



AGENDA

City Council Work Session

4:00 PM - Tuesday, November 15, 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# 897 7651 0002. 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 17 via email at cityclerk@cityofmarion.org.

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CALL TO ORDER

PROCLAMATIONS/OATHS

- | | | |
|----|--|---------|
| 1. | Proclamation - Small Business Saturday (November 26, 2022) (4:00-4:05)
Agenda Memo - AM-22-1402 - Pdf | 8 - 9 |
| 2. | Proclamation - Pancreatic Cancer Awareness Day (November 17, 2022)
Agenda Memo - AM-22-1460 - Pdf | 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.

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| A. | Administrative Services (4:05-4:20) | |
| A.1. | Minutes of the November 1 and 3, 2022 City Council meetings.
Agenda Memo - AM-22-1398 - Pdf | 12 - 22 |
| A.2. | Liquor licenses including the following:
<ul style="list-style-type: none"> • Renewal - Kwik Star #1008 - 5992 Carlson Way • Renewal - La Cantina Bar & Grill - 3217 7th Ave • Renewal - Casey's General Store #3562 - 680 Lindale Dr Agenda Memo - AM-22-1412 - Pdf | 23 |

A.3.	Motion to approve a hold harmless agreement with the following: <ul style="list-style-type: none"> • Marion Chamber of Commerce regarding Christmas in The Park & Peppermint Walk event on December 2, 2022 at City Square Park. Agenda Memo - AM-22-1416 - Pdf	24 - 32
A.4.	Receive and file October 2022 Department Monthly Reports. Agenda Memo - AM-22-1400 - Pdf	33 - 69
A.5.	Payments as presented in the amount of \$1,968,887.75 Agenda Memo - AM-22-1401 - Pdf	70 - 96
A.6.	Receive, file and approve the 2023 City Council Meeting Schedule. Agenda Memo - AM-22-1397 - Pdf	97 - 98
A.7.	Resolution approving the final round of Small Business Grant Program funding allocations Agenda Memo - AM-22-1404 - Pdf	99 - 101
A.8.	Resolution approving the Annual Financial Report for the fiscal year ending June 30, 2022. Agenda Memo - AM-22-1423 - Pdf	102 - 113
A.9.	Resolution approving the Annual Street Finance Report for the year ended June 30, 2022 Agenda Memo - AM-22-1424 - Pdf	114 - 126
A.10.	Resolution approving the Certificate of Tax Increment Financing (TIF) Indebtedness to the Linn County Auditor's Office for Fiscal Year 2023-2024 collection. Agenda Memo - AM-22-1406 - Pdf	127 - 168
A.11.	Resolution approving the Annual Urban Renewal Report for the fiscal year ending June 30, 2022. Agenda Memo - AM-22-1394 - Pdf	169 - 247
A.12.	Resolution approving agreement with D.A. Davidson for underwriting services in relation to the offering and issuance of General Obligation Bonds, Revenue Bonds, and/or Lease-Purchase Certificates of Participation. Agenda Memo - AM-22-1452 - Pdf	248 - 254

A.13.	Motion to approve project calendar as follows:	255 - 271
	<ul style="list-style-type: none"> • Resolution setting the date for a public hearing on proposal to enter into a Road Use Tax Revenue Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$18,400,000 • Resolution setting the date for a public hearing on a proposal to enter into a Sewer Revenue Improvement and Refunding Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$6,800,000 • Resolution setting the date for a public hearing on a proposal to enter into a Solid Waste Revenue Improvement and Refunding Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$10,100,000 	
	Agenda Memo - AM-22-1408 - Pdf	
B.	Public Services - None	
C.	Public Safety	
C.1.	Resolution approving the purchase of two 2022 Ford Police Interceptor SUVs from Stivers Ford and authorizing payment in the amount of \$64,826.	272 - 280
	Agenda Memo - AM-22-1409 - Pdf	
D.	Parks	
D.1.	Resolution approving a one year renewal of a Lease Agreement with Sejkora Farms Inc., for Certain Lowe Park Property.	281 - 283
	Agenda Memo - AM-22-1457 - Pdf	
D.2.	Resolution approving payment to Boland Recreation regarding the poured rubber surfacing at Prairie Hill Park and authorizing payment in the amount of \$85,000. (REC-18-046)	284 - 285
	Agenda Memo - AM-22-1459 - Pdf	
D.3.	Resolution approving Resource Enhancement and Protection Fund (REAP) Grant Agreement for the Lucore Road Park Acquisition.	286 - 291
	Agenda Memo - AM-22-1458 - Pdf	
E.	Engineering (4:20-4:25)	
E.1.	Resolution approving Partial Payment No. 37 to Snyder & Associates regarding the 2018 Alburnett Road Extension Phase I in the amount of \$25,876.00 (TRANS-18-092)	292 - 293
	Agenda Memo - AM-22-1444 - Pdf	
E.2.	Resolution accepting the 2022 Pavement Rehabilitation Project (TRANS-18-090).	294
	Agenda Memo - AM-22-1411 - Pdf	

