



**CITY COUNCIL AGENDA – WORK SESSION**  
Tuesday, August 6, 2019 – 4:00 p.m.  
City Hall, 1225 6th Avenue, Marion, IA 52302

The meeting is being recorded. Any item listed on the agenda may be open to discussion by the City Council. Times listed are estimated.

**CALL TO ORDER**

**PROCLAMATIONS/OATHS**

1. Proclamation: American Wind Week on August 11-17, 2019 (Power Up Iowa) (Thursday)

**PRESENTATIONS** – This section is for presentations from external entities regarding current council action and area projects and events.

1. Presentation regarding Victory Sports Center, Inc. tax increment financing (TIF) request. (Stephanie Phillips) (Thursday)

**CONSENT AGENDA** – This section includes routine items and will be enacted by one motion without separate discussion unless Council requests an item to be removed to be considered separately.

1. Motion to approve the Consent Agenda as follows:

**A. Administrative Services (4:00-4:10)**

1. Motion to approve minutes of the July 15, 16 and 18, 2019 City Council meetings.
2. Motion to approve the following liquor license applications:
  - a. New – Goldfinch Tap + Eatery – 740 10th Street  
Class C Liquor License with additional privileges of Catering, Class B Wine Permit, Outdoor Service and Sunday Sales.
  - b. Renewal – Zio Johnno's – 755 7th Avenue  
Class C Liquor License (LC) with additional privileges of Class B Wine Permit, Catering, Outdoor Service and Sunday Sales. No violations in previous five years.
  - c. Renewal – BLOOMS by Bladeworks – 1440 Blairs Ferry Road  
Class B Native Wine Permit with additional privilege of Sunday Sales. No violations in previous five years.

- d. Renewal – Casey’s General Store #2770 – 2020 7th Avenue Class C Beer Permit (BC) with additional privileges of Class B Wine Permit and Sunday Sales. No violations in previous five years.
- 3. Motion to approve the following Hold Harmless Agreements:
    - a. Marching Band Invite; 9/28/19 from 4:00-10:30 p.m. at Marion High School Football Field (Marion High School, 675 S 15th Street, Permit #2019-00000070)
    - b. Marion High School Football/Track Events; Football: 8/30/19, 9/13/19, 9/27/19, 10/11/19 and 10/18/19; Track: 4/9/20, 4/30/20, 5/4/20; 4:00-10:30 p.m. at Marion High School Football Field (Marion High School, 675 S 15th Street, Permit #2019-00000071)
    - c. Marion Homecoming Parade; 10/10/19 from 6:00-8:30 p.m. at Marion High School Football Field (Marion High School, 675 S 15th Street, Permit #2019-00000072)
  - 4. Motion to approve the following Mayoral appointment:
    - a. Civil Service Commission:  
Rachel Kadlec, 2470 Northview Drive, Term Expires 4/21/21.
  - 5. Resolution No. \_\_\_\_\_ approving support for the 2019 Trees Forever Woodland Legacy Symposium in the amount of \$7,500.00.
  - 6. Resolution No. \_\_\_\_\_ setting date for public hearing for September 5, 2019 on an Urban Renewal Plan Amendment for the Collins Road Urban Renewal Area.
  - 7. Resolution No. \_\_\_\_\_ setting date for public hearing for September 5, 2019 at which it is proposed to approve a Development Agreement with TWG Iowa Apartment Partners LP including Annual Appropriation Tax Increment Payments.
  - 8. Motion to approve payments as presented in the amount of \$2,281,095.50.

