## Monthly Statistics

**June 2019**

(Ama Bartlett)

### Inspections

<table>
<thead>
<tr>
<th>Type</th>
<th>Current</th>
<th>Last Month</th>
<th>Last Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Construction</td>
<td>484</td>
<td>505</td>
<td>526</td>
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<tr>
<td>Wrecking</td>
<td>0</td>
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</tr>
<tr>
<td>Complaint</td>
<td>26</td>
<td>27</td>
<td>30</td>
</tr>
<tr>
<td>Housing</td>
<td>145</td>
<td>394</td>
<td>190</td>
</tr>
<tr>
<td>Beer &amp; Liquor Insp</td>
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<td>4</td>
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<tr>
<td><strong>Total Inspections</strong></td>
<td><strong>663</strong></td>
<td><strong>930</strong></td>
<td><strong>746</strong></td>
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### Permits

<table>
<thead>
<tr>
<th>Type</th>
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<tr>
<td>Active Dept Permits</td>
<td>3,558</td>
<td>3,436</td>
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<tr>
<td>Permits Issued</td>
<td>295</td>
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<td>Permits Issued FYTD</td>
<td>2,890</td>
<td>2,595</td>
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<tr>
<td>New Single Family</td>
<td>11</td>
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<tr>
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<td>138</td>
<td>154</td>
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<tr>
<td>New Multi-Family</td>
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<td>2</td>
<td>0</td>
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<tr>
<td>New Multi-Family FYTD</td>
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<td>58</td>
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<tr>
<td>New Commercial</td>
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<tr>
<td>Remodel/Add. Commercial</td>
<td>4</td>
<td>2</td>
<td>4</td>
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<tr>
<td>Commercial FYTD</td>
<td>49</td>
<td>43</td>
<td>86</td>
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### Financial

<table>
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<tr>
<th>Type</th>
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<tbody>
<tr>
<td>Receipts Current</td>
<td>229,906</td>
<td>42,580</td>
<td>48,793</td>
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<tr>
<td>Receipts FYTD</td>
<td>663,338</td>
<td>433,432</td>
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### Code Compliance

<table>
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<th>Type</th>
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<th>FYTD</th>
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<tr>
<td>New Complaints</td>
<td>12</td>
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<tr>
<td>Resolved Complaints</td>
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<tr>
<td>Active Complaints</td>
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### Rental Housing

<table>
<thead>
<tr>
<th>Type</th>
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<th>FYTD Units</th>
<th>FYTD Units</th>
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<tbody>
<tr>
<td>Rental Housing Units</td>
<td>4,452</td>
<td>4,454</td>
<td>4,266</td>
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<tr>
<td>Total Rental Inspections</td>
<td>145</td>
<td>394</td>
<td>190</td>
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DEPARTMENT INITIATIVES & EDUCATION

On June 20th, Gary Hansen joined the Eastern Iowa Corridor Building Inspectors Consortium (EICBIC) for a luncheon meeting. This group of Building Officials from Marion, Hiawatha, Cedar Rapids and Linn County meets regularly to discuss various building codes and stay consistent within neighboring jurisdictions.

BUILDING INSPECTIONS

Found during a rough-in inspection for a new single family dwelling: the four photos to the left show damage to wiring that occurred during installation. New wiring needs to be run throughout to correct. In the photo above, the wiring should be stapled down to the stud within 6" of the electrical box.

COMMERCIAL/INDUSTRIAL CONSTRUCTION ACTIVITY

(Gary Hansen)

Out of the 35 projects listed below, 8 are waiting for an item or two to be complete. The City of Marion Building Department has 35 active Commercial projects ongoing and have gotten completion on 5 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:
• 2791 7th Ave – A permit has been applied for to construct a retail center on 7th Ave. The permit is for a shell only building and tenant buildouts will follow.
Some footings and foundation work at the new Linn-Mar Boulder Peak Intermediate School

- **453 Echo Hill Rd** – A permit for Linn Mar’s 5-6 intermediate school (Hazel Point) has been applied for and issued. Since we had been working with the Architect during the design process and before submittal, we were able to fast-track the permit. What normally takes 4-6 weeks to review for a building project of this size was done in less than 3 weeks.
- **3920 35th Ave** – A permit for Linn Mar’s 5-6 intermediate school (Boulder Peak) has been applied for and issued. Foundation work has started on this project and first walls for the storm shelter will be starting very soon.
- **740 10th St** – Rough-in inspections for the remodel of the old Louie’s Scoreboard have been completed, drywall and finish work has started. It will be operated under new ownership, and they hope to be open late August or September.
- **6095 Carlson Way** – A strip retail center permit has been issued and the contractor is working on underground utilities, with the building starting soon.
- **6270 Partners Ave** – We received applications for 6 new commercial Condos. These are the first of 12 and the 3rd phase of this project there. We are currently waiting for updated plans.

