



## ENGINEERING DEPARTMENT PROJECT NEWS

February 29, 2016

### CITY NEWS

#### Public Open House and Ground Breaking Set for 7<sup>th</sup> Avenue/7<sup>th</sup> Street Roundabout Project

The City of Marion will hold an open house from 5:30 to 7 p.m. on Tuesday, March 22 at Marion City Hall with a presentation scheduled for 6 p.m. regarding the 7<sup>th</sup> Avenue/7<sup>th</sup> Street roundabout project. Engineering staff and contractors will provide an overview of the project and the proposed construction schedule for the project. Construction is expected to begin later this month.

A ground breaking ceremony is planned for noon on Thursday, March 24 at the intersection of 6<sup>th</sup> Avenue and 7<sup>th</sup> Street.

The project includes street reconstruction and the installation of a roundabout at the intersection of 7<sup>th</sup> Avenue and 7<sup>th</sup> Street. This will implement a long term traffic management plan for Marion's core, balancing traffic between 6<sup>th</sup> and 7<sup>th</sup> Avenues and creating a more pedestrian-friendly atmosphere in Uptown Marion.

#### New Library Director Introduced

The City of Marion is pleased to announce that Elsworth Carman will serve as Marion Public Library's 11<sup>th</sup> director. Carman will manage the human resources, physical facilities, collection development and financial operations of the library in accordance with the policies established by the Library Board of Trustees and City administration. Carman comes to Marion from Oak Park, Illinois where he has been the manager of library experiences and initiatives in public services at the Oak Park Public Library. Mr. Carman received his master's degree in Library Science from the University of Wisconsin-Madison.

Carman will assume his responsibilities Monday, April 18. He follows current library director, Doug Raber, who will retire in March. Jo Pearson, assistant library director, will serve as interim director.



#### MEDCO Annual Business Luncheon Set for March 9

The Marion Economic Development Corp is celebrating success and driving innovation at their 31st Annual Business Luncheon set for March 9, 2016. Join MEDCO Board members and staff as they honor local innovators, feature products made in Marion, interact with Robotics students, highlight the accomplishments of 2015, and discuss the direction for 2016. The event will be held at the Cedar Rapids Marriott, 1200 Collins Rd. NE from 11:30 a.m. -1 p.m. Tickets are \$40 individual for MEDCO Investors and \$50 individual for Non-Investors. Register at [www.medcoiowa.org](http://www.medcoiowa.org). Or contact [nanci@medcoiow.org](mailto:nanci@medcoiow.org) for more information.

## 2016 PROJECT CONSTRUCTION UPDATE

The complete *Annual Engineering Work Program and Map*, with estimated construction schedules, separated by project type, can be found at [www.cityofmarion.org](http://www.cityofmarion.org).

- **2016 Sanitary Sewer Manhole Project - \$45,500**

The 2016 Sanitary Sewer Repair Program has a budget of \$240,000. This is being broken down into two separate projects due to the differences in the types of projects and the contractors that would bid these types of projects. The 2016 Sanitary Sewer Slip Lining Project, when development is complete, will be brought before City Council for consideration. The 2016 Sanitary Sewer Manhole Project will include the removal of two brick manholes and the placement of four new manholes and associated work. This work is to provide better access and maintenance to the existing sanitary sewer network. The manholes are located on 9<sup>th</sup> Street at 6 ½ Avenue and 7 ½ Avenue and 9 ½ Street at 7<sup>th</sup> Avenue and 7 ½ Avenue.

On Feb. 18, 2016 City Council approved the Project Calendar directing staff to proceed with the project letting.

The engineer's preliminary construction estimate for the 2016 Sanitary Sewer Manhole Project is \$45,500.

**Sealed bids will be received by the City of Marion on the 10<sup>th</sup> day of March, 2016.**

Work shall begin no later than May 31, 2016 and be completed within 25 working days.

Liquidated damages in the amount of \$300 per day will be assessed for each calendar day in excess of these schedules.

- **2016 Lowe Park Parking Lot Project - \$955,000**

The project will include the extension of Irish Drive into Lowe Park, construction of two parking lots, and adjacent trails.

Quantities include approximately 16,186 CY of Class 10 Excavation, 800 LF of RCP culvert installation ranging in size from 15-inch to 42-inch in diameter, 215 LF of 8-inch truss sanitary sewer installation, 3,830 LF of 2-inch conduit PVC conduit installation, HMA or PCC alternate bid paving items including over 4,700 tons of HMA for 8-inch street pavement, 6-inch parking lot pavement, and 5-inch trail pavement or 2,376 SY of PCC 7-inch street pavement, 8,360 SY of PCC 6-inch parking lot pavement, and 3,545 SY of PCC 5-inch trail pavement, associated subbase, and miscellaneous related items.

On Feb. 18, 2016 City Council approved the Project Calendar directing staff to proceed with the project letting.

The engineer's preliminary construction estimate for the 2016 Lowe Park Parking Lot Project is \$805,000.

**Sealed bids will be received by the City of Marion on the 8<sup>th</sup> day of March, 2016.**

Work shall begin no later than June 24, 2016 and be completed within 50 working days.



Liquidated damages in the amount of \$300 per day will be assessed for each calendar day in excess of these schedules.

Staff will prepare a follow-up project to include the lighting to be installed in the parking lots and along the trails. The estimated cost is \$150,000.

