



# AGENDA

## City Council Work Session

4:00 PM - Tuesday, June 21, 2022

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# 815 9826 9065. 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.**

**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, June 23 via email at [cityclerk@cityofmarion.org](mailto:cityclerk@cityofmarion.org).**

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. | Central Plaza Design Update (4:00-4:20)<br><a href="#">Agenda Memo - AM-22-340 - Pdf</a>  | 8       |
| 2. | Presentation regarding potential wayfinding kiosk for North Plaza (Brooke Prouty) (4:20-4:25)<br><a href="#">Agenda Memo - AM-22-827 - Pdf</a>  | 9       |
| 3. | Presentation recognizing Officer Tom Daubs as the 2022 recipient of the Paul Draper "Spirit of Marion" Award. (Thursday)<br><a href="#">Agenda Memo - AM-22-806 - Pdf</a>   | 10 - 11 |
| 4. | Fire Department Appointments and Promotion (Thursday): <ul style="list-style-type: none"> <li>• Firefighters Daniel Poirier, William Thomas and Alex Gragg</li> <li>• Promotion from Firefighter to Lieutenant: Tyler Manternach</li> </ul> <a href="#">Agenda Memo - AM-22-805 - Pdf</a> | 12      |

### 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 June 9, 2022 City Council meeting.<br><a href="#">Agenda Memo - AM-22-780 - Pdf</a> | 13 - 23 |

A.2.	Motion to approve hold harmless agreements with:	24 - 42
	<ul style="list-style-type: none"> <li>• City of Marion regarding The Ron Burgundys event on June 26, 2022 at Lowe Park.</li> <li>• City of Marion regarding a Fireworks &amp; Fireflies event on July 3, 2022 at Lowe Park.</li> </ul>	
	<a href="#">Agenda Memo - AM-22-798 - Pdf</a>	
A.3.	Motion to approved a liquor licenses including the following:	43
	<ul style="list-style-type: none"> <li>• Renewal - Marion Food Market - 5005 10th Avenue</li> <li>• Renewal - Big Shots Bar &amp; Grill - 1803 6th Avenue</li> <li>• Renewal - Bistro 3 Nineteen - 796 11th Street</li> <li>• Renewal - TownPlace Suites - 2823 7th Avenue</li> </ul>	
	<a href="#">Agenda Memo - AM-22-799 - Pdf</a>	
A.4.	Receive and file May 2022 Department Monthly Reports.	44 - 87
	<a href="#">Agenda Memo - AM-22-782 - Pdf</a>	
A.5.	Payments as presented in the amount of \$948,028.02	88 - 120
	<a href="#">Agenda Memo - AM-22-781 - Pdf</a>	
A.6.	Resolution approving collective bargaining agreement with Local 1937 International Association of Firefighters for the period of July 1, 2022 through June 30, 2024.	121 - 156
	<a href="#">Agenda Memo - AM-22-807 - Pdf</a>	
A.7.	Resolution approving Fiscal Year 2021-2022 Capital Budget Transfers in the amount of \$2,600,000.	157 - 158
	<a href="#">Agenda Memo - AM-22-817 - Pdf</a>	
A.8.	Resolution approving addendum to agreement with Uptown Marion.	159 - 170
	<a href="#">Agenda Memo - AM-22-786 - Pdf</a>	
B.	Public Services - None	
C.	Public Safety	
C.1.	Resolution setting public hearing for July 7, 2022 regarding an amendment to Chapter 75 of the Code of Ordinances related to Utility Terrain Vehicles (UTVs)	171 - 175
	<a href="#">Agenda Memo - AM-22-789 - Pdf</a>	
C.2.	Resolution approving the memorandum of understanding with Marion Policeman's Protective Association regarding the Lead Communications Operator (LCO) effective July 1, 2022 to June 30, 2024.	176 - 177
	<a href="#">Agenda Memo - AM-22-804 - Pdf</a>	
C.3.	Resolution approving Memorandum of Understanding with Marion Policeman's Protective Association regarding a rotating overtime list for involuntary overtime for officers and dispatchers effective May 21, 2022 to June 30, 2023.	178 - 181
	<a href="#">Agenda Memo - AM-22-802 - Pdf</a>	

