

MONTHLY REPORT
JULY 2015
 (Tracey Bellach)

INSPECTIONS:	CURRENT		LAST MONTH		LAST YEAR	
BUILDING	757		651		439	
ELECTRICAL	18		33		32	
PLUMBING	21		39		15	
MECHANICAL	39		52		34	
WRECKING	0		0		0	
COMPLAINT	70		91		75	
HOUSING	248		358		229	
BEER & LIQUOR INSP	0		1		3	
TOTAL INSPECTIONS	1,153		1,225		827	
Electrical, Mechanical & Plumbing inspections performed with building projects are not recorded in individual category.						
PERMITS		UNITS		UNITS		UNITS
ACTIVE DEPT PERMITS	3,953		3,908		3307	
PERMITS ISSUED CURRENT	353		346		278	
NEW SINGLE FAMILY	15		17		13	
NEW MULTI-FAMILY	3	6	3	29	1	4
COMMERCIAL PERMITS	5		5		7	
REMODEL PERMITS	22		26		18	
PERMITS ISSUED FYTD	353		3,245		278	
FINANCIAL						
RECEIPTS CURRENT	59,403		66,757		42,744	
RECEIPTS FYTD	59,403		682,632		42,744	
CODE COMPLIANCE:						
NEW COMPLAINTS	16		20		17	
RESOLVED COMPLAINTS	11		20		12	
ACTIVE COMPLAINTS	75		70		92	
RENTAL HOUSING:						
RENTAL HOUSING UNITS	4,042		4,038		4018	
NEW UNITS REGISTERED	10		21		6	
UNITS REMOVED	6		13		3	
REGULAR INSPECTIONS	128		226		97	
VIOLATION INSPECTIONS	54		57		95	
OTHER CONTACTS	66		75		37	

Department Initiatives & Education

- Tracey Bellach and Rachel Bolender (Finance Dept) attended a program at the Urbandale City Hall with New World, our new computer software company. We had the opportunity to visit with several other cities that currently have the software and hear about what works and how to get through the set up process more smoothly.
- The building inspectors and Tracey Bellach attended a one hour training on Clandestine Labs which was presented by the Marion Police Department. The basic premise of the training was to make the inspectors aware of and recognize hazards and components of a clandestine lab they may come across while performing inspections.

Sometimes in the course of a normal day we come across opportunities to do a good deed. On this day, one of our building inspectors, Eric Freese, rescued a baby bunny! Way to go good deed doer!



You may remember back in January of 2014 when the employees of the City of Marion came together to help a citizen in need after Neal Caraway, Nuisance Compliance Officer, identified a resident in need of a new roof and help decluttering her home.



Patricia Carter was an active community volunteer and organizer for Marion in the 80s. She volunteered countless hours to the Marion community, receiving recognition for these efforts from three Marion mayors, Rotary Club, and Governor Branstad. She was involved in saving the Depot, IMPACT (a citizens advisory group), and a multitude of other Marion causes.

Her world changed in 1987 when she was diagnosed with MS and subsequently lost her job as a nurse's aide.

Pat had lived in her trailer for over 30 years and it was in need of a roof. Buckets would catch the water when it rained and pieces of insulation and ceilings fell as a result. The items stored there were damaged.

Pat also had to move items into the home from a storage garage that was being torn down, leaving only paths through the trailer. It is well organized but there was too much stuff for the small space.

She did not want to move out of her home and she did not want assistance from human services organizations.

That is when the employees of the City of Marion came together to help her at her time of need. We raised over \$500 in cash and gift cards.

Unfortunately, things did not work out at that time and the funds remained tucked away for a rainy day. (ok, that might not be good verbiage ☺)

Recently Patricia Carter was hospitalized and the condition of her home was brought to the forefront once again. This time, there was nothing to be done but placard the home for her safety.

After 6 weeks of hospitalization, Patricia had no place to go and little money to help her find a place. Neal, doing the part of his job that is most difficult, tackled the task of explaining the circumstances. She and Neal visited for more than an hour as she acknowledged the situation but explained that she simply had no money and no place to go. The rainy day arrived! As Neal announced that there was a fund held specifically for her from the City employees, she buried her head in his chest and cried. She may have been too proud to accept assistance in the past, but this time the generosity of a group of people made a world of difference to this lady who once gave so much to the Marion community.



COMMERCIAL/INDUSTRIAL CONSTRUCTION ACTIVITY:
(Gary Hansen)



*Heartland
Animal
Hospital*



Legacy Manufacturing – June 2015



Legacy Manufacturing – July 2015

COMMERCIAL CONSTRUCTION ACTIVITY:**NEW CONSTRUCTION PROJECTS:**

- Plans have been submitted for a remodel of space for Hills Bank/Goodwill, building housed the old Ace Hardware/Goodwill stores.
- A permit has been submitted for a major kitchen remodel for Carlos O'Kellys at (3320 Armar Dr)
- Plans have been submitted for an addition to Novak Orthodontic at (960 Barrington, #B)
- Plans have been submitted and foundation permit granted for a new readi-mix plant at (600 49th St.)
- Permit has been issued to Gary Moose for a 11900 plus square foot warehouse to be constructed at (600 44th street)
- Knutson Construction has start framing of 2 – 12 unit apartments, 1 – 5 unit townhouse and 2 – 16 stall garages on Prairie Hill Drive
- Select Construction has been issued a permit for a new warehouse/shop at (665 49th St)
- A permit has been issued for a new office building for Linn Coop at (325 35th St.)

