



# City of Muscatine



## AGENDA ITEM SUMMARY

City Council

August 19, 2021

### STAFF

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Jodi Royal-Goodwin, Community Development Director

### SUBJECT

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Special Assessments

### EXECUTIVE SUMMARY

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Presented for City Council's consideration is a resolution authorizing the assessment of unpaid nuisance abatement fees to private properties. The nuisance abatement costs total \$1,993.10, the administrative fees are \$375.00, and the assessment fees are \$700.00. The total amount being requested for assessment at this time total \$3,068.10.

### STAFF RECOMMENDATION

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Staff recommends approval of the resolution to assess the unpaid nuisance abatement fees to their respective properties.

### BACKGROUND/DISCUSSION

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The City's contractor has provided nuisance abatement services at the properties listed on the attachment. Dates of service are from March 2021 to May 2021. 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.

Many of these properties are vacant and are routinely maintained by the City Contractor to avoid nuisance violations for weeds and snow removal where applicable. Assessing the fees allows the City the opportunity to be reimbursed at the time the property is sold or a tax certificate is claimed. Other properties are occupied, in which case the owner was billed for the services provided. If the initial invoice to the property owner is not paid a late notice is sent prior to requesting assessment.

A \$50.00 assessment fee has been added to each property to cover processing costs. Additional fees are charged by the County for each assessment.

## **CITY FINANCIAL IMPACT**

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Fees are to reimburse the City for expenses associated with unabated nuisance violations services. If assessments are not approved or are reduced, payments to the contractor without charge will impact the general fund.

## **ATTACHMENTS**

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1. Council Resolution Report Special Assessments 8/19/2021 (PDF)
2. Council Resolution Report Special Assessments Summary 8/19/2021 (PDF)

RESOLUTION NO. 2021-0302

RESOLUTION AUTHORIZING THE ASSESSMENT OF UNPAID ABATEMENT AND  
REMOVAL SERVICES FEES TO PRIVATE PROPERTIES

WHEREAS, the City of Muscatine has incurred costs for  
Nuisance abatements according to City Code Section 9-3-9;  
Noxious weed removal services according to City Code Section 9-5-7; and

WHEREAS, proper notice was given before such action according to provisions of  
City Code Section 9-3-5 for nuisance abatements;  
City Code Section 9-5-5 for noxious weed removal services; and

WHEREAS, the City Council of the City of Muscatine is allowed to assess such costs according to  
City Code Section 9-3-11 for nuisance abatements;  
City Code Section 9-5-8 for noxious weed removal services;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF MUSCATINE, IOWA,  
that the abatement and removal services fees 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 19th DAY OF AUGUST 2021.

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Diana Broderson, Mayor

ATTEST:

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Carol Webb, City Administrator

## Council Resolution Report

## Special Assessments

08/19/2021

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0836327024	113 Brook St	Steven D Bermel 900 Park Ave Muscatine IA 52761							
			05/11/2021		Weeds	\$58.80	\$25.00		
						<b>Totals</b>	<b>\$58.80</b>	<b>\$25.00</b>	<b>\$50.00</b>
0836187011	1216 E 2nd St	Rachael Tapia 1216 E 2nd St Muscatine IA 52761							
			04/21/2021		Junk	\$557.50	\$25.00		
						<b>Totals</b>	<b>\$557.50</b>	<b>\$25.00</b>	<b>\$50.00</b>
0835428006	512 E 7th St	New Jerusalem Full Gospel Church 512 E 7th St Muscatine IA 52761							
			04/13/2021		Junk	\$101.10	\$25.00		
						<b>Totals</b>	<b>\$101.10</b>	<b>\$25.00</b>	<b>\$50.00</b>
0836155005	916 E 7th St	James A Luellen 916 E 7th St Muscatine IA 52761							
			03/30/2021		Junk	\$62.70	\$25.00		
						<b>Totals</b>	<b>\$62.70</b>	<b>\$25.00</b>	<b>\$50.00</b>
0826454008	619 Hope Avenue	End of the Road LLC 13575 Lynam Dr Omaha NE 68138							
			03/31/2021		Secured	\$31.90	\$25.00		
						<b>Totals</b>	<b>\$31.90</b>	<b>\$25.00</b>	<b>\$50.00</b>
0834478005	1139 Logan St	Pal Holding LLC PO Box 128 Letts IA 52754							
			04/07/2021		Junk	\$133.10	\$25.00		
						<b>Totals</b>	<b>\$133.10</b>	<b>\$25.00</b>	<b>\$50.00</b>
0835235003	1015 Oak St	Rti Investments LLC 111 Holly St Muscatine IA 52761							
			04/13/2021		Junk	\$165.50	\$25.00		
						<b>Totals</b>	<b>\$165.50</b>	<b>\$25.00</b>	<b>\$50.00</b>
0825454016	1119 Park Ave	Jeffrey R Crumly 1119 Park Ave Muscatine IA 52761							
			05/11/2021		Weeds	\$31.00	\$25.00		
						<b>Totals</b>	<b>\$31.00</b>	<b>\$25.00</b>	<b>\$50.00</b>
0835376018	706 Pine Street	Jaime and Melinda Flores 706 Pine Street Muscatine IA 52761							
			03/31/2021		Junk	\$181.60	\$25.00		
						<b>Totals</b>	<b>\$181.60</b>	<b>\$25.00</b>	<b>\$50.00</b>
1303427004	1814 Schiller St	Thomas Avesing 1814 Schiller St Muscatine IA 52761							
			04/07/2021		Junk	\$181.00	\$25.00		
						<b>Totals</b>	<b>\$181.00</b>	<b>\$25.00</b>	<b>\$50.00</b>

**Council Resolution Report**

Special Assessments

08/19/2021

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0836327005	1214 Smalley Street	Dallas or Kerri McManus 285 E. Hanover Street Leits IA 52754							
			05/11/2021		Weeds	\$62.00	\$25.00		
			05/12/2021		Junk	\$131.90	\$25.00		
					<b>Totals</b>	<b>\$193.90</b>	<b>\$50.00</b>	<b>\$50.00</b>	<b>\$293.90</b>
0835352015	419 W 8th St	Drake Miller 419 W 8th St Muscatine IA 52761							
			04/08/2021		Junk	\$116.20	\$25.00		
					<b>Totals</b>	<b>\$116.20</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$191.20</b>
0835429020	605 Walnut St	RTI Investments LLC 111 Holly St Muscatine IA 52761							
			04/27/2021		Junk	\$87.40	\$25.00		
					<b>Totals</b>	<b>\$87.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$162.40</b>
0835333023	403 West 8th Street	Christopher R. Causey 403 West 8th Street Muscatine IA 52761							
			05/13/2021		Weeds	\$91.40	\$25.00		
					<b>Totals</b>	<b>\$91.40</b>	<b>\$25.00</b>	<b>\$50.00</b>	<b>\$166.40</b>
					<b>Grand Totals</b>	<b>\$1,993.10</b>	<b>\$375.00</b>	<b>\$700.00</b>	<b>\$3,068.10</b>

Council Resolution Report  
Special Assessments Summary

08/19/2021

Type	Service Fee
JUNK	\$1,718.00
SECURED	\$31.90
WEEDS	\$243.20
<i>Total</i>	<b>\$1,993.10</b>