



MINUTES

City Council Work Session

4:00 PM - Tuesday, November 1, 2022
City Hall, 1225 6th Avenue

The City Council of the City of Marion, Linn County, Iowa met in informal work session, Tuesday, November 1, 2022, at 4:00 PM, in the Council Chambers of City Hall, 1225 6th Avenue, with the following members present:

PRESENT: Grant Harper, Steve Jensen, Colette Atkins, Nicolas AbouAssaly, Will Brandt, Sara Mentzer, and Randy Strnad

ABSENT: None

Mayor AbouAssaly presided over the meeting.

AGENDA

Council discussed the agenda items for Thursday night's meeting with no action taken.

Mayor AbouAssaly relinquished the gavel to Mayor Pro Tem Brandt at 4:14 p.m. Mayor Pro Tem Brandt presided over the meeting.

Council discussed the agenda items for Thursday night's meeting with no action taken.

Mayor Pro Tem Brandt relinquished the gavel to Mayor AbouAssaly at 4:15 p.m. Mayor AbouAssaly presided over the meeting.

Council discussed the agenda items for Thursday night's meeting with no action taken.

Mayor AbouAssaly relinquished the gavel to Mayor Pro Tem Brandt at 4:28 p.m. Mayor Pro Tem Brandt presided over the meeting.

Council discussed the agenda items for Thursday night's meeting with no action taken.

Mayor Pro Tem Brandt relinquished the gavel to Mayor AbouAssaly at 4:30 p.m. Mayor AbouAssaly presided over the meeting.

OTHER DEPARTMENT DISCUSSION

Discussion and Direction Regarding the City Council Meeting Schedule

City Manager Ryan Waller provided information regarding the current City Council meeting schedule and asked Council if there is a desire to make any changes. Councilmember Harper asked what works best for staff efficiency. Waller stated the current setup is ideal. Councilmember Atkins stated a 4:00 p.m. start time can be difficult to attend for some people but did not have the answer for how best to address. Mayor AbouAssaly stated he prefers the current setup and is in favor of reformatting the work session in order to have discussions and presentations further in advance of when a

decision or vote is needed. Councilmember Mentzer stated there isn't one meeting time that will work perfectly as some people have a lot of evening activities as well. Councilmember Jensen stated he prefers the current schedule versus having a very long meeting on one night. Councilmember Atkins agreed with reformatting the work session and keeping the Tuesday/Thursday schedule as is. She also asked that the schedule be evaluated again at a later date.

Public Services Facility and Potential Refinancing - Public Hearing Process

Michael Maloney with D.A. Davidson provided information regarding project costs for the Public Services Facility, long-term capital planning and funding sources. Maloney then provided next steps including public hearings for future financing, cash flow projections and planned Road Use Tax financing.

Mayor AbouAssaly relinquished the gavel to Mayor Pro Tem Brandt at 5:37 p.m. Mayor Pro Tem Brandt presided over the meeting.

Discussion and Direction Regarding Property Redevelopment Plan

Community Development Director Tom Treharne provided information regarding a request from Genesis Equities for a property redevelopment plan for property located between 7th and 8th Avenues and east of 27th Street. City Manager Ryan Waller stated if Council would like to see other concept drawings that the City could partner with Genesis Equities to develop a plan for that area. Councilmember Harper asked if we have done this previously with other developers. Treharne stated this has been done on a larger scale with the east area subarea plan with property owned by Chad Pelley. Councilmember Harper asked if we have an estimate to create additional concept plans. Treharne stated RDG Planning & Design has quoted \$10,000 to \$15,000. Councilmember Jensen understands why the City assisted with planning for larger developments but doesn't feel like the City should be responsible for concept plans on this property. Mayor Pro Tem Brandt also stated that he doesn't see the benefit of preparing a concept plan for this property. Councilmember Jensen stated he is willing to be flexible from the original concept drawing. Hannah Kustes with Genesis Equities stated the overall goal of the request is to gather clarity on what type of development would be satisfactory on the property. Waller asked if the development agreement should be reviewed in order to help provide clarity. Council was in support of that plan.

Mayor Pro Tem Brandt relinquished the gavel to Mayor AbouAssaly at 6:07 p.m. Mayor AbouAssaly presided over the meeting.

CLOSED SESSION

Motion to adjourn to closed session regarding personnel matters as permitted under Section 21.5(1)(i) of the Code of Iowa.

Moved by Strnad, seconded by Mentzer, to adjourn to closed session as stated above. City Attorney Kara Bullerman stated that she has reviewed the subject matter to be discussed and found it to be an appropriate topic for closed session. A roll call vote was taken.

Approved unanimously

Moved by Brandt, seconded by Jensen, to reconvene to regular session.

Approved unanimously

ADJOURN

Mayor AbouAssaly adjourned the meeting at 8:03 p.m.

Nicolas AbouAssaly, Mayor

Rachel Bolender, City Clerk

The undersigned City Clerk of Marion, Iowa certifies that the minutes shown immediately above were published in the Gazette on the _____ day of _____, 20____.

Rachel Bolender, City Clerk