



City of Muscatine

ITEM NUMBER 2022-0381

AGENDA ITEM SUMMARY

DATE: 9/15/2022

STAFF

Jodi Royal-Goodwin, Community Development Director

SUBJECT

Resolution Authorizing Special Assessments to Private Properties

EXECUTIVE SUMMARY

Presented for City Council's consideration is a resolution authorizing the assessment of unpaid abatement service fees and rental housing fees to private properties. The abatement and rental housing costs total \$9,460.80, the administrative fees are \$1,075.00, and the assessment fees are \$1,550.00. The total amount being requested for assessment at this time total \$12,085.80.

STAFF RECOMMENDATION

Staff recommends approval of the resolution to assess the unpaid abatement service fees and rental housing fees to their respective properties.

BACKGROUND/DISCUSSION

The City's contractor has provided abatement services for nuisance violations at the properties listed on the attachment. Dates of service are from May 2022 to June 2022. 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.

Many of these properties are vacant and are routinely maintained by the City Contractor to avoid nuisance and substandard building violations where applicable. Assessing the fees allows the City the opportunity to be reimbursed at the time the property is sold or a tax certificate is claimed. Other properties are occupied, in which case the owner was billed for the services provided. If the initial invoice to the property owner is not paid a late notice is sent prior to requesting assessment.

The City has provided rental housing services for properties listed on the attachment, including but not limited to, rental property inspections and Rental Facility License issuance as required per the Muscatine Rental Housing Code. Dates of service are from August 2021 to December

2021. The City billed the owner for the services provided and sent multiple invoices prior to requesting assessment. In accordance with Title 16 of City Code, if the initial invoice to the owner is not paid a second invoice is sent with a \$25 late payment penalty fee. Then if the second invoice is not paid, a third and fourth invoice are sent with 1.5% interest being accrued on each invoice. A final payment notice is sent with the fourth invoice notifying the owner of the deadline to avoid the outstanding balance being assessed to the property taxes. Assessing the outstanding bills to the property taxes will help the City recoup its costs.

A \$50.00 assessment fee has been added to each property to cover processing costs. Additional fees are charged by the County for each assessment.

CITY FINANCIAL IMPACT

Fees are to reimburse the City for expenses associated with unabated nuisance violations services and the provided rental housing services. If assessments are not approved or are reduced, payments to the City's contractor without charge and providing rental housing services without charge will impact the general fund.

ATTACHMENTS

1. Council Special Assessments Report 09.15.2022
2. Council Special Assessments Summary Report 09.15.2022
3. Council Resolution Special Assessments 09.15.2022

Council Resolution Report
Special Assessments
09/15/2022

Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0834328017		Brian M. & Lisa D. Causse 13849 E Hawknest Rd Scottsdale AZ 85262	06/30/2022		Weeds	\$89.70	\$25.00		
					Totals	\$89.70	\$25.00	\$50.00	\$164.70
1303452007	2003 Breese Ave	Residential Equity Partners LLC 25 Crescent Dr A-220 Pleasant Hills CA 94523	05/31/2022		Weeds	\$47.30	\$25.00		
			06/17/2022		Weeds	\$47.30	\$25.00		
					Totals	\$94.60	\$50.00	\$50.00	\$194.60
1302131012	408 Broadway St	William K Dillon or Patti L Almandinger 408 Broadway St Muscatine IA 52761	06/29/2022		Junk	\$148.90	\$25.00		
			10/08/2021		Rental Facility License	\$119.00	\$25.00		
					Totals	\$267.90	\$50.00	\$50.00	\$367.90
0825154029	1805 Bryan Ave	Bruce Jackson 1805 Bryan Ave Muscatine IA 52761	06/24/2022		Junk	\$3,161.90	\$25.00		
					Totals	\$3,161.90	\$25.00	\$50.00	\$3,236.90
0835177012	1205 Cedar St	Marlon G Sagastume 2402 Forest Pkwy Muscatine IA 52761	08/06/2021		Fail to Show Rental Inspection	\$89.00	\$25.00		
					Totals	\$89.00	\$25.00	\$50.00	\$164.00
0835377022	606 Chestnut St	Kim Fowler or Constance Fisher 208 Roselawn Ave Muscatine IA 52761	06/01/2022		Weeds	\$29.40	\$25.00		
			06/20/2022		Weeds	\$29.40	\$25.00		
					Totals	\$58.80	\$50.00	\$50.00	\$158.80
0835483012	215 E 2nd St	DRE Group LLC PO Box 1233 Muscatine IA 52761	12/06/2021		Second Rental Reinspection	\$89.00	\$25.00		
					Totals	\$89.00	\$25.00	\$50.00	\$164.00
0836187011	1216 E 2nd St	Rachael Tapia 1216 E 2nd St Muscatine IA 52761	06/01/2022		Weeds	\$29.40	\$25.00		
			06/20/2022		Weeds	\$58.80	\$25.00		
					Totals	\$88.20	\$50.00	\$50.00	\$188.20
0835404006	112 E 9th St	Cristian Gutierrez 112 E 9th St Muscatine IA 52761	06/29/2022		Junk	\$45.10	\$25.00		
					Totals	\$45.10	\$25.00	\$50.00	\$120.10

