

MONTHLY REPORT

APRIL 2016
(Ama Bartlett)

| INSPECTIONS: | CURRENT | | LAST MONTH | | LAST YEAR | |
|---|------------|-------|------------|-------|--------------|-------|
| BUILDING | 436 | | 430 | | 529 | |
| ELECTRICAL | 31 | | 108 | | 62 | |
| PLUMBING | 35 | | 19 | | 38 | |
| MECHANICAL | 16 | | 25 | | 64 | |
| WRECKING | 6 | | 2 | | 3 | |
| COMPLAINT | 94 | | 108 | | 110 | |
| HOUSING | 90 | | 116 | | 485 | |
| BEER & LIQUOR INSP | 4 | | 6 | | 0 | |
| TOTAL INSPECTIONS | 712 | | 719 | | 1,291 | |
| Electrical, Mechanical & Plumbing inspections performed with building projects are not recorded in individual category. | | | | | | |
| PERMITS | | UNITS | | UNITS | | UNITS |
| ACTIVE DEPT PERMITS | 3,905 | | 3,672 | | 3,473 | |
| PERMITS ISSUED CURRENT | 332 | | 323 | | 334 | |
| NEW SINGLE FAMILY | 17 | | 22 | | 27 | |
| NEW MULTI-FAMILY | 3 | 6 | 4 | 12 | 3 | 8 |
| COMMERCIAL PERMITS | 10 | | 12 | | 6 | |
| REMODEL PERMITS | 30 | | 26 | | 24 | |
| PERMITS ISSUED FYTD | 2,958 | | 2,626 | | 2,577 | |
| FINANCIAL | | | | | | |
| RECEIPTS CURRENT | 72,911 | | 61,689 | | 108,017 | |
| RECEIPTS FYTD | 585,850 | | 521,939 | | 550,968 | |
| CODE COMPLIANCE: | | | | | | |
| NEW COMPLAINTS | 8 | | 12 | | 23 | |
| RESOLVED COMPLAINTS | 6 | | 6 | | 17 | |
| ACTIVE COMPLAINTS | 74 | | 71 | | 58 | |
| RENTAL HOUSING: | | | | | | |
| RENTAL HOUSING UNITS | 4,048 | | 4,046 | | 4,031 | |
| NEW UNITS REGISTERED | 4 | | 2 | | 6 | |
| UNITS REMOVED | 10 | | 11 | | 12 | |
| REGULAR INSPECTIONS | 166 | | 116 | | 257 | |
| VIOLATION INSPECTIONS | 113 | | 128 | | 163 | |
| OTHER CONTACTS | 84 | | 36 | | 65 | |

DEPARTMENT INITIATIVES

Our new Building Inspector, Amal Eltahir, started on April 25th. The Permit Tech position has also been filled and she starts on May 23rd.

DEPARTMENT EDUCATION

Michael Kortenkamp traveled to Clear Lake to complete the Continuing Education Unit: IAELI Iowa Chapter Spring 2016 Meeting and earned 19 Contact Hours.

BUILDING INSPECTIONS



A water heater



This foundation is cracking



This is on the house that Ken Spence relocated from the corner of 35th St. and 29th Ave to the corner of 24th Street and 28th Avenue. There is 7 ½ feet of rise from the sidewalk to the garage floor. Approximately a 30% slope!

COMMERCIAL/INDUSTRIAL CONSTRUCTION ACTIVITY

(Gary Hansen)



Croell Ready-Mix



Linn Coop



This picture is of the Arbor Trails Senior Housing on Blairs Ferry Rd. They are in the process of installing siding. House wrap is not overlapping, and makes for the potential of water leaking into the walls. The inspectors are making them redo the house wrap prior to covering with the required felt paper.

NEW CONSTRUCTION PROJECTS:

- Plans have been submitted for Marion Independent's new Longfellow Elementary School at (2900 8th Ave.)
- Plans have been submitted for a remodel of the Marion Used Car Superstore, this will be changed to a Volkswagen dealership, at (675 Blairs Ferry Rd)
- Plans have been submitted and are ready for customer pick up, for a new Lebeda Mattress retail store at (2525 7th Ave.)
- Plans have been submitted for plan review for 2 new duplex storage warehouses at (5605/5607 & 5606/5608 Business Lane)

ON-GOING CONSTRUCTION PROJECTS:

