### MONTHLY STATISTICS

**JULY 2019**

(Ama Bartlett)

<table>
<thead>
<tr>
<th>INSPECTIONS</th>
<th>CURRENT</th>
<th>LAST MONTH</th>
<th>LAST YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALL CONSTRUCTION</td>
<td>591</td>
<td>484</td>
<td>712</td>
</tr>
<tr>
<td>WRECKING</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>COMPLAINT</td>
<td>14</td>
<td>26</td>
<td>23</td>
</tr>
<tr>
<td>HOUSING</td>
<td>172</td>
<td>145</td>
<td>183</td>
</tr>
<tr>
<td>BEER &amp; LIQUOR INSPECTION</td>
<td>2</td>
<td>8</td>
<td>2</td>
</tr>
<tr>
<td><strong>TOTAL INSPECTIONS</strong></td>
<td>780</td>
<td>663</td>
<td>921</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PERMITS</th>
<th>UNITS</th>
<th>UNITS</th>
<th>UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACTIVE DEPT PERMITS</td>
<td>3,646</td>
<td>3,558</td>
<td>3,732</td>
</tr>
<tr>
<td>PERMITS ISSUED</td>
<td>297</td>
<td>295</td>
<td>261</td>
</tr>
<tr>
<td>PERMITS ISSUED FYTD</td>
<td>297</td>
<td>2,890</td>
<td>261</td>
</tr>
<tr>
<td>NEW SINGLE FAMILY</td>
<td>12</td>
<td>11</td>
<td>13</td>
</tr>
<tr>
<td>NEW SINGLE FAMILY FYTD</td>
<td>12</td>
<td>149</td>
<td>13</td>
</tr>
<tr>
<td>NEW MULTI-FAMILY</td>
<td>2</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>NEW MULTI-FAMILY FYTD</td>
<td>2</td>
<td>12</td>
<td>58</td>
</tr>
<tr>
<td>NEW COMMERCIAL</td>
<td>1</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>REMODEL/ADD. COMMERCIAL</td>
<td>8</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>COMMERCIAL FYTD</td>
<td>9</td>
<td>49</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FINANCIAL</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>RECEIPTS CURRENT</td>
<td>55,605</td>
<td>229,906</td>
<td>39,279</td>
</tr>
<tr>
<td>RECEIPTS FYTD</td>
<td>55,605</td>
<td>663,338</td>
<td>39,279</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CODE COMPLIANCE</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW COMPLAINTS</td>
<td>12</td>
<td>12</td>
<td>17</td>
</tr>
<tr>
<td>RESOLVED COMPLAINTS</td>
<td>8</td>
<td>17</td>
<td>9</td>
</tr>
<tr>
<td>ACTIVE COMPLAINTS</td>
<td>29</td>
<td>28</td>
<td>40</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RENTAL HOUSING</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>RENTAL HOUSING UNITS</td>
<td>4,463</td>
<td>4,452</td>
<td>4,290</td>
</tr>
<tr>
<td><strong>TOTAL RENTAL INSPECTIONS</strong></td>
<td>172</td>
<td>145</td>
<td>183</td>
</tr>
</tbody>
</table>
DEPARTMENT INITIATIVES & EDUCATION

The International Code Council (ICC) Board of Directors has affirmed the appointment of Gary Hansen to the committee responsible for updating the 2015 editions of its suite of solar thermal standards, ICC 900/SRCC 300, ICC 901/SRCC 100 and ICC 902/APSP 902/SRCC 400. As a member of the committee, he will be responsible for a committee and public review process to determine whether the standard will be re-affirmed, revised, or withdrawn. The purpose of the standard is to establish the minimum requirements and standards to safeguard the public health, safety and general welfare through design, construction and testing requirements for solar thermal systems and collectors.

On July 1st, Joshua Betts passed the International Code Council’s exam for Property Maintenance and Housing Inspector. This certification is current for three years.

Gary Hansen traveled to Des Moines on July 11th for the IABO monthly meeting.

BUILDING INSPECTIONS

This photo shows an exposed interior wire that is exposed to the weather.

Above, there is not enough clearance from flue to fireplace B-vent. Code and manufacturer’s specs require 1” minimum.

COMMERCIAL/INDUSTRIAL CONSTRUCTION ACTIVITY

(Gary Hansen)

Out of the 37 projects listed below, 8 are waiting for an item or two to be complete. The City of Marion Building Department has 37 active Commercial projects ongoing and have gotten completion on 2 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:

• **1783 Red Fox Way** – Permits have been applied for and currently under code review for a new D-Bat hitting facility.

• **2590 6th Ave** – A new permit has been issued for the construction of a new retail center. Buildout permits will be following soon.

• **2931 7th Ave** – A permit has been applied for, issued, and work will be beginning soon for a buildout in the Culvers 7th Ave retail building. This will be for the Sanctuary Spa.