- **2016 Sanitary Sewer Project - \$240,000**

This project, using Sanitary Sewer funding, will include the cured-in-place pipe (CIPP) sewer lining of approximately 6123 LF of 8-inch diameter pipe. Locations and quantities are as follows:

- 1) 5<sup>th</sup> Street, north of 29<sup>th</sup> Avenue
- 2) 26<sup>th</sup> Street, south of 17<sup>th</sup> Avenue
- 3) 17<sup>th</sup> Avenue, from 26<sup>th</sup> Street to 27<sup>th</sup> Street
- 4) 18<sup>th</sup> Avenue, 27<sup>th</sup> Street to 31<sup>st</sup> Street
- 5) 26<sup>th</sup> Street, from 4<sup>th</sup> Avenue to 5<sup>th</sup> Avenue
- 6) 4<sup>th</sup> Avenue, from 26<sup>th</sup> Street to 31<sup>st</sup> Street
- 7) 27<sup>th</sup> Street, from 10<sup>th</sup> Avenue to 11<sup>th</sup> Avenue
- 8) 27<sup>th</sup> Street, from 12<sup>th</sup> Avenue to 14<sup>th</sup> Avenue
- 9) 28<sup>th</sup> Street, from 10<sup>th</sup> Avenue to 12<sup>th</sup> Avenue
- 10) 30<sup>th</sup> Street, from 11<sup>th</sup> Avenue to 12<sup>th</sup> Avenue
- 11) 12<sup>th</sup> Avenue, from 30<sup>th</sup> Street to 31<sup>st</sup> Street

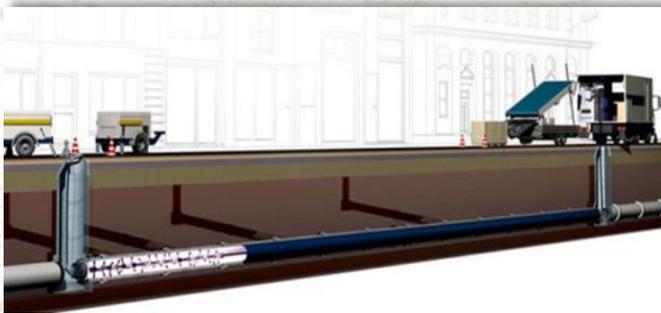
On March 3, 2016 City Council will consider approval of the Project Calendar directing staff to proceed with the project letting.

The engineer's estimate for the 2015 Sanitary Sewer Slip Lining Project is \$164,906.00.

**Sealed bids will be received by the City of Marion on the 29<sup>th</sup> day of March, 2016.**

Work shall be completed no later than Sept. 25, 2016. Liquidated damages in the amount of \$300 per day will be assessed for each calendar day in excess of this schedule.

Some lane closures and localized congestion are expected during construction.



- **2016 HMA Resurfacing Project - L. L. Pelling Co., Inc., \$912,293.60**

This annual program, using Miscellaneous Street Repair funding, includes the asphalt overlay of streets evaluated to be both in the most need and to provide the greatest benefit to the most drivers. Staff annually evaluates the need for maintenance of local streets against those collector and arterial streets carrying the most traffic.

On Jan. 7, 2016 City Council approved the recommended street locations as follows:

- 1) 5<sup>th</sup> Street from 29<sup>th</sup> Avenue to 300' North.
- 2) South 14<sup>th</sup> Street from A Avenue to G Avenue.
- 3) 5<sup>th</sup> Avenue from 13<sup>th</sup> Street to 31<sup>st</sup> Street.
- 4) A Avenue from 15<sup>th</sup> Street to 22<sup>nd</sup> Street.

- 5) 22<sup>nd</sup> Street from 8<sup>th</sup> Avenue to 10<sup>th</sup> Avenue.
- 6) 12<sup>th</sup> Avenue from Maplecrest to Northview Drive.
- 7) 15<sup>th</sup> Avenue from Maplecrest to Northview Drive.
- 8) 8<sup>th</sup> Avenue from 25<sup>th</sup> Street to 30<sup>th</sup> Street.
- 9) 26<sup>th</sup> Street from 3<sup>rd</sup> Avenue to 5<sup>th</sup> Avenue.
- 10) 4<sup>th</sup> Avenue from 27<sup>th</sup> Street to 31<sup>st</sup> Street.
- 11) 50<sup>th</sup> Street from 8<sup>th</sup> Avenue to 10<sup>th</sup> Avenue.
- 12) Southview Drive -Twixt Town Road to Ridge Drive.

One sealed bid was received on the 23<sup>rd</sup> day of February, 2016. A low bid of \$912,293.60 was received from L. L. Pelling Co., Inc. at 93.9% of engineer's estimate.

On March 3, 2016 City Council will consider awarding the contract to L. L. Pelling Co., Inc. in the amount of \$912,293.60.

Work shall begin no later than July 18, 2016 and be completed within 55 working days.

Liquidated damages in the amount of \$300 per day will be assessed for each calendar day in excess of this schedule.

- **Fairview Drive Reconstruction** - Rathje Construction Co., \$537,400

This project, using Miscellaneous Street Repair funding, includes the reconstruction of Fairview Drive from 8<sup>th</sup> Street to 11<sup>th</sup> Street.

The project includes the reconstruction of the existing pavement, driveways, storm sewer, subdrain, water main and other associated work.

6 sealed bids were received by the City of Marion on Feb. 23, 2016.

