## MONTHLY STATISTICS
### FEBRUARY 2019
(Ama Bartlett)

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<tr>
<th>INSPECTIONS</th>
<th>CURRENT</th>
<th>LAST MONTH</th>
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<tr>
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<td><strong>TOTAL INSPECTIONS</strong></td>
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<table>
<thead>
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<th>RENTAL HOUSING</th>
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<tr>
<td>RENTAL HOUSING UNITS</td>
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<td>4,388</td>
<td>4,241</td>
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<td><strong>TOTAL RENTAL INSPECTIONS</strong></td>
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DEPARTMENT INITIATIVES & EDUCATION

Gary Hansen, Matt Newhouse and Richard Szwec traveled to Chaska, Minnesota the week of February 4th-8th to attend the Region III Educational Institute. Gary attended courses titled: 2018 IBC Mixed Occupancies, 2018 IBC & IFC Fire Protection Systems, Inspecting Metal-plate connected Wood Trusses, and Building Department Disaster Preparedness. Matt’s focus was on Property Maintenance and Housing Inspector Certification, while Richard focused on Residential Code and Inspection.

BUILDING INSPECTIONS

Above photo is of insulation that does not meeting the R-49 requirements because a contractor plowed through the insulation to make an install after the insulation was blown in.

Our inspectors had a little surprise during a recent rough-in inspection... R.I.P. Tweets McGee!

COMMERCIAL/INDUSTRIAL CONSTRUCTION ACTIVITY

(Gary Hansen)

Out of the 31 projects listed below, the last one appears to be stalled, 8 are waiting for an item or two to be complete. The City of Marion Building Department has 31 active Commercial projects ongoing and have gotten completion on 0 as of the end of this month. This is just major commercial projects, and does not include any residential houses, condos, additions, accessory buildings, or many other residential and commercial small projects that get inspected.

NEW CONSTRUCTION PROJECTS:

• 1190 Twixt Town Rd. – Jim Buresh Construction is remodeling a building for Shultz Strings
• 3740 Irish Drive – Plans have been submitted for the new YMCA. They are currently under code review. The foundation permit is ready to issue at such a time the weather turns nice and allows them to begin.
• 6281 N. Gateway Drive – Quincy Recycling is remodeling the back-dock area by adding 6 overhead doors and docks. This will allow for more trucks at one-time. Rough-in inspections have been completed for the interior work being done.
• 675 44th St - Contractor has started work on the area for the first permit phase I, this area is in the finish stage of the project, which is an interior remodel of some lab space for Freund-Vector. The 2nd permit phase II for the exterior addition will likely wait until spring unless the weather cooperates.
• 2931 7th Ave - Foundation work has been completed and underground plumbing has begun. This will likely be a slow project working when weather cooperates. This is for a new retail center shell only building with build-out permits expected in the near future.

ON-GOING CONSTRUCTION PROJECTS:
• 1000 7th Ave - Old Maidrite building: Permit has been re-applied for by a contractor for Community Savings Bank. The intent is to get this finished to a point that it can be leased out.
• 1199 Blairs Ferry Rd - Remodeling of existing office space into 3 rental apartments continues and should be completed soon on 2, the 3rd will be a future project for Linn Haven Inc.
• 475 Northland Ave - Work is continuing on the old La Camelia restaurant, soon to be “The Edison” they will be updating the interior and exterior of this building, making the restrooms more accessible. This will remain a restaurant with a new tenant. The owner is hoping for an early March opening.
• 2258, 2262, 2264, 2274, 2276 Bison St - Permits have been issued for 5 new buildings on Bison Street. All foundations are in and the first building has been issued an occupancy the second two are being trimmed out for final finish. The fourth is in rough-in stages, while the fifth is being framed. A final inspection for the next 2 should be coming soon. These are being constructed on Bison Street across from the Sunny Ridge Apartments.
• 710 10th St - Rough-ins have been approved and finish work has started for the remodel of the upper floor of the building located at 710 10th Street. Remodel will include an office suite on the second floor above the Lillian’s of Marion location.
• 160 35th St - The new shop for Delany Concrete is well underway with interior drywall completed and interior finish being done now. This shop will replace the one that was destroyed by fire.
• 295 Tower Terrace Rd - Construction continues on a new commercial shell only building. Rough-ins to the structure are almost complete and build-out permits to come.
• 312, 316 44th St - 2 twin Commercial Condo buildings have been started, foundations are in and weather permitting the floors and structure will be following soon.
• 1029 Blairs Ferry Rd - The steel structure is being completed and will soon be enclosed weather permitting, underground plumbing work has been started, for the new Timberline building.
• 2823 7th Ave - At this 4-story hotel, painting and finish work has started on the top 3 floors. 1st floor rough-ins have been nearly completed and drywall work is ready to proceed. Occupancy inspections should be coming the middle to late march. This is for the new TownePlace Suites Hotel which is hoping for an April opening.
• **4500 10th St** - Concrete block is being laid up and waiting for the roof to go on at the new Lowe Park structure for the new restrooms.

