



AGENDA

City Council Work Session

4:00 PM - Tuesday, September 7, 2021

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.

Due to concerns with COVID-19, Council meetings **will be held virtually**. To watch, go to Zoom.com, select Join a Meeting, and enter the Meeting ID# 835 2751 4306. A link is also provided at www.cityofmarion.org/meetingportal. Audio only can be heard by calling 1-646-558-8656 and entering the same Meeting ID listed above.

Anyone who wishes to comment on an agenda item, including public hearings, may submit the comment to the City Clerk by 4:00 p.m. on Thursday, September 9 via email at cityclerk@cityofmarion.org. Comments can also be heard during the meeting on Thursday.

Page

CALL TO ORDER

PROCLAMATIONS/OATHS

1. Proclamation - 15th Annual Five Seasons Stand Down Day (September 10, 2021) (Thursday) 11 - 12
[Agenda Memo - AM-21-1153 - Pdf](#)
2. Proclamation - Latino Heritage Month (September 15 - October 15, 2021) (Thursday) 13
[Agenda Memo - AM-21-1252 - Pdf](#)

PRESENTATIONS

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

1. Presentation - Uptown Marion Annual Report (Brooke Prouty) (4:00-4:15) 14
[Agenda Memo - AM-21-1205 - 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
- A.1. Minutes of the August 17, 19 and 26, 2021 City Council meeting. 15 - 29
[Agenda Memo - AM-21-1180 - Pdf](#)
- A.2. Liquor licenses including the following: 30
 - Renewal - Short's - Marion - 780 11th Street
 - New - Barrel House Marion - 295 Tower Terrace Road
 - New - Eva's Mexican Restaurant - 835 7th Avenue[Agenda Memo - AM-21-1203 - Pdf](#)

A.3.	Mayoral appointments to Community Equity Task Force: <ul style="list-style-type: none"> Steve Moshier - transferring designation from Marion Resident to Civil Rights Commission Representative. Agenda Memo - AM-21-1248 - Pdf	31
A.4.	Payments as presented in the amount of \$6,039,092.74. Agenda Memo - AM-21-538 - Pdf	32 - 67
A.5.	Resolution approving support and financial commitment for the Main Street Program in Marion, Iowa. Agenda Memo - AM-21-1204 - Pdf	68 - 73
A.6.	Resolution approving partial payment No. 1 to Implicit Bias Campus for professional services related to Marion's community equity initiative in the amount of \$15,747.66. Agenda Memo - AM-21-1178 - Pdf	74 - 80
A.7.	Resolution approving partial payment no. 9 to Tidal Basin for consulting services related to Derecho Disaster Recovery in the amount of \$20,951.25. Agenda Memo - AM-21-1177 - Pdf	81 - 84
B.	Public Services	
B.1.	Resolution approving partial payment no. 4 to Southern Disaster Recovery LLC for emergency waterway debris removal services in the amount of \$TBD. Agenda Memo - AM-21-1246 - Pdf	85
B.2.	Resolution approving payment no. 3 to Boomerang Corporation for Emergency Debris Removal Services in the amount of \$152,964.98. Agenda Memo - AM-21-1200 - Pdf	86
B.3.	Resolution approving payment no. 4 to Boomerang Corporation for Emergency Debris Removal Services in the amount of \$39,024.23. Agenda Memo - AM-21-1201 - Pdf	87
C.	Public Safety	
C.1.	Resolution approving purchase of a 2021 Jeep Grand Cherokee Laredo from Stew Hansen Dodge and authorizing payment in the amount of \$29,049. Agenda Memo - AM-21-1170 - Pdf	88
D.	Parks	
D.1.	Resolution approving payment to Heartland Roofing, Siding and Windows, LLC regarding Skylight replacements for Willowood Bath and Pump house in the amount of \$9,800.00. Agenda Memo - AM-21-1169 - Pdf	89 - 91
E.	Engineering	