- Foundation work has begun for a new Dunkin Donuts at (584 7th Ave)
- Foundation work has started for storage garages on (4150 3rd Ave.)
- A permit has been issued for Linn Mar High School Kitchen Renovation (3111 10th St)
- A permit has been issued for the LM Oak Ridge Middle School cafeteria expansion (4901 Alburnett Rd)
- Finish work is being completed for Fashion Par Kitchen's new location at (1246 7th Ave)
- Framing is being completed for an interior commercial build-out at (4281 3rd Ave)
- Finish work has been started for APC Emmert's new building at (4155 3rd Ave)
- Interior work is nearly completed for the new airport office building at (1690 Marion Airport Rd)
- Framing and rough-ins have been completed for Electrical Specialties new building at (6451 Partners Ave)
- Framing and all subs are nearly finished with rough-ins for a 70 unit Arbor Trails Senior housing project at (1362 Blairs Ferry Rd)
- The first 2 units of 3 Self-storage units, has been issued a temporary occupancy at (1286 Blairs Ferry Rd)
- The exterior steel structure is nearly complete and interior work has been started for a new readi-mix plant at (600 49th St.)
- A permit has been issued, and site work will has started for a 60 unit senior housing at (830 Blairs Ferry Rd.)
- The interior work continues and is almost completed for Victory Gymnastics building on (North Gateway Dr.)
- Work has begun for the future Hills Bank side of the Goodwill/Hills Bank project at (3204 7th Ave)
- The second rental warehouse is nearly complete with just a punch list remaining at (570 44th St)
- Knutson Construction is completing the 3rd and 4th, 12 unit apartments, and garages. All other buildings, the 3 - 5 unit, and 2 other 12 unit apartments have been grant Occupancies at the Shadow Ridge complex on Prairie Hill Dr.
- Select Construction is completing rough-ins on their new warehouse/shop at (665 49th St)
- Drywall has been completed and finish work is underway for the new office building for Linn Coop at (325 35th street)
- Integrity Homes has all 5 buildings being completed as they are being occupied at (591 62nd St.)
- Drywall and office finish are being completed, and Occupancy for the warehouse and shipping area have been granted for Legacy Manufacturing's 130,000 plus sq. ft. building at (6509 Partners Ave.)
- Remodeling of the existing building continues, while the new additions are being drywalled and trim for finish at Linn Mar High School at (3111 10th St.)
- Interior finish is being completed for a 4000 square foot warehouse of Joe Meyers at (3300 3rd Ave)
- A Temporary Occupancy has been granted for a warehouse/plumbing shop at (4598 Commercial Dr.)
- Interior work is being completed to the Hupp Electric building addition at (500 57th St.)

- Framing work being completed for an addition to the car wash at (1188 Grand Ave.)
- The Art Gallery at Memorial Hall has been completed, with the bar portion of the permit continuing to be worked on at (760 11th street)
- A Temporary Occupancy has been issued for two new Self storage units at (5185 8th Ave.)
- Plans have been received for reconstruction of the building at (1204 7th Ave).

****UPDATE ON THE 1204 PROJECT*******

I spoke with Jodi Siamis, Owner of Capital Commercial, about 1204 7th Ave, Mixed Use project. Capital Commercial and the Insurance Company are still working on a settlement for the damage done when the building collapsed. She was very hopeful that things would get resolved and they would be able to start construction soon. I let her know that City of Marion would like to have the sidewalks at this project available for use this summer and by the time the Marion Arts Festival is to happen. I have asked her to remove the steel beams from the sidewalk, to fill in around the fire hydrant, move the fence back and to clean up the sidewalk area. She was very receptive, and informed me that she would make that happen and have it done by Friday May 13th so we could make sure it met the City's approval. Building and Engineering Departments will be monitoring this work to make sure that it gets done.

BUILDING PROJECTS: COMPLETED

- A build-out for a pet groomer has been completed at the Heartland Animal Hospital's Strip mall (1003 50th St)
- A building has been completed for a new airplane hangar/ service garage at (1690 Marion Airport Road)
- A Certificate of Occupancy has been issued for the Goodwill side of the Goodwill/Hills Bank project at (3202 7th Ave)
- A Certificate of Occupancy has been given to Star Appliance for their new location, at (600 44th street)

CODE COMPLIANCE DEPARTMENT

Compiled by Matt Newhouse - Code Compliance Coordinator

Overview:

Work has begun on the reviewing and making contact with some of the older ongoing nuisances pending daily workloads. A new inspector was hired and should free up more time to actively pursue the completion of some older nuisances. New complaints are being handled in a timely manner and we are looking forward to continuing the prompt and courteous response to any and all concerns voiced to all involved staff.

Existing Complaints of Interest:

5010 Winslow Road Sam Nemer.

Property remains in compliance for an A1 zoning. There are still building materials on site for the 2 garage expansion and re-roofing permits. Mr. Nemer has yet to pay the +7000.00 fines imposed by the court when he was granted a 30 day extension in June and a motion by Mr. Nemer to set aside the fines was recently denied. Anne E. H. Kruse continues to work on obtaining the fines and Code compliance will monitor for any future activity which violates Marion Code and would place Mr. Nemer in contempt. **At this time there has been no new activity on the construction of garage additions which had expired and were renewed in July.**

Trailers in the Marion Village Mobile Home Park with complaints concerning hoarding and poor living conditions.