• **790 11th St** - The first unit has been completed and granted an occupancy. The other units will likely wait to be finished at a later date. This is for 4 single family condo units above the Bistro 319 Restaurant.

• **5609 Business Ln** - Burger Homes has completed 2 of the 4 commercial warehouse foundations, parking and driveways. Framing will likely start when the weather permits.

• **5050 REC Dr** - The accessory building has been enclosed, with interior work to be completed for FUMC. This building is being built behind their new church building.

• **3790 3rd Ave** - The foundation and framing has been started for an addition at the Rogers Concrete building. Also, the interior remodel has a punch list including handrails and a landing roof to complete that permit. Project will continue as weather permits.

• **720 Oakbrook Dr** - The Views, a skilled care facility, all areas are being drywalled or finished. They are expecting a March or April opening.

• **780 11th St** - A temporary occupancy has been issued for the top two apartments while the main level restaurant has been on hold pending a tenant being found to lease the space.

• **1204 7th Ave Mixed Use Project** - Capital Commercial: No new permits have been pulled, and no work has begun. This building is owned by Community Savings Bank.

**PROJECTS REQUIRING FOLLOW-UP INSPECTIONS:**
*This is a new section, it will have projects that have been granted a Temporary Occupancy with just a few items left to complete, such as grading and landscaping.*

• **5992 Carlson Way** - The Kwik Star convenience store has been granted a Temporary Occupancy with a few exterior items to be completed in the spring for a Final Occupancy which they are hoping for in early spring.

• **6240 Partners Ave** - Temporary Occupancies have been issued for all 4 buildings with a spring final expected to allow for grading and landscaping.

• **4151 3rd Ave** - Interior framing of the 2nd warehouse storage building has been put on hold. One area has a Temporary Occupancy and they will wait until they have occupants to finish the balance of the interior of the building.

• **6611 Partners Ave** - Spee-Dee delivery building has been granted a Temporary Occupancy, they have a few exterior items to be completed in the spring.

• **1895 Red Fox Way** - A Temporary Occupancy has been giving with a few punch list items remaining for 2 new self-storage buildings.

• **2900 Indian Creek Rd and 2127 27th St** - Work continues and will for an undetermined time due to code issues for bathroom remodels and ADA upgrade for Indian Creek and Wilkins Elementary schools. These will likely be finished in the summer after school is out.

• **6345 Partners Ave** - A Temporary Occupancy has been granted, building work has been completed. They need to have the trail/sidewalk finished before a Final is issued. This is for the new Ross Vet Clinic.

• **861 62nd St** - Finish work is being completed and a Temporary Occupancy has been granted with a small punch list to be completed for a plumbing shop/warehouse.

**COMPLETED PROJECTS:**
• No completed projects this month.
Winter seems to go on forever... Staff has been continuing their daily activities as well as participating in continuing education activities.