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
0835404003	106 E 9th St	Red Door Investors LLC 910 Sycamore St Muscatine IA 52761	06/23/2022		Weeds	\$29.40	\$25.00		
					Totals	\$29.40	\$25.00	\$50.00	\$104.40
1302155022	1045 Hershey Ave	Gregor G Graham 13523 345th St W Illinois City IL 61259	09/08/2021		Fail to Show Rental Inspection	\$89.00	\$25.00		
					Totals	\$89.00	\$25.00	\$50.00	\$164.00
1303252007	1905 Hershey Ave	Amanda K Haney 1905 Hershey Ave Muscatine IA 52761	06/22/2022		Weeds	\$58.80	\$25.00		
					Totals	\$58.80	\$25.00	\$50.00	\$133.80
1303279008	1616 Hershey Ave	T L Flatten LLC 600 34th Ave N Clinton IA 52732	09/30/2021		Fail to Show Rental Inspection	\$89.00	\$25.00		
					Totals	\$89.00	\$25.00	\$50.00	\$164.00
1303277002	1615 Hershey Ave	TICO Investments LLC 1323 Mulberry Ave Muscatine IA 52761	06/13/2022		Weeds	\$1,229.75	\$25.00		
					Totals	\$1,229.75	\$25.00	\$50.00	\$1,304.75
0835180006	1212 Iowa Ave	TICO Investments LLC 1323 Mulberry Ave Muscatine IA 52761	06/21/2022		Weeds	\$150.20	\$25.00		
					Totals	\$150.20	\$25.00	\$50.00	\$225.20
0835180022	1104 Iowa Ave	Josiah or Stephanie Anderson 419 W 2nd St Muscatine IA 52761	12/08/2021		Second Rental Reinspection	\$89.00	\$25.00		
			08/20/2021		Fail to Show Rental Inspection	\$89.00	\$25.00		
					Totals	\$178.00	\$50.00	\$50.00	\$278.00
1302101019	1503 Lucas St	Kayla Kirby 809 N 7th St Burlington IA 52601	06/01/2022		Weeds	\$60.40	\$25.00		
			06/20/2022		Weeds	\$60.40	\$25.00		
					Totals	\$120.80	\$50.00	\$50.00	\$220.80
0834454022	2203 Lucas St	Glenn Epperly 2203 Lucas St Muscatine IA 52761	06/01/2022		Weeds	\$31.00	\$25.00		
			06/20/2022		Weeds	\$60.40	\$25.00		
					Totals	\$91.40	\$50.00	\$50.00	\$191.40