E.1.	Resolution accepting the 35th Avenue and Learning Lane PCC Paving Project to the City of Marion. Agenda Memo - AM-21-1143 - Pdf	92
E.2.	Resolution approving Change Order 003 with Pearson Wall Systems regarding the Marion Library Bid Pkg 09A Gypsum Board and Acoustics regarding adding Fire Dampers in the amount of \$3841.00. (FACS-17-034) Agenda Memo - AM-21-1206 - Pdf	93 - 95
E.3.	Resolution approving Change Order 005 with Pearson Wall Systems regarding the Marion Library Bid Pkg 09A Gypsum Board and Acoustics regarding installation of plywood decking, temp windows, installing mid rails and moving door in the amount of \$3,355.09. (FACS-17-034) Agenda Memo - AM-21-1202 - Pdf	96 - 105
E.4.	Resolution approving Change Order 003 with Acme Electric regarding the Marion Library Project – Bid Pkg 26A regarding Electrical regarding the F17 fixture and controls in the amount of \$7,866.00. (FACS-17-034) Agenda Memo - AM-21-1207 - Pdf	106 - 110
E.5.	Resolution approving Change Order 007, 009, 011 and 012 with Bush Construction regarding the Marion Library Project – Construction Manager as Advisor regarding F-17 fixture, moving funds from contingency, moving funds from rough carpentry and contingency in the respective credit amounts of \$7,866.00, \$3,297.00, \$509.46, \$2,845.63. (FACS-17-034) Agenda Memo - AM-21-1210 - Pdf	111 - 123
E.6.	Resolution approving Partial Payment No. 21 to Christner Contracting Inc. regarding the 2019 Fire Station Project in the amount of \$7,155.42. (FACS-18-062) Agenda Memo - AM-21-1211 - Pdf	124 - 125
E.7.	Resolution approving Partial Payment No. 12 to Anderson Bogert Engineers regarding the Central Corridor Improvements 7th Avenue from 8th Street to 12th Street in the amount of \$754.40. (TRANS-18-091) Agenda Memo - AM-21-1213 - Pdf	126
E.8.	Resolution approving Partial Payment No. 2 to Hydro-Klean, LLC. regarding the 2021 Sanitary CIPP Rehabilitation Project in the amount of \$116,270.96 (ANN-18-029) Agenda Memo - AM-21-1172 - Pdf	127
E.9.	Resolution approving Partial Payment No. 4 to Rathje Construction Company regarding the 2021 35th Street & 7th Avenue Traffic Signal and Turn Lane Improvements Project (CS-TSF-4775(640)-85-57) in the amount of \$30,292.15. (TRANS-18-088) Agenda Memo - AM-21-1173 - Pdf	128 - 129

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| E.10. | Resolution approving Partial Payment No. 3 to Hunt Construction Co, Inc. regarding the 2021 Sidewalk Ramp Project in amount of \$47,583.60. (ANN-18-106)
Agenda Memo - AM-21-1174 - Pdf | 130 |
| E.11. | Resolution approving Partial Payment No. 2 to Rathje Construction Company regarding the 2021 Central Corridor 7th Avenue from 8th Street 12th Pavement Reconstruction and Streetscaping Project in the amount of \$532,811.95 (TRANS-18-101)
Agenda Memo - AM-21-1188 - Pdf | 131 |
| E.12. | Resolution approving Partial Payment No. 2 to Rathje Construction Company regarding the 10th Street and Central Avenue/10th Avenue Intersection Improvements Project in the amount of \$276,149.05 (TRANS-18-090)
Agenda Memo - AM-21-1189 - Pdf | 132 |
| E.13. | Resolution approving Partial Payment No. 6 to Acme Electric Company regarding the Marion Library Project – Bid Pkg 26A regarding Electrical in the amount of \$154,420.63. (FACS-17-034)
Agenda Memo - AM-21-1214 - Pdf | 133 |
| E.14. | Resolution approving Partial Payment No. 7 to Seedorf Masonry regarding the Marion Library Project – Bid Pkg 04B regarding Unit Masonry in the amount of \$90,336.45. (FACS-17-034)
Agenda Memo - AM-21-1215 - Pdf | 134 |
| E.15. | Resolution approving Partial Payment No. 5 to Ahern Fire Protection regarding the Marion Library Project – Bid Pkg 21A Fire Suppression in the amount of \$18,105.15. (FACS-17-034)
Agenda Memo - AM-21-1217 - Pdf | 135 |
| E.16. | Resolution approving Partial Payment No. 3 to Zephyr Aluminum regarding the Marion Library Project – Bid Pkg 08A regarding Glass and Glazing in the amount of \$70,260.10. (FACS-17-034)
Agenda Memo - AM-21-1218 - Pdf | 136 |
| E.17. | Resolution approving Partial Payment No. 7 to Pearson Wall Systems regarding the Marion Library Project – Bid Pkg 09A Gypsum Board & Acoustics in the amount of \$102,716.37. (FACS-17-034)
Agenda Memo - AM-21-1219 - Pdf | 137 |
| E.18. | Resolution approving Partial Payment No. 6 to Peak Construction Group regarding the Marion Library Project – Bid Pkg 05B & 06A General Trades & Misc. Steel in the amount of \$33,558.75. (FACS-17-034)
Agenda Memo - AM-21-1220 - Pdf | 138 |

