



AGENDA

City Council Work Session

3:00 PM - Tuesday, February 2, 2021

City Hall, 1225 6th Avenue

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

NOTE: Based on COVID-19 guidance from Linn County Public Health and the State of Iowa to limit the size of groups gathering, this meeting is able to be viewed online. To watch, go to Zoom.com, select Join a Meeting, and enter the Meeting ID# 842 4002 7132. A link is also provided at www.cityofmarion.org. Audio only can be heard by calling 1-646-558-8656 and entering the same Meeting ID listed above.

Anyone who wishes to comment on an agenda item, including public hearings, may submit the comment to the City Clerk by 4:00 p.m. on Thursday, February 4 via email at cityclerk@cityofmarion.org. Comments can also be heard during the meeting on Thursday.

Page

CALL TO ORDER

PROCLAMATIONS/OATHS

None

PRESENTATIONS

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

- | | | |
|----|---|----|
| 1. | Presentation regarding the Uptown Master Plan Update. (Laura Kessel - RDG Planning & Design) (3:00-3:15)
Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-104 - Presentation regarding the Uptown Master Plan Update - Pdf | 12 |
| 2. | Presentation to discuss the school library card project that was undertaken by the Marion Public Library and the school districts in Marion. (Thursday)
Agenda Memo - City Council Work Session - Feb 02 2021 - AM-20-456 - Presentation to discuss the school library card project - Pdf | 13 |
| 3. | Presentation regarding Cedar Rapids Metro/Regional Economic Development and Business Support (Doug Neumann, Cedar Rapids Metro Economic Alliance) (Thursday)
Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-066 - Presentation regarding Cedar Rapids Metro/Regional Economic Development - Pdf | 14 |
| 4. | MEDCO Quarter 1 Update (Nick Glew) (Thursday)
Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-078 - MEDCO Quarter 1 Update - Pdf | 15 |

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.

A. Administrative Services

- A.1. Minutes of the January 19, 22 and 22, 2021 City Council meetings. 16 - 32
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-075 - Minutes - Pdf](#)
- A.2. Liquor licenses including the following: 33
- Renewal - Nara Thai Cuisine - 1725 Blairs Ferry Road, Suite 102
 - Renewal - Cedar Rapids Bowling Center - 450 Northland Avenue
 - Renewal - Marion Veterans Club - 625 31st Street
- [Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-077 - Liquor licenses - Pdf](#)
- A.3. Motion to approve the Fiscal Year 2021 Cigarette License for the following: 34
- Corner Mart - 998 8th Avenue
- [Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-087 - Motion to approve the Fiscal Year 2021 Cigarette License - Pdf](#)
- A.4. Mayoral appointment to Marion YMCA Advisory Committee : 35 - 41
- Marion Resident: Christian Alva
- [Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-118 - Mayoral appointments to Marion YMCA Advisory Committee - Pdf](#)
- A.5. Payments as presented in the amount of \$2,006,590.69 42 - 66
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-076 - Payments as presented in the amount of \\$2,006,590.69 - Pdf](#)
- A.6. Resolution approving partial payment no. 2 to Tidal Basin Government Consultants for services related to Derecho Disaster Recovery in the amount of \$25,853.75 67 - 73
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-074 - Resolution approving partial payment no. 2 to Tidal Basin - Pdf](#)
- A.7. Motion to approve a Hold Harmless Agreement with Marion Chamber of Commerce regarding Uptown Marion Market, June 12, July 10 and August 14 from 6 a.m. to Noon; City Parking Lot at corner of 8th Avenue and 12th Street. 74 - 86
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-124 - Motion to approve a Hold Harmless Agreement with Marion Chamber of Commerce - Uptown Market - Pdf](#)

