



# AGENDA

## City Council Work Session

4:00 PM - Tuesday, January 18, 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# 878 6331 3041. 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, January 20 via email at [cityclerk@cityofmarion.org](mailto:cityclerk@cityofmarion.org).

Page

### CALL TO ORDER

### PROCLAMATIONS/OATHS

1. Proclamation - Human Trafficking Prevention and Awareness Month (January 2022) (Thursday) 9 - 10  
[Agenda Memo - AM-22-004 - Pdf](#)

### PRESENTATIONS

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

1. Presentation regarding funding request for additional sponsorship funds (Marion Chamber of Commerce / Marion Arts Festival) (4:00-4:15) 11 - 13  
[Agenda Memo - AM-22-073 - 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 (4:15-4:20)
  - A.1. Minutes of the January 4 and 6, 2022 City Council meeting. 14 - 23  
[Agenda Memo - AM-22-087 - Pdf](#)
  - A.2. Liquor licenses including the following: 24 - 25
    - Renewal - Pitchers - 620 Lindale Drive
    - Renewal - Indian Creek Country Club - 2401 Indian Creek Road
    - Renewal - Wrigleyville - 1899 7th Avenue
    - Renewal - Smokin' Joes Tobacco and Liquor Outlet #10 - 480 7th Avenue
    - Renewal - The Edison Restaurant & Pub - 475 Northland Avenue NE[Agenda Memo - AM-21-1711 - Pdf](#)

A.3.	Receive and file correspondence from Jody Budde regarding resignation from the Planning and Zoning Commission. <a href="#">Agenda Memo - AM-22-072 - Pdf</a>	26 - 27
A.4.	Mayor AbouAssaly recommended appointments: <ul style="list-style-type: none"> <li>Planning and Zoning Commission - Bradley Neilly - term expires 12/31/2023</li> </ul> <a href="#">Agenda Memo - AM-22-070 - Pdf</a>	28 - 30
A.5.	Receive and file December 2021 Department Monthly Reports. <a href="#">Agenda Memo - AM-22-090 - Pdf</a>	31 - 73
A.6.	Payments as presented in the amount of \$2,121,301.43 <a href="#">Agenda Memo - AM-22-109 - Pdf</a>	74 - 98
A.7.	Resolution adopting final assessment schedule for Fiscal Year 2022 Quarter 3 Delinquent Fees and Confirming and Levying the Assessments. <a href="#">Agenda Memo - AM-22-025 - Pdf</a>	99 - 101
A.8.	Resolution setting a public hearing for February 17, 2022 concerning proposed fiscal year 2023 City Maximum Property Tax Dollars. <a href="#">Agenda Memo - AM-22-079 - Pdf</a>	102 - 103
A.9.	Resolution approving purchase from CDW-G regarding cyber security software and authorizing payment in the amount of \$41,650.00. <a href="#">Agenda Memo - AM-22-077 - Pdf</a>	104
B.	Public Services - None	
C.	Public Safety	
C.1.	Resolution approving annual payment to Axon regarding body camera service and authorizing payment in the amount of \$49,158. <a href="#">Agenda Memo - AM-22-017 - Pdf</a>	105
C.2.	Resolution to approve disposal/trade-in of 2016 Ford Taurus Interceptor (VIN 9999) to be used towards purchase of new squad cars. <a href="#">Agenda Memo - AM-22-107 - Pdf</a>	106 - 108
D.	Parks	
D.1.	Resolution approving partial payment no. 3 to Frank's Tree Service for Right of Way Stump Removal and Turf Restoration in the amount of \$69,025. <a href="#">Agenda Memo - AM-22-005 - Pdf</a>	109 - 111
E.	Engineering (4:20-4:35)	

