

### MONTHLY REPORT

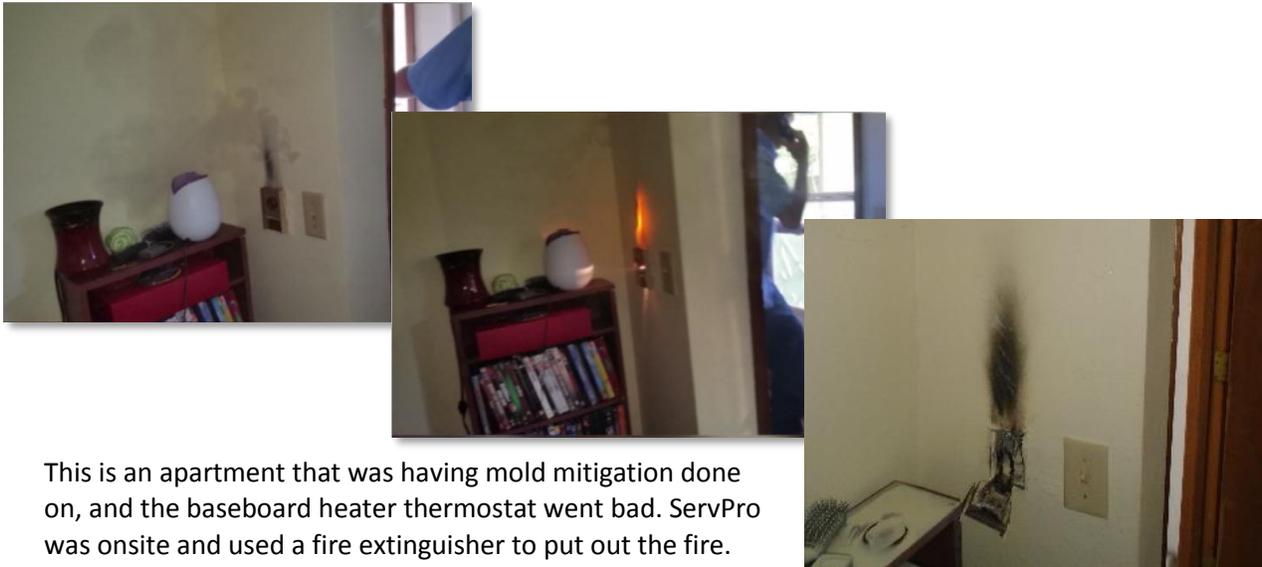
AUGUST 2016

(Ama Bartlett)

INSPECTIONS:	CURRENT		LAST MONTH		LAST YEAR	
BUILDING	567		441		593	
ELECTRICAL	19		18		26	
PLUMBING	25		16		23	
MECHANICAL	22		29		27	
WRECKING	8		1		0	
COMPLAINT	70		88		65	
HOUSING	139		91		245	
BEER & LIQUOR INSP	4		4		3	
<b>TOTAL INSPECTIONS</b>	<b>854</b>		<b>688</b>		<b>982</b>	
Electrical, Mechanical & Plumbing inspections performed with building projects are not recorded in individual category.						
PERMITS		UNITS		UNITS		UNITS
ACTIVE DEPT PERMITS	3,986		2,618		3,552	
PERMITS ISSUED CURRENT	308		249		377	
NEW SINGLE FAMILY	16		12		14	
NEW MULTI-FAMILY	1	3	2	6	9	106
NEW COMMERCIAL PERMITS	2		1		6	
REMODEL PERMITS	16		13		25	
PERMITS ISSUED FYTD	557		248		1,143	
<b>FINANCIAL</b>						
RECEIPTS CURRENT	45,688		39,557		99,501	
RECEIPTS FYTD	85,245		39,557		222,977	
<b>CODE COMPLIANCE:</b>						
NEW COMPLAINTS	3		8		NA	
RESOLVED COMPLAINTS	9		9		NA	
ACTIVE COMPLAINTS	61		67		NA	
<b>RENTAL HOUSING:</b>						
RENTAL HOUSING UNITS	4,050		4,053		4,042	
NEW UNITS REGISTERED	4		3		6	
UNITS REMOVED	5		2		4	
REGULAR INSPECTIONS	258		48		126	
VIOLATION INSPECTIONS	93		26		83	
OTHER CONTACTS	36		40		36	

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## BUILDING INSPECTIONS



This is an apartment that was having mold mitigation done on, and the baseboard heater thermostat went bad. ServPro was onsite and used a fire extinguisher to put out the fire.