- B. Public Services - None
- C. Public Safety
 - C.1. Resolution approving annual payment to Axon for body camera service in the amount of \$49,158. 87
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-070 - Resolution approving annual payment to Axon - Pdf](#)
- D. Parks - None
- E. Engineering (3:15-3:20)
 - E.1. Resolution approving Partial Payment No. 1 to K & W Electric, Inc. regarding the 2020 Marion Fire Station Traffic Signals Project in the amount of \$104,540.09. (FACS-18-062) 88
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-059 - Resolution approving Partial Payment No. 1 to K & W Electric, Inc. - Pdf](#)
 - E.2. Resolution approving Partial Payment No. 5 to Midwest Concrete, Inc. regarding the Grand Avenue Spur North On Existing Trail To North Side Of Marion Blvd Bridge Over Indian Creek; PCC Trail; CeMar Phase II in the amount of \$4,197.39. (TAP-U-4775(636)—8I-57) (TRL-17-055) 89
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-060 - Resolution approving Partial Payment No. 5 to Midwest Concrete, Inc. - Pdf](#)
 - E.3. Resolution approving Partial Payment No. 12 to Braun Intertec regarding the 2019 Marion Fire Station Project in the amount of \$272.00 (FACS-18-062) 90
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-086 - Resolution approving Partial Payment No. 12 to Braun Intertec - Pdf](#)
 - E.4. Resolution accepting Commons at English Glen 5th Addition to the City of Marion. 91
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-069 - Resolution accepting Commons at English Glen 5th Addition to the City of Marion. - Pdf](#)
 - E.5. Resolution approving Change Order No. 1 with Helitech Civil Construction regarding the Marion Library Project – Bid Pkg 31A Ground Improvements in a credit amount of \$1,625.00. (FACS-17-034) 92
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-090 - Resolution approving Change Order #1 with Helitech Civil Construction - Pdf](#)

- E.6. Resolution approving Change Order No. 1 with Knutson Construction Services regarding the Marion Library Project – Bid Pkg 03A Concrete Foundations regarding Dumpster Enclosure and Structural Steel in the amount of \$2,041.00. (FACS-17-034) 93
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-091 - Resolution approving Change Order No. 2 with Knutson Construction Services - Pdf](#)
- E.7. Resolution approving Change Order No. 1 with Seehase Masonry Inc. regarding the Marion Library Project – Bid Pkg 04A Masonry regarding Dumpster Enclosure and Structural Steel in the amount of \$6,538.80. (FACS-17-034) 94 - 97
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-092 - Resolution approving Change Order No. 1 with Seehase Masonry Inc. - Pdf](#)
- E.8. Resolution approving Change Order No. 2 with Central States Concrete regarding insurance modifications for the Library Site in the amount of \$0.00. (FACS-17-034) 98 - 103
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-094 - Resolution approving Change Order No. 2 with Central States Concrete - Pdf](#)
- E.9. Resolution approving Change Order No. 1 with Peak Construction Group regarding the Marion Library Project – Bid Pkg 05A regarding Steel Fabrication and Erection regarding insurance in the amount of \$0.00. (FACS-17-034) 104 - 109
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-098 - Resolution approving Change Order No. 1 to Peak Construction Group - Pdf](#)
- E.10. Resolution approving Change Order No. 2 with Boomerang regarding insurance modifications for the Library Site in the amount of \$0.00. (FACS-17-034) 110 - 134
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-106 - Resolution approving Change Order No. 2 with Boomerang - Pdf](#)
- E.11. Resolution approving Change Order No. 2 with Knutson Construction Services regarding the Marion Library Project – Bid Pkg 03A Concrete Foundations regarding insurance modifications in the amount of \$0.00. (FACS-17-034) 135 - 138
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-105 - Resolution approving Change Order No. 2 with Knutson Construction Services - Pdf](#)

