



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
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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: Dave Gobin, Community Development Director

DATE: August 17, 2015

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on August 20, 2015, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$8,562.72 to private properties.

BACKGROUND:

The City's contractor has provided nuisance abatement services at the properties listed on the attachment. Dates of service range from May to July 2015. There are 47 properties represented in the attached spreadsheet. 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:

Assessments 2015 #8

Resolution No. _____

**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 August 20, 2015.

DeWayne Hopkins, Mayor

ATTEST:

Gregg Mandsager, City Administrator

Property Address	Property Owner/Address Muscatine, IA 52761	Dates of Work	Type Of Nuisance								Assessment Fee	TOTAL Cost
			Weeds	Junk	Trees	Secured	Demo	Snow	Rental Insp. Fee	Admin Fee		
		TOTAL										\$ 289.10
#1319226003 6208 West 4th St S Muscatine, IA 52761	Steve & Dawn Houdek 208 West 4th Muscatine, IA 52761	7/6/2015 7/22/2015 TOTAL	78.30 47.30							25.00 25.00	50.00	\$ 103.30 \$ 122.30
#0827101012 3220 Baton Rouge Rd Muscatine, IA 52761	Matthew & Angela Huthmacher 3220 Baton Rouge Road Muscatine, IA 52761	07/22/15 TOTAL	93.00							25.00	50.00	\$ 168.00 \$ 168.00
#1303452007 2003 Breese Avenue Muscatine, IA 52761	Russell & Bernice Howard 2003 Breese Avenue Muscatine, IA 52761	7/6/2015 7/22/2015 TOTAL	94.60 47.30							25.00 25.00	50.00	\$ 119.60 \$ 122.30
#0825154025 1811 Bryan Ave Oklahoma City, OK 73108	Michaelson Connor & Boul 4400 Will Rogers Pkwy Ste 300 Oklahoma City, OK 73108	6/8/2015 TOTAL	65.20							25.00	50.00	\$ 90.20 \$ 50.00
#0835207007 722 Colver Street Muscatine, IA 52761	Samuel S & Jennifer J Houseman 722 Colver Street Muscatine, IA 52761	7/21/2015 TOTAL	62.00							25.00	50.00	\$ 87.00 \$ 50.00
#1303255008 112 Gilbert Muscatine, IA 52761	Lawanda Canty 112 Gilbert Muscatine, IA 52761	6/3/2015 TOTAL	169.60							25.00	50.00	\$ 244.60 \$ 244.60
#1310228003 1810 Earl Ave. Muscatine, IA 52761	Guadalupe & Sally Enriquez 1302 Kansas St. Muscatine, IA 52761	07/01/15 07/22/15 TOTAL	31.00 31.00							25.00 25.00	50.00	\$ 56.00 \$ 106.00
#1310177006 1700 Grandview Ave. Macomb, IL 61455	Midamerica National Bank 130 North Side Square Macomb, IL 61455	7/13/2015 TOTAL	125.60							25.00	50.00	\$ 200.60 \$ 200.60
#1303253007 108 Grover Street Muscatine, IA 52761	Herman and Malisa Hipsthur 108 Grover Street Muscatine, IA 52761	3/18/2015 TOTAL	123.67							25.00	50.00	\$ 198.67 \$ 198.67
#1303255002 1904 Hershey Avenue Muscatine, IA 52761	Nickolous Lewis 1904 Hershey Avenue Muscatine, IA 52761	7/13/2015 TOTAL	58.80							25.00	50.00	\$ 133.80 \$ 133.80
#0826452004 900 Hoffman Street Plano, TX 75024	Bank of America 7105 Corporate Dr Pk-C-35 Plano, TX 75024	7/1/2015 TOTAL	45.70							25.00	50.00	\$ 120.70 \$ 120.70