A low bid of \$438,819.10 was received from Rathje Construction Co. at 83.2% of the engineer's estimate.

On March 3, 2016 City Council will consider awarding the contract to Rathje Construction Co. in the amount of \$537,400.

Work shall begin no later than May 31, 2016 and be completed within 70 working days.

Liquidated damages in the amount of \$500 per day will be assessed for each calendar day in excess of this schedule.

Complete closures of these blocks will occur to provide for storm sewer installation and complete pavement reconstruction.

- **Central Corridor Complete Streets and Capacity Improvements (Roundabout at 7<sup>th</sup> Ave & 7<sup>th</sup> St)** - Ricklefs Excavating, LTD, \$2,871,607

The project, using bond funding and a grant from the Iowa Clean Air Attainment Program, will include the reconstruction of the 7<sup>th</sup> Street and 7<sup>th</sup> Avenue intersection.

The completed project will include a roundabout and connection to all entering street legs, ultimately shifting commuting traffic to 6<sup>th</sup> Avenue to improve efficiency and safety. Relocating traffic will also allow the Uptown to become a more pedestrian friendly environment.

Please be aware of potential lane closures and construction near the travel lanes.



On Feb. 19, 2016 staff held a preconstruction meeting to discuss project schedule, possible start date, subcontractor coordination, and material sources.

A new construction schedule was submitted designating a March 28, 2016 start and an estimated fall completion.

Work shall commence no later than April 11, 2016 and be completed within 120 working days.

The project will be broken into 6 stages. Two lanes of through traffic, one in each direction, will be maintained at all times, along with access to the adjacent businesses.

- **2015 Alburnett Road Widening Project** - Rathje Construction Co., \$189,587

The project, using Miscellaneous Street Repair funding, includes the widening of Alburnett Road between 29<sup>th</sup> Avenue and East Robins Road to provide for the addition of a dedicated left turn lane north and south. Additional tapers north and south of the intersections/widening will allow traffic to transition into the widened areas.

On Feb. 26, 2016 staff held a preconstruction meeting to discuss project schedule, possible start date, subcontractor coordination, and material sources.

A new construction schedule was submitted designating an April 11, 2016 start and an estimated June 13, 2016 completion.

Work shall commence no later than April 11, 2016 and be completed within 50 working days.

Liquidated damages in the amount of \$300 per day will be assessed for each day in excess of the specified completion date.

Some lane closures and localized congestion are expected during construction.

- **2015 Storm Sewer Project** - Dave Schmitt Const. Co. Inc., \$153,757

The project, using Storm Water Utility funding, includes the construction of storm sewer and drain tile, as well as effected sidewalks, drives, and ramps at the following locations:

- Grand Avenue (North Side) 1800 Grand Avenue to South 22nd Street
- 1st Avenue (North Side) South 22nd Street to School Street
- 26th Avenue (South Side) East of Indian Creek Road to Lynn Drive
- Northview Drive (East Side) 25th Avenue to 27th Avenue
- 29th Avenue (South Side) 35th Street to Highland Drive
- Highland Drive (East Side) 28th Avenue to 29th Avenue
- 27th Street (West Side) 18th Avenue to McGowan Boulevard

On March 2, 2016 staff has scheduled a preconstruction meeting to discuss project schedule, possible start date, subcontractor coordination, and material sources.

Work shall commence no later than April 11, 2016 and be completed within 45 working days.

Liquidated damages in the amount of \$300 per day will be assessed for each day in excess of the specified completion date.

The project will require localized temporary lane closures at several locations.

- **Donnelly Park Boyson Trail Bridge Replacement Project** - Ricklefs Excavating, LTD, \$148,413

This project includes the replacement of the existing low water creek crossing on the Boyson Trail with a pedestrian bridge and realignment of the trail.

On March 11, 2016 staff has scheduled a preconstruction meeting to discuss project schedule, possible start date, subcontractor coordination, and material sources.

Work shall begin no later than May 16, 2016 and be completed within 25 working days.

Liquidated damages in the amount of \$300 per day will be assessed for each calendar day in excess of this schedule.



*Similar bridge type*



*Project plan layout*

- **35<sup>th</sup> Street / 29<sup>th</sup> Avenue Mini Roundabout Project** – Eastern Iowa Excavating, \$255,366

The project, using LOST and Traffic Safety Improvement Program (TSIP) grant funding, includes the construction of a mini roundabout to replace the existing 2-way stop condition.

This project involves installing concrete pavement, sidewalks, curbs and street lighting to complete a mini roundabout at the intersection of 35<sup>th</sup> Street and 29<sup>th</sup> Avenue.

On March 14, 2016 staff has scheduled a preconstruction meeting to discuss project schedule, possible start date, subcontractor coordination, and material sources.

Work shall commence no later than April 11, 2016 and be completed within 45 working days.

Liquidated damages in the amount of \$300 per day will be assessed for each day in excess of these schedules.

The project will be constructed in phases with some lane closures and one short term complete intersection closure while the island is constructed.
- **ImaginArt in the Alley Project** - Central States Concrete, LLC, \$343,468.15

This project includes infrastructure improvements to the alleys between 10<sup>th</sup> and 11<sup>th</sup> Streets and 7<sup>th</sup> and 8<sup>th</sup> Avenues. Project construction will include the installation of new paving surface, lighting, drainage systems, art, and aesthetic enhancements.