**B. Public Services** – None

**C. Public Safety** – None

**D. Parks** – None

## E. Engineering

1. Motion to approve Engineering Department project payments as follows:
  - a. Resolution No. \_\_\_\_ approving Partial Payment No. 4 to City of Cedar Rapids regarding the Tower Terrace Road Project (C Avenue to Alburnett Road) associated with Resolution 23937 - Chapter 28E Agreement in the amount of \$71,260.65. (TRANS-18-096)
  - b. Resolution No. \_\_\_\_ approving Partial Payment No. 1 to Trey Electric Corp. regarding the 2019 Pedestrian Beacon Project in the amount of \$47,431.60. (ANN-18-079).
  - c. Resolution No. \_\_\_\_ approving Partial Payment No. 1 to Curtis Contracting Corp. regarding the 2019 Sidewalk Project in the amount of \$55,068.29. (ANN-18-105 & ANN-18-106).
  - d. Resolution No. \_\_\_\_ approving Partial Payment No. 29 to Veenstra & Kimm, Inc. regarding the Indian Creek Trunk Sewer – Segment 7 Project in the amount of \$7,276.04. (SWR-17-026).
  - e. Resolution No. \_\_\_\_ approving Partial Payment No. 6 to Tricon General Construction regarding the Lowe Park South End Improvements in the amount of \$127,038.55. (REC-17-050)
  - f. Resolution No. \_\_\_\_ approving Partial Payment No. 7 to Tricon General Construction regarding the Lowe Park South End Improvements in the amount of \$141,324.55. (REC-17-050)
  - g. Resolution No. \_\_\_\_ approving Partial Payment No. 11 to Rathje Construction Co. regarding the Grant Wood Trail Extension: Hwy 13 to 35th Street Project in the amount of \$2,570.99. (TRL-17-058) (TAP-U-4775(628)-81—57)
  - h. Resolution No. \_\_\_\_ approving Partial Payment No. 7 to BWC Excavating regarding the 2017 Northview Drive Reconstruction Project in the amount of \$2,184.99. (TRANS-18-090)
2. Resolution No. \_\_\_\_\_ approving Temporary Construction Easement with Lawrance T & Joan C Joan Nessel, 1001 18th Street, regarding the 2019 Sanitary Sewer Maintenance Project. (ANN-18-029)
3. Resolution No. \_\_\_\_\_ approving Temporary Construction Easement with Frank D & Sheila Evitch, 1910 10th Avenue, regarding the 2019 Sanitary Sewer Maintenance Project. (ANN-18-029)

4. Resolution No. \_\_\_\_\_ approving Temporary Construction Easement with Perfect Game Inc. (850 Twixt Town Road NE), regarding the 2019 Sanitary Sewer Sliplining Project. (ANN-18-029)
5. Motion to approve Project Calendar regarding Temporary Construction Easements associated with the 2019 Sidewalk Project (ANN-18-105 & ANN-18-106) as follows:
  - a. Resolution No. \_\_\_\_ approving Temporary Construction Easement with Mary L Beets, 1215 E Avenue, regarding the 2019 Sidewalk Project. (ANN-18-105 & ANN-18-106)
  - b. Resolution No. \_\_\_\_ approving Temporary Construction Easement with Marilyn R Newton, 775 South 12th Street, regarding the 2019 Sidewalk Project. (ANN-18-105 & ANN-18-106)
  - c. Resolution No. \_\_\_\_ approving Temporary Construction Easement with Jaime L & Erik W Bussey, 1215 F Avenue, regarding the 2019 Sidewalk Project. (ANN-18-105 & ANN-18-106)
  - d. Resolution No. \_\_\_\_ approving Temporary Construction Easement with Dean A & Elaine K Heitkamp, 1565 25th Avenue, regarding the 2019 Sidewalk Project. (ANN-18-105 & ANN-18-106)
  - e. Resolution No. \_\_\_\_ approving Temporary Construction Easement with 670 9th Avenue Marion LLC, 2485 Indian Creek Road, regarding the 2019 Sidewalk Project. (ANN-18-105 & ANN-18-106)
  - f. Resolution No. \_\_\_\_ approving Temporary Construction Easement with Todd E Van Meighem, 387 5th Avenue, regarding the 2019 Sidewalk Project. (ANN-18-105 & ANN-18-106)
  - g. Resolution No. \_\_\_\_ approving Temporary Construction Easement with Shawn L Schauf, 286 6th Avenue, regarding the 2019 Sidewalk Project. (ANN-18-105 & ANN-18-106)

## **F. Community Development**

1. Motion to approve Planning Department project payments as follows:
  - a. Resolution No. \_\_\_\_ approving payment no. 44 to Universal Field Services, Inc for services related to right-of-way acquisitions for the Central Corridor Improvement Project, 13th Street to 31st Street in the amount of \$626.26. (TRANS-17-099)
  - b. Resolution No. \_\_\_\_ approving payment no. 10 to Snyder & Associates per the contract for the Indian Creek Trail [STP-U-4775(631) --70-57] in the amount of \$5,761.18. (TRL-18-056)

**G. Library – None**

**CONSENT AGENDA WITH MAYOR ABOUASSALY'S ABSTENTION**

2. Motion to approve the Consent Agenda with Mayor AbouAssaly's abstention from voting and discussion as follows:

**A. Administrative Services (4:10-4:20)**

1. Resolution No. \_\_\_\_\_ setting date for public hearing for September 5, 2019, at which it is proposed to approve a Development Agreement with GLD Properties, LLC including Annual Appropriation Tax Increment Payments (TIF) - 2931 7th Avenue.
2. Resolution No. \_\_\_\_\_ setting date for public hearing for September 5, 2019, at which it is proposed to approve a Development Agreement with GLD Properties, LLC including Annual Appropriation Tax Increment Payments (TIF) – 2791 7th Avenue.

