



City Hall, 215 Sycamore St.
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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 date _____

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

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

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

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

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

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

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1623 Mulberry Ave. (continued)		TOTAL							\$ 144.83
2234 Mulberry Ave.	Dona Minton	01/28/12						x	\$ 31.56
	2234 Mulberry Ave.	02/14/12						x	\$ 31.56
	Muscatine, IA 52761	02/24/12						x	\$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 144.68
1111 Nebraska Street	Wayne Smith	01/28/12						x	\$ 31.56
	24 Jill Drive	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
1513 New Hampshire	Nationwide Advantage Mortgage Co.	01/28/12						x	\$ 31.56
	P.O. Box 919000	02/14/12						x	\$ 31.56
	Des Moines, IA 50306	02/24/12						x	\$ 31.56
		Assessment Fee							\$ 50.00
		TOTAL							\$ 144.68
892 Newell Avenue	Mark Howell	01/23/12						x	\$ 64.38
	892 Newell Avenue	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 114.38
892A Newell Avenue	John Biah	01/25/12						x	\$ 38.88
	892A Newell Avenue	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 88.88
927 Newell Avenue	Zina Olsen	01/28/12						x	\$ 38.13
	19502 Hwy 714	02/14/12						x	\$ 31.56
	Mystic, IA 52574	02/24/12						x	\$ 33.74
		03/05/12						x	\$ 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	01/17/12						x	\$ 53.50
	2688 Country Court	Assessment Fee							\$ 50.00
	Muscatine, IA 52761	TOTAL							\$ 103.50
1007 Sycamore Street	Sec. of Housing & Urban Dev.	01/28/12						x	\$ 31.56
	Michaelson, Conner & Boul	02/14/12						x	\$ 31.56
	4400 Will Rogers Pkwy Ste 300	02/24/12						x	\$ 31.56
	Oklahoma City, OK 73108	03/05/12						x	\$ 31.71
		Assessment Fee							\$ 50.00
		TOTAL							\$ 176.39
405 Van Horne Street	Abel & Blanca Flores	01/28/12						x	\$ 38.13
	405 Van Horne 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
532 Woodlawn Ave.	Wesley Hunter	10/03-04/11		x					\$ 528.78
	211- 155th Street	10/04/11	x						\$ 93.50
	Atalissa, IA 52720	Assessment Fee							\$ 50.00
		TOTAL							\$ 672.28

TOTAL REQUESTED

\$8,704.89