



**City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142**

COMMUNITY DEVELOPMENT

MEMORANDUM

**Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement**

TO: Mayor and City Council Members
Gregg Mandsager, City Administrator

FROM: Ken Rogers, Senior Health & Housing Inspector
Code Enforcement

DATE: April 12, 2012

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on April 19, 2012, to present a request to assess unpaid nuisance abatement costs to private properties.

BACKGROUND:

The City's contractor has provided nuisance abatement services at the properties listed on the attachment. 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. Those who did not remit payment are included on the assessment list. 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 costs to their respective properties.

ATTACHMENT:

Assessment Request List of Unpaid Abatement Costs to Private Properties

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 9-4-4 of the City Code; and

WHEREAS, proper notice was given before such action according to provisions of Section 9-4-3 of the City Code; and

WHEREAS, the City Council of the City of Muscatine is allowed to assess such costs according to Section 9-4-4 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 _____

DeWayne Hopkins, Mayor

ATTEST:

Gregg Mandsager, City Administrator

ASSESSMENT REQUEST LIST OF UNPAID ABATEMENT COSTS TO PRIVATE PROPERTIES

<u>Property Address</u>	<u>Property Owner/Address</u>	<u>Dates of Work</u>	<u>Weeds</u>	<u>Junk</u>	<u>Tree</u>	<u>Secured</u>	<u>Demo</u>	<u>Snow</u>	<u>Costs</u>
1309 East 2nd Street	Juanita Causey 1604 Brookwood Drive Iowa City, IA 52240	02/13/12 Assessment Fee TOTAL		x					\$ 744.18 \$ 50.00 \$ 794.18
1204 East 4th Street	Martin and Kady Barnhart 1204 East 4th Street Muscatine, IA 52761	01/28/12 02/14/12 02/24/12 Assessment Fee TOTAL				x	x	x	\$ 31.56 \$ 31.56 \$ 31.56 \$ 50.00 \$ 144.68
410 West 5th Street	Sec. of Housing & Urban Dev. Michaelson, Connor & Boul 4400 Will Rogers Pkwy Oklahoma City, OK 73108	01/28/12 02/14/12 02/24/12 03/05/12 Assessment Fee TOTAL				x	x	x	\$ 31.56 \$ 31.56 \$ 31.56 \$ 31.71 \$ 50.00 \$ 176.39
512 West 5th Street	Bac Home Loans Servicing 7105 Corporate Dr. Ptx-C-35 Plano, TX 75024	01/28/12 02/14/12 02/24/12 03/05/12 Assessment Fee TOTAL				x	x	x	\$ 31.56 \$ 31.56 \$ 31.56 \$ 31.71 \$ 50.00 \$ 176.39
113 East 6th Street	Willis & Mary Dean 113 East 6th Street Muscatine, IA 52761	01/28/12 02/14/12 02/24/12 03/05/12 Assessment Fee TOTAL				x	x	x	\$ 31.56 \$ 31.56 \$ 31.56 \$ 31.71 \$ 50.00 \$ 176.39

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610 East 6th Street	Clark & Sony Johnson 1709 University Drive Muscatine, IA 52761	02/14/12 Assessment Fee TOTAL		x					\$ 177.03 \$ 50.00 \$ 227.03
Parcel #0835286017	Wendi Busch & Brian Rosenberg 3303 Baton Rouge Road Muscatine, IA 52761	01/28/12 02/14/12 02/24/12 Assessment Fee TOTAL				x	x	x	\$ 33.74 \$ 44.69 \$ 31.56 \$ 50.00 \$ 159.99
610 West 7th Street	Federal National Mortgage Assn. P.O. Box 650043 Dallas, TX 75265	01/28/12 02/14/12 02/24/12 03/05/12 Assessment Fee TOTAL				x	x	x	\$ 31.56 \$ 31.56 \$ 33.74 \$ 31.71 \$ 50.00 \$ 178.57
914 East 8th Street	San Juanita Perales 914 East 8th Street Muscatine, IA 52761	01/28/12 02/14/12 02/24/12 03/05/12 Assessment Fee TOTAL				x	x	x	\$ 31.56 \$ 31.56 \$ 31.56 \$ 31.71 \$ 50.00 \$ 176.39
528 West 8th Street	Tracy & Julie Blaesing 2703 Bidwell Road Muscatine, IA 52761	01/23/12 Assessment Fee TOTAL				x			\$ 55.75 \$ 50.00 \$ 105.75
614 East 9th Street	Bac Home Loans Servicing 7105 Corporate Drive Stop TX Plano, TX 75024	01/28/12 02/14/12 02/24/12 Assessment Fee				x	x	x	\$ 31.56 \$ 31.56 \$ 31.56 \$ 50.00

