



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: Dave Gobin, Community Development Director

DATE: April 21, 2016

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on May 5, 2016, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$3,075.31 to private properties.

BACKGROUND:

The City's contractor has provided nuisance abatement services at the properties listed on the attachment. Dates of service are from January and February 2016. 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. In addition, unpaid rental inspection fees are listed for dates ranging from September 2014 to November 2015. A \$50.00 assessment fee has been added to each property to cover processing costs. A total of 13 properties were serviced.

RECOMMENDATION/RATIONALE:

It is requested that Council approve the resolution to assess the unpaid nuisance abatement costs to their respective properties.

ATTACHMENT:

Assessments 2016 #9

Resolution No. _____

**RESOLUTION AUTHORIZING THE ASSESSMENT OF UNPAID
ABATEMENT COSTS AND UNPAID RENTAL INSPECTION FEES
TO PRIVATE PROPERTIES**

WHEREAS, the city of Muscatine has incurred costs for abatement of certain Nuisance(s) according to Section 9-3-9 of the City Code; and

WHEREAS, proper notice was given before such action according to provisions of Section 9-3-5 of the City Code; and

WHEREAS, the City Council of the City of Muscatine is allowed to assess such costs according to Section 9-3-11 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 May 5, 2016.

Diana Broderson, Mayor

ATTEST:

Gregg Mandsager, City Administrator

		Type Of Nuisance												
Property Address	Property Owner/Address	Dates of Work	Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee	Admin Fee	Assessment Fee	TOTAL Cost		
#0835286017	Wendi Busch & Brian Rosenberg	02/09/16						7.35		25.00	50.00	82.35		
	3305 Clermont Drive	02/15/16						9.79		25.00		34.79		
	Muscatine, IA 52761													
		TOTAL											\$ 117.14	
#0835288008	John Timm	12/26/13						12.13		25.00	50.00	87.13		
510 East 8th Street	2901 Mulberry													
	Muscatine, IA 52761													
		TOTAL											\$ 87.13	
#0835285001	Ryan Crumly & Misty Charlett	10/01/15						60.00			50.00	110.00		
600 East 8th Street	600 East 8th													
	Muscatine, IA 52761													
		TOTAL											\$ 110.00	
#0835152008	Craig Hartman	09/11/14							60.00		50.00	\$ 110.00		
201 W. Fulliam Avenue	201 West Fulliam Avenue													
	Muscatine, IA 52761													
		TOTAL											\$ 110.00	
#1303277002	TICO Investments LLC	12/16/15	444.35							25.00	50.00	519.35		
1615 Hershey Avenue	1200 Iowa Avenue													
	Muscatine, IA 52761													
		TOTAL											\$ 519.35	
#1310262007	Wells Fargo	02/09/16						7.35		25.00	50.00	82.35		
1612 Indiana	1 Home Campus	02/15/16						14.70		25.00		39.70		
	Des Moines, IA 50328	02/08/16		117.30						25.00		142.30		
		TOTAL											\$ 264.35	
#0835228005	Flagstar Bank	02/09/16						9.79		25.00	50.00	84.79		
1113 Isett	5151 Corporate Drive													
	Troy, MI 48098													
		TOTAL											\$ 84.79	
#0824327022	Community Bank & Trust Company	02/24/16		730.25						25.00	50.00	805.25		
409 Peachtree Street	2906 2nd Avenue													
	Muscatine, IA 52761													
		TOTAL											\$ 805.25	
#0835233007	Tico Investments LLC	01/06/16		116.80						25.00	50.00	191.80		
1012 Poplar	1200 Iowa Avenue													
	Muscatine, IA 52761													
		TOTAL											\$ 191.80	
#0835409006	Brian Lee Costas	11/02/15							60.00	25.00	50.00	135.00		
514 Walnut Street	1200 Iowa Avenue	11/19/15							60.00	25.00		85.00		
	Muscatine, IA 52761	01/14/16							180.00	25.00		205.00		
		TOTAL											\$ 425.00	
#0835429022	Tico Investments LLC	01/06/16		126.00						25.00	50.00	201.00		
601 Walnut Street	1200 Iowa Avenue													
	Muscatine, IA 52761													
		TOTAL											\$ 201.00	
#1302107005	Sec of Housing & Urban Dev	01/18/16		84.50						25.00	50.00	159.50		
800 Whicher Street	1670 Broadway													

[illegible]