- |      |   |           |
|------|---|-----------|
| E.1. | Resolution approving Change Order 006 with Pearson Wall Systems regarding the Marion Library Bid Pkg 09A Gypsum Board and Acoustics regarding decrease second floor bathroom openings 210 & 211 to 4 foot in the amount of \$876.00. (FACS-17-034)<br><a href="#">Agenda Memo - AM-22-027 - Pdf</a>                                       | 112 - 118 |
| E.2. | Resolution approving Change Order 007 with Pearson Wall Systems regarding the Marion Library Bid Pkg 09A Gypsum Board and Acoustics regarding modifying temporary doors and windows in the amount of \$1,117.67. (FACS-17-034)<br><a href="#">Agenda Memo - AM-22-028 - Pdf</a>   | 119 - 123 |
| E.3. | Resolution approving Change Order 008 with Pearson Wall Systems regarding the Marion Library Bid Pkg 09A Gypsum Board and Acoustics regarding adding acoustical panels to rooms 214 and 216 in the amount of \$1,405.16. (FACS-17-034)<br><a href="#">Agenda Memo - AM-22-029 - Pdf</a>   | 124 - 129 |
| E.4. | Resolution approving Change Order 011 with Pearson Wall Systems regarding the Marion Library Bid Pkg 09A Gypsum Board and Acoustics regarding reframe kneewall in media 109 in the amount of \$394.80. (FACS-17-034)<br><a href="#">Agenda Memo - AM-22-030 - Pdf</a>   | 130 - 134 |
| E.5. | Resolution approving Change Order 004 with Pipe Pro regarding the Marion Library Building Project BP22A Plumbing and 23A HVAC regarding providing temporary heating in an amount of \$1,776.57. (FACS-17-034)<br><a href="#">Agenda Memo - AM-22-031 - Pdf</a>  | 135 - 138 |
| E.6. | Resolution approving Change Order 005 with Pipe Pro regarding the Marion Library Building Project BP22A Plumbing and 23A HVAC installation of Fire Dampers in an amount of \$21,705.55 (FACS-17-034)<br><a href="#">Agenda Memo - AM-22-032 - Pdf</a>   | 139 - 142 |
| E.7. | Resolution approving Change Order 005 with Acme Electric company regarding the Marion Library Project – Bid Pkg 26A to add additional lights in the amount of \$345.00. (FACS-17-034)<br><a href="#">Agenda Memo - AM-22-033 - Pdf</a>  | 143 - 147 |
| E.8. | Resolution approving Change Order No 015 with Bush Construction regarding the Marion Library Project – Construction Manager as Adviser to transfer general conditions funds to fund Knutson for Time and Material Work for temporary windows with a credit of \$13,737.00. (FACS-17-034)<br><a href="#">Agenda Memo - AM-22-034 - Pdf</a> | 148 - 152 |

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|-------|--|-----------|
| E.9.  | Resolution approving Change Order No 016 with Bush Construction regarding the Marion Library Project – Construction Manager as Adviser to transfer a credit of \$1,776.57 from General Conditions Funds to finance the temp heating for the building. (FACS-17-034)                        | 153 - 158 |
|       | <a href="#">Agenda Memo - AM-22-035 - Pdf</a>  |           |
| E.10. | Resolution approving Change Order No 017 with Bush Construction regarding the Marion Library Project – Construction Manager as Adviser to transfer a credit of \$1,117.67 from General Conditions Funds to finance the removal of temporary protections within the building. (FACS-17-034) | 159 - 164 |
|       | <a href="#">Agenda Memo - AM-22-036 - Pdf</a>  |           |
| E.11. | Resolution approving Change Order No. 003 with Boomerang regarding the Marion Library Project – Bid Package 32A Site Grading and Utilities, moving excess grading from their contract to Central States contract for a credit amount of \$2,583.16. (FACS-17-034)                          | 165 - 166 |
|       | <a href="#">Agenda Memo - AM-22-037 - Pdf</a>  |           |
| E.12. | Resolution approving Change Order No. 005 with Central States Concrete regarding the Marion Library Project – to provide extra grading for parking lot in the amount of \$2,583.16. (FACS-17-034)  | 167 - 170 |
|       | <a href="#">Agenda Memo - AM-22-039 - Pdf</a>  |           |
| E.13. | Resolution approving Change Order No. 004 with Boomerang regarding the Marion Library Project – Bid Package 32A Site Grading and Utilities; removing allowance balance back to the project in the credit amount of \$2,761.59. (FACS-17-034)   | 171 - 174 |
|       | <a href="#">Agenda Memo - AM-22-038 - Pdf</a>  |           |
| E.14. | Resolution approving Partial Payment No. 4 to Commercial Flooring regarding the Marion Library Project – Bid Pkg 09B regarding Flooring in the amount of \$31,231.25. (FACS-17-034)  | 175       |
|       | <a href="#">Agenda Memo - AM-22-048 - Pdf</a>  |           |
| E.15. | Resolution approving Partial Payment No. 8 to Ahern Fire Protection regarding the Marion Library Project – Bid Pkg 21A regarding Fire Suppression in the amount of \$4,299.22. (FACS-17-034)   | 176       |
|       | <a href="#">Agenda Memo - AM-22-049 - Pdf</a>  |           |
| E.16. | Resolution approving Partial Payment No. 10 to Acme Electric Company regarding the Marion Library Project – Bid Pkg 26A regarding Electrical in the amount of \$114,257.33. (FACS-17-034)  | 177       |
|       | <a href="#">Agenda Memo - AM-22-050 - Pdf</a>  |           |