EXISTING COMPLAINTS OF INTEREST:

270 5th Avenue (Kathleen Kelley)
A complaint was received about brush piled in the front yard of the home. Upon investigation multiple property maintenance items were observed. Contact was made with Ms. Kelley who was aware of the issues and cited the winter weather as the reason for waiting to repair the noted items. No progress on the repair of the home has been made as of this report.

- There has been no change with the condition of this property. The last communication I had with Ms. Kelley and the contractor she had lined up was they will be starting work in the spring when the weather is more conducive for roof replacement.
- Kathleen has hired a roofer to replace the roof on her house and patch the garage. They will be totally removing the porch instead of repairing it. No permit has been obtained yet and calls have been made to try and speed up the process.
- D & D Roofing has obtained a permit to replace the roof but no work has been initiated.
- No progress on the repair of the property. Several phone calls have gone unanswered. Abate letter with a short completion time will be drafted and sent out at the beginning of July.
- Staff has been informed of D & D being informed that they will not be doing the repairs. Calls to Kathleen have gone unanswered. An Abatement letter has been drafted and mailed.
- Kathleen informed myself that she was walking away from the property. There was still a bunch of garbage left in the driveway so I coordinated with Parks Department to have the weeds knocked down and a load of garbage taken to the dump. Also, PD checked the home for any illegal activity since the rear door of the home was left wide open. Nothing was found and the home was secured. Kathleen was served with an abatement notice since she is still the owner and responsible for the maintenance of the home.
- A municipal Infraction has been drafted and filed.
- Legal counsel has stated that this property is currently in bankruptcy proceedings as is believed to be close to a resolution. Staff has continued to monitor the property for any signs of the home not being secured and for potential areas of public concern.
- Home remains in Kathleen’s name. Staff continues to monitor the home for public concerns.
- Staff has been advised by our legal counsel that there is nothing we can do until the foreclosure is complete. This process of waiting on the bank has gone on for 6 months now.
- There has been no action taken on this home by either the foreclosing bank or the attorneys.
- Attorney Kara Bullerman has been in contact with US Bank attorney. Ms. Kelley has not deeded the property to the bank yet nor has she contacted them about a deed in lieu. The bank is planning to take title of the property by means of a foreclosure. The foreclosure is being handled by another attorney in the same firm, so he was fairly certain that the petition was waiting for client approval then would be filed.
- The front door to this home has been kicked in and the police have been notified. Kara Bullerman has been in contact with the attorney for the bank to get the home secured.
- The property remains secure. It is slated for sheriff’s sale on July 17, 2018.
- The property was sold back to U.S. Bank. Kara Bullerman will be working on a municipal infraction on the new owner.
• A 675A-10a is being looked at on this property. Anne has taken the lead on this and will be drawing up the paperwork for staff’s review.
• Someone, not sure who, has taken an interest in this property and installed tarps on the roofs of the house and the garage. This is a welcome step but merely a drop in the bucket of what needs to be done on this property. Anne is still pushing forward with the 657A-10a.
• No further corrections have been performed to bring this property into compliance. Anne has started the process for the 657A-10A but nothing has been filed yet.
• Iowa Realty has listed this property. The roofs have been tarped to stop any further damage to the structures. Communications with the realtor have indicated that they have a buyer for this property. Legal is negotiating a correction agreement between the City and the buyer.
• The finalization of purchase of this home is drawing to a close. The buyer has stated that as soon as the purchase is completed, they will start on the repairs and should have no reason to not make the May deadline.
• The home has been sold and permits have been issued to repair the house and the detached garage. Work began almost immediately.
• **Lots of work continues on the property. Mostly demolition work to this point but as soon as the weather starts to warm up, they will be repairing the roofs of the house and the garage.**

**310 34th Avenue (Sierra Laine Capital)**

This home has been vacant since at least 2013. It has been checked on periodically and has remained secure and in relatively good condition. This Spring some shingles were blown off. This, in conjunction with the lack of mowing, and the delinquent taxes, has pushed the neighborhood to contact the Building Department about the property. The City Attorney was contacted and a push to pursue Iowa code 657a. 10a was started. We also felt the need to request permission to get into the home which went unanswered therefor a petition to obtain an administrative search warrant was made and was granted. The search warrant was scheduled for July 2, 2018.

