



# AGENDA

## City Council Work Session

4:00 PM - Tuesday, September 20, 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# 893 9357 0714. 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, September 20 via email at [cityclerk@cityofmarion.org](mailto:cityclerk@cityofmarion.org).**

Page

### CALL TO ORDER

### ROLL CALL

### PROCLAMATIONS/OATHS

- 1. Proclamation - Asian Fest (September 24, 2022) (Thursday) 7 - 8  
[Agenda Memo - AM-22-1011 - Pdf](#)

### PRESENTATIONS

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

- 1. Presentation from Trees Forever regarding the Campus Improvement Project (4:00-4:10) 9 - 14  
[Agenda Memo - AM-22-1022 - Pdf](#)
- 2. Presentation of the Housing Needs Analysis Summary and Findings (Maxfield Research & Consulting) (4:10-4:30) 15  
[Agenda Memo - AM-22-1209 - Pdf](#)
- 3. Presentation regarding the Central Plaza Survey results. (4:30-4:40) 16  
[Agenda Memo - AM-22-1200 - 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 (4:30-4:35)
  - A.1. Minutes of the September 6, 8 and 12, 2022 City Council meetings. 17 - 32  
[Agenda Memo - AM-22-1176 - Pdf](#)
  - A.2. Motion to approve a liquor licenses including the following: 33
    - Renewal - CVS / Pharmacy #10032 - 3495 7th Ave  
[Agenda Memo - AM-22-1193 - Pdf](#)

A.3.	Motion to approve a hold harmless agreement with the following: <ul style="list-style-type: none"> <li>• Marion Chamber of Commerce regarding Chocolate Walk event on October 7, 2022 in Uptown Marion.</li> </ul> <a href="#">Agenda Memo - AM-22-1194 - Pdf</a>	34 - 44
A.4.	Receive and file correspondence regarding Pat Klopfenstein's resignation from the Historic Preservation Commission. <a href="#">Agenda Memo - AM-22-1184 - Pdf</a>	45 - 46
A.5.	Receive and file August 2022 Department Monthly Reports. <a href="#">Agenda Memo - AM-22-1178 - Pdf</a>	47 - 90
A.6.	Payments as presented in the amount of \$1,344,890.04 <a href="#">Agenda Memo - AM-22-1177 - Pdf</a>	91 - 116
A.7.	Resolution approving designees for City Manager, City Clerk and City Treasurer per 17.03(B) of the Code of Ordinances. <a href="#">Agenda Memo - AM-22-1155 - Pdf</a>	117
A.8.	Resolution authorizing additional signatures on checks over \$20,000. <a href="#">Agenda Memo - AM-22-1154 - Pdf</a>	118
A.9.	Resolution approving payment to Diligent Corporation regarding agenda management software in the amount of \$19,845.00 <a href="#">Agenda Memo - AM-22-1179 - Pdf</a>	119
A.10.	Resolution approving payment to BambooHR regarding HR Information System (HRIS) software in the amount not to exceed \$31,500 <a href="#">Agenda Memo - AM-22-1195 - Pdf</a>	120
A.11.	Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment for Collins Road Extension Urban Renewal Area <a href="#">Agenda Memo - AM-22-1180 - Pdf</a>	121 - 149
A.12.	Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Cooper Properties LC, Including Annual Appropriation Tax Increment Payments <a href="#">Agenda Memo - AM-22-1182 - Pdf</a>	150 - 166
A.13.	Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Russell L. Peck, Including Annual Appropriation Tax Increment Payments <a href="#">Agenda Memo - AM-22-1181 - Pdf</a>	167 - 181
A.14.	Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendments for the Central Corridor Urban Renewal Area, West Tower Terrace Road Urban Renewal Area, the 29th Avenue Urban Renewal Area and the Echo Hill Road Urban Renewal Area <a href="#">Agenda Memo - AM-22-1185 - Pdf</a>	182 - 200