**B. Public Services**

1. Resolution No. \_\_\_\_\_ approving partial payment No.14 to Knapp Warden LLC for design services associated with the Eco Industrial Park Phase 1 in the amount of \$62,675.00 (FACS-17-069).

**C. Public Safety – None**

**D. Parks**

1. Resolution No. \_\_\_\_\_ approving partial payment no. 10 to Martin Gardner Architecture for professional services regarding the Lowe Park Maintenance Facility Addition Project in the amount of \$612.00. (FACS-18-072)

**E. Engineering**

1. Motion to approve Engineering Department project payments as follows:
  - a. Resolution No. \_\_\_\_\_ approving Partial Payment No. 3 to HR Green regarding the 2019 10th Street and Central Avenue/10th Avenue Interchange Design in the amount of \$1,477.50. (TRANS-18-089)
  - b. Resolution No. \_\_\_\_\_ approving Partial Payment No. 12 to Anderson-Bogert Engineers regarding the Marion Runway 17/35 Reconstruction Project in the amount of \$1,389.47. (ANN-18-082)

- c. Resolution No. \_\_\_\_ approving Partial Payment No. 14 to Genesis Equities, LLC per Resolution No. 26329 regarding the 2017 Central Corridor Improvements Project – Phase 3 (13th Street to 19th Street) in the amount of \$196,113.73. (TRANS-18-091)
- d. Resolution No. \_\_\_\_ approving Partial Payment No. 1 to Price Industrial Electric regarding the 2019 Highway 13 and Hennessey Parkway Traffic Signal and Turn Lane Improvements Project in the amount of \$3,598.41. (TRANS-18-074).

**F. Community Development**

- 1. Resolution No. \_\_\_\_\_ approving payment no. 23 to Houseal Lavigne Associates for professional consulting services related to the Marion Zoning Ordinance per the contract for the Marion Airport in the amount of \$82.50. (GOV-18-012)

**G. Library – None**

**REGULAR AGENDA**

**A. Administrative Services (4:20-4:40)**

- 1. Motion to approve the following Hold Harmless Agreements:
  - a. Private Party, 8/10/19 from 7:00-11:00 p.m. (Rene Gadelha, 3476 Barnsley Circle, Permit #2019-00000078)
- 2. Resolution No. \_\_\_\_\_ approving legal service agreements with City Attorney Kara Bullerman and Assistant City Attorney Ryan P. Tang for the period of July 1, 2019 through June 30, 2020.
- 3. Resolution No. \_\_\_\_\_ awarding General Obligation Urban Renewal Bonds, Series 2019D and authorizing and approving an Loan Agreement, providing for the sale and issuance of Bonds and providing for the levy of taxes to pay the same.
- 4. Resolution No. \_\_\_\_\_ approving final capital contribution payment to YMCA of the Cedar Rapids Metropolitan Area in the amount of \$6,300,000.00 (REC-17-035)
- 5. Resolution No. \_\_\_\_\_ relating to financing of proposed project to be undertaken by City of Marion, Iowa; establishing compliance with reimbursement bond regulations under the Internal Revenue Code. (Irish Drive Extension and Traffic Signals)
- 6. Resolution No. \_\_\_\_\_ approving a Memorandum of Understanding (MOU), regarding tax increment financing (TIF) incentives for WhaddaYaWant, Inc dba Tomaso’s Pizza.

7. Motion to receive and file an application for tax increment financing (TIF) assistance from Victory Sports Center, Inc.
8. Motion directing staff to draft a Memorandum of Understanding (MOU) with Victory Sports Center, Inc., regarding tax increment financing (TIF) incentives.

## **B. Public Services (4:40-5:00)**

1. Public hearing regarding the Precast Concrete Package associated with the Public Service Maintenance Facility. (FACS-17-069)
2. Resolution No. \_\_\_\_\_ approving bids and awarding contract to Mid-States Concrete Industry for the precast concrete package associated with Public Service Maintenance Facility in the amount of \$1,989,550.00. (FACS-17-069)
3. Public hearing regarding the Metal Building Systems Package associated with Public Service Maintenance Facility. (FACS-17-069)
4. Resolution No. \_\_\_\_\_ approving bids and awarding contract to Unzeitig Construction for the Metal Building Systems Package associated with Public Service Maintenance Facility in the amount of \$1,457,500.00 (FACS-17-069)
5. Public hearing regarding the Concrete Foundation Package associated with the Public Service Maintenance Facility. (FACS-17-069)
6. Resolution No. \_\_\_\_\_ approving bids and awarding contract to Delaney Concrete for the Concrete Foundation Package associated with the Public Service Maintenance Facility in the amount of \$404,488.52. (FACS-17-069)

