



# AGENDA

## City Council Work Session

4:00 PM - Tuesday, October 19, 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.

Due to concerns with COVID-19, **the meeting will be held virtually**. To watch, go to Zoom.com, select Join a Meeting, and enter the Meeting ID# 870 0246 1058. A link is also provided at [www.cityofmarion.org](http://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, October 20 via email at [cityclerk@cityofmarion.org](mailto:cityclerk@cityofmarion.org). Comments can also be heard during the meeting on Thursday.

Page

### CALL TO ORDER

### PROCLAMATIONS/OATHS (4:00-4:10)

- |    |  |         |
|----|--|---------|
| 1. | Proclamation - Employee Ownership Month (October 2021)<br><a href="#">Agenda Memo - AM-21-1379 - Pdf</a> | 8 - 9   |
| 2. | Proclamation - Gentleman Day (October 19, 2021)<br><a href="#">Agenda Memo - AM-21-1152 - Pdf</a>        | 10 - 11 |

### PRESENTATIONS

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

None

### 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 October 1, 2, 5 and 7, 2021 City Council meeting.<br><a href="#">Agenda Memo - AM-21-1369 - Pdf</a>   | 12 - 26 |
| A.2. | Motion to approve the Fiscal Year 2022 Cigarette License for the following: <ul style="list-style-type: none"> <li>• Hy-Vee Fast and Fresh - 2790 7th Avenue</li> </ul> <a href="#">Agenda Memo - AM-21-1365 - Pdf</a>   | 27      |
| A.3. | Liquor licenses including the following: <ul style="list-style-type: none"> <li>• Renewal - Fareway Stores, Inc #949 - 3300 10th Avenue</li> <li>• Renewal - Kwik Star #589 - 962 62nd Street</li> <li>• Renewal - Hy-Vee Gas - 3550 Highway 151 E</li> </ul> <a href="#">Agenda Memo - AM-21-1381 - Pdf</a> | 28      |

A.4.	Receive and file September 2021 Department Monthly Reports. <a href="#">Agenda Memo - AM-21-1371 - Pdf</a>	29 - 72
A.5.	Payments as presented in the amount of \$2,088,388.94 <a href="#">Agenda Memo - AM-21-1370 - Pdf</a>	73 - 102
A.6.	Resolution adopting final assessment schedule for Fiscal Year 2022 Quarter 2 Delinquent Fees and Confirming and Levying the Assessments. <a href="#">Agenda Memo - AM-21-1382 - Pdf</a>	103 - 105
A.7.	Resolution Setting Date for a Public Hearing on Urban Renewal Plan Amendment for the West Tower Terrace Urban Renewal Area <a href="#">Agenda Memo - AM-21-1383 - Pdf</a>	106 - 108
A.8.	Resolution Setting Date for a Public Hearing on Urban Renewal Plan Amendment for the 29th Avenue Urban Renewal Area <a href="#">Agenda Memo - AM-21-1380 - Pdf</a>	109 - 112
A.9.	Resolution approving Fiscal Year 2021-2022 Capital Budget Transfer from Road Use to Capital Projects for the 2021 HMA Program (ANN-18-806) in the amount of \$995,124.89. <a href="#">Agenda Memo - AM-21-1410 - Pdf</a>	113 - 114
B.	Public Services	
B.1.	Resolution approving purchase of replacement engine package from Thompson Truck and Trailer and authorizing payment in the amount of \$25,009.16. <a href="#">Agenda Memo - AM-21-1403 - Pdf</a>	115
C.	Public Safety (4:10-4:20)	
C.1.	Resolution approving Police Sergeant Pay Schedule <a href="#">Agenda Memo - AM-21-1357 - Pdf</a>	116 - 119
D.	Parks	
D.1.	Resolution approving a one year renewal of a Lease Agreement with Greg Carson and Picket Fence Family Farm, for WaterLinn Park 1st Addition, Lot 2 and Lot 3. <a href="#">Agenda Memo - AM-21-1373 - Pdf</a>	120 - 125
E.	Engineering	
E.1.	Resolution approving Change Order No. 4 with Rathje Construction Company regarding the 2021 Central Corridor 7th Avenue from 8th Street to 12th Street Pavement Reconstruction and Streetscaping Project for a credit in the amount of \$9,906.00 (TRANS-18-101) <a href="#">Agenda Memo - AM-21-1367 - Pdf</a>	126 - 129