**ON-GOING CONSTRUCTION PROJECTS:**
- **1 Research Center** – A permit has been issued to Demo a part of the basement of this building. They will be applying for a new permit to finish the project after plans have been completed.
- **4502 Irish Dr** – The permit for the Marion Parks department maintenance shed addition out at Lowe Park is ready to issue as soon as the SWPPP gets approved.
- **760 11th St** – Owners of Snugs have been issued a permit to install a coffee shop in the front of their building, work has begun. No inspections have been called for yet.
- **2931 7th Ave** – Work has begun on the new facility for Domino’s pizza. Underground plumbing, the concrete floor has been completed and framing is starting.
- **2931 7th Ave** – Arby’s Restaurant work has begun, with underground plumbing completed and concrete ready to be poured.
- **2931 7th Ave** – This strip mall retail center is now nearing completion and the interior buildouts for Domino’s Pizza (above) and Arby’s restaurant have gotten started.
- **3740 Irish Dr** – Plans have been submitted for the new YMCA. They are ready to issue once the contractor is ready to start this project.
- **675 44th St** – The phase II foundation work for Freund Vector has been completed, and framing has started for the exterior addition of this building.
• 5491 Hwy 151 – Walmart has submitted plans and been issued a permit for some minor remodeling on the interior of their building.

• 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.

• 2258, 2262, 2264, 2274, 2276 Bison St – Permits are being completed and occupancies granted. The last 2 buildings should be completed soon. These are being constructed on Bison Street across from the Sunny Ridge Apartments. These complexes both the original and this 2nd phase will add 92 rental housing unit into the city for the Housing Division to inspect.

• 710 10th St – Rough-ins have been approved and finish work continues 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 complete and interior finish being done now. This shop will replace the one that was destroyed by fire. The Owner is currently able to occupy the shop area.

• 295 Tower Terrace Rd – Construction continues on a new commercial shell only building. Rough-ins to the structure are complete and build-out permits are starting to come in for review and construction.

• 312, 316 44th St – 2 twin Commercial Condo buildings have been started, foundations and the floors are in and parking lot has been completed, with the building structures going up soon.

• 1029 Blairs Ferry Rd – The rough-in interior work is being completed and drywall work is continuing for the new Timberline building.

• 4500 10th St – Concrete block has been laid up to the roof and interior work is being done now, a June occupancy was expected, but not accomplished at the Lowe Park structure for the new restrooms.

• 790 11th St – 4 single family condos units are being constructed above the Bistro. The first unit has been completed and granted an occupancy. The other units will likely wait to be finished at a later date.

• 5609 Business Ln – Burger Homes has completed 1 of the 4 commercial warehouses with another occupancy coming soon. The last 2 are likely to start this summer or fall.

• 720 Oakbrook Dr – The Views, a skilled care facility, has been granted a temporary occupancy for the complete building. The contractor does have a pretty good list of items mainly exterior items for complete occupancy.

• 780 11th St – A temporary occupancy has been issued for the upstairs apartments while the main level restaurant is being finished for Shorts restaurant.

PROJECTS REQUIRING FOLLOW-UP INSPECTIONS:

• 2823 7th Ave – The 4-story hotel has a temporary occupancy and is working on a punch list of a few items to be completed for a final. This is for the new TownePlace Suites Hotel.

• 3790 3rd Ave – A final inspection has been completed, but did not pass, so the company has a temporary occupancy and a small punch list for a final. This is 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.

• 1930 7th Ave – Minor remodeling to an existing building to convert this into a live/work unit. Owner has been granted an occupancy and will be living on the 2nd floor and her business will be on the main floor.

• 6611 Partners Ave – Spee-Dee delivery building has been granted a temporary occupancy, they still have sod or seed and an Art piece for a final.

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

**COMPLETED PROJECTS:**
• **675 44th St** – Contractor has completed work on the area for the first permit phase I. A Certificate of Occupancy has been issued for this part of the project.
• **6281 N. Gateway Dr** – Quincy Recycling is remodeling has been completed and a final certificate issued.
• **5992 Carlson Way** - The Kwik Star convenience store has been granted a final occupancy on the original building permit.
• **6240 Partners Ave** - Final occupancy’s have been granted for this phase of the building permits.
• **4151 3rd Ave** - Interior work for the 2nd warehouse storage building has been put on hold, and the permit closed. A future permit will be needed to complete the balance of the work.

**CODE COMPLIANCE DEPARTMENT**
Compiled by Matt Newhouse - Code Compliance Coordinator

Unpermitted pools are popping up everywhere!!

**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.
• The home and detached garage have been re-roofed and new windows have been installed. Interior remodel of the home continues.
• The home is progressing and is nearing completion. The neighbors have commented on how nice it is to finally have this place looking so good.
• Progress continues. The anticipated completion date is around the first of July.
• Work has been completed. Home has dramatically changed since this case was first opened. 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.
• This mobile home and others are still slated to be removed. Weather is getting better to allow for the removal of them.
• Work to remove this mobile home has begun. Management anticipates the first of July to have all the mobile homes slated for removal completed.

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.
• Home has been re-sided and re-shingled. It looks a lot better now but there is still a lot of work to be done on the interior and on the detached garage.
• The new owner has elected to remove the garage. There has been a lot of landscaping going on to repair the years of neglect. Home is nearly completed on the exterior. Lots of repairs still going on the interior.
• The progression of this home continues also. It should be completed and occupied by late summer.