E.19.	Resolution approving Partial Payment No. 9 to Peak Construction Group regarding the Marion Library Project – Bid Pkg 05A regarding Steel Fabrication and erection in the amount of \$4,187.37. (FACS-17-034) Agenda Memo - AM-21-1221 - Pdf	139
E.20.	Resolution approving Partial Payment No. 7 to Knutson Construction Services regarding the Marion Library Project – Bid Pkg 03A Concrete Foundations in the amount of \$12,824.90. (FACS-17-034) Agenda Memo - AM-21-1222 - Pdf	140
E.21.	Resolution approving Partial Payment No. 4 to Central States Concrete regarding the Marion Library Project – Bid Pkg 03B Site Concrete in the amount of \$57,720.56. (FACS-17-034) Agenda Memo - AM-21-1223 - Pdf	141
E.22.	Resolution approving Partial Payment No. 7 to Boomerang regarding the Marion Library Project – Bid Pkg 32A Site Grading and Utilities in the amount of \$11,208.10. (FACS-17-034) Agenda Memo - AM-21-1224 - Pdf	142
E.23.	Resolution approving Partial Payment No. 2 to Commercial Flooring regarding the Marion Library Project – Bid Pkg 09B regarding Flooring in the amount of \$195,158.50. (FACS-17-034) Agenda Memo - AM-21-1225 - Pdf	143
E.24.	Resolution approving purchase of a 2021 Ford F150 Crew Cab from Dewey Ford at a cost not to exceed \$35,000 and trade-in of a 2011 Ford Ranger Crew Cab in the amount of \$9,000. Agenda Memo - AM-21-1195 - Pdf	144 - 153
F.	Community Development	
F.1.	Resolution approving payment to Corridor Metropolitan Planning Organization (CMPO) for FY22 Membership Dues in the amount of \$27,800.96. Agenda Memo - AM-21-1194 - Pdf	154 - 156
F.2.	Resolution waiving objection to the annexation of property south of Echo Hill Road and east of C Avenue into the City of Cedar Rapids. Agenda Memo - AM-21-1250 - Pdf	157 - 162
F.3.	Resolution authorizing the donation of two (2) electric assist tricycles to the Marion YMCA and Rec Center Agenda Memo - AM-21-1251 - Pdf	163
F.4.	Resolution approving payment no. 11 to RDG Planning & Design, Inc. for professional services regarding the 7th Avenue Streetscape Improvement Project in the amount of \$646.76. (TRANS-18-098) Agenda Memo - AM-21-1199 - Pdf	164 - 166

F.5.	Resolution approving payment no. 3 to RDG Planning & Design, Inc. for professional services regarding the East Area Land Planning in the amount of \$3,700.00. (GOV-19-122) Agenda Memo - AM-21-1197 - Pdf	167 - 169
F.6.	Resolution approving payment no. 6 to RDG Planning & Design, Inc. for professional services regarding the 11th Street Plaza Project in the amount of \$1,275.00. (GOV-19-122) Agenda Memo - AM-21-1198 - Pdf	170 - 172
F.7.	Resolution approving the dedication of Outlot C and Outlot D, Prairie Trail First Addition to the public for storm water management purposes. Agenda Memo - AM-21-1160 - Pdf	173 - 178
F.8.	Resolution approving the dedication of Outlot E, Prairie Trail Second Addition to the public for storm water management purposes. Agenda Memo - AM-21-1161 - Pdf	179 - 184
F.9.	Resolution approving Downing Farm Fourth Addition Final Plat and Memorandum of Agreement for property located north of East Robins Road and west of Alburnett Road, Marion, Iowa. (Mooney-Engle Land Co, LLC) Agenda Memo - AM-21-1038 - Pdf	185 - 191
G.	Library	
G.1.	Resolution approving partial payment no. 14 to Bush Construction regarding the Library Building Project in the amount of \$89,253.26 (FACS-17-034) Agenda Memo - AM-21-1208 - Pdf	192 - 199