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|-------|--|-----------|
| E.3. | Resolution approving Change Order No 034 with Bush Construction regarding the Marion Library Project – Construction Manager as Advisor to add funds to General Conditions in the amount of \$28,593.38 (FACS-17-034)
Agenda Memo - AM-22-1446 - Pdf | 295 - 300 |
| E.4. | Resolution approving Change Order No 035 with Bush Construction regarding the Marion Library Project – Construction Manager as Advisor to add funds to General Conditions in the amount of \$55,521.67 (FACS-17-034)
Agenda Memo - AM-22-1447 - Pdf | 301 - 310 |
| E.5. | Resolution approving Change Order No 001 with Rapids Foodservice regarding the Marion Library Project – to remove remaining allowance funds in the credit amount of \$3,250.00 (FACS-17-034)
Agenda Memo - AM-22-1454 - Pdf | 311 - 314 |
| E.6. | Resolution approving Change Order No. 007 with Central States Concrete regarding the Marion Library Building Project to reduce Central States allowance funds in the amount of \$3,081.70 (FACS-17-034)
Agenda Memo - AM-22-1449 - Pdf | 315 - 322 |
| E.7. | Resolution approving Change Order No 001R with Seedorff Masonry, Inc. regarding the Marion Library Project – to remove remaining allowance funds in the amount of \$12,256.06 (FACS-17-034)
Agenda Memo - AM-22-1448 - Pdf | 323 - 324 |
| E.8. | Resolution approving Change Order No 018 with Pearson Wall Systems regarding the Marion Library Building Project BP 09A Gypsum Board and Acoustics to remove remaining allowance funds in the amount of \$20,028.47 (FACS-17-034)
Agenda Memo - AM-22-1450 - Pdf | 325 - 327 |
| E.9. | Receive and file a request for a traffic signal at the intersection of HWY 13 and Kacena Avenue and refer to the Traffic Advisory Committee (TAC) (Jeanette Nordstrom, 2501 HWY 13 #310)
Agenda Memo - AM-22-1443 - Pdf | 328 - 331 |
| E.10. | Receive and file a request for an additional street light on 35th Avenue and additional speed limit signs and refer to Traffic Advisory Committee (TAC) (Ann Lentz, 2916 35th Avenue)
Agenda Memo - AM-22-1442 - Pdf | 332 - 334 |
| E.11. | Resolution approving the Marion Stormwater Advisory Committee's recommendation to reimburse Residences at the Park III HOA for drain tile material only, per the Neighborhood Drainage Assistance Program Policy and authorizing payment in the amount of \$2,710.10 after signature of general release agreement from the Residences at the Park III HOA.
Agenda Memo - AM-22-1410 - Pdf | 335 |

- F. Community Development
 - F.1. Resolution setting a public hearing for December 8, 2022, December 22, 2022, and January 5, 2023, regarding an amendment to Chapter 176, Zoning Regulations to establish Ch. 176.56, Architectural Design Standards and Site Development Plan Review. 336 - 337
[Agenda Memo - AM-22-1285 - Pdf](#)
 - F.2. Resolution setting the date of January 5, 2023 for a public hearing regarding an annexation request for property west of Mulberry Drive, north of East Robins Road, Marion, Iowa. 338
[Agenda Memo - AM-22-1453 - Pdf](#)
- G. Library
 - G.1. Resolution approving partial payment No. 5 to Library Furniture International, Inc. regarding the Marion Library Project and authorizing payment in the amount of \$39,400.90 (FACS-17-034) (Vendor project No. 193066) 339 - 342
[Agenda Memo - AM-22-1461 - 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 approving Change Order No. 22 to Acme Electric Company regarding the Marion Library Project – Bid Pkg 26A to remove the remaining allowance funds in the amount of \$16,905.44. (FACS-17-034) 343 - 346
[Agenda Memo - AM-22-1451 - Pdf](#)
- F. Community Development - None
- G. Library - None