- B. Public Services - None
- C. Public Safety
  - C.1. Resolution accepting the Governor's Traffic Safety Bureau grant in the amount of \$29,750.00. 201 - 216  
[Agenda Memo - AM-22-1166 - Pdf](#)
  - C.2. Resolution approving annual payments for portion of a ten-year maintenance agreement (from July 1, 2022 to June 30, 2032) with RACOM Corporation for the Linn County joint radio system in the amount of \$1,657,295.69. 217 - 228  
[Agenda Memo - AM-22-1092 - Pdf](#)
- D. Parks - None
- E. Engineering
  - E.1. Resolution approving Change Order 2 with Boomerang Corp regarding the 2022 Sidewalk Ramp Project and authorizing payments in the amount of \$4,787.00. (ANN-18-031) 229 - 231  
[Agenda Memo - AM-22-1165 - Pdf](#)
  - E.2. Resolution approving a contract with Veenstra and Kimm Inc. for Engineering Services related to the 8th Avenue Dam Evaluation and authorizing payment in amount not to exceed \$25,000. 232 - 236  
[Agenda Memo - AM-22-1187 - Pdf](#)
- F. Community Development (4:35-4:40)
  - F.1. Resolution setting a public hearing for October 6, 2022 regarding an amendment to Chapter 176.29, Parking and Loading Regulations regarding permitted parking surfacing material and Chapter 176.51 regarding building setbacks within the M-1, Light Manufacturing and M-2, General Manufacturing zoning districts. (City of Marion) 237 - 241  
[Agenda Memo - AM-22-1172 - Pdf](#)
  - F.2. Resolution approving Hunters Field Thirteenth Addition Final Plat and Memorandum of Agreement for property located north of Connection Blvd and west of Winslow Road. (Fritz Development LLC) 242 - 251  
[Agenda Memo - AM-22-1161 - Pdf](#)
  - F.3. Resolution approving Rookwood Estates 3rd Addition Final Plat and Memorandum of Agreement for property located south of Fernow Road and east of Highway 13, Marion, Iowa. (Rookwood Estates LLC) 252 - 266  
[Agenda Memo - AM-22-1088 - Pdf](#)
  - F.4. Resolution approving Rookwood Estates 4th Addition Final Plat and Memorandum of Agreement for property located south of Fernow Road and east of Highway 13, Marion, Iowa. (Rookwood Estates LLC) 267 - 278  
[Agenda Memo - AM-22-1201 - Pdf](#)

- F.5. Resolution authorizing payment to Horizons, A Family Service Alliance regarding Neighborhood Transportation Services in the amount of \$39,927.00. 279 - 282  
[Agenda Memo - AM-22-1196 - Pdf](#)
- F.6. Resolution approving contract amendment no. 3 with Shoemaker Haaland Professional Engineers, associated with the CeMar Trail project for an extension of the schedule of services and authorizing payment in the amount of \$10,681.97 [TAP-U-4775(630)—8I-57] (TRL-17-055). 283 - 289  
[Agenda Memo - AM-22-1202 - Pdf](#)
- G. Library
- G.1. Resolution approving Change Order No. 1 to Library Furniture International, Inc. regarding the Marion Library Project and authorizing payment in the amount of \$9,691.00. (FACS-17-034) 290 - 293  
[Agenda Memo - AM-22-1204 - Pdf](#)
- G.2. Resolution approving Change Order No. 1 with Techops Specialty Vehicles regarding the Mobile Bookmobile Project for the Marion Public Library and authorizing payment in the amount of \$4,488.42 294 - 295  
[Agenda Memo - AM-22-1206 - Pdf](#)
- G.3. Resolution approving Change Order No. 8 to Engberg Anderson, Inc. regarding the Marion Library Project and authorizing payment in the amount of \$8,000.00. (FACS-17-034) 296 - 299  
[Agenda Memo - AM-22-1207 - Pdf](#)

