



City of Muscatine



AGENDA ITEM SUMMARY

August 19, 2021

City Council

STAFF

Jodi Royal-Goodwin, Community Development Director

SUBJECT

Special Assessments

EXECUTIVE SUMMARY

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

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

BACKGROUND/DISCUSSION

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

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

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.

Diana Broderson, Mayor

ATTEST:

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 | | |
| | | | | | Totals | \$58.80 | \$25.00 | \$50.00 | \$133.80 |
| 0836187011 | 1216 E 2nd St | Rachael Tapia 1216 E 2nd St Muscatine IA 52761 | 04/21/2021 | | Junk | \$557.50 | \$25.00 | | |
| | | | | | Totals | \$557.50 | \$25.00 | \$50.00 | \$632.50 |
| 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 | | |
| | | | | | Totals | \$101.10 | \$25.00 | \$50.00 | \$176.10 |
| 0836155005 | 916 E 7th St | James A Luellen 916 E 7th St Muscatine IA 52761 | 03/30/2021 | | Junk | \$62.70 | \$25.00 | | |
| | | | | | Totals | \$62.70 | \$25.00 | \$50.00 | \$137.70 |
| 0826454008 | 619 Hope Avenue | End of the Road LLC 13575 Lynam Dr Omaha NE 68138 | 03/31/2021 | | Secured | \$31.90 | \$25.00 | | |
| | | | | | Totals | \$31.90 | \$25.00 | \$50.00 | \$106.90 |
| 0834478005 | 1139 Logan St | Pal Holding LLC PO Box 128 Letts IA 52754 | 04/07/2021 | | Junk | \$133.10 | \$25.00 | | |
| | | | | | Totals | \$133.10 | \$25.00 | \$50.00 | \$208.10 |
| 0835235003 | 1015 Oak St | Rti Investments LLC 111 Holly St Muscatine IA 52761 | 04/13/2021 | | Junk | \$165.50 | \$25.00 | | |
| | | | | | Totals | \$165.50 | \$25.00 | \$50.00 | \$240.50 |
| 0825454016 | 1119 Park Ave | Jeffrey R Crumly 1119 Park Ave Muscatine IA 52761 | 05/11/2021 | | Weeds | \$31.00 | \$25.00 | | |
| | | | | | Totals | \$31.00 | \$25.00 | \$50.00 | \$106.00 |
| 0835376018 | 706 Pine Street | Jaime and Melinda Flores 706 Pine Street Muscatine IA 52761 | 03/31/2021 | | Junk | \$181.60 | \$25.00 | | |
| | | | | | Totals | \$181.60 | \$25.00 | \$50.00 | \$256.60 |
| 1303427004 | 1814 Schiller St | Thomas Avesing 1814 Schiller St Muscatine IA 52761 | 04/07/2021 | | Junk | \$181.00 | \$25.00 | | |
| | | | | | Totals | \$181.00 | \$25.00 | \$50.00 | \$256.00 |

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 Letts IA 52754 | | | | | | | |
| | | | 05/11/2021 | | Weeds | \$62.00 | \$25.00 | | |
| | | | 05/12/2021 | | Junk | \$131.90 | \$25.00 | | |
| | | | | | Totals | \$193.90 | \$50.00 | \$50.00 | \$293.90 |
| 0835352015 | 419 W 8th St | Drake Miller 419 W 8th St Muscatine IA 52761 | | | | | | | |
| | | | 04/08/2021 | | Junk | \$116.20 | \$25.00 | | |
| | | | | | Totals | \$116.20 | \$25.00 | \$50.00 | \$191.20 |
| 0835429020 | 605 Walnut St | RTI Investments LLC 111 Holly St Muscatine IA 52761 | | | | | | | |
| | | | 04/27/2021 | | Junk | \$87.40 | \$25.00 | | |
| | | | | | Totals | \$87.40 | \$25.00 | \$50.00 | \$162.40 |
| 0835333023 | 403 West 8th Street | Christopher R. Causey 403 West 8th Street Muscatine IA 52761 | | | | | | | |
| | | | 05/13/2021 | | Weeds | \$91.40 | \$25.00 | | |
| | | | | | Totals | \$91.40 | \$25.00 | \$50.00 | \$166.40 |
| Grand Totals | | | | | | \$1,993.10 | \$375.00 | \$700.00 | \$3,068.10 |

Council Resolution Report
Special Assessments Summary
08/19/2021

Type **Service Fee**

JUNK **\$1,718.00**

SECURED **\$31.90**

WEEDS **\$243.20**

Total **\$1,993.10**