



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
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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 15, 2015

SUBJECT: Special Assessments

INTRODUCTION:

The Community Development Department would like to be placed on the City Council agenda on April 16, 2015, to present a request to assess unpaid nuisance abatement costs and rental inspection fees totaling \$8,513.38 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 January to March 2015. There are 68 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. Outstanding rental inspections fees date back to 2013 and 2014. The property owners have received multiple invoices and have not remitted payment. 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 and rental inspection costs to their respective properties.

ATTACHMENT:

Assessments 2015

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

Resolution # _____

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 9-4-4 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

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	03/03/15						6.75		25.00		\$ 31.75		
	3305 Clermont Drive													
	Muscatine, IA 52761													
		TOTAL											\$ 31.75	
#0836306008	RMI Investments	08/27/13							720.00			\$ 720.00		
903 East 2nd	101 W Mississippi Dr. Ste 301										50.00	\$ 50.00		
	Muscatine, IA 52761													
		TOTAL											\$ 770.00	
#0835462011	Ramiro & Guadalupe Vazquez	01/13/15		135.22						25.00	50.00	\$ 210.22		
209 West 3rd Street	1707 Foster Street													
	Muscatine, IA 52761													
		TOTAL											\$ 210.22	
#1302130021	Bradley Hill	01/14/15						23.29		25.00	50.00	\$ 98.29		
504 West 4th Street	504 West 4th Street													
	Muscatine, IA 52761													
		TOTAL											\$ 98.29	
#1302130005	Stephen Szymanski	01/14/15						17.20		25.00	50.00	\$ 92.20		
510 West 4th Street	1416 Goldfinch Ct NE													
	Swisher, IA 52338													
		TOTAL											\$ 92.20	
#0835387005	Natosha Blocker/Natosha Enriquez	2/10-11/2015						29.55		25.00	50.00	\$ 104.55		
404 West 5th	404 West 5th													
	Muscatine, IA 52761	TOTAL											\$ 104.55	
#0835387003	RTI Investments LLC	2/10-11/2015						41.29		25.00	50.00	\$ 116.29		
410 West 5th	111 Holly St.													
	Muscatine, IA 52761													
		TOTAL											\$ 116.29	
#0835407027	TICO Investments	09/19/13							60.00		50.00	\$ 110.00		
111 East 7th	1200 Iowa Avenue													
	Muscatine, IA 52761													
		TOTAL											\$ 110.00	
#0835383007	John Summy	01/18/15						6.76		25.00	50.00	\$ 81.76		
504 West 7th	2221 Imperial Oaks	02/06/15						14.10		25.00		\$ 39.10		
	Muscatine, IA 52761													
		TOTAL											\$ 120.86	
#0835380014	Matthew Moody	01/08/15						6.76		25.00	50.00	\$ 81.76		
511 West 7th	511 West 7th													
	Muscatine, IA 52761													
		TOTAL											\$ 81.76	
#0835385004	Luis J. Castro	03/03/15						7.33		25.00	50.00	\$ 82.33		
606 West 7th Street	1811 California Avenue													
	Iowa City, IA 52240													
		TOTAL											\$ 82.33	
#0835257013	Salamanca Bruno Rosas	04/29/13							120.00		50.00	\$ 170.00		
507 East 8th	1417 Nebraska Street													
	Muscatine, IA 52761													
		TOTAL											\$ 170.00	