ON-GOING CONSTRUCTION PROJECTS:

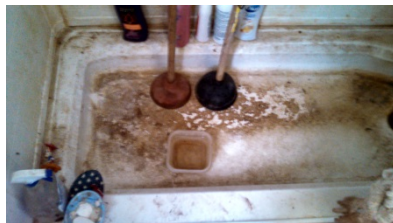
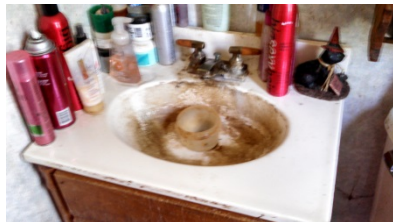
- Five building permits have been issued and foundation work has begun for Integrity Homes warehouse complex at (591 62nd St.)
- Remodel demo and footings have started at Linn Mar High School at (3111 10th St.)
- Rough-ins have been completed for a build-out of a “Mode” clothing store at 1394 Twixt Town Rd.
- Framing has been completed for a 4000 square foot warehouse of Joe Meyers at (3300 3rd Ave)
- Office build-out is in trim and finishing stages for a financial office at (309 7th Ave)
- Rough-ins have been completed for warehouse/plbg shop at (4598 Commercial Dr)
- Legacy Manufacturing has had the precast walls installed and working on the underground plumbing and masonry interior walls for their 130,00 plus sq. ft building at (6509 Partners Ave.)
- Framing and all subs are continuing interior work for Elplast Mfg. building at (795 Enterprise Dr.)
- Interior work is being completed to the Hupp Electric building addition at (500 57th St.)
- A steel building addition has been started for Rogers Concrete plant shop at (3790 3rd Ave)
- The Long Branch Best Western's Phase II remodel is mostly completed at (90 Twixt Town Rd)
- Interior framing and exterior finish is nearly completed for Heartland Animal Hospital at (1003 50th St.)
- Framing work being completed for an addition to the car wash at (1188 Grand Ave.)
- Work is continuing at the Capital Commercial two story building at (1204 7th Ave).

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- Paint and trim work is being done for a build-out by Capital Commercial at (1030 7th 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 granted with a punch list and outside landscaping to complete the gym addition to Linn Mar's Oak Ridge middle school at (4901 Alburnett Rd).
 - Cornerstone Church has been granted a Temporary Occupancy for phase 2 of 3 phases of their church remodel at (925 Blairs Ferry Rd.)
 - A Temporary Occupancy has been granted for Platinum Development's 12 plex. Apartment at (2710 10th Street). Waiting for a Permanent Guardrail to be installed.
 - Interior finish is being completed on two new Self storage units at (5185 8th Ave.)
 - Interior work has been completed and exterior final touches are going on, for a new Dairy Queen at (2100 7th Ave.)

BUILDING PROJECTS: COMPLETED

- New Bleachers have been completed at Linn Mar HS gym at (3111 10th St)

Code Compliance
(Neal Caraway)



See notes on 1960 Ash Drive -

Existing Complaints of Interest:

5010 Winslow Road Sam Nemer.

Mr. Nemer has finally brought the property into compliance for an A1 zoning. There still remains 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 Loomis will continue 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.*

1875 29th street Robert Ray. Steve Passmore. Property has been sold and new roof has been installed. Fencing and old pool to be removed and yard re-graded. According to contractor there is substantial interior work to be done which will require additional permits. ***There had been no interior inspections of the work at this property and it has since changed hands. New owner has allowed final inspections but corrections need to be made and permits issued for some of the work. Anne Kruse was instructed to send letters to the previous owner and the contractor April 16, 2015. No word back. Municipal infraction was signed July 28, 2015 by Caraway and returned to City attorney to file with the court. Contractor has completed corrections at the property but still missing permits.***

4 trailers in the Marion Village Mobile Home Park with complaints. 3 concern hoarding and poor living conditions, one includes hoarding of stuff and animals where smells extend outside of the home. Marion Police have done welfare checks on the addresses and confirmed a couple but were not allowed entry into 2 others.

