018

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
						Totals	\$135.50	\$25.00	\$50.00	\$210.50
1302109009	1108 West 8th Street	Jeremy and Mary Colschen 1108 West 8th Street Muscatine IA 52761								
			08/14/2018		Weeds	\$90.10	\$25.00			
						Totals	\$90.10	\$25.00	\$50.00	\$165.10
						Grand Totals	\$6,305.43	\$1,850.00	\$1,750.00	\$9,905.43