- |       |   |           |
|-------|---|-----------|
| E.2.  | Resolution approving Change Order No. 20 with Rathje Construction Company regarding the 2021 Central Corridor 7th Avenue from 8th Street to 12th Street Pavement Reconstruction and Streetscaping Project in the amount of \$37,321.03 (TRANS-18-101)<br><a href="#">Agenda Memo - AM-21-1368 - Pdf</a> | 130 - 140 |
| E.3.  | Resolution accepting the 2021 Sanitary CIPP Rehabilitation Project (ANN-18-029)<br><a href="#">Agenda Memo - AM-21-1390 - Pdf</a>   | 141 - 142 |
| E.4.  | Resolution approving Partial Payment No. 8 to Pipe Pro, Inc. regarding the Marion Library Project – Bid Pkg 22A & 23A Plumbing and HVAC in the amount of \$214,975.30. (FACS-17-034)<br><a href="#">Agenda Memo - AM-21-1384 - Pdf</a>  | 143       |
| E.5.  | Resolution approving Partial Payment No. 9 to Pipe Pro, Inc. regarding the Marion Library Project – Bid Pkg 22A & 23A Plumbing and HVAC in the amount of \$129,058.45. (FACS-17-034)<br><a href="#">Agenda Memo - AM-21-1385 - Pdf</a>  | 144       |
| E.6.  | Resolution approving Partial Payment No. 8 to Seedorf Masonry regarding the Marion Library Project – Bid Pkg 04B regarding Unit Masonry in the amount of \$6,906.50. (FACS-17-034)<br><a href="#">Agenda Memo - AM-21-1386 - Pdf</a>  | 145       |
| E.7.  | Resolution approving Partial Payment No. 6 to Ahern Fire Protection regarding the Marion Library Project – Bid Pkg 21A Fire Suppression in the amount of \$4,064.10. (FACS-17-034)<br><a href="#">Agenda Memo - AM-21-1387 - Pdf</a>  | 146       |
| E.8.  | Resolution approving Partial Payment No. 1 to Rapids Foodservice Advanced regarding the Marion Library Project – Bid Pkg 11A regarding Food Service Equipment in the amount of \$24,928.00. (FACS-17-034)<br><a href="#">Agenda Memo - AM-21-1388 - Pdf</a>   | 147       |
| E.9.  | Resolution approving Partial Payment No. 8 to Pearson Wall Systems regarding the Marion Library Project – Bid Pkg 09A Gypsum Board & Acoustics in the amount of \$105,070.00. (FACS-17-034)<br><a href="#">Agenda Memo - AM-21-1389 - Pdf</a>   | 148       |
| E.10. | Resolution approving Partial Payment No. 7R1 to Peak Construction Group regarding the Marion Library Project – Bid Pkg 05B & 06A General Trades & Misc. Steel in the amount of \$13,062.50. (FACS-17-034)<br><a href="#">Agenda Memo - AM-21-1391 - Pdf</a>   | 149       |

E.11.	Resolution approving Partial Payment No. 9 to Knutson Construction Services regarding the Marion Library Project – Bid Pkg 03A Concrete Foundations in the amount of \$38,677.35. (FACS-17-034) <a href="#">Agenda Memo - AM-21-1392 - Pdf</a>	150
E.12.	Resolution approving Partial Payment No. 5 to Central States Concrete regarding the Marion Library Project – Bid Pkg 03B Site Concrete in the amount of \$192,992.05. (FACS-17-034) <a href="#">Agenda Memo - AM-21-1393 - Pdf</a>	151
E.13.	Resolution approving Partial Payment No. 8 to Boomerang regarding the Marion Library Project – Bid Pkg 32A Site Grading and Utilities in the amount of \$8,811.25. (FACS-17-034) <a href="#">Agenda Memo - AM-21-1394 - Pdf</a>	152
E.14.	Resolution approving Partial Payment No. 7 to Acme Electric Company regarding the Marion Library Project – Bid Pkg 26A regarding Electrical in the amount of \$135,778.71. (FACS-17-034) <a href="#">Agenda Memo - AM-21-1395 - Pdf</a>	153
E.15.	Resolution approving Partial Payment No. 4 to Zephyr Aluminum regarding the Marion Library Project – Bid Pkg 08A regarding Glass and Glazing in the amount of \$100,318.10. (FACS-17-034) <a href="#">Agenda Memo - AM-21-1396 - Pdf</a>	154
E.16.	Resolution approving Partial Payment No. 4 to Black Hawk Roof Co., Inc. regarding the Marion Library Project – Bid Pkg 07A Roofing in the amount of \$3,068.88. (FACS-17-034) <a href="#">Agenda Memo - AM-21-1397 - Pdf</a>	155
E.17.	Resolution approving Partial Payment No. 25 to Snyder & Associates regarding the 2018 Alburnett Rd Extension Phase 1 in the amount of \$8,643.30 (TRANS-18-092) <a href="#">Agenda Memo - AM-21-1398 - Pdf</a>	156 - 157
E.18.	Resolution approving Partial Payment No. 6 to Shoemaker & Haaland regarding Marion/CeMar Trail Construction Management Services in the amount of \$14,557.62. (TAP-U-4775(638)—81-57) (TRL-17-055) <a href="#">Agenda Memo - AM-21-1399 - Pdf</a>	158
F.	Community Development	
F.1.	Resolution approving Kettelkamp First Addition Final Plat to Linn County located at 1557 Martin Creek Road, Linn County, Iowa. (Kettelkamp Brothers Farms, LLC) <a href="#">Agenda Memo - AM-21-1374 - Pdf</a>	159 - 166