- E.12. Resolution approving Change Order No. 2 with Seehase Masonry Inc. regarding the Marion Library Project – Bid Pkg 04A Masonry regarding insurance modifications in the amount of \$0.00. (FACS-17-034) 139 - 143
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-096 - Resolution approving Change Order No. 2 with Seehase Masonry Inc. - Pdf](#)
- E.13. Resolution approving Change Order No. 2 with Helitech Civil Construction regarding the Marion Library Project – Bid Pkg 31A Ground Improvements regarding insurance in an amount of \$0.00. (FACS-17-034) 144 - 149
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-097 - Resolution approving Change Order No. 2 with Helitech Civil Construction - Pdf](#)
- E.14. Resolution approving Partial Payment No. 3 to EB Solutions, Inc. regarding the Wetland Mitigation and Annual Monitoring for the Grant Wood Trail in the amount of \$1,680.00. 150 - 152
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-113 - Resolution approving Partial Payment No. 3 to EB Solutions, Inc. - Pdf](#)
- F. Community Development
- F.1. Resolution approving payment no. 10 to Universal Field Services, Inc for services related to the Indian Creek Trail Project in the amount of \$150. (Iowa DOT Project Number: STP-U-4775(631) -- 70-57) (TRL-18-056). 153 - 157
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-079 - Resolution approving payment no. 10 to Universal Field Services, Inc - Pdf](#)
- F.2. Resolution approving payment no. 2 to RDG Planning & Design, Inc. for professional services regarding the 11th Street Plaza Project in the amount of \$26,114.00. (GOV-19-122) 158 - 160
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-085 - Resolution approving payment no. 2 to RDG Planning & Design, Inc. - Pdf](#)
- F.3. Resolution approving payment no. 8 to RDG Planning & Design, Inc. for professional services regarding the 7th Avenue Streetscape Improvement Project in the amount of \$3,679.35. (TRANS-18-098) 161 - 163
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-084 - Resolution approving payment no. 8 to RDG Planning & Design, Inc. - Pdf](#)

- F.4. Resolution approving payment no. 2 to Universal Field Services, Inc for services associated with the 10th Avenue Sidepaths project (Iowa DOT Project Number: TAP-U-4775(635)—8I-57) in the amount of \$1,080.00. (TRL-18-110) 164 - 169

[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-084 - Resolution approving payment no. 2 to Universal Field Services Inc. - Pdf](#)

- F.5. Resolution approving payment no. 8 to HDR Engineering, Inc for engineering services associated with the 10th Avenue Sidepaths project (Iowa DOT Project Number: TAP-U-4775(635)—8I-57) in the amount of \$47,943.21. (TRL-18-110) 170 - 180

[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-095- Resolution approving payment no. 8 to HDR Engineering, Inc - Pdf](#)

- G. Library - None

CONSENT AGENDA WITH MAYOR ABOUASSALY'S ABSTENTION

- A. Administrative Services - None

- B. Public Services - None

- C. Public Safety - None

- D. Parks - None

- E. Engineering

- E.1. Resolution approving Partial Payment No. 8 to Peterson Contractors, Inc. regarding the CEMAR Phase III Project in City of Marion, from Marion Boulevard bridge over Indian Creek north preservation trail Bridge New, Steel Girder amount \$47,200.20. [TAP-U-4775(637)-8I-57] (TRL-17-055) 181 - 182

[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-071 - Resolution approving Partial Payment No. 8 to Peterson Contractors, Inc. - Pdf](#)

- F. Community Development - None

- G. Library - None

REGULAR AGENDA

- A. Administrative Services (3:20-3:30)

- A.1. Public Hearing on Proposed Development Agreement with WhaddaYWant, Inc. 183 - 199

[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-117 - Public Hearing on Proposed Development Agreement with WhaddaYWant, Inc. - Pdf](#)