## **C. Public Safety**

1. Discussion regarding Fire Station One & Headquarters Project. (Thursday)
2. Resolution No. \_\_\_\_\_ accepting bids and awarding contract to System Works LLC regarding the commissioning services associated with 2019 Marion Fire Station Project in the amount of \$28,860.00. (FACS-18-062)
3. Resolution No. \_\_\_\_\_ accepting bids and awarding contract to QC Geothermal Inc. regarding geothermal conductivity testing associated with the 2019 Fire Station Project in the amount of \$11,900.00 (FACS-18-062)

#### **D. Parks (5:00-5:05)**

1. Resolution No. \_\_\_\_\_ accepting the designation of natural area – Lot B, Bridge Creek 1st Addition.

#### **E. Engineering (5:05-5:35)**

1. Ordinance No. 19-22 relating to the Removal of Signs and Sign Posts in Uptown Marion. (Second Consideration)
2. Motion to suspend the rules and proceed to final consideration of Ordinance No. 19-22.
3. Ordinance No. 19-22 relating to the Removal of Signs and Sign Posts in Uptown Marion. (Final Consideration)
4. Resolution No. \_\_\_\_\_ approving contract and bond with SAK Construction LLC regarding the 2019 Sanitary Sewer Sliplining Project in the amount of \$157,657.25. (ANN-18-029)
5. Motion to approve Project Calendar regarding the 2019 HMA Resurfacing Project (ANN-18-086), as follows:
  - a. Motion to retain the City Engineer as Project Engineer regarding the 2019 HMA Resurfacing Project. (ANN-18-086)
  - b. Resolution No. \_\_\_\_ approving Resolution of Necessity regarding the 2019 HMA Resurfacing Project. (ANN-18-086)
  - c. Resolution No. \_\_\_\_ ordering preparation of detailed plans, specifications, notice of hearing and letting, notice to bidders, form of contract, and estimate of cost regarding the 2019 HMA Resurfacing Project. (ANN-18-086)
  - d. Resolution No. \_\_\_\_ approving and adopting final plans, specifications, notice of hearing and letting, notice to bidders, form of contract, and estimate of cost regarding the 2019 HMA Resurfacing Project. (ANN-18-086)
6. Motion to receive, file, and concur with the TAC Report regarding additional signage, speed transition area and police enforcement at the intersection of Alburnett Road and Echo Hill and to the north (Sue and Rick Schulte, 5901 Rock Ridge Drive)
7. Resolution No. \_\_\_\_\_ approving Change Order No. 3 with Price Industrial Electric regarding the Highway 13 And Hennessey Parkway Traffic Signal and Turn Lane Improvements Project regarding the addition of a Portable Dynamic Message Sign (PDMS) in the amount of \$4,400.00. (TRANS-18-074)



8. Resolution No. \_\_\_\_\_ approving a Development Agreement with Robson Homes, Inc., (Joe Robson, President) regarding the 35th Avenue and Learning Lane PCC Paving Project.
9. Public Hearing regarding the 2019 Marion Fire Station Site Subdrain Package. (FACS-18-062)
10. Resolution No. \_\_\_\_\_ accepting bids and awarding contract to Abode Construction, Inc. regarding the 2019 Marion Fire Station Site Subdrain Package in the amount of \$66,100.00. (FACS-18-062)
11. Motion to approve Project Calendar regarding the 2019 Marion Fire Station Project (FACS-18-62), as follows:
  - a. Motion to retain the City Engineer as Project Engineer regarding the 2019 Marion Fire Station Project (FACS-18-62).
  - b. Resolution No. \_\_\_\_ approving Resolution of Necessity regarding the 2019 Marion Fire Station Project (FACS-18-62).
  - c. Resolution No. \_\_\_\_ ordering preparation of detailed plans, specifications, notice of hearing and letting, notice to bidders, form of contract, and estimate of cost regarding the 2019 Marion Fire Station Project (FACS-18-62).
  - d. Resolution No. \_\_\_\_ approving and adopting final plans, specifications, notice of hearing and letting, notice to bidders, form of contract, and estimate of cost regarding the 2019 Marion Fire Station Project (FACS-18-62).

#### **F. Community Development**

1. Ordinance No. 19-21 approving the rezoning of property from O-1, Office/Transitional to MR-2, High Density Multiple-Family Residential located at 1330 East Post Road, Marion, Iowa. (One Research Center) (Final Consideration)

#### **G. Library – None**

**OTHER DEPARTMENT DISCUSSION** – This portion of the meeting is set aside for other department discussions, presentations, and updates not related to current council action.

None

**COUNCIL DISCUSSION** – During this portion of the meeting, Council members may bring forward communications, concerns and reports on various matters.

**ADJOURN**