

GENERAL DEPARTMENT UPDATES

Gary Hansen traveled to Des Moines on September 12th for the monthly IABO meeting.

BUILDING DIVISION STATISTICS

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	534	578	531
WRECKING	0	0	0
BEER & LIQUOR INSP	5	4	0
COMPLAINT INSPECTIONS	23	26	26
TOTAL INSPECTIONS	562	927	769
PERMITS			
ACTIVE DEPT PERMITS	3,864	3,790	3,448
PERMITS ISSUED	220	328	267
NEW SINGLE FAMILY	12	20	21
NEW MULTI-FAMILY (UNITS)	2	2	36
NEW COMMERCIAL	0	10	0
REMODEL/ADD. COMMERCIAL	4	5	3
CODE COMPLIANCE			
NEW COMPLAINTS	28	11	15
RESOLVED COMPLAINTS	6	17	10
ACTIVE COMPLAINTS	11	24	43
RENTAL HOUSING			
RENTAL HOUSING UNITS	4,455	4,462	4,390
TOTAL RENTAL INSPECTIONS	224	319	212

COMMERCIAL BUILDING ACTIVITY UPDATE

This has been a very busy month for the building department. The City of Marion Building Department has 41 active Commercial projects ongoing and have gotten completion on 4 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.

Some of the new projects getting started are HyVee with an Exterior Remodel, Freund-Vector starting 3rd phase with an addition to the south side of their building. DaVita Kidney Care will be going into the Berthel-Fisher site on Tama Street, Eco-lips is adding to their production area inside the current building. We have also gotten a new building permit for Franks Tree Service out on Partners in the Medco park. Hupp electric, just a few years after moving to Marion, remodeling and adding on to their building, they are starting another addition.

We have the New Marion Fire Station, the new Marion Eco-Industrial Maintenance building, and the YMCA that haven't started yet and will all be going soon. In addition to those the two new Linn Mar Schools are geared up and going strong.

BUILDING CODE COMPLIANCE UPDATE

Housing complaint continue to rise and can take significant amount of staff time to investigate. Property managers and owners, for the most part, have been willing to work with staff to correct issues that may arise. All housing complaints are investigated until the items are brought into compliance or have been deemed unfounded.

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW	11	11	15
RESOLVED	6	17	10
ACTIVE	28	24	43
ACTIVE COMPLAINTS BY TYPE	CURRENT	LAST MONTH	LAST YEAR
BUILDING MISCELLANEOUS	5	3	11
DEBRIS IN YARD	3	4	8
HOUSING	9	7	13
PROPERTY MAINTENANCE	11	10	11

EXISTING COMPLAINTS OF INTEREST

Housing complaint continue to rise and can take significant amount of staff time to investigate. Property managers and owners, for the most part, have been willing to work with staff to correct issues that may arise. All housing complaints are investigated until the items are brought into compliance or have been deemed unfounded.

940 9th Street (Debra Grulkey) A complaint was received on 9/24/2018 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 final inspection of this property was performed and approved on 9/11/2019. Almost a year to the day to completely bring this property back into compliance.**

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. 2 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. **A filing of a municipal infraction resulted in significant action started on the property that soon fell off to inactivity. Currently waiting for the municipal infraction filed to be acted on by the City Attorney.**

1614 Mary Drive (Zach Schminkey) On 3/7/2019, 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 thereafter 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. **This home is scheduled to be removed from the court. It remains clean, 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. **A September 19th court date resulting from the inability to perform necessary repairs and property maintenance items detailed in a municipal infraction was held. The Magistrate granted an extension of time to complete the undisputed property maintenance items noted within the municipal infraction. Idella's son (Dwight) agreed that he could have all the items completed by the new October 31st deadline.**

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. **Staff has made several calls to facilitate the sale of the property in lieu of the alternative municipal infraction and subsequent costly and lengthy 657A.10A. Joe Hill was contacted and showed significant interest in the property. Staff facilitated contact between the two parties and a deal to sell the property to Joe Hill was made the next day. Joe has experienced some significant hurdles in purchasing the property but has performed all the tasks needed to obtain the property. Initial plans are to demo the home and move a different home onto the property.**

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. **The owners of this property have performed actions needed to bring the property into compliance. This case will be closed.**

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. **Calvin has worked with his tenant to have the items in the driveway cleaned up and maintained. This case will be closed.**

NEW COMPLAINTS OF INTEREST

938 8th Street (William Barrow) Complaints from the neighbors about a large dumpster and tall grass on this property were taken by staff. The neighbors are quick to react on this property as it has been a problem in the past. Bill was contacted and informed staff that he had moved and was cleaning out his old place. Bill agreed to have the dumpster removed as soon as he could. **Staff received another complaint about the dumpster a week after the initial case was started. Calls were made to the owner of the dumpster which set into motion the removal of it. The tall grass was addressed through the Parks department.**

1272 Denali Drive (Julie Coady) MFD responded to a medical call and found a severe case of hoarding and unhealthy sanitary conditions. The occupant was transported to the hospital which along with MFD, contacted staff about the conditions of the home. Julie was contacted after she was released from the hospital and agreed to have someone clean the home up. Service Master was contracted to clean the home out but did not perform any cleaning duties. Julie is hesitant to allow staff into her home, but communication lines are still open.

