

MONTHLY REPORT

OCTOBER 2016

(Ama Bartlett)

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	629	611	893
WRECKING	1	0	1
COMPLAINT	19	47	62
HOUSING	202	263	143
BEER & LIQUOR INSP	3	0	0
TOTAL INSPECTIONS	854	921	1,099
PERMITS	UNITS	UNITS	UNITS
ACTIVE DEPT PERMITS	2,633	2,576	3,586
PERMITS ISSUED	281	258	329
PERMITS ISSUED FYTD	1,096	815	1,472
NEW SINGLE FAMILY	18	15	31
NEW MULTI-FAMILY	0	1	5
NEW COMMERCIAL	0	0	3
REMODEL/ADD. COMMERCIAL	2	4	17
FINANCIAL			
RECEIPTS CURRENT	41,361	49,576	69,480
RECEIPTS FYTD	176,374	134,821	292,447
CODE COMPLIANCE			
NEW COMPLAINTS	8	17	13
RESOLVED COMPLAINTS	12	17	9
ACTIVE COMPLAINTS	62	64	77
RENTAL HOUSING			
RENTAL HOUSING UNITS	4,130	4,049	4,053
REGULAR INSPECTIONS	75	232	32
VIOLATION INSPECTIONS	127	31	57

DEPARTMENT INITIATIVES

On October 17th, Ron Hoover attended the International Code Council's Annual Business Meeting in Kansas City. At the start of this week long meeting, Ron was one of seven members chosen as an International Code Council Honorary Member. Qualified candidates for the Honorary Member distinction have demonstrated outstanding service to the International Code Council or one of the legacy model code organizations. Names were proposed by the Board of Directors and confirmed by a majority vote of the Governmental Member. Congratulations Ron on this outstanding achievement!

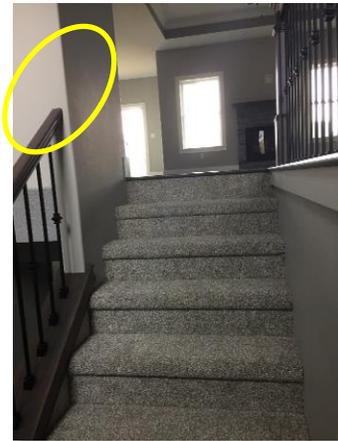
DEPARTMENT EDUCATION

Ron Hoover completed the following courses while attending the ICC Annual Business Meeting in Kansas City, MO: "The Latest in ICC 500 Storm Shelter and FEMA Safe Room Requirements" and "Common Errors in the Design and Construction of Fire Resistive Assemblies".

BUILDING INSPECTIONS



This cable became kinked during pulling and actually broke.



A handrail is missing after the guardrail.

COMMERCIAL/INDUSTRIAL CONSTRUCTION ACTIVITY

(Gary Hansen)



Finished Lebeda Mattress building.

NEW CONSTRUCTION PROJECTS:

- New plans have been submitted for review, for a plumbing shop/warehouse at (861 62nd street.)
- Plans have been submitted for a remodel of the OLD Lebeda building, which will be converted into Urgent Care, for Unity Point at (2996 7th Ave.)
- Plans were submitted for 2 remodel projects at the Menards store, located at (200 Menard lane.)
- Plans have been submitted for review for Terrace Glen, a skilled care facility at 3400 Alburnet Rd
- Plans have been submitted for review for The Views, a skilled care facility at (720 Oakbrook)
- Plans have been issued and work has started for the remodel of the old Bill's Tap building. The new business is to be called Brick Alley Bar and is located at (1038 7th Ave.)

ON-GOING CONSTRUCTION PROJECTS:

- Rough-ins have been completed and a final will be coming soon, for a Commercial basement Build-out for PDS Development at (1317th Ave.)
- Occasionally we do inspections for other communities through our cities 28E agreement. We are doing this now for a school addition at Springville. Plans have been submitted, reviewed and foundation work is nearing completion has for a school addition at (400 Academy St, Springville, IA)
- Work has started for the small remodel of the MMP Inc. (Martin-Gardner Architecture building) at (1090 7th Ave.)
- Drywall work has been completed and flooring and lighting has started for the remodel at the corner unit of the Collins Road Mall for Party City's new location at (1420 Twixt Town Road)
- Rough-in inspections have been done for Phase I of the Unity Point remodel of the existing building at (2996 7th Ave)
- Work has begun for Walmart's training/classroom remodel at (5491 Business Hwy 151)
- Interior framing work has started for the remodel of Ian Shaw's dental office in the old Irwin's building at (1180 7th Ave.)
- A shell only permit has been issued and exterior walls and roof are being put up. No interior work has begun and at this time Build-out plans for the tenant space have not been submitted for the Parks and Schmit Orthodontist portion of the building at (901 Tower Terrace Rd)
- Block walls are being completed and the roof is going on at Marion Independent's new Longfellow Elementary School at (2900 8th Ave.)
- Foundations have been completed for 2 new duplex storage warehouses, and framing is underway on one at (5605/5607 & 5606/5608 Business Lane)
- A Temporary Occupancy has been given for Linn Mar High School Kitchen Renovation (3111 10th St)
- Finish work is nearing completion and an occupancy will be coming soon for Fashion Par Kitchen's new location at (1246 7th Ave)
- A Temporary Occupancy has been given for the interior commercial build-out for Klingler's rental building at (4281 3rd Ave)
- A punch list including, Alarm test, sprinkler test, outside guardrails and more has been given and work continues on all four floors at the Arbor Trails Senior housing project at (1362 Blairs Ferry Rd)