Property Address	Property Owner/Address	Type Of Nuisance										TOTAL Cost
		Dates of Work	Weeds	Junk	Trees	Secured	Demo	Snow	Rental Insp. Fee	Admin Fee	Assessment Fee	
#0826454008 619 Hope Avenue	John S Miller 619 Hope Avenue Muscatine, IA 52761	7/1/2015	75.10							25.00	50.00	100.10
		7/21/2015	60.40							25.00	50.00	135.40
	TOTAL											\$ 285.50
#1310262007 1612 Indiana	Michael Dettman 1612 Indiana Muscatine, IA 52761	7/7/2015	234.20							25.00	50.00	309.20
	TOTAL											\$ 309.20
#1310215011 1209 Kansas Street	Raymond & Erin Wheeler PO Box 342 Buffalo, IA 52728	7/13/2015	62.00							25.00	50.00	137.00
	TOTAL											\$ 137.00
#0836254002 104 Laurel Street	Cheasty Staley 104 Laurel Muscatine, IA 52761	07/01/15	60.40							25.00	50.00	135.40
	TOTAL											\$ 135.40
#1302307006 302 Liberty Street	Susana Amaro 1108 6th Avenue Columbus Junction, IA 52738	07/06/15	60.40							25.00	50.00	85.40
	TOTAL											\$ 106.00
#1303437004 510 Liberty Street	Marvin & Bertha Crabtree 2002 Logan Apt A1 Muscatine, IA 52761	07/01/15	45.70							25.00	50.00	70.70
	TOTAL											\$ 106.00
#0825382006 907 Lincoln Blvd	Bank of NY Mellon Tr 13801 Wireless Way Oklahoma City, OK 73134	05/16/15	45.70							25.00	50.00	120.70
	TOTAL											\$ 120.70
#0834478007 1137 Logan	Cody Austin 1137 Logan Muscatine, IA 52761	7/14/2015	47.30							25.00	50.00	122.30
	TOTAL											\$ 122.30
#0835131019 523 Maple Ave.	Stephanie & Aaron Lake-Garcia 2907 Clear Ridge Dr. Kingwood, TX 77339	7/15/2015	45.70							25.00	50.00	120.70
	TOTAL											\$ 120.70
#0825154001 422 McArthur	Daniel M Krise 422 McArthur Muscatine, IA 52761	07/01/15	78.30							25.00	50.00	103.30
	TOTAL											\$ 137.00
#0835434031 500 Mulberry Ave	Ninth Wonder Inc. 1808 Democrat Ave Muscatine, IA 52761	06/12/15	128.74							25.00	50.00	203.74
	TOTAL											\$ 203.74
#0835428011 615 Mulberry Avenue	Andrew Tabor 615 Mulberry Avenue	7/20/2015	58.80							25.00	50.00	133.80

Property Address	Property Owner/Address	Dates of Work	Type Of Nuisance							Rental Insp. Fee	Admin Fee	Assessment Fee	TOTAL Cost
			Weeds	Junk	Tree	Secured	Demo	Snow					
	Muscatine, IA 52761	TOTAL										\$ 133.80	
#1302301003 1512 New Hampshire	Kendra & Virgil Husband 3389 Pearl Street Muscatine, IA 52761	06/04/15	260.70							25.00	50.00	\$ 335.70	
		TOTAL										\$ 335.70	
#0834477006 879 Newell	Keith A Cox PO Box 575 Muscatine, IA 52761	7/14/2015	110.90							25.00	50.00	\$ 185.90	
		TOTAL										\$ 185.90	
#0835205046 1310 Orange Street	Harold R Behncke c/o Bonnie Behncke 1630 18th Avenue A Moline, IL 61265	7/1/2015 7/22/2015	31.00 31.00							25.00 25.00		\$ 56.00 \$ 106.00	
		TOTAL										\$ 162.00	
#0835128001 1615 Orange Street	Timothy Brockert Jr & Lindsey Reed 305 N Miller Street West Liberty, IA 52776	05/14/15		52.45						25.00	50.00	\$ 127.45	
		TOTAL										\$ 127.45	
#1310227004 905 Oregon Street	Socorro & Linda Zamudio 1711 Schley Avenue Muscatine, IA 52761	7/1/2015 7/22/2015	31.00 31.00							25.00 25.00		\$ 56.00 \$ 106.00	
		TOTAL										\$ 162.00	
#0836256001 409 Park Avenue	Andrew Marler 409 Park Avenue Muscatine, IA 52761	05/19/15	128.40							25.00	50.00	\$ 203.40	
		TOTAL										\$ 203.40	
#0825182012 1602 Park Avenue	Del Boys Diamonds Inc. 904 Middle Road Bettendorf, IA 52722	06/03/15	88.20							25.00	50.00	\$ 163.20	
		TOTAL										\$ 163.20	
#0835377013 611 Pine Street	Daniel Cifuentes & Paige Frantz 611 Pine Street Muscatine, IA 52761	06/17/15 06/23/15	66.15		187.35					25.00 25.00		\$ 91.15 \$ 262.35	
		TOTAL										\$ 353.50	
#0835352005 112 Roscoe Ave	Christina Sluts & Alan Reid 12715 105th Street Wapello, IA 52653	7/14/2015	47.30							25.00	50.00	\$ 122.30	
		TOTAL										\$ 122.30	
#1310276009 1815 Schley Avenue	Evelyn C Phillips 3515 Diana Queen Dr. Apt 501 Muscatine, IA 52761	7/13/2015	45.70							25.00	50.00	\$ 120.70	
		TOTAL										\$ 120.70	
#0835306020 405 Van Horne Street	Abel C & Blanca L Flores 405 Van Horne Street	7/1/2015 7/22/2015	31.00 31.00							25.00 25.00		\$ 56.00 \$ 106.00	