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614 E. 9th(continued)		TOTAL							\$ 144.68
803 East 9th Street	Dorothy Jackson 803 East 9th Street Muscatine, IA 52761	01/28/12 02/14/12 02/24/12				x		\$ 31.56 \$ 31.56 \$ 31.56	
		Assessment Fee						\$ 50.00	
		TOTAL						\$ 144.68	
911 East 9th Street	Jose Enriquez 211 Taylor Street Muscatine, IA 52761	01/3-4/12	x					\$ 120.93 \$ 50.00	
		Assessment Fee						\$ 170.93	
117 Brook Street	Joaquin or Maria Noyola or Marta or Eddie Corado 1005 Knight Avenue SW Austin, MN 55912	01/28/12 02/14/12 02/24/12				x		\$ 31.56 \$ 31.56 \$ 31.56	
		Assessment Fee				x		\$ 50.00	
		TOTAL						\$ 144.68	
310 Chestnut Street	Keith Pomeroy 408 W. Fulliam Avenue Muscatine, IA 52761	01/28/12 02/14/12 02/24/12 03/05/12				x		\$ 31.56 \$ 31.56 \$ 31.56 x \$ 31.71	
		Assessment Fee						\$ 50.00	
		TOTAL						\$ 176.39	
615 Climer Street	Joseph Terry 615 Climer Street Muscatine, IA 52761		x					\$ 166.46 \$ 50.00	
		Assessment Fee						\$ 216.46	
1243 Dale Street	Robert & Rae Stepanek 1243 Dale Street Muscatine, IA 52761	01/28/12 02/14/12 02/24/12				x		\$ 31.56 \$ 31.56 \$ 31.56	
		Assessment Fee				x		\$ 50.00	

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1243 Dale Street (continued)		TOTAL							\$ 144.68
601 Evans Street	Richard Reimers Jr. & Sr. 601 Evans Street Muscatine, IA 52761	01/23/12 Assessment Fee TOTAL					x	\$ 80.88 \$ 50.00 \$ 130.88	
203 W. Fulliam Ave.	Federal National Mortgage Assn. P.O. Box 650043 Dallas, TX 75265	01/28/12 02/24/12 03/05/12 Assessment Fee TOTAL				x	x	\$ 31.56 \$ 31.56 \$ 31.71 \$ 50.00 \$ 144.83	
1401 Grand Avenue	Robert Alas 1401 Grand Avenue Muscatine, IA 52761	01/28/12 02/14/12 02/24/12 Assessment Fee TOTAL				x	x	\$ 33.74 \$ 31.56 \$ 31.56 \$ 50.00 \$ 146.86	
1007 Grandview Ave.	Federal National Mortgage Assn. P.O. Box 650043 Dallas, TX 75265	01/28/12 02/14/12 02/24/12 03/05/12 Assessment Fee TOTAL				x	x	\$ 31.56 \$ 31.56 \$ 31.56 \$ 31.71 \$ 50.00 \$ 176.39	
900 Hoffman Street	Heather Chamberlin 900 Hoffman Street Muscatine, IA 52761	01/28/12 02/14/12 02/24/12 Assessment Fee TOTAL				x	x	\$ 31.56 \$ 31.56 \$ 33.74 \$ 50.00 \$ 146.86	

