



AGENDA

City Council Work Session

4:00 PM - Tuesday, November 16, 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.

This meeting is viewable online. To watch, go to Zoom.com, select Join a Meeting, and enter the Meeting ID# 826 0373 3804. 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.

Those who wish to comment must either attend the meeting in person or submit the comment to the City Clerk by 4:00 p.m. on Thursday, November 18 via email at cityclerk@cityofmarion.org.

Page

CALL TO ORDER

PROCLAMATIONS/OATHS

- 1. Proclamation - Pancreatic Cancer Awareness Day (November 18, 2021) (4:00-4:05) 9 - 10
[Agenda Memo - AM-21-1496 - Pdf](#)
- 2. Proclamation - Small Business Saturday (November 27, 2021) (Thursday) 11 - 12
[Agenda Memo - AM-21-1419 - Pdf](#)

PRESENTATIONS

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

- 1. Presentation from Acterra regarding tax increment financing request. (4:05-4:15) 13 - 21
[Agenda Memo - AM-21-1547 - Pdf](#)
- 2. Presentation from Polymer Engineering regarding tax increment financing request. (4:15-4:25) 22 - 28
[Agenda Memo - AM-21-1544 - Pdf](#)
- 3. Update regarding Business Retention and Expansion and Community Promise (MEDCO) (4:25-4:40) 29 - 33
[Agenda Memo - AM-21-1538 - Pdf](#)

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 (4:40-5:00)
 - A.1. Minutes of the November 1 and 4, 2021 City Council meeting. 34 - 46
[Agenda Memo - AM-21-1492 - Pdf](#)

A.2.	Liquor licenses including the following:	47
	<ul style="list-style-type: none"> • Renewal - West End Diner - 809 6th Avenue • Renewal - Casey's General Store #3562 - 680 Lindale Drive • Renewal - Naso's Pizza - 453 7th Avenue • Renewal - Kwik Star #1008 - 5992 Carlson Way • New - Hy-Vee Fast & Fresh - 2790 7th Avenue 	
	Agenda Memo - AM-21-1498 - Pdf	
A.3.	Receive and file October 2021 Department Monthly Reports.	48 - 90
	Agenda Memo - AM-21-1494 - Pdf	
A.4.	Payments as presented in the amount of \$2,878,968.56	91 - 119
	Agenda Memo - AM-21-1493 - Pdf	
A.5.	Motion to approve hold harmless agreement with the Marion Chamber of Commerce regarding a Christmas in the Park and Peppermint Walk event on December 3, 2021 at City Square Park.	120 - 131
	Agenda Memo - AM-21-1548 - Pdf	
A.6.	Resolution approving partial payment no. 11 Tidal Basin Government Consulting LLC for services related to Derecho Disaster Recovery in the amounts of \$12,672.50.	132 - 135
	Agenda Memo - AM-21-1489 - Pdf	
A.7.	Resolution setting a Public Hearing for December 9, 2021 regarding redistricting precincts and wards (City of Marion, Iowa)	136 - 141
	Agenda Memo - AM-21-1534 - Pdf	
A.8.	Resolution approving the Annual Urban Renewal Report for the fiscal year ending June 30, 2021.	142 - 221
	Agenda Memo - AM-21-1486 - Pdf	
A.9.	Resolution approving the Certificate of Tax Increment Financing (TIF) Indebtedness to the Linn County Auditor's Office for Fiscal Year 2022-2023 collection.	222 - 272
	Agenda Memo - AM-21-1487 - Pdf	
B.	Public Services - None	
C.	Public Safety	
C.1.	Resolution approving payment to Graybill Communications regarding installation of equipment for 2021 Ford Explorer Interceptor in the amount of \$16,890.50	273 - 286
	Agenda Memo - AM-21-1485 - Pdf	
C.2.	Resolution approving purchase and payment to Karl Chevrolet regarding 2021 Chevrolet Tahoe 4WD SUV Police vehicle in the amount of \$37,131.	287 - 288
	Agenda Memo - AM-21-1490 - Pdf	