In 2014, Marion was awarded an ArtPlace America grant of \$350,000 to bring life, vitality, and art to Uptown Marion alleys. The remainder of the approved budget for the project construction and associated engineering services will be funded with the City of Marion Bond Funds.

On March 30, 2016 staff has scheduled a preconstruction meeting to discuss project schedule, possible start date, subcontractor coordination, and material sources.

Work shall be completed no later than Oct. 23, 2016.

Liquidated damages in the amount of \$1,500 per day will be assessed for each calendar day in excess of this schedule.
- **Winslow Road Realignment Project** - Mooney-Engle Land Company, \$1,070,411

The joint public/private project includes the relocation of Winslow Road from Settler Drive to Tower Terrace Road. The construction will extend the typical cross section for a collector street with trail on one side and sidewalk on the other.

On Sept. 17, 2015 City Council approved a Development Agreement with Mooney-Engle Land Company regarding the Winslow Road Relocation Project.

On Sept. 17, 2015 City Council also approved concurrence of a contract for the construction of the Winslow Road Relocation Project by Mooney-Engle Land Company in the amount of \$1,070,411.

Completion of the realignment will require the construction of a temporary connection to the old Winslow Road alignment to allow continued use until more of Tower Terrace Road is constructed.

The contractor continues to grade the site and has started installation of water main and sanitary sewer.

Working days and completion date will be set and controlled by the developer.

- **2016 Miscellaneous Sidewalk Assessment Project - \$92,500**

This annual program provides for the construction of sidewalks in areas where no sidewalk currently exists.

Locations are added to a comprehensive list, reviewed for need, and recommended to City Council by a committee.

The committee is made up of 7 voting members and 3 non-voting members. Voting members include citizens of Marion (1), Linn Mar and Marion school districts (1 each), Police Department (1), City Council, and the Assistant City Engineer. The 3 non-voting members include the Assistant Planning and Development (1), Public Services (1), and a Project Engineer.

On Feb. 18, 2016 City Council approved the preliminary Project Calendar for the following locations:

- 27<sup>th</sup> Street (West Side) From 10<sup>th</sup> to 12<sup>th</sup> Avenue
- Grand Avenue (South Side) South 15<sup>th</sup> Street to 420' west
- Barrington Parkway (North Side) west of 10<sup>th</sup> Street
- East Post Road (West Side) Oakbrook Drive to 1040 Grand Avenue

Staff continues to prepare construction plans and is ready to proceed with the established state process for assessment.

- **Lindale Crossing at Lindale Drive Project - Trey Electric Corporation, \$16,769**

This project, using Capital Improvement Project–Signal funding, includes improvements regarding the addition of signage and flashing beacons at the Lindale Trail Crossing at Lindale Drive.

Work shall commence no later than April 11, 2016 and be completed within 10 working days.

Liquidated damages in the amount of \$100 per day will be assessed for each day in excess of these schedules.

Project will require some work adjacent to the travel lanes. Please be aware of the construction when in the area.

- **2016 Ramp Repair Project - Midwest Concrete Inc., \$78,090.50**

This annual program, using bonded funding, typically includes the reconstruction of approximately 5,200 sq. ft. of sidewalks, sidewalk ramps, and associated work.

Work is specified to begin no later than May 2, 2016 and be completed within 50 working days.

Liquidated damages in the amount of \$300 per day will be assessed for each calendar day in excess of these schedules.

Some lane closures and localized congestion are expected during construction.

- **2016 35<sup>th</sup> Street Water Main Relay Project – Phase 1 - Rathje Construction Co., \$69,850**

This project, is funded and administered by the Marion Water Department and will include 630 linear feet of new 12-inch water main to be installed from the intersection of 3<sup>rd</sup> Avenue and 35<sup>th</sup> Street to 160 35<sup>th</sup> Street to replace the existing old 8-inch water main. A detour will be setup during the work in the intersection of 35<sup>th</sup> Street and 3<sup>rd</sup> Avenue. Traffic will be down to one lane along 35<sup>th</sup> Street as the new water main is installed. Work shall commence later on this spring with a completion date of Sept. 9, 2016.

Liquidated damages in the amount of \$300 per day will be assessed for each day in excess of the specified completion date.

- **Tower Terrace Road Project – Phase V** – Mooney-Engle Land Company, \$1,517,642  
The joint public/private project includes the extension of Tower Terrace Road east from the 10<sup>th</sup> Street intersection to the new location of Winslow Road, west of Indian Creek. The construction will extend the typical cross section of the divided street with grass median, decorative lights, and trees.

The project will also include the completion of the signalization of the 10<sup>th</sup> Street and Tower Terrace Road intersection.

The City has completed right-of-way acquisition of property east of the Linn-Mar property and continues to strive for completion of right-of-way acquisition from Linn-Mar Schools.

Construction activities are anticipated to have limited impact to traffic.



- **2016 Winslow Road Reconstruction Project** - \$770,000

This project, using LOST funding, will include the reconstruction of Winslow Road from approximately Valentine Drive south to the northern Indian Creek Bridge. Staff will evaluate different project scopes and methods for reconstruction in the coming months.

The project includes the reconstruction of the existing pavement, driveways, storm sewer, subdrain, water main and other associated work.

Engineering staff has begun development and design of this project for an expected letting date in March.