- **334 Neta (Patricia Carter)**. Posted for no occupancy after the owner was taken in for mental and physical assessment By DHS. Severe hording, lack of egress pathways and access, severely leaking roof, multiple property maintenance issues. The manager of the mobile home court has advised that there is nobody currently living there and they are actively pursuing the removal of the mobile home. **We will continue to monitor this address.**
- **16 Ash Drive (Nancy Findlay)** +2 year's ongoing complaint concerning smells from originally 30 cats. Nancy has made significant steps towards reoccupying her home. Her front room has been painted with an odor and stain covering paint and should be starting to lay a floor other than carpet shortly. A plumber was hired and an anticipated time frame of the last week of February was given on the installation of a new shower, toilet and faucet in Nancy's bathroom. Only a couple cats have been observed within the dwelling and cat pans present were observed as clean. Nancy remains on a by-weekly schedule with the nuisance department and will continue until all items are deemed satisfactory. **Nancy has completed all items asked of her. Occupancy has been granted and the complaint has been closed.**
- **435 Erin Drive (Claudia Feuss)** Code Compliance was called to property to review living conditions by the DHS. DHS was removing the children from the residence. Conditions were deplorable. 4 dogs and 4 cats in residence and it appears they defecated and urinated wherever they felt like it. Children's bedroom was full of debris and bathroom at the front was a mess, Could not see kitchen counters of floors, smell was terrible, Sink piled high with dirty dishes, appliances were black with food residue. Master bedroom has a pile of clothing 15ft in diameter by 7ft tall in one corner. Unable to see the floor in master bedroom. Master bathroom was not ideal but usable. Gave owner's daughter and son in law 1 week to make huge improvement or the property would be placarded (Claudia is bedridden and stays on the couch in the living room all the time). Requested floor egress be opened up, counter cleared, floors cleared and a path through the house with nothing on it. Also spoke to trailer court manager about getting extra trash containers on site for a while. They agreed and brought down 4 additional containers. Inspection a week later found improvement but also further issues as the counters and floors were disgusting with stuck on food and animal feces. Carpets were severely stained and also shredded by animals. Followed up on weekly basis and eventually children (teenagers) were allowed to return. Property is still far from compliance but being monitored. They have since added one more dog and it may be necessary to have the animals removed from the property as they seem to be causing much of the cleanup issues. **Will continue checking in with this.**

- **241 Normandy Drive. Raymond and Marcia Scott.** Call from MPD and MFD to inspect trailer where there had been a medical call. Trailer had extensive deterioration of entry floor area and portion of the wall is even detached from the flooring. Broken spots in other flooring areas along with very poor sanitary conditions, debris blocking egress openings, and bathrooms inaccessible were cause for the residence to be posted for no occupancy. Family members say the owners will not be returning. Based on health issues with both owners this is a good choice. Property will remain posted until it either passes inspection or is demolished. **As of 3/1/2016 this property remains posted and unoccupied.**

1960 1st Ave. (Claudia Leslie). Property was posted for no occupancy for lack of utilities May 4th. Multiple other violations exist on the property. Owner and her son have started working on getting it back into compliance and will hopefully complete the exterior items over the next few months. Abatement notice sent to owner and her son to motivate them into getting the property exterior cleaned up sooner. They have since removed most of yard debris and are keeping the grass mowed. Code Compliance inspected the property and approved it for occupancy (all utilities back on and minimum requirements for occupancy met). Continuing to monitor progress on garage repairs. They are using special trash pick-ups to manage debris as they clean. Junk car has been removed. Claudia passed away several weeks ago so now her son Tom is responsible for the house. A large pile of debris in the drive near the curb has been there for 2 months now and needs to be removed but I can't get Tom to answer his phone. A new number for Tom has been found and contact with him has been recent. A pile of garbage has been left at the curb for some time now. Tom plans on having a special pick up scheduled to remove these items. **The items have been removed from the curb but Tom has started to accumulate more items by the garage. And abatement letter is being prepared.**

1885 Jackson Dr. (Shannon Moyer) A hoarding condition was discovered by the Marion PD during a domestic dispute response. The mobile home was noted as having "a lot of stuff". Although there is a lot of stuff there is no pet issue and no pest or vermin issue noted. Just a lot of stuff blocking pathways and egress doors and windows. An abatement letter was sent noting several items that needed to be completed on a graduated time frame. A few of these items have already been met and we are actively working on getting the remaining items completed. Inspection are being performed on a bi-weekly schedule currently. **Shannon continues to procrastinate about getting the items cleaned up. I will have to post this property for no occupancy in the near future if it continues to be an issue.**