D.	Parks	
D.1.	Resolution approving agreement with Toubl Contracting Inc. to repair the Donnelly Park Pavilion and authorizing payment in the amount of \$6,585.72. <a href="#">Agenda Memo - AM-22-794 - Pdf</a>	182 - 183
D.2.	Resolution approving agreement with Toubl Contracting Inc. for the repair of the restroom roof at Willow Park and authorizing payment in the amount of \$4,153.85. <a href="#">Agenda Memo - AM-22-793 - Pdf</a>	184 - 185
E.	Engineering	
E.1.	Resolution approving Partial Payment No. 13 to Shoemaker & Haaland regarding Marion/CeMar Trail Construction Management Services in the amount of \$2,531.76 TAP-U-4775(638)—81-57)(TRL-17-055) <a href="#">Agenda Memo - AM-22-796 - Pdf</a>	186
F.	Community Development	
F.1.	Resolution approving Taube Farms First Addition Final Plat to Linn County located at 2737 Jordans Grove Road, Linn County, Iowa. (Lloyd Taube Trust) <a href="#">Agenda Memo - AM-22-774 - Pdf</a>	187 - 196
F.2.	Resolution approving Taube Farms Second Addition Final Plat to Linn County located at 2741 Jordans Grove Road, Linn County, Iowa. (Taube Farm Inc/Kenneth Taube/Kris Taube) <a href="#">Agenda Memo - AM-22-775 - Pdf</a>	197 - 205
G.	Library	
G.1.	Resolution approving partial payment No. 31 to Engberg Anderson, Inc. regarding the Library Building Project in the amount of \$20,288.00 (FACS-17-034) <a href="#">Agenda Memo - AM-22-777 - Pdf</a>	206 - 208

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

A.	Administrative Services - None	
B.	Public Services	
B.1.	Resolution approving Change Order No. 10 with Mid-States Concrete Industry regarding the Precast Concrete Package for the Public Services Maintenance Facility and authorizing payment in the amount of \$131,400.00 (FACS-17-069). <a href="#">Agenda Memo - AM-22-818 - Pdf</a>	209 - 210
B.2.	Resolution approving partial payment No. 11 to Mid-States Concrete regarding the Precast Concrete Package for the Public Service Maintenance Facility in the amount of \$131,400.00 (FACS-17-069). <a href="#">Agenda Memo - AM-22-819 - Pdf</a>	211 - 212

- C. Public Safety - None
- D. Parks - None
- E. Engineering - None
- F. Community Development (4:25-4:30)
  - F.1. Motion to receive and file a request for approval of a revised concept plan as established by Genesis Equities Development Agreement for redevelopment of property located at 2700 7th Avenue. (Genesis Equities, LLC & Christianson Companies) 213 - 259  
[Agenda Memo - AM-22-795 - Pdf](#)
  - F.2. Resolution approving Silver Rock Estates 1st Addition Final Plat and Memorandum of Agreement for property located south of Echo Hill Road and west of Alburnett Road, Marion, Iowa. (Integrity Custom Homes, Inc) 260 - 273  
[Agenda Memo - AM-22-607 - Pdf](#)
- G. Library - None

## **REGULAR AGENDA**

- A. Administrative Services (4:30-4:45)
  - A.1. Resolution approving a contract with Thomas Newkirk (ImplicitBias Campus, LLC) for review of the City's Employment Policies and authorizing payment in an amount not to exceed \$10,000. 274 - 278  
[Agenda Memo - AM-22-792 - Pdf](#)
  - A.2. Resolution approving banking services contract with Farmers State Bank. 279 - 315  
[Agenda Memo - AM-22-783 - Pdf](#)
  - A.3. Resolution approving the funding allocation of the Hotel/Motel Grant Program for FY2022-2023. 316 - 317  
[Agenda Memo -Resolution approving the funding allocation of the Hotel/Motel Grant Program for FY2022-2023. - AM-22-785 - Pdf](#)
  - A.4. Resolution approving renewal of Workers Compensation Coverage for Fiscal Year 2022-2023 with Iowa Municipal Workers Compensation Association (IMWCA) and authorizing payment in the amount of \$81,794. 318 - 324  
[Agenda Memo - AM-22-814 - Pdf](#)
  - A.5. Resolution approving the renewal of General Insurance with Iowa Communities Assurance Pool (ICAP) for FY2022-2023. 325 - 328  
[Agenda Memo - AM-22-787 - Pdf](#)
- B. Public Services