Construction is expected to begin around June and require approximately 3-5 months to complete, with a period of complete street closure expected to provide for storm sewer installation and complete pavement reconstruction.

- **2015 10<sup>th</sup> Street Reconstruction Project** - Rathje Construction Co., \$332,298.15

The project, using LOST funding, includes the reconstruction of 10<sup>th</sup> Street from 5<sup>th</sup> Avenue to 6<sup>th</sup> Avenue consistent with the remainder of the new Central Corridor.

The project opened to traffic on Nov. 20, 2015.

Work has been suspended for the winter and a supplemental contract was approved by City Council on Dec. 3, 2015 for the application of thermoplastic pavement lines and symbols in the spring.

The contractor has used approximately 38 of 50 working days provided.



- **West 8th Avenue Reconstruction Project** - \$800,000

This project, using LOST funding, will include the widening of West 8th Avenue from approximately Lindale Drive to Indian Creek.

Engineering staff has begun development and design of this project for an expected letting date in July and a late start date in 2017.

The completed project will include three lanes of pavement with street lights, trail crossing, and landscaping.

Construction is expected to require approximately 5-6 months to complete, with several lane closures and restrictions to provide for storm sewer installation and complete pavement reconstruction.

- **Boyson Road and 10<sup>th</sup> Street Traffic Study** - \$60,000

This study, using LOST funding, will evaluate the need for improvements at the Boyson Road and 10<sup>th</sup> Street intersection. It is expected that the intersection of Indian Creek Road and 10<sup>th</sup> Street will also need to be included due to its proximity to the study area.

Traffic volumes, accident rates, congestion levels, and visibility will be studied prior to the selection of a traffic device to solve any related issues.

Separate funding will be needed to complete any recommended changes.

- **Central Corridor Project (26<sup>th</sup> Street to 31<sup>st</sup> Street)** – Abode Construction

The project will include the reconstruction of the Central Corridor Project from 26<sup>th</sup> Street to 31<sup>st</sup> Street including the roundabout near the old Marion Iron Site connecting 6<sup>th</sup> Avenue to 7<sup>th</sup> Avenue.

The project, a public/private partnership, includes the partial construction of the Central Corridor Project between 13<sup>th</sup> and 31<sup>st</sup> Streets by Abode Construction.

On May 10, 2014 a resolution approving a development agreement with Genesis Equities, LLC, including tax increment financing payments in an amount not to exceed \$8,400,000 plus interest, was approved by City Council providing for the construction funding by the developer.

The project will be constructed in 2 stages, including sanitary sewer in Stage 1, and paving with storm sewer in stage 2.

On Aug. 6, 2015 City Council approved a resolution regarding concurrence of a contract for the construction of the Central Corridor Project (26<sup>th</sup> St to 31<sup>st</sup> St – Stage I) by Genesis Equities, LCC, in the amount of \$369,232.30.

The contractor continues with the installation of sanitary sewer on 6<sup>th</sup> Avenue east from 17<sup>th</sup> Street, however, some work is on hold due to delays associated with IDNR site access approval for the Marion Iron Site.

The project will be constructed in phases with some lane closures and localized congestion when building the roundabout.

Working days and completion date will be set and controlled by the developer.



- **Boyson Road Culvert Extension Project** - \$100,000

This project, using Storm Water Utility funding, includes the extension of the existing Corrugated Metal Pipe (CMP) Storm Water crossing under Boyson Road near the west City Limits.

In 2011, staff in cooperation with adjacent development, widened and urbanized the south side of Boyson Road west of Alburnett Road. This required the extension of the existing culverts on the south side at that time.

In anticipation of similar widening occurring on the north side of Boyson Road staff is proposing a project to extend the same culverts to the north.

Construction is expected in 2016 and will require some short term lane closures.

- **Alburnett Road Extension Project - \$1,300,000**

This project, using LOST funding, will include the first phase of the extension of Alburnett Road from 7<sup>th</sup> Avenue to Boyson Road.

On Feb. 15, 2001 Council approved the alignment option extending Alburnett Road south from Edinburgh Drive, south across Indian Creek, through Willow Park and along 2<sup>nd</sup> Avenue to 7<sup>th</sup> Avenue.

Council later reaffirmed the need for the realignment due to traffic volumes and congestion along Central Avenue and 10<sup>th</sup> Street.

Project funding is not intended to provide for the construction of the bridge over Indian Creek but will allow for extensive preliminary work to be completed.

Staff anticipates contracting associated property acquisitions and project design services to private firms to help with project workloads.

- **Armar Drive Extension Project - \$400,000**

The project will extend Armar Drive from the existing south end (in Cedar Rapids) to Highway 100. The intersection at Highway 100 has already been constructed and signalized with ARRA Funds.

The City continues with the process for condemnation of right-of-way for this highly significant project. Per Section 354.4A of the Code of Iowa a 7 day notice will be given to the property owner to allow for the surveying of the required acquisition. On Nov. 5, 2015 City Council

approved a resolution establishing fair market value and just compensation for the acquisition of certain real property and an interest in real property owned by Phyllis M. Rausch, trustee of the William J. Rausch Family Trust, located N ½ of the NW ¼ of the NW ¼, Section 12, Township 83 North, Range 7, West of the 5<sup>th</sup> P.M., Linn County Iowa regarding the Armar Drive Extension Project. The City's attorney has received a request from the owner to request their own appraisal. This will require 30 to 60 days to obtain.