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 contract amendment no. 2 with Anderson-Bogert Engineering and Surveyors, Inc. regarding the Marion AirCom Park Sanitary Sewer Extension Project for an amended contract amount of \$30,750.00. (SWR-18-111) Agenda Memo - AM-21-1226 - Pdf	200 - 202
E.2.	Resolution approving Partial Payment No. 2 to Peterson Contractors Inc. regarding the 10th Avenue Sidepaths PCC Sidewalk/Trail in the amount of \$43,856.85. (TAP-U-4775(635)—8I-57)(TRL-18-110) Agenda Memo - AM-21-1212 - Pdf	203

E.3.	Resolution accepting the 2021 HMA Resurfacing Project. (ANN-18-086) Agenda Memo - AM-21-1183 - Pdf	204 - 205
E.4.	Resolution approving Change Order No. 2 with B.G. Brecke, Inc. regarding the 2021 Sanitary Sewer Manhole Project for a credit in the amount of \$6,535.55 (ANN-18-029) Agenda Memo - AM-21-1186 - Pdf	206 - 210
E.5.	Resolution approving Partial Payment No. 2 to B.G. Brecke, Inc. regarding the 2021 Sanitary Sewer Manhole Project in the amount of \$88,722.35 (ANN-18-029) Agenda Memo - AM-21-1185 - Pdf	211
E.6.	Resolution accepting the 2021 Sanitary Sewer Manhole Project (ANN-18-029) Agenda Memo - AM-21-1187 - Pdf	212 - 213
E.7.	Resolution approving Partial Payment No. 2 to Peterson Contractors, Inc. regarding the CEMAR Phase IV Project in the City of Marion, from the East Side of Indian Creek Bridge, Over Marion Boulevard to 7th Street, Twin Continuous Welded Girder Bridge and PCC Trail, in the amount of \$147,117.91 [TAP-U-4775(638)—8I-57] (TRL-17-055) Agenda Memo - AM-21-1192 - Pdf	214
E.8.	Resolution approving Partial Payment No. 1 to B.G. Brecke, Inc. regarding the 2021 Storm Sewer Project in the amount of \$26,570.55 (ANN-18-031) Agenda Memo - AM-21-1190 - Pdf	215
F.	Community Development	
F.1.	Resolution approving payment no. 3 to HDR Engineering, Inc for consultant services associated with the Task Order One: Marion Airport project in the amount of \$7,209.33. (ANN-18-082) Agenda Memo - AM-21-1196 - Pdf	216 - 218

G. Library - None

REGULAR AGENDA

A.	Administrative Services (4:15-4:20)	
A.1.	Resolution approving Fiscal Year 2021-2022 Operating Budget Transfer Agenda Memo - AM-21-1243 - Pdf	219 - 224
A.2.	Public Hearing on a Development Agreement with MEDCO Holding Company, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. Agenda Memo - AM-21-1175 - Pdf	225 - 261

A.3.	Resolution Approving Development Agreement with MEDCO Holding Company, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. Agenda Memo - AM-21-1176 - Pdf	262 - 298
B.	Public Services - None	
C.	Public Safety - None	
D.	Parks - None	
E.	Engineering (4:20-5:05)	
E.1.	Public Comment Period regarding No Parking on REC Drive. Agenda Memo - AM-21-1227 - Pdf	299 - 306
E.2.	Motion to receive and file the TAC report regarding a no parking request. (Linn County Rural Electric Cooperative, 5695 REC Drive) Agenda Memo - AM-21-1228 - Pdf	307 - 313
E.3.	Resolution approving the establishment of a “No Parking” zone on the north side of REC Drive from Highway 13 to 1000’ westerly. Agenda Memo - AM-21-1229 - Pdf	314 - 320
E.4.	Public Comment Period regarding pedestrian access to Taube Park. Agenda Memo - AM-21-1230 - Pdf	321 - 329
E.5.	Motion to receive and file the TAC report regarding a request to look at the pedestrian access to Taube Park. (June Reeves, 2019 31st Street) Agenda Memo - AM-21-1231 - Pdf	330 - 336
E.6.	Motion directing staff to submit a project regarding installation of a sidewalk along the west side of 31st Street from 8th to 25th Avenue and McGowan BLVD to 23rd Avenue to the Capital Improvements Program (CIP). Agenda Memo - AM-21-1232 - Pdf	337 - 343
E.7.	Public Comment Period regarding study of the intersection of Linn-Air Avenue and Highway 151. Agenda Memo - AM-21-1233 - Pdf	344 - 363
E.8.	Motion to receive and file the TAC report regarding a study of Linn Air Avenue and Highway 151. (MEDCO) Agenda Memo - AM-21-1234 - Pdf	364 - 382
E.9.	Motion directing staff to submit a turn lane and signal modifications project for the Capital Improvements Program (CIP) Agenda Memo - AM-21-1235 - Pdf	383 - 401