C.3.	Resolution approving payment to Graybill Communications regarding installation of equipment for 2021 Chevrolet Tahoe 4WD SUV in the amount of \$28,817. Agenda Memo - AM-21-1507 - Pdf	289 - 302
D.	Parks (5:00-5:05)	
D.1.	Resolution approving partial payment to Frank's Tree Service for Right of Way Stump Removal and Turf Restoration in the amount of \$44,550. Agenda Memo - AM-21-1499 - Pdf	303 - 304
D.2.	Receive and file job description for the Recreation Program Coordinator. Agenda Memo - AM-21-1528 - Pdf	305 - 309
D.3.	Receive and file contract agreement with Ben Bruggeman for Legion Park Salvage Harvest. Agenda Memo - AM-21-1535 - Pdf	310 - 315
E.	Engineering	
E.1.	Resolution approving Partial Payment No. 26 to Snyder & Associates regarding the 2018 Alburnett Rd Extension Phase 1 in the amount of \$13,442.00 (TRANS-18-092) Agenda Memo - AM-21-1511 - Pdf	316
E.2.	Resolution approving agreement with Hoth Properties, LLC regarding the 2021 Central Corridor 7th Avenue from 8th Street to 12th Street Pavement Reconstruction and Streetscaping Project (TRANS-18-101) Agenda Memo - AM-21-1467 - Pdf	317 - 322
E.3.	Resolution approving agreement with Tall Poppy, LLC regarding the 2021 Central Corridor 7th Avenue from 8th Street to 12th Street Pavement Reconstruction and Streetscaping Project (TRANS-18-101) Agenda Memo - AM-21-1473 - Pdf	323 - 327
E.4.	Resolution approving Partial Payment No. 15 to Braun Intertec regarding the CeMar Phase 1-3 Plant Monitor and Soil testing in the amount of \$1,020.00. (TRL-17-055) Agenda Memo - AM-21-1470 - Pdf	328
E.5.	Resolution approving Partial Payment No. 16 to Braun Intertec regarding the CeMar Phase 1-3 Plant Monitor and Soil testing in the amount of \$515.00. (TRL-17-055) Agenda Memo - AM-21-1471 - Pdf	329
E.6.	Resolution approving Partial Payment No. 2 to Kone regarding the Marion Library Project – Bid Pkg 14A regarding Conveying Systems in the amount of \$144,553.43. (FACS-17-034) Agenda Memo - AM-21-1512 - Pdf	330

- E.7. Resolution approving Partial Payment No. 8 to Acme Electric Company regarding the Marion Library Project – Bid Pkg 26A regarding Electrical in the amount of \$144,347.27. (FACS-17-034) 331
[Agenda Memo - AM-21-1513 - Pdf](#)
- E.8. Resolution approving Partial Payment No. 5 to Zephyr Aluminum regarding the Marion Library Project – Bid Pkg 08A regarding Glass and Glazing in the amount of \$51,156.55. (FACS-17-034) 332
[Agenda Memo - AM-21-1514 - Pdf](#)
- E.9. Resolution approving Partial Payment No. 8 to Peak Construction Group regarding the Marion Library Project – Bid Pkg 05B & 06A General Trades & Misc. Steel in the amount of \$159,415.61. (FACS-17-034) 333
[Agenda Memo - AM-21-1515 - Pdf](#)
- E.10. Resolution approving Partial Payment No. 1 to Corridor Paint and Drywall Inc. regarding the Marion Library Project – Bid Pkg 09C regarding painting in the amount of \$20,131.45. (FACS-17-034) 334
[Agenda Memo - AM-21-1516 - Pdf](#)
- E.11. Resolution approving Partial Payment No. 2 to Rapids Foodservice Advanced regarding the Marion Library Project – Bid Pkg 11A regarding Food Service Equipment in the amount of \$16,885.30. (FACS-17-034) 335
[Agenda Memo - AM-21-1517 - Pdf](#)
- E.12. Resolution approving Partial Payment No. 9 to Pearson Wall Systems regarding the Marion Library Project – Bid Pkg 09A Gypsum Board & Acoustics in the amount of \$218,264.40. (FACS-17-034) 336
[Agenda Memo - AM-21-1519 - Pdf](#)
- E.13. Resolution approving Partial Payment No. 10 to Pipe Pro, Inc. regarding the Marion Library Project – Bid Pkg 22A & 23A Plumbing and HVAC in the amount of \$213,275.00. (FACS-17-034) 337
[Agenda Memo - AM-21-1518 - Pdf](#)
- E.14. Resolution approving Partial Payment No. 6 to Central States Concrete regarding the Marion Library Project – Bid Pkg 03B Site Concrete in the amount of \$105,274.14. (FACS-17-034) 338
[Agenda Memo - AM-21-1520 - Pdf](#)
- E.15. Resolution accepting public improvements in Prairie Ridge Estates 8th Addition to the City of Marion. 339
[Agenda Memo - AM-21-1477 - Pdf](#)
- E.16. Resolution accepting paving associated with Glen Rock Farm 8th Addition to the City of Marion. 340
[Agenda Memo - AM-21-1478 - Pdf](#)