- **Waldo's Rock Park Parking Lot - \$150,000**

The Marion Parks and Recreation Department has been awarded a grant of \$150,000 from Resource Enhancement and Protection (REAP) for the development of Waldo's Rock Park. The park will be located adjacent to the 184-acre Marion Enterprise Center in Marion.

REAP invests in projects that enhance and protect the Iowa's natural and cultural resources, helping cities establish natural areas that encourage outdoor recreation and resource management.

In June of this year, local developer Waldo Morris donated 7.4 acres of land near Partners Avenue and 62<sup>nd</sup> Street to the City of Marion for use as a city park. The park, which features a glacial erratic boulder formation, will provide unique learning and recreational opportunities for all ages.



The glacial erratic will serve as the nucleus of this park, with a loop trail and fishing pier constructed adjacent to it. A park road and parking lot will be built to provide access off of Partners Avenue. A trail head connection to the Grant Wood trail system, a timber frame pavilion, and the establishment of trees and prairie grass are also components of the project. The project is expected to begin in the spring of 2016 and be complete in 2017.

## SUBDIVISION DEVELOPMENT

Staff provides inspection for the development of all subdivisions and commercial sites within the city limits. This work begins with construction plan review and includes field quality control for storm and sanitary sewers, draintile, portland cement concrete maturity, grade, air content, slump (water content) and pavement thickness. The City has adopted the latest version of SUDAS (Statewide Design Standards) and utilizes these standards for all subdivision construction.

### Subdivision Residential

**Authors 3<sup>rd</sup> Addition** - Rathje Construction, E & F Paving

Location: East side 35<sup>th</sup> Street

Punch list items remain (small miscellaneous cleanup items).

**Authors 4<sup>th</sup> Addition** - Rathje Construction, E & F Paving

Location: East side 35<sup>th</sup> Street

Plans have been approved.

**Bedford Heights** -

Location: West of Alburnett Road / south of Echo Hill Road

Plans are being revised for the 1<sup>st</sup> Addition.

**Bowman Woods Unit 37** - Rathje Construction, E & F Paving

Location: South of East Robins Road / west of Alburnett Road

Sanitary sewer being installed. Grades are being revised to avoid rock excavation.

**Bridge Creek 4<sup>th</sup> Addition** - Ricklefs Excavating, City Wide

Location: Winslow Road south of Rolling Glen Drive

Sanitary sewer being installed. Grades are being revised to avoid rock excavation.

**Echo Ridge Estates** -

Location: west side of Alburnett Road, north of Echo Hill Road

Preliminary plat to Planning and Zoning Commission

**Gemstone Estates 3<sup>rd</sup> Addition** - Rathje Construction, E & F Paving

Location: North of Tower Terrace Road and west of 35<sup>th</sup> Street

Water main has been installed. Storm sewer installation has begun.

**Hunters Field 9<sup>th</sup> Addition** – Pirc Tobin Construction

Location: Extension of Elderton Drive

Punch list items remain (small miscellaneous cleanup items).

**Hunters Field 10<sup>th</sup> Addition** - Pirc Tobin Construction

Location: Extension of Foxborough

Punch list items remain (small miscellaneous cleanup items).

**Squaw Creek Meadows 7<sup>th</sup> Addition** - Rathje Construction, E & F

Location: Alexis Lane extension south of Grand Avenue and west of 31<sup>st</sup> Street

Punch list items remain (small miscellaneous cleanup items).



### Commercial Sites

**Capital Commercial (1207 7<sup>th</sup> Ave)**

The building construction is continuing/starting over after framing collapse.

**Integrity Homes Commercial Condos (62<sup>nd</sup> St)**

Site work nearly completed. Final stabilization will occur in the spring.

**Marion Public Services Site (3<sup>rd</sup> Ave)**

No additional review was done. Prelim plans have been reviewed in the past.

**Legacy Site Plan (Partners Ave)**

Site under construction.

**El Plast Site Plan (Partners Ave)**

Site stabilization and punch list items remain.

**Linn COOP Expansion (3<sup>rd</sup> Ave)**

Building construction is continuing.

**Platinum Multi-Family (Prairie Hill Drive)**

Second 12-plex nearly completed. First 5-plex is well under way.

**Kobliska Plumbing (Commercial Ave)**

Site under construction.

**Linn Mar High School Remodel (10<sup>th</sup> St)**

Site under construction.

**Moose Properties (44<sup>th</sup> St)**

North driveway, building, and parking lot have been completed. Construction has started on the proposed “middle” building.

**Croell Redi-Mix (49<sup>th</sup> St)**

Site under construction. New sanitary service has been installed. Water has been brought to site from north side of 49<sup>th</sup> Street.

**Goodwill / Hills Bank (7<sup>th</sup> Ave)**

Site under construction. Work in south lot is underway.

**Hotchkiss Commercial Property (Blairs Ferry Rd)**

Under ground work completed. Building being constructed. No work on parking lot yet.

**Electric Specialty Manufacturing (Partners Ave)**

Site under construction.

**Arctic Insulation Specialists (Partners Ave)**

Site plan reviewed and approved. No site work has started.

**Platinum Multi-use (29<sup>th</sup> Ave / Prairie Hill Dr)**

Site plan reviewed and comments sent back to Consultant.

**Blairs Ferry Senior Housing (Blairs Ferry Rd)**

Site plan has been approved. Demo work and mass grading has been completed.