B.1.	Ordinance No. 22-11 amending Chapter 99 of the Code of Ordinances relating to Sanitary Sewer by increasing monthly domestic and industrial user charges from \$4.60 to \$6.00 (Final Consideration)	329
	<a href="#">Agenda Memo - AM-22-779 - Pdf</a>	
C.	Public Safety - None	
D.	Parks	
D.1.	Resolution amending the Urban Forestry Utility Fee to a per dwelling unit charge for residential properties and a per account charge for non-residential properties effective July 1, 2022.	330
	<a href="#">Agenda Memo - AM-22-823 - Pdf</a>	
E.	Engineering (4:45-4:50)	
E.1.	Resolution approving contract with Abode Construction Inc. regarding the demolition of the Airport Quonset Hut located at 1690 Marion Airport Road and authorizing payment in an amount of \$4,900.00.	331 - 340
	<a href="#">Agenda Memo - AM-22-813 - Pdf</a>	
E.2.	Ordinance No. 22-12 amending Chapter 63 of the Code of Ordinances establishing the speed limit on 7th Avenue as 20 mph from 250 feet west of 6th St to 15th St and 10th Street as 20 mph from 7th Ave to 8th Ave (Final Consideration)	341 - 343
	<a href="#">Agenda Memo - AM-22-778 - Pdf</a>	
E.3.	Motion to approve Project Calendar regarding the 2022 Lowe Park Sidewalk Replacement Project (FACS-08-042), as follows:	344 - 345
	<ul style="list-style-type: none"> <li>• Motion to retain the City Engineer as Project regarding 2022 Lowe Park Sidewalk Replacement Project (FACS-08-042)</li> <li>• Resolution approving Resolution of Necessity regarding the 2022 Lowe Park Sidewalk Replacement Project (FACS-08-042)</li> <li>• Resolution ordering preparation of detailed plans, specifications, notice hearing and letting, to bidders, form contract, estimate cost regarding the 2022 Lowe Park Sidewalk Replacement Project (FACS-08-042)</li> <li>• Resolution approving and adopting final plans, specifications, notice of hearing and letting, notice to bidders, form of contract, and estimate of cost regarding the 2022 Lowe Park Sidewalk Replacement Project (FACS-08-042)</li> </ul>	
	<a href="#">Agenda Memo - AM-22-815 - Pdf</a>	
F.	Community Development (4:50-5:25)	
F.1.	Public hearing on the proposed plan for the 2022 Multifamily Urban Revitalization Area.	346 - 354
	<a href="#">Agenda Memo - AM-22-810 - Pdf</a>	

- |       |  |           |
|-------|--|-----------|
| F.2.  | Resolution adopting the proposed plan for the 2022 Multifamily Urban Revitalization Area<br><a href="#">Agenda Memo - AM-22-811 - Pdf</a>  | 355 - 363 |
| F.3.  | Ordinance designating an area of Marion, Iowa, as the 2022 Multifamily Urban Revitalization Area<br><a href="#">Agenda Memo - AM-22-812 - Pdf</a>  | 364 - 372 |
| F.4.  | Public hearing on proposed amendment to the plan for the 2021 Multiresidential Housing Urban Revitalization Area.<br><a href="#">Agenda Memo - AM-22-808 - Pdf</a>   | 373 - 381 |
| F.5.  | Resolution adopting amendment to the plan for the 2021 Multiresidential Housing Urban Revitalization Area<br><a href="#">Agenda Memo - AM-22-809 - Pdf</a>   | 382 - 390 |
| F.6.  | Public Hearing regarding a request to amend the Future Land Use Map from of the Marion Comprehensive Plan from Single Family Attached and Public/Semi Public to Single Family Detached a request to rezone property from AG, Agricultural Holding to PUD, Planned Unit Development and the Sycamore Heights preliminary site development plan for property located north of 35th Avenue and east of 44th Street extended north, Marion, Iowa. (Sycamore Development, LLC)<br><a href="#">Agenda Memo - AM-22-788 - Pdf</a> | 391 - 431 |
| F.7.  | Resolution approving the Sycamore Heights Preliminary Site Development Plan for property located north of 35th Avenue and east of 44th Street extended, Marion, Iowa (Sycamore Development, LLC)<br><a href="#">Agenda Memo - AM-22-822 - Pdf</a>  | 432       |
| F.8.  | Resolution approving an amendment to the Marion Future Land Use Map of the Marion Comprehensive Plan from Single Family Attached and Public/Semi Public to Single Family Detached for property located north of 35th Avenue and east of 44th Street extended, Marion, Iowa. (Sycamore Development, LLC)<br><a href="#">Agenda Memo - AM-22-820 - Pdf</a>   | 433       |
| F.9.  | Ordinance approving an amendment to the Marion Zoning Map from AG, Agricultural Holding to PUD, Planned Unit Development for property located north of 35th Avenue and east of 44th Street extended, Marion, Iowa (Sycamore Development, LLC)<br><a href="#">Agenda Memo - AM-22-821 - Pdf</a>   | 434       |
| F.10. | Resolution of support and financial commitment pertaining to the Destination Iowa Grant - Outdoor Recreation Fund application.<br><a href="#">Agenda Memo - AM-22-797 - Pdf</a>  | 435       |

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 Fiscal Year 2023-2024 Budget Calendar (5:25-5:35) 436 - 438  
[Agenda Memo - AM-22-784 - Pdf](#)
2. Discussion regarding radio towers (Thursday) 439  
[Agenda Memo - AM-22-801 - Pdf](#)

## **COUNCIL COMMENTS**

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

## **ADJOURN**