- Temporary occupancies have been granted for all three storage buildings. Grading and landscaping will be completed soon, at (1286 Blairs Ferry Rd)
- Sub-contractors are working on 1st and 2nd floors, while drywall work is taking place on third floor of this 60 unit senior housing building. Parking lot is going in and hopefully be done before the cold weather sets in, at (830 Blairs Ferry Rd.)
- Finish work is being completed, and the parking lot is ready for striping with an occupancy coming soon at the new Hills Bank side of the Goodwill/Hills Bank project at (3204 7th Ave)
- The second rental warehouse is nearly complete with just an exterior punch list remaining at (570 44th St)
- Select Construction is completing drywall on their new warehouse/shop at (665 49th St)
- A Temporary Occupancy has been granted for the new office building for Linn Coop at (325 35th street)
- Integrity Homes has all of 3 buildings completed with the other two still being worked on as tenants are leasing and these are being built to suit, at (591 62nd 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 10th St.) Expected Completion date is December 2016
- Interior finish is being completed for a 4,000 square foot warehouse of Joe Meyers at (3300 3rd 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 11th street)
- **1204 7th Project.** Preliminary electronic plans have been sent to the Building Department, via email. They are planning to go back to the 3 story building with a rooftop patio. The current Building permit has expired and a new one will need to be obtained before the work can continue. The Building Department staff has had conversations with the owner and is actively working with them to get the building construction going and secure the site until such a time that they start work again. It is unknown at this time when reconstruction will begin at (1204 7th Ave).

BUILDING PROJECTS: COMPLETED

- A Final Occupancy has been granted for a new coffee shop build-out at (905 29th Ave Suite 120)
- Final Occupancy has been granted for Kepros Physical Therapy at (905 29th Ave. Suite 130)
- The remodel of the Marion Used Car Superstore, (Volkswagen) dealership, has been completed at (675 Blairs Ferry Rd)
- Work has been completed and a final issued for a build-out for Travel and Transport on the 2nd floor of the PDS investments building at (1317 7th Ave)
- Work has been completed for the new Lebeda Mattress retail store at (2525 7th Ave.)
- A Certificate of Occupancy has been issued to LM Oak Ridge Middle School for their cafeteria expansion (4901 Alburnett Rd)
- An Occupancy has been granted at Electrical Specialties new building (6451 Partners Ave)

CODE COMPLIANCE DEPARTMENT

Compiled by Matt Newhouse - Code Compliance Coordinator

OVERVIEW:

Old and outstanding complaints 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. Contact has been made with Sam about getting his garage finished. He still is dragging his feet and recently told me he would have it done ASAP after he was released from the Mayo Clinic. **Sam has made progress on the garage attached to his home. Recently he has raised the roof to be in plane with the house and has shingled the entire structure. Siding has been removed from the home and house wrap has been placed on the garage and areas of the house.**

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

- **334 Neta Drive (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. **An eviction notice has been issued by the management company. Last inspection did not show signs of anyone living there but did show the continued degeneration of the site. We will wait to see how the eviction plays out.**
- **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. New floors have been installed in the living room and the front bathroom. Conditions have steadily improved. The master bedroom is the next area that will be addressed. ***Progress continues on the dwelling with the passing of every inspection. The goal is to cease my involvement by the end of the year.***

- **241 241 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 10/1/2016 this property remains posted and unoccupied. ***The mobile home has been removed from the court. No further action is required.***

2595 5th Avenue (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 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.
- The property has been sold and a wrecking permit has been issued. The house still remains as of 10/1/2016.

The home has been demolished. No further action required.

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. 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 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.

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 21st.

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.
- Ken has completed the home and has since rented it under the Section 8 Housing.

Ken has completed his obligations for the building permit and has passed a rental inspection for the home.

1500 Cherokee Drive (Jennifer Tucker) Marion police responded to a domestic call at this property and requested an inspection by the Building Department based on the living conditions they discovered. Phone calls to Jennifer went unanswered. A request for inspection was posted on her door, mailed to the address by both certified mail and regular delivery. The date of the inspection had her not showing. PD, who were assisting in the inspection, had a patrol car go to her place of work and inform her of the inspection. She showed 30 min. later. Inspection revealed a very bad roach infestation. Jennifer was informed that she needs to get her home treated and provide myself with the treatment and plan for eradication of the roaches. Week later I had no paperwork and no contact with Jennifer. I posted a Notice of Condemnation giving her a week to have the home treated of the home will be Condemned for a roach infestation. At the 11th hour Jennifer provided me with paperwork from Terminex. Even though the home has been treated I need to monitor the situation as I do believe the gas is off in the home also and the home will need to be treated multiple times to rid the home of the infestation.

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.

3493 Winslow Road & 3490 Indian Creek Road In cooperation with Tom Treharne we are working towards securing the structures. I have also been in contact with both the Police Department and the Fire Department to discuss the potential use of these structures for training.

GENERAL INFORMATION:

Building Misc.	22
Debris in Yard	12
Housing Complaints	12
Property Maintenance	16
Total Active	62

There were 8 new complaints and 12 complaints were closed this month.

NUISANCE BOARD NOTES:

Next meeting will be the 1st Tuesday of December.

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 14th Street.