Property Address	Property Owner/Address	Dates of Work	Weeds	Junk	Tree	Secured	Demo	Snow	Rental Insp. Fee	Admin Fee	Assessment Fee	TOTAL Cost		
#0835355014	Lawrence E. Koehler	03/03/15						19.47		25.00	50.00	\$ 94.47		
701 West 8th Street	701 West 8th Street													
	Muscatine, IA 52761													
		TOTAL											\$ 94.47	
#0835256002	Joshua & Cassandra Reynolds	03/03/15						7.33		25.00	50.00	\$ 82.33		
510 East 10th	510 East 10th													
	Muscatine, IA 52761													
		TOTAL											\$ 82.33	
#0835232006	Nationwide Advantage Mortgage Co.	3/3/2015						7.52		25.00	50.00	\$ 82.52		
1016 East 10th Street	PO Box 919000													
	Des Moines, IA 50306													
		TOTAL											\$ 82.52	
#0835251002	Cedar Street Investments	6/4/2013							265.00		50.00	\$ 315.00		
602 East 11th	301 East 2nd													
	Muscatine, IA 52761												\$ 315.00	
		TOTAL												
#1303452007	Russell & Bernice Howard	3/3/2015						8.19		25.00	50.00	\$ 83.19		
2003 Breese Avenue	2003 Breese Avenue													
	Muscatine, IA 52761													
		TOTAL											\$ 83.19	
#0835408010	Dean Jensen	01/08/15						24.66		25.00	50.00	\$ 99.66		
618 Cedar Street	2520 Echo Avenue	01/28/15						44.86		25.00		\$ 69.86		
	Letts, IA 52754													
		TOTAL											\$ 169.52	
#0835177008	Gary Ronzheimer Jr.	5/29/2013							60.00		50.00	\$ 110.00		
1213 Cedar Street	2013 Burnside Avenue													
	Muscatine, IA 52761	TOTAL											\$ 110.00	
#0835207007	Samuel S & Jennifer J Houseman	3/3/2015						7.33		25.00	50.00	\$ 82.33		
722 Colver Street	722 Colver Street											\$ -		
	Muscatine, IA 52761													
		TOTAL											\$ 82.33	
#1303433001	Alexander J Simpson	3/3/2015						83.09		25.00	50.00	\$ 158.09		
518 Evans Street	PO Box 5690													
	Hailey, ID 83333	TOTAL											\$ 158.09	
#1303432020	Richard Reimers Jr.	02/06/15						40.58		25.00	50.00	\$ 115.58		
601 Evans	601 Evans													
	Muscatine, IA 52761													
		TOTAL											\$ 115.58	
#0825311008	Mealy Holdings	11/13/13							60.00		50.00	\$ 110.00		
1308 Fillmore Street	301 East 2nd													
	Muscatine, IA 52761													
		TOTAL											\$ 110.00	
#1302307012	Cedar Street Investments LLC	5/31/2013							120.00	25.00	50.00	\$ 195.00		
309 Grandview AvE.	301 East 2nd Street	9/4/2013							60.00	25.00		\$ 85.00		
	Muscatine, IA 52761												\$ 280.00	

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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>Rental Insp. Fee</u>	<u>Admin Fee</u>	<u>Assessment Fee</u>	<u>TOTAL Cost</u>		
#0834477006	Keith A & Michele Cox	3/3/2015						9.58		25.00	50.00	\$ 84.58		
879 Newell Avenue	PO Box 575													
	Muscatine, IA 52761													
		TOTAL											\$ 84.58	
#1303411029	Mindy S Hatfield	3/3/2015						8.09		25.00	50.00	\$ 83.09		
1907 Oneida Avenue	1907 Oneida Avenue													
	Muscatine, IA 52761													
		TOTAL											\$ 83.09	
#1303411027	Amber & Brad Wetzel	09/11/13							60.00		50.00	\$ 110.00		
1913 Oneida Avenue	1706 Ave G Apt 303													
	Sterling, IL 61081													
		TOTAL											\$ 110.00	
#0835206058	Bank of America	3/3/2015						9.39		25.00	50.00	\$ 84.39		
1111 Orange Street	Carrington Mortgage Services													
	1610 E Saint Andrew Pt #b150													
	Santa Ana, CA 92705	TOTAL											\$ 84.39	
#0835205046	Harold R Behncke	3/3/2015						9.77		25.00	50.00	\$ 84.77		
1310 Orange Street	c/o Bonnie Behncke											\$ -		
	1630 18th Avenue A											\$ -		
	Moline, IL 61265											\$ -		
		TOTAL											\$ 84.77	
#0835128001	Timothy Brockert Jr. / Lindsey Reed	12/18/13							60.00		50.00	\$ 110.00		
1615 Orange Street	305 N Miller St.													
	West Liberty, IA 52776													
		TOTAL											\$ 110.00	
#0825454003	Michael Gassen	02/06/15						28.57		25.00	50.00	\$ 103.57		
1310 Orchard Avenue	1310 Orchard Avenue													
	Muscatine, IA 52761													
		TOTAL											\$ 103.57	
#1310227004	Socorro & Linda Zamudio	3/3/2015						8.09		25.00	50.00	\$ 83.09		
905 Oregon Street	1711 Schley Avenue											\$ -		
	Muscatine, IA 52761											\$ -		
		TOTAL											\$ 83.09	
#0835103009	David Brand	01/09/15						27.05		25.00	50.00	\$ 102.05		
324 Parham	324 Parham Street													
	Muscatine, IA 52761													
		TOTAL											\$ 102.05	
#0836206012	US Bank National Association	3/3/2015						22.53		25.00	50.00	\$ 97.53		
615 Park Avenue	PO Box 20005													
	Owensboro, KY 42301													
		TOTAL											\$ 97.53	
#0824327022	EK (Karl) Reichert	12/17/14		129.90						25.00	50.00	\$ 204.90		

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