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619 Hope Avenue	John & Cindy Miller 619 Hope Avenue	01/28/12 02/14/12						x	\$ 31.56 \$ 38.13
619 Hope Avenue (continued)	Muscatine, IA 52761	02/24/12						x	\$ 31.56 \$ 50.00
		Assessment Fee							\$ 151.25
		TOTAL							
1202 Indiana Street	Demetrio Rubio & Antelmo Ocampo 513 Adams Street Muscatine, IA 52761	01/28/12 02/14/12 02/24/12 03/05/12						x	\$ 31.56 \$ 31.56 \$ 31.56 x \$ 31.71
		Assessment Fee							\$ 50.00
		TOTAL							\$ 176.39
616 Jackson Street	Leroy & Frances King 209 E. 5th Street Muscatine, IA 52761	01/28/12 02/14/12 02/24/12						x	\$ 31.56 \$ 31.56 x \$ 46.87
		Assessment Fee							\$ 50.00
		TOTAL							\$ 159.99
309 Liberty Street	Conan & Sherrilynn Cochran 309 Liberty Street Muscatine, IA 52761	01/28/12 02/14/12 02/24/12 03/05/12						x	\$ 31.56 \$ 31.56 x \$ 31.56 x \$ 31.71
		Assessment Fee							\$ 50.00
		TOTAL							\$ 176.39
319 Liberty Street	Anson Weeks 319 Liberty Street Muscatine, IA 52761	01/28/12 02/14/12 02/24/12 03/05/12						x	\$ 31.56 \$ 31.56 x \$ 31.56 x \$ 31.71
		Assessment Fee							\$ 50.00
		TOTAL							\$ 176.39

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510 Liberty Street	Marvin & Bertha Crabtree 2002 Logan Street Apt. A1 Muscatine, IA 52761	01/28/12 02/14/12 02/24/12 03/05/12						x	\$ 31.56
		Assessment Fee						x	\$ 31.56
		TOTAL						x	\$ 31.56
								x	\$ 31.71
									\$ 50.00
									\$ 176.39
1128 Logan Street	Felicia Atkins 1128 Logan Street Muscatine, IA 52761	02/14/12 02/24/12 03/05/12						x	\$ 31.56
		Assessment Fee						x	\$ 31.56
		TOTAL						x	\$ 31.71
									\$ 50.00
									\$ 144.83
1143 Logan Street	Dallas Brown 1143 Logan Street Muscatine, IA 52761	01/24/12					x		\$ 46.94
		Assessment Fee							\$ 50.00
		TOTAL							\$ 96.94
206 Monroe Street	Corale LLC 750 Oakland Avenue #202 Oakland, CA 94611	01/28/12 02/14/12 02/24/12					x		\$ 31.56
		Assessment Fee					x		\$ 31.56
		TOTAL					x		\$ 31.56
									\$ 50.00
									\$ 144.68
504 Monroe Street	Maria Adame 504 Monroe Street Muscatine, IA 52761	01/28/12 02/14/12 02/24/12					x		\$ 31.56
		Assessment Fee					x		\$ 31.56
		TOTAL					x		\$ 31.56
									\$ 50.00
									\$ 144.68
1623 Mulberry Ave.	Nicole Stinson 1623 Mulberry Ave. Muscatine, IA 52761	01/28/12 02/14/12 03/05/12					x		\$ 31.56
		Assessment Fee					x		\$ 31.56
		TOTAL					x		\$ 31.71
									\$ 50.00