- E.17. Resolution approving Change Order 002 with Pipe Pro regarding the Marion Library Building Project BP22A Plumbing and 23A HVAC regarding a change in piping in the amount of \$1,109.95. (FACS-17-034) 341 - 346
[Agenda Memo - AM-21-1521 - Pdf](#)
- E.18. Resolution approving Change Order 001 with Corridor Paint regarding the Marion Library Building Project Bid Pkg 09C regarding a change in floor sealer in the amount of \$4894.00. (FACS-17-034) 347 - 348
[Agenda Memo - AM-21-1522 - Pdf](#)
- E.19. Resolution approving Change Order No. 003 with Culver's Lawn and Landscape regarding the Marion Library Project – Bid Pkg 32B Landscaping and Site Restoration regarding a change in plants in the amount of \$1,111.45. (FACS-17-034) 349 - 352
[Agenda Memo - AM-21-1523 - Pdf](#)
- E.20. Resolution approving Change Order 003 with Pipe Pro regarding the Marion Library Building Project BP22A Plumbing and 23A HVAC regarding a change coffee bar and ice maker in an amount of \$1,474.18. (FACS-17-034) 353 - 356
[Agenda Memo - AM-21-1524 - Pdf](#)
- E.21. Resolution approving Change Order No 013 with Bush Construction regarding the Marion Library Project – Construction Manager as Adviser to transfer a credit of \$12,281.00 from Acme and Knutson for Temp Cooling Per OCO 014. (FACS-17-034) 357 - 365
[Agenda Memo - AM-21-1525 - Pdf](#)
- F. Community Development
- F.1. Resolution approving payment no. 21 to Snyder & Associates per the contract for the Indian Creek Trail [STP-U-4775(631)--70-57] in the amount of \$12,466.53. (TRL-18-056) 366 - 369
[Agenda Memo - AM-21-1508 - Pdf](#)
- F.2. Resolution approving the Ibrahim 1st Addition Final Plat and Memorandum of Agreement for property located at 1710 Winslow Court, Marion, Iowa. (Mohamed and Nicole Ibrahim) 370 - 375
[Agenda Memo - AM-21-1502 - Pdf](#)
- F.3. Resolution approving the Hunters Field 12th Addition Final Plat and Memorandum of Agreement for property located at 5003 Elderton Drive Marion, Iowa. (Frazier Homes, LLC) 376 - 382
[Agenda Memo - AM-21-1503 - Pdf](#)
- G. Library
- G.1. Resolution approving partial payment No. 16 to Bush Construction regarding the Library Building Project in the amount of \$91,510.49 (FACS-17-034) 383 - 388
[Agenda Memo - AM-21-1497 - Pdf](#)

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 accepting paving associated with Edgebrooke Estates North 2nd Addition to the City of Marion. 389
[Agenda Memo - AM-21-1480 - Pdf](#)
 - E.2. Resolution accepting partial paving associated with the Ridge at Indian Creek 2nd Addition to the City of Marion. 390
[Agenda Memo - AM-21-1481 - Pdf](#)
 - E.3. Resolution accepting the 2021 Storm Sewer Project (ANN-18-031) 391 - 392
[Agenda Memo - AM-21-1533 - Pdf](#)
 - E.4. Resolution approving Change Order No. 2 with Peterson Contractors Inc. regarding the 10th Avenue Sidepaths PCC Sidewalk/Trail in the amount of \$4,090.76. (TAP-U-4775(635)—8I-57)(TRL-18-110) 393 - 396
[Agenda Memo - AM-21-1532 - Pdf](#)
- F. Community Development - None
- G. Library - None