- 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. *Patricia is out of care and living in temporary housing. I have spoken to her about the issues and gave her a list of things to prioritize and make future decisions from.*
- 16 Ash Drive (Nancy Findlay) +2 years ongoing complaint concerning smells from originally 30 cats. Aging Services was brought in to make contact and access the owner but she has been unwilling to apply for aid. Multiple calls went out by City staff trying to arrange for removal of the cats and at lease neutering to prevent the populations from exploding. Iowa Animal Alliance spent 2000 dollars fixing all but about 5 of the cats. (owner spent 100.00). Reports were that owner was down to 5 cats but complaints came back in this spring from neighbor about smells emanating from this property when he opened his windows to get a breeze. Also said there were stray cats all over and they were tearing the insulation out of the bottom of his trailer.. . MPD did welfare check and noted approximately 20 cats in the home. Owner refused to let officers check out the property. Code Compliance applied for and received a warrant to inspect the property and that inspection was carried out Saturday August 1 with the assistance of MPD. Since then have met with owner and

her daughter and hearings are set up for August 13 @ 6:00 pm to discuss number of animals and multiple property issues (sanitation, odors, egress walkways and paths, property maintenance issues and garbage)

- **175 Derick Drive** (Heidi Knapp-Hilmer) Code Compliance was alerted 11-18-2014 by MPD and DHS concerning conditions of this trailer inspection of property took place while those officials and owner were still there. Owner was doing work without permits and conditions were such that Code Compliance posted the property immediately for no occupancy (mainly no heat and no water). Manager of the trailer court was contacted by Caraway and she arranged temporary rental housing in the court for owner and her family. Discussion with Ms. Knapp-Hilmer regarding required corrections to flooring, structure, heating system, plumbing, and food prep area took place at that time as well. Was contacted 4-1-2015 by Ms. Knapp-Hilmer to re-inspect the property for occupancy as she wanted her daughter to be able to move into the trailer. At that time Code Compliance discovered that owner had failed to obtain proper permits, did work without inspection, and did not do repairs as discussed or to the level that the building codes require and had done work outside the scope of the original inspection (removing drywall and replacing wiring) which also did not meet code standards. Owner was very upset, cursed and called Code official names as well as blaming him for wasted money and time on repairs, loss of job and failure to complete schooling. Caraway attempted to explain issues but owner was not receptive and started cursing. Later owner contacted Hoover with Building Department and began cursing at him as well. *Property is still vacant, no permits issued or requests for re-inspection..*
- **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 clean up issues

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 y motivate them to 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 progr4ess on garage repairs and junk vehicle in driveway.***

1388 Starry Drive (Christina Southard) Second complaint about this property for similar items in the last 2 years, One junk vehicle has been removed but one remains along with tall grass, branches, junk, and debris in the rear yard from a metal shed that was damaged and the items that were inside it along with several incomplete lawn mowers and car parts, tires, batteries, etc. It has been 2 months with very minimal progress. ***Abatement notice was sent out with deadline of mid July. As of the end of July most of the debris had been removed or stored in an organized fashion. Overgrowth cut back in front yard as well. Still car batteries, and junk van in drive with no plates and missing front door window.***

1065 Hillview (Margery Yanacek) Complaint about debris, car parts, car repairs, etc. Owner and her son have been contacted about the complaint and violations and have started clean up. Property looks much better already. They had 30 days to complete clean up and relocate vehicles to hard surface. ***Property has been cleaned up and in compliance.***

New or items of interest:

Staff has prepared and mailed informational letters out to commercial property owners and tenants in the 49th and 51st street industrial area. Coordinating with Planning, Engineering, as well as Fire Department in this initiative to shape up the appearance, compliance, and safety of these properties. Several calls have been fielded concerning the letters (mostly from properties who are in compliance). The plan is to do thorough inspections off all properties before the end of the summer and send out violation notices as needed. (this is a very busy time for Building, Code Compliance, and Zoning Departments and is difficult to free up the hours it will take to complete the inspections)

City owned property updates:

A notice was published for the relocation of the 2 city owned houses located at the intersection of 29th Ave. and 35th street. Bid deadline was April 15th at 5:00 PM. No bids were received.

Request for proposal was drafted and sent to local demolition contractors requesting bids to demolish 3495 29th Ave., 3501 29th Ave. City Council elected to sell both structures to Ken Spence for 1000,00 total. A purchase agreement with conditions and deadline for completion was reviewed and approved by city Attorney and the transaction has since taken place. Utilities have been taken out of the City's

name. Since then it was noted that Mr. Spence has been advertising the structures on Craigslist for +50,000.00 each. No plans or permits have been submitted for relocation at this time but the deadline is April 1, 2016

I was contacted by Ken Rathje about potential properties for Habitat for Humanities to build on. I mentioned a couple city owned properties but that it would be up for council decision if they were for sale. Also provided information on a couple distressed, privately owned, properties which might be candidates.

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). Recommend putting this property up for demolition. Building is in poor condition, not secured, and was obtained in the interest of library expansion, not for historical value. Utilities in excess of 400.00 a month currently..

GENERAL INFORMATION

There were 16 new complaints and 11 were closed making a total of 75 active complaints at this time. 10 of these are property maintenance code issues, 24 are housing code issues. There were 70 notes on nuisance inspections and communications recorded this month.

Nuisance Board notes

Last board meeting took place June 8 at 6:00 PM

Board reviewed the second portion of many related to the Safe housing rental program listing and grouping nuisances.

The regular meeting for the board was canceled because of a special hearing request. Next meeting scheduled for 6:00pm August 13, 2015 is a hearing to review and discuss complaint issues at 16 Ash Drive