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1623 Mulberry Ave. (continued)		TOTAL							\$ 144.83
2234 Mulberry Ave.	Dona Minton 2234 Mulberry Ave. Muscatine, IA 52761	01/28/12 02/14/12 02/24/12					x		\$ 31.56 \$ 31.56 \$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 144.68
1111 Nebraska Street	Wayne Smith 24 Jill Drive Muscatine, IA 52761	01/28/12 02/14/12 02/24/12 03/05/12					x		\$ 31.56 \$ 31.56 \$ 31.56 \$ 31.71
		Assessment Fee							\$ 50.00
		TOTAL							\$ 176.39
1513 New Hampshire	Nationwide Advantage Mortgage Co. P.O. Box 919000 Des Moines, IA 50306	01/28/12 02/14/12 02/24/12					x		\$ 31.56 \$ 31.56 \$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 144.68
892 Newell Avenue	Mark Howell 892 Newell Avenue Muscatine, IA 52761	01/23/12					x		\$ 64.38
		Assessment Fee							\$ 50.00
		TOTAL							\$ 114.38
892A Newell Avenue	John Biah 892A Newell Avenue Muscatine, IA 52761	01/25/12					x		\$ 38.88
		Assessment Fee							\$ 50.00
		TOTAL							\$ 88.88
927 Newell Avenue	Zina Olsen 19502 Hwy 714 Mystic, IA 52574	01/28/12 02/14/12 02/24/12 03/05/12					x		\$ 38.13 \$ 31.56 \$ 33.74 \$ 31.71

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927 Newell Avenue (continued)		Assessment Fee							\$ 50.00
		TOTAL							\$ 185.14
708 Orange Street	Lauro & Vikki Cortez	01/20/12		x					\$ 56.64
	708 Orange Street	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 106.64
1310 Orange Street	Harold Behncke	01/28/12				x			\$ 38.13
	1310 Orange Street	02/14/12				x			\$ 31.56
	Muscatine, IA 52761	02/24/12				x			\$ 31.56
		03/05/12				x			\$ 31.71
		Assessment Fee							\$ 50.00
		TOTAL							\$ 182.96
905 Oregon Street	Socorro & Linda Zamudio	01/28/12				x			\$ 31.56
	1711 Schley Avenue	02/14/12				x			\$ 31.56
	Muscatine, IA 52761	02/24/12				x			\$ 31.56
		03/05/12				x			\$ 31.71
		Assessment Fee							\$ 50.00
		TOTAL							\$ 176.39
1013 Oregon Street	Kodi Koenig	01/28/12				x			\$ 31.56
	P.O. Box 362	02/14/12				x			\$ 31.56
	Muscatine, IA 52761	02/24/12				x			\$ 31.56
		03/05/12				x			\$ 31.71
		Assessment Fee							\$ 50.00
		TOTAL							\$ 176.39
817 Sycamore Street	Brandon Blake	01/28/12				x			\$ 31.56
	817 Sycamore Street	02/14/12				x			\$ 31.56
	Muscatine, IA 52761	02/24/12				x			\$ 31.56
		03/05/12				x			\$ 31.71
		Assessment Fee							\$ 50.00

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817 Sycamore Street (continued)		TOTAL							\$ 176.39
912 Sycamore Street	Jacob & Kim Swift 2688 Country Court Muscatine, IA 52761	01/17/12 Assessment Fee TOTAL					x	\$ 53.50 \$ 50.00 \$ 103.50	
1007 Sycamore Street	Sec. of Housing & Urban Dev. Michaelson, Conner & Boul 4400 Will Rogers Pkwy Ste 300 Oklahoma City, OK 73108	01/28/12 02/14/12 02/24/12 03/05/12 Assessment Fee TOTAL					x x x x x	\$ 31.56 \$ 31.56 \$ 31.56 \$ 31.71 \$ 50.00 \$ 176.39	
405 Van Horne Street	Abel & Blanca Flores 405 Van Horne Street Muscatine, IA 52761	01/28/12 02/14/12 02/24/12 03/05/12 Assessment Fee TOTAL					x x x x x	\$ 38.13 \$ 31.56 \$ 31.56 \$ 31.71 \$ 50.00 \$ 182.96	
532 Woodlawn Ave.	Wesley Hunter 211- 155th Street Atalissa, IA 52720	10/03-04/11 10/04/11 Assessment Fee TOTAL		x				\$ 528.78 \$ 93.50 \$ 50.00 \$ 672.28	
TOTAL REQUESTED									\$8,704.89