- E.17. Resolution approving Partial Payment No. 12 to Pipe Pro, Inc. regarding the Marion Library Project – Bid Pkg 22A & 23A regarding Plumbing and HVAC in the amount of \$120,298.44. (FACS-17-034) 178  
[Agenda Memo - AM-22-051 - Pdf](#)
- E.18. Resolution approving Partial Payment No. 6 to Culvers Landscape, Inc. regarding the Marion Library Project – Bid Pkg 32B Landscaping Site Restoration in the amount of \$26,268.72. (FACS-17-034) 179  
[Agenda Memo - AM-22-052 - Pdf](#)
- E.19. Resolution approving Partial Payment No. 11 to Pearson Wall Systems regarding the Marion Library Project – Bid Pkg 09A regarding Gypsum Board & Acoustics in the amount of \$93,693.05. (FACS-17-034) 180  
[Agenda Memo - AM-22-053 - Pdf](#)
- E.20. Resolution approving Partial Payment No. 7 to Zephyr Aluminum regarding the Marion Library Project – Bid Pkg 08A regarding Glass and Glazing in the amount of \$38,900.60. (FACS-17-034) 181  
[Agenda Memo - AM-22-054 - Pdf](#)
- E.21. Resolution approving Partial Payment No. 10 to Seedorf Masonry regarding the Marion Library Project – Bid Pkg 04B regarding Unit Masonry in the amount of \$3,421.37. (FACS-17-034) 182  
[Agenda Memo - AM-22-055 - Pdf](#)
- E.22. Resolution approving Partial Payment No. 10R1 to Peak Construction Group regarding the Marion Library Project – Bid Pkg 05B & 06A regarding general trades and misc. steel in the amount of \$184,153.70. (FACS-17-034) 183  
[Agenda Memo - AM-22-056 - Pdf](#)
- E.23. Resolution approving Partial Payment No. 10 to Knutson Construction Services regarding the Marion Library Project – Bid Pkg 03A Concrete Foundations in the amount of \$8,130.10. (FACS-17-034) 184  
[Agenda Memo - AM-22-057 - Pdf](#)
- E.24. Resolution approving Partial Payment No. 5 to Black Hawk Roof Co., Inc. regarding the Marion Library Project – Bid Pkg 07A regarding Roofing in the amount of \$11,764.04. (FACS-17-034) 185  
[Agenda Memo - AM-22-058 - Pdf](#)
- E.25. Resolution approving Partial Payment No. 3 to Braun Intertec regarding plant monitoring and compaction testing for the 10th Avenue Sidepaths Project in the amount of \$410.00 (TAP-U-4775(635)—8I-57)(TRL-18-110) 186  
[Agenda Memo - AM-22-059 - Pdf](#)

E.26.	Resolution approving Partial Payment No. 18 to Braun Intertec regarding the CeMar Phase 1-3 Plant Monitor and Soil testing in the amount of \$280.00. (TRL-17-055). <a href="#">Agenda Memo - AM-22-060 - Pdf</a>	187
E.27.	Resolution approving Partial Payment No. 28 to Snyder & Associates regarding the 2018 Alburnett Rd Extension Phase 1 in the amount of \$15,776.90 (TRANS-18-092) <a href="#">Agenda Memo - AM-22-061 - Pdf</a>	188
E.28.	Resolution approving Partial Payment No. 8 to Shoemaker & Haaland regarding Marion/CeMar Trail Construction Management Services in the amount of \$15,190.56 (TAP-U-4775(638)—81-57)(TRL-17-055) <a href="#">Agenda Memo - AM-22-062 - Pdf</a>	189
E.29.	Resolution approving Change Order No. 1 with Rathje Construction Company regarding the 3rd Avenue Reconstruction Project (NSI) and authorizing payment in the amount of \$59,095.71 (TRANS-18-101) <a href="#">Agenda Memo - AM-22-012 - Pdf</a>	190 - 195
E.30.	Motion to Receive and File Job Description for Right of Way Technician and Environmental Specialist. <a href="#">Agenda Memo - AM-22-076 - Pdf</a>	196 - 203
E.31.	Resolution approving Memorandum of Understanding with Local 231 of the American Federation of State, County and Municipal Employees (AFSCME) regarding the base wages for the Right of Way Technician and the Environmental Specialist. <a href="#">Agenda Memo - AM-22-081 - Pdf</a>	204 - 211
E.32.	Resolution adopting the 2022 Edition of the Statewide Urban Design Specifications Program (SUDAS). <a href="#">Agenda Memo - AM-22-071 - Pdf</a>	212 - 215
E.33.	Resolution approving the 2022 City of Marion Supplemental Specifications of the Statewide Urban Design Area Standards (SUDAS). <a href="#">Agenda Memo - AM-22-074 - Pdf</a>	216 - 242
E.34.	Resolution approving the 2022 City of Marion General Supplement to the Statewide Urban Design Area Standards (SUDAS) Design Manual. <a href="#">Agenda Memo - AM-22-075 - Pdf</a>	243 - 247
E.35.	Motion to receive, file and approve the 2022 Engineering Work Program. <a href="#">Agenda Memo - AM-22-082 - Pdf</a>	248 - 259