- A.2. Resolution Approving Development Agreement with WhaddaYWant, Inc., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. 200 - 216
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-073 - Resolution Approving Development Agreement with WhaddaYWant, Inc. - Pdf](#)
- A.3. Motion directing staff to negotiate contract regarding General Obligation Corporate Purpose and Refunding Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$25,000,000 217 - 318
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-116 - Motion directing staff to negotiate contract regarding General Obligation - Pdf](#)
- B. Public Services - None
- C. Public Safety (3:30-3:35)
- C.1. Resolution approving purchase of an apparatus exhaust removal system from Ward No Smoke systems in an amount not to exceed \$50,000. 319 - 320
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-115 - Resolution approving purchase of an apparatus exhaust removal system - Pdf](#)
- D. Parks - None
- E. Engineering (3:35-3:50)
- E.1. Motion to approve Project Calendar regarding the 2021 HMA Resurfacing Project (ANN-18-086), as follows: 321 - 322
- Motion to retain the City Engineer as Project Engineer regarding the 2021 HMA Resurfacing Project. (ANN-18-086)
 - Resolution approving Resolution of Necessity regarding the 2021 HMA Resurfacing Project. (ANN-18-086)
 - Resolution ordering preparation of detailed plans, specifications, notice of hearing and letting, notice to bidders, form of contract, and estimate of cost regarding the 2021 HMA Resurfacing Project. (ANN-18-086)
 - Resolution approving and adopting final plans, specifications, notice of hearing and letting, notice to bidders, form of contract, and estimate of cost regarding the 2021 HMA Resurfacing Project. (ANN-18-086)
- [Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-061 - Motion to approve Project Calendar regarding the 2021 HMA Resurfacing Project - Pdf](#)

E.2. Motion to approve Project Calendar regarding the 2021 Sidewalk Ramp Project (ANN-18-106), as follows:

323 - 324

- Motion to retain the City Engineer as Project Engineer regarding the 2021 Sidewalk Ramp Project (ANN-18-106)
- Resolution approving Resolution of Necessity regarding the 2021 Sidewalk Ramp Project (ANN-18-106)
- Resolution ordering preparation of detailed plans, specifications, notice of hearing and letting, notice to bidders, form of contract, and estimate of cost regarding the 2021 Sidewalk Ramp Project (ANN-18-106)
- Resolution approving and adopting final plans, specifications, notice of hearing and letting, notice to bidders, form of contract, and estimate of cost regarding the 2021 Sidewalk Ramp Project (ANN-18-106)

[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-061 - Motion to approve Project Calendar regarding the 2021 HMA Resurfacing Project - Pdf](#)

E.3. Motion to approve Project Calendar regarding the CEMAR Phase IV Project in the City of Marion, from the East Side of Indian Creek Bridge, Over Marion Boulevard to 7th Street, Twin Continuous Welded Girder Bridge and PCC Trail [TAP-U-4775(638)—8I-57] (TRL-17-055), as follows:

325 - 326

- Motion to retain the City Engineer as Project Engineer regarding the CEMAR Phase IV Project in the City of Marion, from the East Side of Indian Creek Bridge, Over Marion Boulevard to 7th Street, Twin Continuous Welded Girder Bridge and PCC Trail [TAP-U-4775(638)—8I-57] (TRL-17-055)
- Resolution approving Resolution of Necessity regarding the CEMAR Phase IV Project in the City of Marion, from the East Side of Indian Creek Bridge, Over Marion Boulevard to 7th Street, Twin Continuous Welded Girder Bridge and PCC Trail [TAP-U-4775(638)—8I-57] (TRL-17-055)
- Resolution ordering preparation of detailed plans, specifications, notice of hearing and letting, notice to bidders, form of contract, and estimate of cost regarding the CEMAR Phase IV Project in the City of Marion, from the East Side of Indian Creek Bridge, Over Marion Boulevard to 7th Street, Twin Continuous Welded Girder Bridge and PCC Trail [TAP-U-4775(638)—8I-57] (TRL-17-055)
- Resolution approving and adopting final plans, specifications, notice of hearing and letting, notice to bidders, form of contract, and estimate of cost regarding the CEMAR Phase IV Project in the City of Marion, from the East Side of Indian Creek Bridge, Over Marion Boulevard to 7th Street, Twin Continuous Welded Girder Bridge and PCC Trail [TAP-U-4775(638)—8I-57] (TRL-17-055)

[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-083 - Motion to approve Project Calendar regarding the CEMAR Phase IV Project - Pdf](#)

E.4. Ordinance amending Chapter 66, Section 66.02 of the Code of Ordinances related to Load and Weight Restrictions. (Initial Consideration)

327 - 329

[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-099 - Ordinance amending Chapter 66, Section 66.02 - Pdf](#)

F. Community Development (3:50-4:40)

F.1. Public hearing regarding the adoption of the Uptown Master Plan Update.