• The search warrant was performed on July 2nd. The home remained in virtually the same condition that it was during a 2013 inspection. There has been no gas or electric to the home for many years, but the interior remained in fair condition. This house would then be placed back on the market as soon as possible to limit the amount of staff’s involvement.
• There has been a lot of email traffic about this property. It seems that we got someone’s attention and things are moving along towards our goal of this property being occupied, maintained and current on the property taxes.
• It appears that there is a buyer (Tom Bevard?) for this property but nothing has been confirmed. Home remains secure and the grass has been mowed.
• **There has been no sale of this property yet. A trial date for May 16, 2019 has been set.**

**377 4th Street (Nicholas Roberts)**

PD was called to the property for a disturbance. Upon entry into the home they documented that the home was in an unsanitary condition. Pictures were sent along with a brief description of what they witnessed. Staff prepared a Notice of Condemnation based on the evidence provided and posted the home. Staff was contacted by the owner after he was released from jail and agreed that he had some cleaning to do. Staff requested that a sight inspection on our part should be performed. Nick set up a time the following day for his father to meet staff at the home. PD’s opinion of the unsanitary conditions was substantiated. Nick has moved into his Aunts home and stops by to clean his home periodically. The home remains condemned until further notice.
• Nick has stayed in contact with me and with the assistance of his father he has worked towards cleaning out his home and repairing the bathroom, so it will be usable. The home remains posted as condemned.
• Nick continues to stay in contact with me. He has last stated that he is still trying to get a contractor in to fix up his bathroom. Nick’s father also contacts staff to see how things are progressing. Sounds like Nick’s father will help with the repairs of the bathroom.
• Repairs to the bathroom have proceeded but have done so on a rather slow schedule. The home remains posted for no occupancy. Nick still calls me a couple times a week to check in.
• Nick has completed the repairs in the bathroom to the point he has satisfied the minimum requirements. Nick has also completely cleaned a bedroom and has placed a small amount of furniture in there. He appears to be taking pride in the advances he is making and looks forward to deep cleaning the rest of his home.
• Nick continues to move forward with his goal of scrubbing every inch of his home. Old items have been removed and disposed of. The house is bare but looking good.
• **Nick has completed the cleanup of his home. It’s bare but it’s clean for now. This case will be closed.**

1822 Galway Drive (Cristina Fettkether)

Roof is in very bad shape. Cristina had moved out about the time of my first contact with her. Squaw Creek Mobile Home Park was working to secure ownership of the home but because she was paid up on rent the first month there wasn’t much they could do until she becomes delinquent.
• Squaw Creek Mobile Home Park has petitioned to gain ownership of this property and will need to wait until the end of May to do anything with this property.
• The mobile home has not been repaired or removed yet but does remain unoccupied and secured. The outside area has been cleaned up and the yard is being mowed.
• The court owns the home and has done nothing to repair or remove the home.
• This home remains but is secure. The management is currently assessing their best options for this home.
• There have been no recent developments on this home. It remains unoccupied and secure but is in real bad shape.
• **Management has received a bid to remove the mobile home. Weather seems to be hindering the completion of it though. Site and home remain secure.**

940 9th Street (Debra Grulkey)