## COMMERCIAL/INDUSTRIAL CONSTRUCTION ACTIVITY

(Gary Hansen)



Marion Independent, Longfellow Elementary School

### **NEW CONSTRUCTION PROJECTS:**

- Plans have been submitted for review and permit, for The Views, a skilled care facility at (720 Oakbrook)
- Plans have been submitted and are ready for issuance for a small remodel of the MMP Inc. (Martin-Gardner Architecture building) at (1090 7<sup>th</sup> Ave.)
- Plans have been submitted for an office build-out in Phil High's building. The build-out will be for Travel and Transport at (1317 7<sup>th</sup> Ave)
- Plans have been applied for and work has begun for the remodel of the corner of the Collins Road Mall for Party City's new location at (1420 Twixt Town Road)
- Phase I and II plans were submitted and then put on hold for revisions of the Unity Point existing building at (2996 7<sup>th</sup> Ave)
- Plans have been submitted and are ready to issue for Walmart's training/classroom remodel at (5491 Business Hwy 151)

### **ON-GOING CONSTRUCTION PROJECTS:**

- Demolition work has started for the remodel of the old Irwin's building. Converting it to a Dentist office with office space and a proposed Art Gallery on the 2nd floor, at (1180 7<sup>th</sup> Ave.)
- Build-out plans for the tenant space have not been submitted. Underground Plumbing and framing is being done at the Parks and Schmit Orthodontist portion of the building at (901 Tower Terrace Rd)
- Block walls are going up and floors are being poured while the underground plumbing and electrical continues for Marion Independent's new Longfellow Elementary School at (2900 8<sup>th</sup> Ave.)
- Framing and general construction has been completed and the Electricians and sprinkler installers have started for an addition to a Menards out building at (200 Menards Lane)
- A Temporary Occupancy has been granted with a short punch list just remaining for a new coffee shop build-out at (905 29<sup>th</sup> Ave Suite 120)
- A Temporary Occupancy has been granted with a punch list remaining for Kepros Physical Therapy at (905 29<sup>th</sup> Ave. Suite 130)
- Rough-ins have been completed for the remodel of the Marion Used Car Superstore, this will be changed to a Volkswagen dealership, at (675 Blairs Ferry Rd)
- Foundations have been completed for 2 new duplex storage warehouses at (5605/5607 & 5606/5608 Business Lane)
- Exterior brick and the interior framing work has been completed for the new Lebeda Mattress retail store at (2525 7<sup>th</sup> Ave.)
- A Temporary Occupancy has been given for Linn Mar High School Kitchen Renovation (3111 10<sup>th</sup> St)
- Interior work is nearly complete for the LM Oak Ridge Middle School cafeteria expansion (4901 Alburnett Rd)
- Finish work is nearing completion and an occupancy will be coming soon for Fashion Par Kitchen's new location at (1246 7<sup>th</sup> Ave)

- A Temporary Occupancy has been given for the interior commercial build-out for Klingler's rental building at (4281 3<sup>rd</sup> Ave)
- APC Emmert's has been granted a Temporary Occupancy for their new building and exterior parking and fire lanes are being installed at (4155 3<sup>rd</sup> Ave)
- A Temporary Occupancy punch list is being completed for Electrical Specialties new building at (6451 Partners Ave)
- Finish work is continuing on all four floors, the parking lot and retaining wall are being completed with an Occupancy coming soon at the Arbor Trails Senior housing project at (1362 Blairs Ferry Rd)
- Temporary occupancies have been granted for all three buildings, Grading and landscaping will be completed soon, at (1286 Blairs Ferry Rd)
- The interior work is being completed and the concrete batch plant equipment is being installed for a new readi-mix plant at (600 49<sup>th</sup> St.)
- Framing of the exterior shell of this 60 unit senior housing building. Sub-contractors have been started at the Blairs Ferry Senior Housing building at (830 Blairs Ferry Rd.)
- Framing is complete, the sub-contractors are finishing up, and the drywall will be starting soon at the new Hills Bank side of the Goodwill/Hills Bank project at (3204 7<sup>th</sup> Ave)
- The second rental warehouse is nearly complete with just an exterior punch list remaining at (570 44<sup>th</sup> St)
- Select Construction is completing drywall on their new warehouse/shop at (665 49<sup>th</sup> St)
- A Temporary Occupancy has been granted for the new office building for Linn Coop at (325 35<sup>th</sup> street)
- Integrity Homes has all 3 buildings completed with the other two still being worked on as tenants are leasing and these are being built to suit, at (591 62<sup>nd</sup> St.)
- A Temporary Occupancy has been granted for the whole building, with the exception of the front stairs are not completed yet. Workers are completing the exterior concrete work and making a fire lane to the rear of Legacy Manufacturing's 130,000 plus sq. ft. building at (6509 Partners Ave.)
- Remodeling of the existing building continues. The new additions are completed and being occupied at Linn Mar High School at (3111 10<sup>th</sup> St.) Expected Completion date is December 2016
- Interior finish is being completed for a 4000 square foot warehouse of Joe Meyers at (3300 3<sup>rd</sup> Ave)
- Finish work being completed for an addition to the car wash at (1188 Grand Ave.)
- Snugs bar has been issued a Temporary Occupancy for the bar portion of the permit, final items that are needed are going to be completed after the art in the Alley project is completed at (760 11<sup>th</sup> street)
- The current Building permit has expired and a new one will need to be obtained before the work can continue. Plans had been received, although new plans are expected prior to construction being restarted. It is unknown at this time when reconstruction will begin at (1204 7<sup>th</sup> Ave).