REGULAR AGENDA

- A. Administrative Services - None
- B. Public Services (4:25-4:30)
 - B.1. Resolution accepting bid and awarding contract to Truck Country for the replacement of the Public Services fleet in the amount of \$2,875,431.00. 347 - 348
[Agenda Memo - AM-22-1441 - Pdf](#)
- C. Public Safety - None
- D. Parks - None

E. Engineering (4:30-4:35)

E.1. Public comment period regarding No Parking Zones within Area 1. 349 - 356

[Agenda Memo - AM-22-1426 - Pdf](#)

E.2. Motion to approve the project calendar regarding No Parking Zones within Area 1 as follows: 357 - 365

- Motion to receive and file the Traffic Advisory Committee (TAC) Report regarding No Parking zones within Area 1. (City of Marion)
- Resolution approving the establishment of a “No Parking” zone on the south side of West 8th Avenue westerly of Lindale Drive.
- Resolution approving the establishment of a “No Parking” zone on the north side of West 9th Avenue.
- Resolution approving the establishment of a “No Parking” zone on the south side of West 10th Avenue.
- Resolution approving the establishment of a “No Parking” zone on the south and west side of Dry Creek Lane.
- Resolution approving the establishment of a “No Parking” zone on the north and east side of Alpine Road and rescinding Resolution No. 14122 and 14606.
- Resolution approving the establishment of a “No Parking” zone on the north side of West 14th Avenue.
- Resolution approving the establishment of a “No Parking” zone on the east side of Linnview Drive.
- Resolution approving the establishment of a “No Parking” zone on the east side of Terrace Street.
- Resolution approving the establishment of a “No Parking” zone on the west side of Elm Street and the east side of Elm Street from West 14th Avenue to Parkview Drive and rescinding Resolution No 14658.
- Resolution approving the establishment of a “No Parking” zone on the west side of Hutton Hill Drive.
- Resolution approving the establishment of a “No Parking” zone on the south side of Donnelly Drive.
- Resolution approving the establishment of a “No Parking” zone on the west side of Lindale Drive from West 8th Avenue to Parkview Drive and on the east side of Lindale Drive from the intersection of West 8th Avenue to 90 feet north of West 8th Avenue and on the east side of Lindale Drive from 50 feet south of Alpine Road westerly to the intersection of Alpine Road easterly and rescinding Resolution No. 10667
- Resolution approving the establishment of a “No Parking” zone on the west side of Parkview Drive and the east side of Parkview Drive between West 9th Avenue and West 8th Avenue.

[Agenda Memo - AM-22-1445 - Pdf](#)

- F. Community Development
 - F.1. Ordinance No. 22-23 approving a request to rezone the property from AG- Agricultural Holding to SR-3, Suburban Medium Density Single-Family Residential for property located west of Winslow Road and south of Tower Terrace Road extended, Marion, Iowa. (Atwood Rentals, LLC) (second consideration) 366 - 377
[Agenda Memo - AM-22-1347 - 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 and direction regarding transit service in Marion. (4:25-4:55) 378
[Agenda Memo - AM-22-1455 - Pdf](#)
- 2. Presentation of fire department action plan and response gaps. (4:55-5:15) 379 - 395
[Agenda Memo - AM-22-1456 - Pdf](#)
- 3. Update and discussion regarding 4th Avenue as a one-way between 12th Street and 14th Street. (5:15-5:20) 396 - 404
[Agenda Memo - AM-22-1421 - Pdf](#)
- 4. Discussion regarding parking on 6th Avenue. (5:20-5:30) 405 - 431
[Agenda Memo - AM-22-1422 - 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.
- 2. Motion to adjourn to closed session regarding real estate transactions as permitted under Section 21.5(1)(j) of the Code of Iowa. (Thursday)

ADJOURN