



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: 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

**"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain**

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.

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Diana Broderson, Mayor

ATTEST:

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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 3305 Clermont Drive Muscatine, IA 52761	02/09/16 02/15/16						7.35 9.79		25.00 25.00	50.00	82.35 34.79			
		<b>TOTAL</b>													\$ 117.14
#0835288008	John Timm 510 East 8th Street Muscatine, IA 52761	12/26/13						12.13		25.00	50.00	87.13			
		<b>TOTAL</b>													\$ 87.13
#0835286001	Ryan Crumly & Misty Charlett 600 East 8th Street Muscatine, IA 52761	10/01/15						60.00			50.00	110.00			
		<b>TOTAL</b>													\$ 110.00
#0835152008	Craig Hartman 201 W. Fulliam Avenue Muscatine, IA 52761	09/11/14						60.00			50.00	\$ 110.00			
		<b>TOTAL</b>													\$ 110.00
#1303277002	TICO Investments LLC 1615 Hershey Avenue Muscatine, IA 52761	12/16/15	444.35							25.00	50.00	519.35			
		<b>TOTAL</b>													\$ 519.35
#1310262007	Wells Fargo 1612 Indiana 1 Home Campus Des Moines, IA 50328	02/09/16 02/15/16 02/08/16		117.30				7.35 14.70		25.00 25.00	50.00	82.35 39.70			
		<b>TOTAL</b>													\$ 264.35
#0835228005	Flagstar Bank 1113 Islett 5151 Corporate Drive Troy, MI 48098	02/09/16						9.79		25.00	50.00	84.79			
		<b>TOTAL</b>													\$ 84.79
#0824327022	Community Bank & Trust Company 409 Peachtree Street 2906 2nd Avenue Muscatine, IA 52761	02/24/16	730.25							25.00	50.00	805.25			
		<b>TOTAL</b>													\$ 805.25
#0835233007	Tico Investments LLC 1012 Poplar 1200 Iowa Avenue Muscatine, IA 52761	01/05/16	116.80							25.00	50.00	191.80			
		<b>TOTAL</b>													\$ 191.80
#0835409006	Brian Lee Costas 514 Walnut Street 1200 Iowa Avenue Muscatine, IA 52761	11/02/15 11/19/15 01/14/16						60.00 60.00 180.00		25.00 25.00 25.00	50.00	135.00 85.00 205.00			
		<b>TOTAL</b>													\$ 425.00
#0835429022	Tico Investments LLC 601 Walnut Street 1200 Iowa Avenue Muscatine, IA 52761	01/06/16	126.00							25.00	50.00	201.00			
		<b>TOTAL</b>													\$ 201.00
#1302107005	Sec of Housing & Urban Dev 800 Whicher Street	01/18/16	84.50							25.00	50.00	159.50			