- F.2. Resolution approving Clubhouse Drive Addition Final Plat and Memorandum of Agreement for property located west of Lucore Road along Clubhouse Drive, Marion, Iowa. (Johannes Brothers Construction, Inc.) 167 - 177  
[Agenda Memo - AM-21-1375 - Pdf](#)
- F.3. Resolution approving Glen Rock Farm Eighth Addition Final Plat and Memorandum of Agreement for property located west of Winslow Road and north of Cottage Ridge Drive and Glen Rock Circle, Marion, Iowa. (Frazier Investments, LLC) 178 - 184  
[Agenda Memo - AM-21-1404 - Pdf](#)
- F.4. Resolution approving payment no. 18 to Universal Field Services, Inc for services related to the Indian Creek Trail Project in the amount of \$2,515.68. (Iowa DOT Project Number: STP-U-4775(631) --70-57) (TRL-18-056). 185 - 189  
[Agenda Memo - AM-21-1408 - Pdf](#)
- F.5. Resolution approving payment no. 1 to RDG Planning & Design, Inc. for professional services regarding the Highway 13 & Highway 100 Subarea Plan in the amount of \$1,950.00. (GOV-19-122) 190 - 192  
[Agenda Memo - AM-21-1407 - Pdf](#)

G. Library - None

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

A. Administrative Services - None

B. Public Services

- B.1. Resolution approving partial payment no. 11 to Wendling Quarries, Inc. for final disposition of storm debris in the amount of \$67,368.68. 193 - 194  
[Agenda Memo - AM-21-1402 - Pdf](#)

C. Public Safety - None

D. Parks

- D.1. Resolution approving a one year renewal of a Lease Agreement with Sejkora Farms INC., for Certain Lowe Park Property. 195 - 197  
[Agenda Memo - AM-21-1372 - Pdf](#)

E. Engineering

- E.1. Resolution approving Partial Payment No. 1 to BBAK Investments, LTD for costs associated with Nottingham Hills 9th Addition in the amount of \$6,333.60 198 - 201  
[Agenda Memo - AM-21-1360 - Pdf](#)
- E.2. Resolution approving Partial Payment No. 6 to Anderson-Bogert Engineers regarding the Marion AirCom Park Sanitary Sewer Extension Project in the amount of \$4,330.00. (SWR-18-111) 202 - 204  
[Agenda Memo - AM-21-1400 - Pdf](#)

- F. Community Development
  - F.1. Resolution approving payment no. 5 to HDR Engineering, Inc for consultant services associated with the Task Order One: Marion Airport project in the amount of \$8,934.30. (ANN-18-082) 205 - 207  
[Agenda Memo - AM-21-1406 - Pdf](#)

G. Library - None

**REGULAR AGENDA**

- A. Administrative Services
  - A.1. Resolution approving employment agreement with Ryan Waller as City Manager 208 - 219  
[Agenda Memo - AM-21-1411 - Pdf](#)
- B. Public Services - None
- C. Public Safety - None
- D. Parks - None
- E. Engineering (4:20-4:25)
  - E.1. Public Hearing regarding the 3rd Avenue Reconstruction Project (NSI) (TRANS-18-090) 220 - 222  
[Agenda Memo - AM-21-1377 - Pdf](#)
  - E.2. Resolution accepting bids and awarding contract to Rathje Construction Company regarding the 3rd Avenue Reconstruction Project (NSI) in the amount of \$1,544,679.60 (TRANS-18-090) 223 - 225  
[Agenda Memo - AM-21-1378 - Pdf](#)
  - E.3. Motion to receive, file and refer to TAC a petition requesting a stop sign at the intersection of Arica Road and Bruce Road and the intersection of Bruce Road and Eastview Avenue. (Raymond Lundberg, 4000 Bruce Road) 226 - 228  
[Agenda Memo - AM-21-1401 - Pdf](#)
- F. Community Development (4:25-4:45)
  - F.1. Public hearing regarding an amendment to the Marion Comprehensive Plan by adding Appendix I, East Marion Subarea Plan. 229 - 253  
[Agenda Memo - AM-21-1366 - Pdf](#)
  - F.2. Resolution amending the Marion Comprehensive Plan by adding Appendix I, East Marion Subarea Plan. 254 - 278  
[Agenda Memo - AM-21-1409 - Pdf](#)
  - F.3. Resolution approving the KFC – Central Corridor Review for property located at 1925 7th Avenue, Marion, Iowa. (Summit Properties and Development Co. Inc.) 279 - 290  
[Agenda Memo - AM-21-1376 - Pdf](#)

- F.4. Resolution approving the Junction Lofts - Central Corridor Review for property located between 5th and 6th Avenues and east of 16th Street, Marion, Iowa. (Genesis Equities LLC)

291 - 302

[Agenda Memo - AM-21-1405 - 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 the Uptown Plaza Scope of Work for Final Design (4:45-5:00)

### **COUNCIL COMMENTS**

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

### **CLOSED SESSION**

1. Motion to adjourn to closed session regarding land acquisition as permitted under Section 21.5(1)(j) of the Code of Iowa.
2. Motion to adjourn to closed session regarding litigation as permitted under Section 21.5(1)(c) of the Code of Iowa. (Thursday)

### **ADJOURN**