



**City of Independence  
City Council  
Work Session  
Department Report**

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**TO:** Matthew R. Schmitz, MPA – City Manager  
**FROM:** Todd Sherrets  
**DATE OF MEETING:** December 4, 2023  
**SUBJECT:** Department Report – Building Codes

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As the days get shorter, and the weather is getting cooler, outside jobs have slowed down for the most part this season. There are still some larger jobs going on including the BCHC hospital expansion, P.A.W.S veterinary clinic, Emergency Management, and the Food pantry. There are several remodels/garages and other smaller jobs around town that are very active and will continue to inspect/monitor as needed.

We got our first glimpse of accumulated snow the other day. Roughly a dozen placards were tagged on properties that have been repeat violators over the years. As you can imagine most of these are all thawed out by now, but hopefully will encourage them to take care of their properties soon to avoid further placards or violations. As in most cases, the 5% of repeat violators take up 95% of the time. I'm hoping this will curtail some of the offenses and will allow more time in the field for other properties with more important issues to focus on.

We're still working on several larger Code-compliant cases here in the city with the assistance of our city attorney. Most of these are long overdue but do take some time to complete. A couple on the other hand have already been completed or close to completed with minimal effort after legal notice by the city attorney. This was after multiple attempts with minimal progress from myself.

Involvement with Habitat for Humanity continues to be a great relationship. Brainstorming ideas and coming up with plans to help citizens around town by utilizing monies that are already sitting in a place that Habitat has allotted. If you have any questions about applicable projects, or ideas or would like to volunteer, please go to [webuildhabitat.org](http://webuildhabitat.org), or call/email Jeff Finke with Habitat for Humanity. [jfinke@webuildhabitat.org](mailto:jfinke@webuildhabitat.org)

Still waiting on advice from Council on exactly how we want to go about the (TNR) trap/neuter/release program. With the colder months ahead, there will be less trapping as I don't like to keep them outside in the elements overnight. If there are locations where I can keep them safe and able to take them in, I will do so throughout the winter.

For any questions or concerns, please contact me at [tsherrets@independenceia.org](mailto:tsherrets@independenceia.org) or 319-327-7652