**Victory Gymnastics (N. Gateway Dr)**

PCC work completed. Still working on building.

**Arbor Trails Senior Housing (Blairs Ferry Rd)**

Building construction has started.

**MISD – Longfellow Elementary Demo (8<sup>th</sup> Ave)**

Demo work has been completed.

**APC Emmert Site Plan (3<sup>rd</sup> Ave)**

Building construction has started.



### **KTRO Storage Units (3<sup>rd</sup> Ave)**

Site plan was reviewed and comments sent back to Consultant.

## **TRAFFIC ADVISORY COMMITTEE (TAC)**

As the chairman of the Traffic Advisory Committee (TAC) it is my responsibility to coordinate citizen requests regarding traffic concerns and possible changes in signage or traffic regulations.

The TAC is comprised of the City Engineer, City Manager, Police Chief, Fire Chief, Planning Director, and the Public Services Director. The committee meets when necessary and able to evaluate the requests and make a recommendation to City Council whether the request warrants mitigation.

Requests are only accepted in written form (letter or email) and directed to the Mayor and City Council. The City Council then decides if the request is only for information or requires evaluation and referral to the TAC. If review is necessary Council will, by motion, receive and file the item and refer it to TAC.

The TAC evaluates the requests based on several criteria including the following:

- Traffic counts, speed, vehicle type, and overall volumes provided by staff and traffic data collectors,
- Vehicle and pedestrian accident rates provided by the Police Department,
- Site visibility and stopping distances based on engineering standards,
- Emergency vehicle, snow removal, and garbage pickup accessibility,
- General public use verses individual owner needs,
- Input by the requestor and the public.

TAC then uses the criteria to discuss, evaluate, and provide a recommendation to City Council at a regular Council Meeting. The requestor is notified of the date that the report recommendation will be presented and provided a time to address City Council regarding the request. Once Council has acted on the request notice is sent to the requestor and appropriate action is taken by staff.

- **On Feb. 18, 2016 Council approved a motion to receive and file a TAC report regarding a request for a stop sign at the intersection of 5<sup>th</sup> Street and 10<sup>th</sup> Avenue (Ron Cook).**

TAC recommended no changes at this time.

- **On Feb. 18, 2016 Council approved a motion to receive and file a TAC report regarding a request for review of unregulated intersections between 10<sup>th</sup> Street and Emerson School (Hilary Copeland Marvin, 1291 12<sup>th</sup> Street).**

TAC recommended the installation of stop signs stopping east and west bound traffic on 11<sup>th</sup> Avenue at its intersection with 12<sup>th</sup> Street.

- **On Feb. 18, 2016 Council approved a resolution for the installation of stop signs stopping east and west bound traffic on 11<sup>th</sup> Avenue at its intersection with 12<sup>th</sup> Street.**

## **OTHER COUNCIL ACTION ITEMS**

- **On March 3, 2016 City Council will consider a Resolution of Necessity regarding installation of sidewalk along the east side of property located at 727 Oakbrook Drive from the northerly lot line to match into the existing sidewalk on the south side of Oakbrook Drive, and deferring the remainder of the sidewalk along this property. (University of Iowa Community Credit Union).**

On April 6, 2006 City Council approved Resolution No. 18713 regarding the Final Plat and Memorandum of Agreement (MOA) of Oakbrook Second Additions to Marion, located North of Highway 100 and west of East Post Road (Menards, Inc.).

As part of the MOA sidewalks along Highway 100 and East Post Road were deferred until such time as the City passes a resolution of necessity.

The City has contacted both the University of Iowa Community Credit Union (UICCU) corporate offices as well as the local Marion branch. The City has offered to utilize our contractor, if they desire, to perform the associated work to improve their project costs.

City staff received an affirmative response from Jim Davis, Facilities and Service Manager for UICCU, that they would prefer that the City install the sidewalk and then they would reimburse the City for their portion. They are willing to sign an agreement to this effect.

A Resolution of Necessity passed in lieu of the Sidewalk Assessment procedure would allow the deferral to continue for the remainder of the property along East Post Road and Highway 100.

Staff recommends approving the Resolution of Necessity regarding installation of sidewalk along the east side of property located at 727 Oakbrook Drive from the northerly lot line to match into the existing sidewalk on the south side of Oakbrook Drive, and deferring the remainder of the sidewalk along this property. (University of Iowa Community Credit Union).

- **On March 3, 2016 City Council will have a discussion regarding Potential Dawn Drive Regional Basin Project.**

Staff has prepared the following report:

*On February 2, 2006, during the City Council Work Session, Engineering staff initiated a discussion regarding the development and use of regional detention basins. This discussion was prompted by meetings between the City of Marion Mayor and one or two Linn County Supervisors. Their consensus was to study locations north of Marion that may benefit from the installation of regional basins.*

*At the direction of the Mayor, staff then identified potential areas for regional detention basins in Marion and the surrounding area. Several locations were identified that showed potential for when development started to occur in the areas. It was decided that in the future staff would work with developers to encourage the incorporation of regional basin design into their overall subdivision layout.*

*Staff also evaluated and determined the many advantages of using regional basins. These included less overall maintenance costs, the basins would also serve as open green space, and they would remove potential flood prone land from development.*