4821 & 4831 Tama Street A complaint was received from a neighboring property owner about brush, trees and overgrowth behind this property. This property presents an unusual case as it butts up to the city owned ROW and DOT property. Coordination between the property owners, Parks Department, Alliant Energy (trees grown into power lines) and IDOT needs to happen in order to gain compliance on these properties. I do not anticipate this complaint being closed anytime in the near future. An abatement notice has been sent to all property owners and contact has been made with the DOT. **The IDOT and 4831 Tama have cleaned their areas up. 4821 has been in contact with me and is employing a tree removal company to remove the trees and brush.**

2595 5th Ave. (James Turner) This structure has been vacant for a very long time. The property has continued to deteriorate from the lack of maintenance and Jim was contacted several times by Neal. An abatement notice was sent to Jim recently and it appears that it has given the Turners ambition to sell the property. **The lawn has been maintained but nothing has changed on the condition of the property. There were rumors of Ken Spence tearing the house down for them but nothing has materialized.**

New or items of interest:

2783 24th Street (Ken Spence) *Many hours have been spent consulting and for a lack of a better term, babysitting this project. Ineptitude and incompetence are really the only way to describe why this project has ended up the way it did. There were 33 corrections noted during an occupancy inspection recently. Some were minor but most are major issues like structural deficiencies on the sunroom, zoning issues on attached and detached structures and foundation anchorage. Ken was informed early on when the house was first being moved that the anchor bolts were not code compliant yet he ignored our multiple attempts to correct this issue before the project nears completion. Now that the project is nearing completion he is combative and non-responsive to my solution to the problem(s). Another issue has arisen recently with the placement of a sunroom that was not on the original site plan that Dave Hockett spent multiple hours with Ken.*

It was discovered that after myself questioning him multiple times if the sun room will fit on the lot that it was not located correctly. Ken was question at the following stages in the project:

- **When it was perched precariously on blocks on the original lot (3501 29th Ave.).**
- **When it was finally moved because of myself badgering him on the unsafe condition it was left in and the need to complete all the items left on his purchase agreement.**
- **When he left the structure parked on the street at the new location blocking the neighbor's driveway for an entire night.**
- **When the neighbors at the new location called expressing their concern of the placement of the sunroom in relationship to their property.**
- **When I questioned Ken if he has located the property pins after he parked the trailer supporting the sunroom on the lot.**
- **When I told Ken to contact Dave Hockett each time before he moved it any closer to the house, before he removed enough material (which he illegally dumped on the 3495 29th Ave. lot and had to be called about), before he re-attached it to the dwelling and when he was all done to insure that the sunroom was not located closer than the minimum of 7' as required by the zoning code.**

City owned property updates:

29th and 35th properties. There have been multiple complaints received and addressed on the conditions of the properties being worked on by Mr. Spence. Both houses have been moved and only one of the foundations have been filled in and only because of several phone calls and email to Mr. Spence. We are currently monitoring the situations and addressing issues as they arise. Ken continues to ignore aspects of the purchase agreement and needs to be reminded quite often. The deadline for completion of work on City property is April 1, 2016. Both foundations have been

knocked in and covered. Ken called to inform me it was completely done. Again, Ken continues to ignore the items in the purchase agreement and needed to be reminded again of the items he needs to get done to meet the April 1st deadline. *Multiple times Mr. Spence has been asked about completing the items set forth within the purchase agreement. Every time I see him on the properties to which the homes were moved he is questioned about it to which I either get silence or an "I'm working on it" response. Ken was also informed that if he doesn't complete the items that the city will be forced to employ someone to complete the job and then will seek reimbursement either through billing him, litigation or both. I'm not completely sure as to what course of action the city can take to seek reimbursement since my inquiries with Anne Kruse have gone unanswered as well. I have sought cooperation with Ryan Miller and the Public Service Department through an e-mail sent in early March and have received no response about completing the remaining items. I have since recently contacted Mike Carolan about finishing the grading and replacement of the sidewalks as this is all that remains and have yet to hear back from him as well.*

1543 6th Ave. City of Marion purchased property. Council has sent this to Historical Board for review. Parks Dept is maintaining.

525 11TH Street (old Urban Vintage Salon). Parks Department has winterized, secured exterior doors, removed junk, and cleaned up overgrowth from around the property. Looks much better. Decision still needs to be made on the future of this building.

General Information

There were 8 new complaints and 6 complaints were closed making a total of 74 active complaints at this time.

17 of these are property maintenance code issues, 20 are housing code issues.

There were 95 notes on nuisance inspections and communications recorded this month.

Nuisance Board notes:

Next meeting will be the 1st Tuesday of June.

Items slated to be on the agenda are:

- Filling the vacancy on the board.
- Starting the review process of a Crime free housing program in surrounding communities.
- Hoarding condition at 988 14th Street
- Introduction of new staff members.