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total	
0835428011	615 Mulberry Ave	Andrew Tabor 615 Mulberry Ave Muscatine IA 52761	06/06/2022		Weeds	\$45.70	\$25.00			
			06/20/2022		Weeds	\$31.00	\$25.00			
						Totals	\$76.70	\$50.00	\$50.00	\$176.70
1310233009	1114 Nebraska St	Mary F Morse 1114 Nebraska St Muscatine IA 52761	06/14/2022		Weeds	\$88.20	\$25.00			
						Totals	\$88.20	\$25.00	\$50.00	\$163.20
0834480008	892A Newell Ave	John M Biah or Cecelia Gaye 892A Newell Ave Muscatine IA 52761	06/16/2022		Junk	\$118.60	\$25.00			
						Totals	\$118.60	\$25.00	\$50.00	\$193.60
0835430001	519 Orange St	Jeremy McCormick & Laura Leakey PO Box 23 Mulberry AR 72947	06/08/2022		Weeds	\$58.80	\$25.00			
						Totals	\$58.80	\$25.00	\$50.00	\$133.80
1310233014	1101 Oregon St	Raushenberger Properties LLC 2206 Lucas St Muscatine IA 52761	10/01/2021		Fail to Show Rental Inspection	\$151.00	\$25.00			
						Totals	\$151.00	\$25.00	\$50.00	\$226.00
0835352005	112 Roscoe Ave	Christina Marie Reid Sluts & Alan James Reid 12715 105th St Wapello IA 52653	06/06/2022		Weeds	\$45.70	\$25.00			
			06/20/2022		Weeds	\$31.00	\$25.00			
						Totals	\$76.70	\$50.00	\$50.00	\$176.70
1310276009	1815 Schley Ave	Timothy or Mindy McCormick 2009 Demorest Ave Muscatine IA 52761	05/31/2022		Weeds	\$31.00	\$25.00			
			06/17/2022		Weeds	\$31.00	\$25.00			
						Totals	\$62.00	\$50.00	\$50.00	\$162.00
0835328006	910 Sycamore St	Adam Thompson 409 Park Ave Muscatine IA 52761	06/23/2022		Weeds	\$88.20	\$25.00			
						Totals	\$88.20	\$25.00	\$50.00	\$163.20
1302132008	607 W 3rd St	Josiah or Stephanie K Anderson 419 W 2nd St Muscatine IA 52761	11/03/2021		Fail to Show Rental Inspection	\$151.00	\$25.00			
						Totals	\$151.00	\$25.00	\$50.00	\$226.00

Council Resolution Report

Special Assessments

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Parcel #	Property	Owner	Date of Work	Unit	Type	Service Fee	Admin Fee	Assessment Fee	Total
1302180004	812 W 2nd St	TICO Investments LLC 1323 Mulberry Ave Muscatine IA 52761	10/21/2021		Rental Facility License	\$953.50	\$25.00		
					Totals	\$953.50	\$25.00	\$50.00	\$1,028.50
0835384005	408 W 6th St	David Botello Jr. or Maria Botello 408 W 6th St Muscatine IA 52761	06/24/2022		Weeds	\$113.70	\$25.00		
					Totals	\$113.70	\$25.00	\$50.00	\$188.70
0835403021	702 Walnut St	Raushenberger Properties LLC 2206 Lucas St Muscatine IA 52761	06/27/2022		Weeds	\$14.70	\$25.00		
			06/28/2022		Junk	\$92.10	\$25.00		
			09/09/2021		Fail to Show Rental Inspection	\$151.00	\$25.00		
					Totals	\$257.80	\$75.00	\$50.00	\$382.80
0836227009	1616 Washington St	Jessie Castleberry 1616 Washington St Muscatine IA 52761	06/15/2022		Junk	\$1,244.05	\$25.00		
					Totals	\$1,244.05	\$25.00	\$50.00	\$1,319.05
Grand Totals						\$9,460.80	\$1,075.00	\$1,550.00	\$12,085.80

RESOLUTION NO. 2022-0381

RESOLUTION AUTHORIZING THE ASSESSMENT OF UNPAID ABATEMENT
SERVICE FEES AND RENTAL HOUSING FEES TO PRIVATE PROPERTIES

WHEREAS, the City of Muscatine has incurred costs for
Nuisance abatements according to City Code Section 9-3-9;
Rental housing fees according to City Code Section 16-4; and


WHEREAS, proper notice was given before such action according to provisions of
City Code Section 9-3-5 for nuisance abatements;
City Code Section 16-4-3 for rental housing fees; and

WHEREAS, the City Council of the City of Muscatine is allowed to assess such costs according to
City Code Section 9-3-11 for nuisance abatements;
City Code Section 16-4-3 for rental housing fees;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF MUSCATINE, IOWA,
that the abatement service fees 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 15th DAY OF September.




Dr. Brad Bark (Sep 20, 2022 15:40 CDT)
Brad Bark, Mayor


Carol Webb (Sep 20, 2022 21:24 CDT)
Carol Webb, City Administrator