330 - 451

[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-102 - Public hearing regarding the adoption of the Uptown Master Plan Update. - Pdf](#)

- F.2. Resolution adopting the Uptown Master Plan Update. 452
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-088 - Resolution adopting the Uptown Master Plan Update. - Pdf](#)
- F.3. Public Hearing regarding a request to rezone property from A-1, Rural Restricted and R-2, Medium Density Single Family Residential to P-I, Public Institutional for properties located at 655, 675 and 777 S. 15th Street. (Marion Independent School District) 453 - 461
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-109 - Public Hearing regarding a request to rezone property MISD - Pdf](#)
- F.4. Ordinance approving a request to rezone property from A-1, Rural Restricted and R-2, Medium Density Single Family Residential to P-I, Public Institutional for properties located at 655, 675 and 777 S. 15th Street. (Marion Independent School District) 462
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-110 - Ordinance approving a request to rezone property MISD - Pdf](#)
- F.5. Public Hearing regarding a comprehensive plan amendment from Corridor Commercial to Light Industrial and a rezoning request from C-3, General Commercial to M-1, Light Manufacturing for property located at 2369 Highway 13, Marion, Iowa (Green Acres Storage, LLC) 463 - 473
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-081 - Public Hearing regarding a comprehensive plan amendment and rezoning - Pdf](#)
- F.6. Resolution approving a comprehensive plan amendment from Corridor Commercial to Light Industrial for property located at 2369 Highway 13, Marion, Iowa (Green Acres Storage, LLC) 474
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-107 - Resolution approving a comprehensive plan amendment for Green Acres Storage - Pdf](#)
- F.7. Ordinance approving the request to rezone property from C-3, General Commercial to M-1, Light Manufacturing for property located at 2369 Highway 13, Marion, Iowa (Green Acres Storage, LLC) 475
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-108 - Ordinance approving the request to rezone property Green Acres Storage - Pdf](#)

- F.8. Resolution approving the Broad + Main – Central Corridor Review for property located at 1107 7th Avenue, Marion, Iowa. (Eagle View Partners, LC and DCI Group) 476 - 491
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-080 - Recommending approval of the Broad + Main – Central Corridor Review - Pdf](#)
- F.9. Ordinance No. 20-14 approving the rezoning request from R-2, Medium Density Single Family Residential to PD-R, Planned Development Residential for property located at 3100 10th Avenue (Green Park Apartment Living LLC) (Final Consideration) 492 - 526
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-044 - Ordinance No. 20-14 approving the rezoning request for Green Park Apartment - Pdf](#)
- F.10. Resolution approving the final site development plan for Green Park Apartment Living located at 3100 10th Avenue. (Green Park Apartment Living LLC) 527 - 531
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-112 - Resolution approving the final site development plan for Green Park Apartment - Pdf](#)
- F.11. Resolution approving the Green Park Living Apartment Preliminary Plat for property located at 3100 10th Avenue (Green Park Apartment Living LLC) 532 - 535
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-114 - Resolution approving the Green Park Living Apartment Preliminary Plat - Pdf](#)

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.

1. Discussion regarding fire sprinkler water services and ADA entrance improvements for the 7th Avenue Reconstruction Project. (4:40-5:00) 536 - 563
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-103 - Discussion regarding fire sprinkler water services and ADA entrance improvements - Pdf](#)
2. Discussion regarding Fiscal Year 2022 Budget (5:00-6:30) 564 - 573
[Agenda Memo - City Council Work Session - Feb 02 2021 - AM-21-123 - Discussion regarding Fiscal Year 2022 Budget - Pdf](#)

COUNCIL COMMENTS

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

ADJOURN