• **905 29th Ave** – A permit has been applied for, issued, and demo work has begun for the new Infinity Medical Clinic.

• **2791 7th Ave** – A permit has been issued to construct a retail center on 7th Ave. Foundation work will be starting soon. The permit is for a shell only building and tenant buildouts will follow.

• **453 Echo Hill Rd** – A permit for Linn Mar’s 5-6 intermediate school (Hazel Point) has been issued. Contractor has started the foundation work. 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 issued. Foundation work has started on this project and first walls for the storm shelter are going up and the project is moving along nicely.

• **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. They are currently ready to issue and waiting for the contractor to pick them up.

ON-GOING CONSTRUCTION PROJECTS:

• **740 10th St** – Rough-in inspections for the remodel of the old Louie’s Scoreboard (Goldfinch Pub + Eatery) 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 completing the foundation work, with the structure going up soon.

• **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 has started with foundation work completing and the structure going up soon.
• **760 11th St** – Owners of the Uptown 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. Rough-ins are nearly completed with inspections coming soon and the sprinkler work will also be starting soon.

• **2931 7th Ave** – Arby’s Restaurant work continues and should be ready for rough-in inspections early August.

• **2931 7th Ave** – This strip mall retail center is now nearing completion and the interior buildouts for Domino’s Pizza and Arby’s restaurant have gotten started.

• **3740 Irish Drive** – 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 rough-ins for Freund Vector have been completed for the addition to this building.

• **1000 7th Ave** – Old Maidrite building: Permit has been closed due to the fact that there has not been any activity. The contractor for Community Savings Bank will need to reapply when ready to work on this project.

• **2258, 2262, 2264, 2274, 2276 Bison St** – Permits are being completed and occupancies granted. The last building 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 be a residential suite on the second floor above the old Lillian’s of Marion location.

• **295 Tower Terrace Rd** – Construction continues on a new commercial shell only building. Rough-ins to the structure are complete and build-out permits will be coming soon.

• **312, 316 44th St** – 2 twin Commercial Condo buildings have been started, foundations and the floors are in and parking lot has been completed, the metal building structure will be completed soon.

• **1029 Blairs Ferry Rd** – A temporary occupancy has been given for the new Timberline building. A few minor items and landscaping remain.

• **4500 10th St** – These buildings are nearly done and should be ready for a final inspection soon at the Lowe Park structure for the new restrooms and open pavilion.

• **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 2nd unit will be finished soon and will be used as an Air B & B until sold.

• **5609 Business Ln** – Burger Homes has completed 2 of the 4 commercial warehouses. The last 2 are likely to start this late summer or fall.

• **720 Oakbrook Dr** – The Views, a skilled care facility, has been granted a temporary occupancy for the complete building. The contractor has all items inside completed and exterior items are needed for final 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, and 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 an occupancy, they still have 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:
• 5491 Hwy 151 – Walmart has completed their projects, while the FedEx buildout continues
• 160 35th St – The new shop for Delany Concrete has been completed and is occupied. This shop will replace the one that was destroyed by fire.

CODE COMPLIANCE DEPARTMENT
Compiled by Matt Newhouse - Code Compliance Coordinator

Some of the long-standing cases have been seen through to completion and will be bringing the property value of surrounding homes up. A few others seem to be dragging on because of the courts.

EXISTING COMPLAINTS OF INTEREST:

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.
• **This home still has not been removed but remains secure and uninhabited.**

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.

There have been no significant advancements of the clean-up of this property. Staff has repeatedly asked legal to start proceedings on this property and has met a lot of resistance in doing so. There is no deadline set for the clean-up of this property.

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.

This home is scheduled to be removed from the court. It remains secure and unoccupied.
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.
- **This case has been monitored for an additional month. No further violations have been noted. This case will be closed.**

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 timeframe 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.
- **Idella has agreed to the terms set forth by staff at the July 23rd court date. Her son Dwight will be performing the clean-up and the corrections. Weeds and brush are to be cleaned up by August 30th and the corrections to the structure are to be done by October 7th.**

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.
• **All items have been cleaned up and the home remains in good condition. This case will be monitored for additional time to ensure it does not slip back into its previous condition.**

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.

• **Jo Anne has made a few attempts to communicate with Staff. She is wanting to sell the house but knows it is not worth much and will need to be torn down. She has solely relied on the efforts of staff to locate a potential buyer to this point.**

**GENERAL INFORMATION:**

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Misc.</td>
<td>1</td>
</tr>
<tr>
<td>Debris in Yard</td>
<td>4</td>
</tr>
<tr>
<td>Housing Complaints</td>
<td>13</td>
</tr>
<tr>
<td>Property Maintenance</td>
<td>11</td>
</tr>
<tr>
<td>Total</td>
<td>29</td>
</tr>
</tbody>
</table>

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