A complaint was received about grass clippings that were blown onto the neighbor’s yard. Grass was tall so there was an abundance of clippings everywhere. Investigation found a car parked in the yard that seems to have been there for some time. The roof of the home is in a major state of disrepair and the home is almost completely overgrown with ivy. A detached garage has major concerns also and will need lots of work to repair it. The rear entry is almost inaccessible because the landing is severely rotten.
• A Notice to Abate was mailed. After receiving the letter, Debra’s daughter contacted staff about what can be done about the items that need attention. She stated that they were trying to sell the house but really have not contacted anyone about selling it. I gave her numbers of a couple contractors in town that deal in flipping homes. Neither one received a call from her. Other than moving the car and cleaning the gutters, no other corrections have been done.
• Debra has retained a realtor to sell the home. There has been some interest in it and appears to be on its way to being purchased. Staff has been in contact with the agent to ensure the new owner will address the pending issues that Debra has not addressed.
• The home has been sold and is currently being assessed. Exterior remains clean and the home remains secure.
• **Greased Elbow Investments purchased the home. A permit has been pulled to reside, reroof and replace windows and doors. Work has started after multiple items have been removed from the home.**

**4488 Pepperwood Hill SE (Matthew Bliss)**
An anonymous complaint was received about work being performed without a permit. While investigating it became evident that there is property maintenance issue as well. Door hangers were left and garnered no response. A Stop Work order was left which got the attention of the owner and permits have been issued. Clean up of the yard has yet to be completed.

• Initial clean up of the property is slow. A pile of material which looks like recyclables remains in the middle of the yard. Other material appears to have been used to place a new roof on the home.
• Permits have been obtained and the property has been cleaned up. An assessment of the property will be made after the first of the year.
• **Snow cover has made it difficult to see if the yard is in compliance, but no new materials have been placed on top of the snow at this point.**

**684 8th Ave (Lorna Sweeney)**
Staff was given notice of an excess amount of vehicle parts on this property again. Investigation revealed that a complete truck was dismantled on the property for the soul purpose of swapping parts out with another vehicle on the property. There was also a large scrap pile located in the rear of the property. This property has had several complaints of the same nature on it. An Order to Abate was drafted and sent giving the owner 2 weeks to abate the nuisance. Most of the truck parts have been picked up and relocated but the scrap pile remains after the deadline. Staff has instructed legal to start a municipal infraction on this property.

• Legal started the process of a municipal infraction a few weeks after they were instructed to. During this time the estate was closed and the legal owner is now Lorna’s grandson Brent. All prior paperwork needs to be re-filed with Brent’s name on it because of this.
• A new municipal infraction was drafted and sent to Brent. We are waiting for a response from him or his attorney.
• **Brent filed a response and a court date of March 12th has been set. Brent has been removing items from the property, so it appears that he wishes to comply with the demands. If the property is in compliance prior to the court date staff will suggest that the municipal infraction penalties be dropped and an agreement will be presented to not continue the dismantling of vehicles in Brent’s driveway going forward.**

**660 – 670 51st Street (Richard Havlik)**
An ongoing case started in response to the vehicle disassembly process at these two properties has now included the pursuing of multiple nuisances. Two notices to abate requesting all junk and junk vehicles be removed have been drafted and delivered. The completion date has been set at 12/17/2018. Richard has filed an appeal and is requesting more time to complete the clean-up.
• There has been an extremely large amount of verbal and email chatter about this property, but the conditions have not changed at all. Richard seems to be under the impression that the City will be removing all the vehicles even with myself and others informing him that will not be the case. As of the end of December, Richard still has not secured representation.

• Representation for Richard has made contact with staff and was directed to discuss the matter with the city attorney. Kara Buellerman has been in contact.

• **There has been no report from Kara regarding this matter. No actions have taken place at the property to remove items or vehicles. Everything there is snowed in and frozen to the ground.**

1301 6th Street (Ken Spence)
Yet another complaint was received on this property regarding litter or tipped over garbage containers. The complaint was verified, pictures taken, and contact made with Ken through email. Ken did clean up the mess but did not follow through with covering the full garbage cans he still had on site as requested in the email.

**GENERAL INFORMATION:**

<table>
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<td>Debris in Yard</td>
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There were 18 new complaints and 11 complaints were closed this month.

**NUISANCE BOARD NOTES:**

• None.