REGULAR AGENDA

- A. Administrative Services
 - A.1. Motion directing staff to draft an Ordinance amending Ward and Precinct Maps Using Ward Map Plan No. TBD and Precinct Map Plan No. TBD. 397
[Agenda Memo - AM-21-1537 - Pdf](#)
 - A.2. Public Hearing on Urban Renewal Plan Amendment for the 29th Avenue Urban Renewal Area 398 - 401
[Agenda Memo - AM-21-1500 - Pdf](#)
 - A.3. Resolution to Approve Urban Renewal Plan Amendment for the 29th Avenue Urban Renewal Area 402 - 405
[Agenda Memo - AM-21-1530 - Pdf](#)
 - A.4. Public Hearing on Urban Renewal Plan Amendment for the West Tower Terrace Urban Renewal Area 406 - 408
[Agenda Memo - AM-21-1501 - Pdf](#)

- A.5. Resolution to Approve Urban Renewal Plan Amendment for the West Tower Terrace Urban Renewal Area. 409 - 411
[Agenda Memo - AM-21-1529 - Pdf](#)
- A.6. Motion to approve project calendar regarding the following internal loan advances: 412 - 433
- Resolution Authorizing Internal Advance for Funding of Urban Renewal Administration and Professional Support Program for the Collins Road Extension Urban Renewal Area.
 - Resolution Authorizing Internal Advance for Funding of Urban Renewal Administration and Professional Support Program for the Central Corridor Urban Renewal Area.
 - Resolution Authorizing Internal Advance for Funding of Urban Renewal Administration and Professional Support Program for the West Tower Terrace Urban Renewal Area.
 - Resolution Authorizing Internal Advance for Funding of Urban Renewal Administration and Professional Support Program for the 29th Avenue Urban Renewal Area.
 - Resolution Authorizing Internal Advance for Funding of Urban Renewal Administration and Professional Support Program for the Echo Hill Road Urban Renewal Area.
- [Agenda Memo - AM-21-1509 - Pdf](#)
- A.7. Motion to approve project calendar regarding tax increment financing (TIF) request from Polymer Engineering: 434 - 440
- Motion to receive and file request for financial assistance from Polymer Engineering.
 - Motion directing staff to negotiate a development agreement with Polymer Engineering regarding tax increment financing (TIF) incentives.
- [Agenda Memo - AM-21-1545 - Pdf](#)
- A.8. Motion to approve project calendar regarding tax increment financing (TIF) request from Acterra: 441 - 449
- Motion to receive and file request for financial assistance from Acterra.
 - Motion directing staff to negotiate a development agreement with Acterra regarding tax increment financing (TIF) incentives.
- [Agenda Memo - AM-21-1546 - Pdf](#)
- B. Public Services - None
- C. Public Safety - None
- D. Parks - None
- E. Engineering (5:05-5:15)

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| E.1. | Public Comment Period regarding the TAC report regarding stop sign request at the intersection of Arica Avenue and Bruce Road and Eastview Avenue and Bruce Road.
Agenda Memo - AM-21-1526 - Pdf | 450 - 457 |
| E.2. | Motion to receive, file TAC report regarding stop sign request at the intersection of Arica Avenue and Bruce Road and Eastview Avenue and Bruce Road. (Raymond Lundberg, 4000 Bruce Road)
Agenda Memo - AM-21-1527 - Pdf | 458 - 464 |
| E.3. | Resolution approving contract with Veenstra & Kim, Inc regarding the Indian Creek Sewer - Segment 11 and authorizing payments in an amount not to exceed \$275,000.00. (SWR-18-001)
Agenda Memo - AM-21-1531 - Pdf | 465 - 490 |
| F. | Community Development (5:15-5:35) | |
| F.1. | Resolution approving contract amendment no. 3 with Snyder and Associates Inc., associated with the Indian Creek Trail project regarding the scope and fee for services in the amount of \$21,462.00 (STP-U-4775(631)--70-57). (TRL-18-056)
Agenda Memo - AM-21-1495 - Pdf | 491 - 501 |
| F.2. | Resolution approving the West End - Central Corridor Review for property located at 809 6th Avenue Marion, Iowa (Annette Perry)
Agenda Memo - AM-21-1504 - Pdf | 502 - 511 |
| F.3. | Resolution approving the Sweet Cheesecake – Central Corridor Review for property located at 1360 7th Avenue, Marion, Iowa.
Agenda Memo - AM-21-1505 - Pdf | 512 - 521 |
| 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.

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| 1. | Discussion regarding the redistricting update to Marion Precincts and City Council Wards. (5:35-5:50)
Agenda Memo - AM-21-1536 - Pdf | 522 - 527 |
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COUNCIL COMMENTS

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

ADJOURN