## MONTHLY STATISTICS
### AUGUST 2019

(Ama Bartlett)

### INSPECTIONS

<table>
<thead>
<tr>
<th>Category</th>
<th>Current</th>
<th>Last Month</th>
<th>Last Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALL CONSTRUCTION</td>
<td>578</td>
<td>591</td>
<td>741</td>
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<tr>
<td>WRECKING</td>
<td>0</td>
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<tr>
<td>COMPLAINT</td>
<td>26</td>
<td>14</td>
<td>47</td>
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<tr>
<td>HOUSING</td>
<td>319</td>
<td>172</td>
<td>124</td>
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<tr>
<td>BEER &amp; LIQUOR INSPECTION</td>
<td>4</td>
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<tr>
<td>TOTAL INSPECTIONS</td>
<td>927</td>
<td>780</td>
<td>921</td>
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### PERMITS

<table>
<thead>
<tr>
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<tr>
<td>ACTIVE DEPT PERMITS</td>
<td>3,790</td>
<td>3,646</td>
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<tr>
<td>PERMITS ISSUED</td>
<td>328</td>
<td>297</td>
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<td>PERMITS ISSUED FYTD</td>
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<tr>
<td>REMODEL/ADD. COMMERCIAL</td>
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<td>5</td>
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<tr>
<td>COMMERCIAL FYTD</td>
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### FINANCIAL

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<td>RECEIPTS FYTD</td>
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### CODE COMPLIANCE

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<td>ACTIVE COMPLAINTS</td>
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### RENTAL HOUSING

<table>
<thead>
<tr>
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<tr>
<td>RENTAL HOUSING UNITS</td>
<td>4,462</td>
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<td>TOTAL RENTAL INSPECTIONS</td>
<td>319</td>
<td>172</td>
<td>125</td>
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DEPARTMENT INITIATIVES & EDUCATION

Gary Hansen traveled on August 22nd for a state legislative agenda meeting in Ankeny, Iowa.

BUILDING INSPECTIONS

Picture of A/C installed with no disconnect box or whip, to allow disconnection of electricity for maintenance.

Requires lug protectors for the service entrance conductors, to avoid someone getting electrocuted.

COMMERCIAL/INDUSTRIAL CONSTRUCTION ACTIVITY

(Gary Hansen)

Out of the 34 projects listed below, 7 are waiting for an item or two to be complete. The City of Marion Building Department has 27 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:

- **4127 3rd Ave** – Partial plans have been submitted for the Marion Eco-Industrial Maintenance Facility. Waiting for 100% completed plans and more information before conducting a review and issuing the permit. Foundation plans are complete, so a foundation permit maybe coming soon.
- **1783 Red Fox Way** – Code review has been completed, permit has been issued and foundation is nearly complete, for the 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.
- **6270 Partners Ave** – We issued permits for 6 new commercial Condos. These are the first of 12 and the 3rd phase of this project there. Foundation work has started on 2 that the owner hopes to have completed before winter.
The first two photos above are from another commercial project that has the same soil problem. The third photo shows gravel fill for support of the footings.

This is a picture of an over excavation because of bad soil that won’t hold up the structure. This is 16’ wide and 7’ deep to achieve the proper density test. Original footing was 84” wide and 1’-6” deep.

ON-GOING CONSTRUCTION PROJECTS:

- **453 Echo Hill Rd** – Foundation work, underground plumbing and the masonry block work all is continuing at Linn Mar’s Hazel Point, 5-6 intermediate school. Foundation has slowed as they found bad soil and had to over excavate and refill to make it suitable to build on.

- **3920 35th Ave** – Foundation work, underground plumbing and the masonry block work all is continuing at Linn Mar’s Boulder Peak 5-6 intermediate school. The contractor hopes to have the building mostly enclosed by winter.

- **2791 7th Ave** – A permit has been issued to construct a retail center on 7th Ave. Foundation work is completed and the plumbing underground nearing completion. The permit is for a shell only building and tenant buildouts will follow.

- **905 29th Ave** – The rough-ins have been completed and finish work has begun for the new Infinity Medical Clinic.

- **740 10th St** – Finishing touches are being installed at the Goldfinch pub + Eatery. It will be operated under new ownership, and they hope to be open early to mid-September.

- **6095 Carlson Way** – A strip retail center permit has been issued foundation work is complete and the structural framing is going up. This will have multiple buildouts that will be applied for in the coming months.

- **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 coming along nicely. Rough framing and plumbing have been completed with finish work moving along.

- **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** – A Permit has been issued, rough-in work inspected, and drywall going on the walls, for a buildout in the Culvers 7th Ave. retail building. This will be for the Sanctuary Spa.
• **2931 7th Ave** – Work has begun on the new facility for Domino’s pizza. Rough-ins have been completed and drywall is nearly done.

• **2931 7th Ave** – Work continues for the new Arby’s Restaurant. Drywall is nearly completed, and the kitchen hood will be going in soon.

• **2931 7th Ave** – This strip mall retail center is now nearing completion and the interior buildouts for Domino’s Pizza, Sanctuary Spa, 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 finish work is being completed for Freund Vector.

• **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** – Work is continuing 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.

• **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 is up a waiting for the roof to be installed.

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

• **4500 10th St** – The open pavilion has been completed and the restrooms have a short punch list for completion.

• **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.

• **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:**

• **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 needed for complete occupancy.

• **295 Tower Terrace Rd** – An occupancy has been granted for the one buildout in the building. There is a short punch list needed to complete the actual permit. Buildout permits will come in after, as they get areas leased.

• **2823 7th Ave** – The 4-story hotel has an 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.
• **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:**

• None.

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**CODE COMPLIANCE DEPARTMENT**

Compiled by Matt Newhouse - Code Compliance Coordinator

Citizen complaints have slowed down a bit allowing staff to focus more on some of the longer standing cases. A typical slowdown in illegal pool complaints coincides with the coming end of summer and the start of a new school year.

**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 un-inhabited.

*This home has been removed from the mobile home park.*
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.
• A municipal infraction has been drafted and staff are waiting on it to be served to the plaintiff.

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.

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.
• 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.
• **Idella’s due date to have the brush, weeds & dead trees removed or maintained has passed without any noticeable actions taken. Also, no effort towards the repair or paint of the exterior has been performed.**

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.
• **Staff has contacted several contractors and investors to see if there is any interest in purchasing the home. Without outside assistance this case would need to proceed to a lengthy 657A.10A petition.**

NEW COMPLAINTS OR ITEMS OF INTEREST:

1625 24th Street (Harry and Priscilla Cummins)
Staff was called to this property by the police department because of a severe debris in the yard situation they discovered while responding to a call for service. The rear yard and shed was being occupied by the owner’s grandson who was performing all kinds of bicycle and small engine disassembly. It appeared that he might have been living there with some acquaintances. PD arrested the grandson and Priscilla was asked about cleaning up the property. She would need to discuss the situation with her husband but thought they could have it cleaned up over the following weekend.
• A site inspection the following week revealed that a little progress was made to organize and remove items but there was still a lot of items to be cleaned up. An abatement notice was drafted, and a September 3rd due date was given.
3025 31st Street (Calvin Wilson)
A neighbor contacted staff about multiple items left out on the driveway for weeks. Staff investigated and found several items not generally associated with outside storage left on the driveway. The landlord was contacted about the need for the items to be cleaned up asap.

025 31st Street (Calvin Wilson) 8/5/19

GENERAL INFORMATION:

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<tr>
<td><strong>Total</strong></td>
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There were 11 new complaints and 17 complaints were closed this month.