



AGENDA

City Council Regular Session

5:30 PM - Thursday, September 22, 2022

City Hall, 1225 6th Avenue

This meeting is being recorded. Any item listed on the agenda may be open to discussion by the City Council.

This meeting is viewable online. To watch, go to Zoom.com, select Join a Meeting, and enter the Meeting ID# 899 8540 2374. 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, September 22 via email at cityclerk@cityofmarion.org.

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CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MOMENT OF SILENCE

PROCLAMATIONS/OATHS

- 1. Proclamation - Asian Fest (September 24, 2022) 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.

None

PUBLIC FORUM

This section is for comments from the public on topics listed on the agenda not associated with a public hearing.

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.

Motion to approve the Consent Agenda as follows:

- A. Administrative Services
 - A.1. Minutes of the September 6, 8 and 12, 2022 City Council meetings. 9 - 24
[Agenda Memo - AM-22-1176 - Pdf](#)

A.2.	Motion to approve a liquor licenses including the following: <ul style="list-style-type: none"> • Renewal - CVS / Pharmacy #10032 - 3495 7th Ave Agenda Memo - AM-22-1193 - Pdf	25
A.3.	Motion to approve a hold harmless agreement with the following: <ul style="list-style-type: none"> • Marion Chamber of Commerce regarding Chocolate Walk event on October 7, 2022 in Uptown Marion. Agenda Memo - AM-22-1194 - Pdf	26 - 36
A.4.	Receive and file correspondence regarding Pat Klopfenstein's resignation from the Historic Preservation Commission. Agenda Memo - AM-22-1184 - Pdf	37 - 38
A.5.	Receive and file August 2022 Department Monthly Reports. Agenda Memo - AM-22-1178 - Pdf	39 - 82
A.6.	Payments as presented in the amount of \$1,344,890.04 Agenda Memo - AM-22-1177 - Pdf	83 - 108
A.7.	Resolution No. 30850 approving designees for City Manager, City Clerk and City Treasurer per 17.03(B) of the Code of Ordinances. Agenda Memo - AM-22-1155 - Pdf	109
A.8.	Resolution No. 30851 authorizing additional signatures on checks over \$20,000. Agenda Memo - AM-22-1154 - Pdf	110
A.9.	Resolution No. 30852 approving payment to Diligent Corporation regarding agenda management software in the amount of \$19,845.00 Agenda Memo - AM-22-1179 - Pdf	111
A.10.	Resolution No. 30853 approving payment to BambooHR regarding HR Information System (HRIS) software in the amount not to exceed \$31,500 Agenda Memo - AM-22-1195 - Pdf	112
A.11.	Resolution No. 30854 Setting Date for Public Hearing on Urban Renewal Plan Amendment for Collins Road Extension Urban Renewal Area Agenda Memo - AM-22-1180 - Pdf	113 - 141
A.12.	Resolution No. 30855 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 Agenda Memo - AM-22-1182 - Pdf	142 - 158
A.13.	Resolution No. 30856 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 Agenda Memo - AM-22-1181 - Pdf	159 - 173

A.14.	Resolution No. 30857 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 Agenda Memo - AM-22-1185 - Pdf	174 - 192
B. Public Services		
B.1.	Resolution No. 30858 approving payments to Anderson Bogert Engineers for the Public Services site plan development in the amount of \$25,061.11 (FACS-17-069). Agenda Memo - AM-22-1198 - Pdf	193
C. Public Safety		
C.1.	Resolution No. 30859 accepting the Governor's Traffic Safety Bureau grant in the amount of \$29,750.00. Agenda Memo - AM-22-1166 - Pdf	194 - 209
C.2.	Resolution No. 30860 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. Agenda Memo - AM-22-1092 - Pdf	210 - 221
D. Parks - None		
E. Engineering		
E.1.	Resolution No. 30861 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) Agenda Memo - AM-22-1165 - Pdf	222 - 224
E.2.	Resolution No. 30862 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. Agenda Memo - AM-22-1187 - Pdf	225 - 229
F. Community Development		
F.1.	Resolution No. 30863 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) Agenda Memo - AM-22-1172 - Pdf	230 - 234

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| F.2. | Resolution No. 30864 approving Hunters Field Thirteenth Addition Final Plat and Memorandum of Agreement for property located north of Connection Blvd and west of Winslow Road, Marion, Iowa. (Fritz Development LLC)
Agenda Memo - AM-22-1161 - Pdf | 235 - 244 |
| F.3. | Resolution No. 30865 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)
Agenda Memo - AM-22-1088 - Pdf | 245 - 259 |
| F.4. | Resolution No. 30866 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)
Agenda Memo - AM-22-1201 - Pdf | 260 - 271 |
| F.5. | Resolution No. 30867 authorizing payment to Horizons, A Family Service Alliance regarding Neighborhood Transportation Services in the amount of \$39,927.00.
Agenda Memo - AM-22-1196 - Pdf | 272 - 275 |
| F.6. | Resolution No. 30868 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).
Agenda Memo - AM-22-1202 - Pdf | 276 - 282 |
| G. | Library | |
| G.1. | Resolution No. 30869 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
Agenda Memo - AM-22-1206 - Pdf | 283 - 284 |
| G.2. | Resolution No. 30870 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)
Agenda Memo - AM-22-1207 - Pdf | 285 - 288 |

REGULAR AGENDA

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|------|---|-----------|
| A. | Administrative Services | |
| A.1. | Resolution No. 30871 approving an agreement with GovTempsUSA, LLC regarding temporary employment in the Human Resources Department.
Agenda Memo - AM-22-1210 - Pdf | 289 - 301 |
| B. | Public Services | |

- B.1. Resolution No. 30872 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. 302 - 313
[Agenda Memo - AM-22-1199 - Pdf](#)
- C. Public Safety
- C.1. Resolution No. 30873 authorizing final payment to OPN Architects regarding Fire Station #1 & Headquarters in the amount of \$41,163.58. (FACS-18-062) 314 - 316
[Agenda Memo - AM-22-1212 - Pdf](#)
- D. Parks - None
- E. Engineering - None
- F. Community Development
- 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) 317 - 329
[Agenda Memo - AM-22-1067 - Pdf](#)
- F.2. Resolution No. 30874 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) 330 - 334
[Agenda Memo - AM-22-1066 - Pdf](#)
- F.3. Ordinance No. 22-18 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) 335 - 338
[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) 339 - 348
[Agenda Memo - AM-22-1159 - Pdf](#)

F.5. Ordinance No. 22-19 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) 349 - 351

[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. 352 - 360

[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.

PUBLIC FORUM

This time is set aside for comments from the public. Please understand that the City Council will not take any action on your comments at this meeting due to requirements of the Open Meetings Law, but may do so at a future meeting.

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 litigation as permitted under Section 21.5(1)(c) of the Code of Iowa.

ADJOURN