*The basin immediately north of Dawn Drive was one of these areas identified in 2006. Dawn Drive, Lyons Drive, Sherry Lane, and Douglas Drive constitute a Linn County subdivision located along the west side of Alburnett Road, south of Echo Hill Road. Research of historical aerial photos found that subdivision construction started sometime in the 1960's. Records also showed that since the inception of the subdivision, and throughout its development, regular flooding has occurred.*

*An evaluation in 2006 of the topography surrounding the subdivision identified approximately 472 acres to the north and west sides of the subdivision. These areas are located in Cedar Rapids, Marion, and Linn County inclusive, and are producing storm water runoff which drains directly through the center of the subdivision.*

*The area east of the subdivision, an additional 622 acres, also provides runoff that impacts properties on the south side of Douglas Drive by crossing Alburnett Road via a culvert for a total runoff impact to the subdivision of approximately 1,094 acres.*

*The next step in 2006 was to better identify the basin area, provide some preliminary design, and develop a cost estimate. This resulted in the Proposed Dawn Drive Regional Basin Project.*

*The proposed basin location, immediately northwest of the subdivision, would require approximately 30 acres of land for the basin and bring together approximately 380 acres of upstream farm land draining to it. Again, some of the drainage area is coming from Linn County and Cedar Rapids.*

*Following the discussion in 2006, City Council did not provide direction to staff to proceed with the project or provide for the funding necessary to construct the basin.*

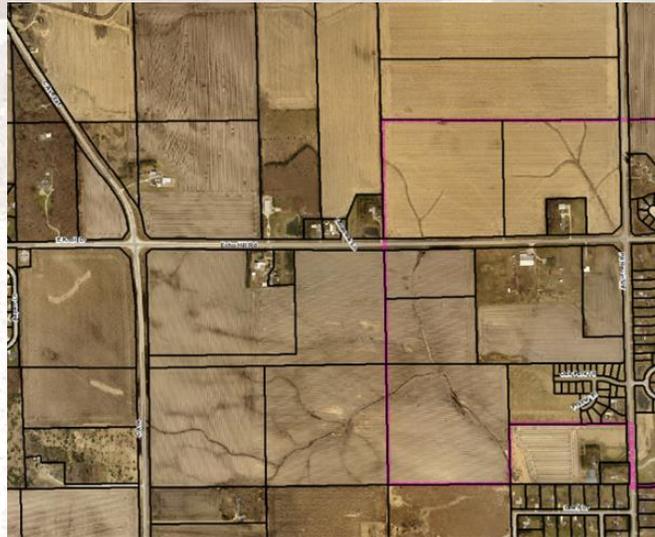
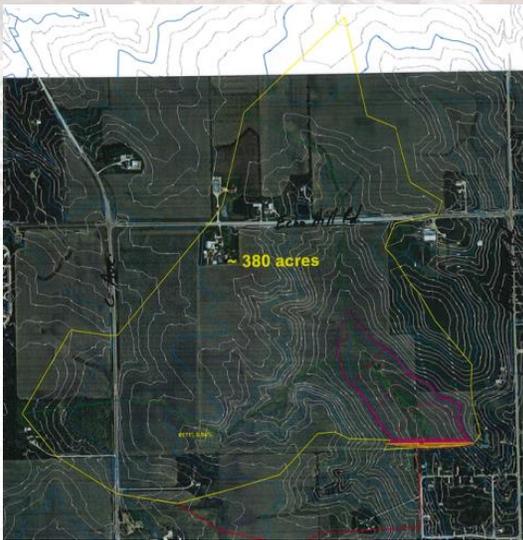
*As development in the area has recently become more active, staff has determined that additional study would be prudent.*

*Over 200 acres of land north of the Linn County subdivision was annexed by the City of Marion in 2015. Included in the 200 acres was Midwest Development's Prairie Trail Additions, located north of the County subdivision along the west side of Alburnett Road, and Mooney-Engle Land Co. 70 acres of land at the northwest corner of Alburnett Road and Boyson Road. Prairie Trail 1<sup>st</sup> Addition, Phase I, has already been constructed, final platted and 7 homes are being constructed.*

*Developers are actively looking to purchase and develop other property north of the Basin Project. Now would appear to be the time to look into the feasibility of constructing the regional detention basin just north of Dawn Drive.*

*Current preliminary construction estimates have been prepared for the basin. As a basis for the estimate staff used the East Robins Road regional detention basin which was constructed in 2006 for a total cost of \$337,000. Using a 5% inflation rate for the engineering, permitting, and construction costs, and assuming \$30,000 per acre for the land, the preliminary estimate for the Dawn Drive Basin has been determined to be \$1.25 million. Of that estimate, \$900,000 is strictly for property acquisition.*

*As was done with the East Robins Road regional detention basin, it is recommended that the City hire an Engineering Consultant to do the final basin design, get the appropriate permits from the Iowa DNR, Army Corps of Engineers, etc., and help in the land acquisition. A hook-up fee would then be established that would be due at the time of final plat for those areas identified to benefit from the basin. Each new subdivision would be required to buy into the basin alleviating them of the requirement to construct their own local basins.*



We continue to build an email list, so please forward addresses to me of those wishing to receive this information.

Feel free to forward to anyone with interest.

If you have additional questions regarding ongoing projects please address them to my email and I will add them to future reports.

**CONTACT INFORMATION:** Dan D. Whitlow, P. E., Marion City Engineer, [dwhitlow@cityofmarion.org](mailto:dwhitlow@cityofmarion.org)

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