### **BUILDING PROJECTS: COMPLETED**

- A Final Certificate of Occupancy has been issued for the new Dunkin Donuts at (584 7<sup>th</sup> Ave)
- Final CO's have been issued for KTRO Storage's 3 self-storage garages on (4150 3<sup>rd</sup> Ave.)
- A Final CO has been issued to Hupp Electric building addition and remodel at (500 57<sup>th</sup> St.)

- Construction has been completed and a Certificate of Occupancy has been granted for Anderson Automotive's new building at (300 44<sup>th</sup> St.)
- A Final Occupancy has been granted for Victory Gymnastics building on (North Gateway Dr.)
- A Final Occupancy has been issued for two new Self storage units at (5185 8<sup>th</sup> Ave.)

## CODE COMPLIANCE DEPARTMENT

Compiled by Matt Newhouse - Code Compliance Coordinator

### **OVERVIEW:**

Old and outstanding complaint are being review and many have been closed due to compliance. A few are still going to require staff to pursue further. 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 2015.***

#### **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.***
- **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. **By-weekly inspection have been instituted and so far there has been progress in cleaning of the home. The tenants have made strides towards the home being cleaner. Pets within the home are a large contributing factor to the unsanitary conditions.**

- **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 7/1/2016 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. An abatement letter is being prepared. **Tom has removed all the items and the complaint has been closed.**

**2595 5<sup>th</sup> 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. The Turner's have made a couple trips to see me here at City Hall to discuss the actions or lack thereof on their property. They are still actively pursuing the sale of the home but have yet to secure a buyer. If it comes down to it they will be tearing the home down themselves. The Turner's

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continue to make trips to City Hall to update me on what is going on. I've made a few phone calls myself to try and secure a buyer for them.

- **Pat Turner has notified me that they have sold the property but have not closed on it yet.**

### **New or items of interest:**

**2783 24<sup>th</sup> Street (Ken Spence)** Many hours have been spent consulting and for a lack of a better term, babysitting this project. Ken's 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 questioned at the following stages in the project:

- When it was perched precariously on blocks on the original lot (3501 29<sup>th</sup> 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 29<sup>th</sup> 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.
- Ken completed most of the items needed to be granted a temporary. Before these items were completed he demanded a certificate while at city hall and staged a sit-in until he got what he wanted. Ken requested and was granted a permit to modify the garden shed so to be compliant with the zoning code even though he had made application for a variance on this structure. An application for a variance on the placement of the sunroom remains and will be acted on June 21<sup>st</sup>.
- Ken's request for a variance on the sunroom was denied however Planning Department staff offered a way that the structure could stay. Ken performed these items and requested a re-inspection without addressing any items noted on the temporary occupancy list.
- **Not much has been done within the last month on this project. My personal involvement has subsided as we seem to be getting a better response out of Ken when Amal communicates with him.**

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### **CITY OWNED PROPERTY UPDATES:**

**1543 6th Avenue** 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 3 new complaints and 9 complaints were closed making a total of 61 active complaints at this time.
- 15 of these are property maintenance code issues, 16 are housing code issues.
- There were 70 notes on nuisance inspections and communications recorded this month.

### **NUISANCE BOARD NOTES:**

Next meeting will be the 1<sup>st</sup> Tuesday of September.

Items slated to be on the agenda are:

- New board member will be introduced. (Matt Milburn)
- Starting the review process of a Crime free housing program in surrounding communities.
- Hoarding condition at 988 14<sup>th</sup> Street.