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| E.10. | Public Comment Period regarding a request for additional signage on Larick Court.
Agenda Memo - AM-21-1236 - Pdf | 402 - 410 |
| E.11. | Motion to receive and file the TAC report regarding a request for additional signage on Larick Court. (Sarah Cooksley, 330 Larick Court)
Agenda Memo - AM-21-1237 - Pdf | 411 - 418 |
| E.12. | Motion directing staff to install a “No Outlet” sign at the intersection of Larick Road and Larick Court.
Agenda Memo - AM-21-1238 - Pdf | 419 - 426 |
| E.13. | Public Comment Period regarding the intersection of South 12th Street and F Avenue.
Agenda Memo - AM-21-1239 - Pdf | 427 - 435 |
| E.14. | Motion to receive and file the TAC report regarding the request to install stop signs at the intersection of South 12th Street and F Avenue. (Jaime Bussey, 1215 F Avenue)
Agenda Memo - AM-21-1240 - Pdf | 436 - 442 |
| E.15. | Resolution approving a Stop Sign stopping east bound traffic on F Avenue at South 12th Street and removal of existing Yield Sign.
Agenda Memo - AM-21-1241 - Pdf | 443 - 449 |
| E.16. | Resolution approving a Stop Sign stopping west bound traffic on F Avenue at South 12th Street and removal of existing Yield Sign.
Agenda Memo - AM-21-1242 - Pdf | 450 - 456 |
| E.17. | Motion to approve Project Calendar regarding the 3rd Avenue Reconstruction Project (NSI) (TRANS-18-090), as follows: <ul style="list-style-type: none">• Motion to retain the City Engineer as Project Engineer regarding the 3rd Avenue Reconstruction Project (NSI) (TRANS-18-090)• Resolution approving Resolution of Necessity regarding the 3rd Avenue Reconstruction Project (NSI) (TRANS-18-090)• Resolution ordering preparation of detailed plans, specifications, notice of hearing and letting, notice to bidders, form of contract, and estimate of cost regarding the 3rd Avenue Reconstruction Project (NSI) (TRANS-18-090)• Resolution approving and adopting final plans, specifications, notice of hearing and letting, notice to bidders, form of contract, and estimate of cost regarding the 3rd Avenue Reconstruction Project (NSI) (TRANS-18-090) Agenda Memo - AM-21-1191 - Pdf | 457 - 458 |

- E.18. Resolution approving contract and bond with Rathje Construction Company regarding the Marion Aircom Park Sanitary Sewer Extension Project in the amount of \$298,974.20. (SWR-18-111) 459 - 461
[Agenda Memo - AM-21-1244 - Pdf](#)
- F. Community Development (5:05-5:15)
- F.1. Ordinance No. 21-21 approving an update to the Official Marion Zoning Map for property located within Marion City Council Ward 4, which includes precincts 11, 12, 13 and 14. (Final Consideration) 462 - 478
[Agenda Memo - AM-21-1084 - Pdf](#)
- F.2. Public hearing regarding a demolition request for property located within the Terrace Park Historic District at 985 11th Street, Marion, Iowa per Chapter 29.05 of the Marion Code of Ordinances. (Luensman) 479 - 483
[Agenda Memo - AM-21-1247 - Pdf](#)
- F.3. Resolution approving a demolition request for property located within the Terrace Park Historic District at 985 11th Street, Marion, Iowa per Chapter 29.05 of the Marion Code of Ordinances. (Luensman) 484 - 487
[Agenda Memo - AM-21-1245 - 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. American Rescue Plan Act Grant Update (5:15-5:25) 488
[Agenda Memo - AM-21-1179 - Pdf](#)
2. Presentation regarding new library building construction and capital campaign update. (5:25-5:40) 489 - 496
[Agenda Memo - AM-21-1249 - Pdf](#)
3. COVID-19 Update (5:40-5:50)

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 and land acquisition as permitted under Section 21.5(1)(c) and Section 21.5(1)(j) of the Code of Iowa (three separate items)

ADJOURN