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.
• It has been reported that the tenant at this property has been evicted and the cleanup can now proceed. Still no removal of any junk or junk vehicles has been observed.
• Tenant has been evicted and clean up was started. The tenant stepped back in and threatened legal action if the removal of the vehicles continues. The cleanup process has since ceased until this situation is remedied. A timeline for completion was requested to be drawn up by Kara Bullerman who wanted to reach out to the opposing attorney before she proceeded.
• There has been no timeline placed on the completion of the clean up of this property. Staff has requested action to take place regarding this matter.
• The Nuisance Enforcement and Advisory Board met June 4th and were presented with an update on this address. A few of the members have viewed the property on their own and are concerned with the lack of action on this property. The board was informed that the city attorney has been in contact with Mr. Havlik’s attorney and have let this matter ride while the previous tenant removes items. This has not produced the results that staff has expected and has previously urged the city attorney to issue a deadline to have the work completed. The board voted unanimously to direct staff to have significant progress on the cleanup of this property by August 2nd through the issuance of a municipal infraction drawn up by the city attorney.
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.
- And another complaint was received on the condition of a tenants living space. After an inspection of her space and the areas she has access to, Ken was served with a notice of the violations found and for the scheduling of a new housing inspection instead of waiting until the scheduled September inspection. Housing inspection is scheduled for the third week of April.
- Ken has elected to remove all the tenants except one to forgo the installation of deadbolts and addresses on each individual rooming unit. There is one tenant left there for the meantime. A certificate of inspected housing has been issued to this property but can be revoked for any future violations. Staff will continue to monitor this address.
- Complaints associated with this property have significantly dropped since the number of tenants was reduced. This case will be closed.

1614 Mary Drive (Zach Schminkey)
PD requested that staff assist them with housing issues while they perform a search warrant. Exterior of the home had a lot of debris as well as the interior. There was a fire in the home prior to the search warrant and was never repaired. Owner was attempting to repair it without permits or inspections. There was lots of exposed wires and many other code violations noted in the home. Staff took pictures and condemned the home. Occupants returned sometime there after and proceeded to toss multiple items out the front door. Staff is currently working with Squaw Creek Village to get the items removed from the property.
- Squaw Creek Mobile Home park has elected to clean up the exterior. The home remains unoccupied and the court has proceeded with their eviction process and anticipate they will gain ownership of the home.
- This home remains unoccupied. The court has ownership of it and are reviewing options to either remove the home, fix it up and sell it or sell it as is.

379 8th Avenue (M&T Property Ventures LLC)
Staff stumbled upon this home while investigating a different complaint. Tenant has not removed trash from the property for some time. Currently working with the landlord to remove it.
- Repeated attempts were made to contact the tenant and the owners about the garbage in the rear yard. An abatement order was sent giving them 24 hours to comply. M&T finally removed the items. There is a very high likelihood that this property will fall back into non-compliance.
- As expected, the tenants again allowed garbage to pile up. M&T stated that either there is a miscommunication happening or their tenant was being targeted. M&T has been held responsible for the clean up of their property and investigation fees have been charged. Staff will continue to monitor the condition of this property.
- There was another incident where there was garbage scattered around the property. M&T was contacted and indicated that staff must be picking on them. Evidence was produced to show that the complaints have been valid and need to be addressed ASAP.

1565 7th Avenue (Idella Hogan)
Staff has identified several issues with the condition of this home. Pictures were taken and a friendly letter was mailed asking for cooperation with the correction of these items. The requests of the letter went unanswered and an Order to Abate was drafted and sent. The time frame given to remove the garbage from the
driveway was not met. Staff made several attempts to contact and finally spoke with Idella’s son Dwight. He was aware of the issues and agreed to act. As of April 30th, no action has been taken to remove the garbage or to perform any property maintenance items noted in the order. Idella has until 5/2/2019 to remove the garbage and until 5/27/19 to address the remaining items within the order to abate.

- **This matter was sent to the city attorney. A municipal infraction was drafted and sent. There should be a court date sometime in July if no items are corrected. There has been no attempt to repair or replace siding and no communication has been received from Idella or Dwight.**

**2145 Echo Hill Road (Robert Heasty)**

A complaint was filed on the condition of this property. Investigation revealed that there was indeed a lot of garbage, debris, and rubbish along with junk vehicles and unlicensed vehicles. An order to abate was drafted and sent. Mr. Heasty was also contacted by phone. He stated that he was moving from the home and will be working on the issues shortly.

- **Robert responded right away to the order to abate. Items on the driveway and within the box truck were removed within a week of receiving the order. July 8th is the deadline to have all items corrected.**

**NEW OR ITEMS OF INTEREST:**

**565 Central Avenue (Jo Anne Morris)**

An anonymous letter was received regarding the condition of this property. A site inspection was made on the property and significant dilapidation was noted. Contact with the owner has been attempted through door visits, phone calls. An Order to Abate will be drawn up and sent.

**GENERAL INFORMATION:**

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</tr>
<tr>
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</tr>
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There were 12 new complaints and 17 complaints were closed this month.