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

- A. Administrative Services - None
- B. Public Services
  - B.1. Resolution approving payments to Anderson Bogert Engineers for the Public Services site plan development in the amount of \$25,061.11 (FACS-17-069). 300  
[Agenda Memo - AM-22-1198 - Pdf](#)

- C. Public Safety - None
- D. Parks - None
- E. Engineering - None
- F. Community Development - None
- G. Library - None

**REGULAR AGENDA**

- A. Administrative Services - None
- B. Public Services (4:40-4:45)

- B.1. Resolution approving a professional services agreement with HR Green for a watershed analysis of Willowood Creek and authorizing payment in the amount of \$15,900.00. 301 - 312  
[Agenda Memo - AM-22-1199 - Pdf](#)
- C. Public Safety - None
- D. Parks - None
- E. Engineering - None
- F. Community Development (4:45-5:15)
- F.1. Public hearing regarding a request to amend the future land use map of the Marion Comprehensive Plan from Single Family Attached and Public/Semi Public to Single-Family Detached Residential and a request to rezone property from AG, Agricultural Holding and PD-R, Planned Development Residential to SR-3, Suburban Medium Density Single-Family Residential for property located north of 35th Avenue and east of 44th Street extended north, Marion, Iowa. (Sycamore Development, LLC) 313 - 325  
[Agenda Memo - AM-22-1067 - Pdf](#)
- F.2. Resolution approving an amendment to the future land use map of the Marion Comprehensive Plan from Single Family Attached and Public/Semi Public to Single-Family Detached Residential for property located north of 35th Avenue and east of 44th Street extended north, Marion, Iowa. (Sycamore Development, LLC) 326 - 330  
[Agenda Memo - AM-22-1066 - Pdf](#)
- F.3. Ordinance approving a request to rezone property from AG, Agricultural Holding and PD-R, Planned Development Residential to SR-3, Suburban Medium Density Single-Family Residential for property located north of 35th Avenue and east of 44th Street extended north, Marion, Iowa. (Sycamore Development, LLC) (Initial Consideration) 331 - 334  
[Agenda Memo - AM-22-1065 - Pdf](#)
- F.4. Public Hearing regarding an amendment to the Marion zoning map for properties located within former City Council Wards 1 and 3 and revisions within former City Council Wards 2 and 4, Marion, Iowa. (City of Marion) 335 - 344  
[Agenda Memo - AM-22-1159 - Pdf](#)
- F.5. Ordinance approving an amendment to the Marion zoning map for properties located within former City Council Wards 1 and 3 and revisions within former City Council Wards 2 and 4, Marion, Iowa. (Initial Consideration) 345 - 347  
[Agenda Memo - AM-22-1162 - Pdf](#)
- F.6. Motion concurring with the Central Plaza Steering Committee's recommendation of Central Plaza amenities and directing staff to proceed with construction documents. 348 - 356  
[Agenda Memo - AM-22-1205 - 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. Budget Discussion: Asset Replacement (5:15-5:30) 357 - 359  
[Agenda Memo - AM-22-1186 - Pdf](#)
2. Discussion and direction regarding the American Rescue Plan Act (ARPA) Funding allocation for the Marion Community Build Project (5:30-5:40) 360 - 365  
[Agenda Memo - AM-22-1197 - Pdf](#)
3. Discussion regarding City Wide No Parking Determination and procedure. (5:40-5:50) 366 - 370  
[Agenda Memo - AM-22-1203 - Pdf](#)
4. Discussion regarding Design Standards (5:50-6:00) 371 - 378  
[Agenda Memo - AM-22-1208 - Pdf](#)

### **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 personnel matters as permitted under Section 21.5(1)(i) of the Code of Iowa. (Two separate matters)
2. Motion to adjourn to closed session regarding litigation as permitted under Section 21.5(1)(c) of the Code of Iowa. (Thursday)

### **ADJOURN**