PLANNING & DEVELOPMENT ACTIVITY UPDATE

Squaw Creek Crossing

The developer continues work on projects in the Squaw Creek Crossings Development at Highway 13 and Highway 151. A final site development plan for the Holiday Inn Express & Suites Hotel that replaces the earlier approved Country Inn & Suites that was approved last year.

Uptown Commercial District:

- Tomaso Pizza (1204 7th Avenue): Plans have been approved that include two upper story residential units, construction to begin Fall 2019.
- West End Marion Café (809 6th Avenue): The café has opened, and developer has submitted revised plans for kiosk retail units to be reviewed by the Planning & Zoning Commission in November for recommendation to the City Council
- Trims Barbershop (1170 7th Avenue): Opened in the former Cranky's Bicycle Shop after an internal remodel and minor façade updates.
- Goldfinch Tap and Eatery (740 10th Street): Opened in the former Louis Scoreboard location after internal remodel.

General Commercial Improvements:

- Hy-Vee (3600 Highway 151): Exterior improvements have begun, that will include EIFS repair, brick staining and replacement of columns. Work will continue through the fall with interior remodel following.
- D-Bat (1783 Red Fox Way): Work has begun on the baseball / softball pitching and hitting complex. Work will continue through the winter with a spring 2019 open date anticipated.

BOARDS AND COMMISSIONS

Planning & Zoning Commission

The Marion Planning & Zoning Commission met on Tuesday, September 10, 2019 and took action on the following items:

- ITC Midwest – Recommended approved (w/ conditions) an electrical substation for property located at the northwest corner of Highway 100 and 44th Street

Zoning Board of Adjustment

The Marion Zoning Board of Adjustment met on Tuesday, September 17, 2019 and took action on the following items:

- ITC Midwest – Approved (w/ conditions) an electrical substation for property located at the northwest corner of Highway 100 and 44th Street

Historic Preservation Commission

The Marion Historic Preservation Commission did not meet on Tuesday, September 10, 2019 due to lack of actionable items.

ZONING MAP UPDATE

City Staff has completed proposed changes to the Citywide zoning map update. Staff have scheduled open houses throughout the community through October and November. A dedicated website has been created regarding the update at www.cityofmarion.org/zoningmapupdate, news, maps and upcoming open house dates are available through the website.

TRAILS

Grant Wood Trail Extension (35th Street to Highway 13)

Final asphalt sealing has been completed and final audit with IDOT will begin soon.

CeMar Trail (7th Street to Marion city Limits, including bridges)

Staff was also able to sit down with the Shoemaker Haaland to discuss phasing the trail into smaller segments that can be bid/let into more achievable sections with the potential to have some proceed with a fall/winter letting. The bridge demolition over Marion Boulevard is set for an August 20th letting through the IDOT. Discussions continue with the property owners south of Highway 100 regarding sewer and trail alignment.

Indian Creek Trail (Boyson Trail to Tower Terrace Road)

Snyder and Associates has already begun survey work and environmental studies for the trail alignment and in August Terracon began soil borings to allow for better design of the needed pedestrian bridge abutments. Positive discussions have been had with Linn-Mar regarding a potential easement location through their property, that could involve the replacement of their pedestrian bridge over Indian Creek.

Following a meeting with the Morrissey's in the beginning of January, additional alignments are being investigated to ensure a good user experience of the trail, while being optimistic about voluntary land/easement acquisition for the trail through their property.

10th Avenue Side paths (35th Street to Eagleview Drive)

Fully funded, awaiting funding availability in 2020.

MISD Safe Routes to Schools Trail

Following the commitment of funds to secure the Wellmark Foundation MATCH Grant (total \$146,529.75 project funds). Engineering staff is completing design and costs estimates in house with feedback from the Bicycle and Pedestrian Advisory Committee where warranted.

DRAINAGE EASEMENT / HOLD HARMLESS AGREEMENTS

- Four (4) applications were processed / issued in September 2019 (50 YTD)