F. Community Development

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|------------|--|-----------|
| F.1.       | Resolution approving payment no. 22 to Snyder & Associates per the contract for the Indian Creek Trail [STP-U-4775(631)--70-57] in the amount of \$18,457.32. (TRL-18-056)<br><a href="#">Agenda Memo - AM-22-078 - Pdf</a>  | 260 - 263 |
| F.2.       | Resolution setting the date of a public hearing for February 3, 2022 regarding a rezoning request for property located at 2095 3rd Avenue. (Marion Community Build, LLC)<br><a href="#">Agenda Memo - AM-22-041 - Pdf</a>  | 264 - 267 |
| F.3.       | Resolution setting the date of public hearing for February 3, 2022 regarding a preliminary and final site development plan for an office / shop building located south of Partners Avenue and west of Medco Drive, Marion, Iowa. (Twenty40 Building Concepts)<br><a href="#">Agenda Memo - AM-22-046 - Pdf</a> | 268 - 275 |
| G. Library |  |           |
| G.1.       | Resolution approving partial payment No. 18 to Bush Construction regarding the Library Building Project in the amount of \$75,457.12 (FACS-17-034)<br><a href="#">Agenda Memo - AM-22-042 - Pdf</a>  | 276 - 282 |

#### **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. 1 to Rathje Construction Company regarding the Marion AirCom Park Sanitary Sewer Extension Project and authorizing payment in the amount of \$12,000.00. (SWR-18-111)<br><a href="#">Agenda Memo - AM-22-026 - Pdf</a> | 283 - 285 |
| F.   | Community Development - None   |           |
| G.   | Library - None   |           |

#### **REGULAR AGENDA**

- |      |  |     |
|------|--|-----|
| A.   | Administrative Services - None   |     |
| B.   | Public Services (4:35-4:45)  |     |
| B.1. | Ordinance No. 22-01 amending Chapter 99 of the Code of Ordinances relating to Sanitary Sewer by increasing monthly domestic and industrial user charges from \$4.39 to \$4.60. (Second Consideration)<br><a href="#">Agenda Memo - AM-22-110 - Pdf</a> | 286 |
| C.   | Public Safety - None   |     |



- D. Parks - None
- E. Engineering (4:45-4:50)
  - E.1. Ordinance amending Chapter 95, Section 95.04 of the Code of Ordinances Relating to Sanitary Sewer Connection Requirement. (Initial Consideration) 287  
[Agenda Memo - AM-22-024 - Pdf](#)
- F. Community Development (4:50-4:55)
  - F.1. Ordinance No. 22-02 approving a request to rezone property from C-3, General Commercial and R-6, High-Density Multi-Family Residential to PUD, Planned Unit Development for property located at 610 and 648 Marion Boulevard, Marion, Iowa. (Talon, LLC) (Second Consideration) 288 - 302  
[Agenda Memo - AM-22-066 - Pdf](#)
  - F.2. Public hearing regarding an annexation request from Integrity Custom Homes, Inc. for property west of Alburnett Road, south of Oak Park Trail, Marion, Iowa. 303 - 325  
[Agenda Memo - AM-22-043 - Pdf](#)
  - F.3. Resolution approving annexation request from Integrity Custom Homes, Inc. for property west of Alburnett Road, south of Oak Park Trail, Marion, Iowa. 326  
[Agenda Memo - AM-22-045 - 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. Presentation and direction regarding the American Rescue Plan Act (ARPA) Funding (4:55-5:05) 327  
[Agenda Memo - AM-22-080 - Pdf](#)
- 2. Presentation and direction regarding Marion Transit (5:05-5:25) 328  
[Agenda Memo - AM-22-044 - Pdf](#)
- 3. Library Building Project Update (5:25-5:35) 329  
[Agenda Memo - AM-21-1611 - Pdf](#)
- 4. Discussion regarding Community Design Standards (5:35-5:45) 330  
[Agenda Memo - AM-22-108 - Pdf](#)
- 5. Discussion regarding Emergency Planning (5:45-5:50) 331  
[Agenda Memo - AM-21-1612 - Pdf](#)

#### **COUNCIL COMMENTS**

During this portion of the meeting, Council members may bring forward communications, concerns and reports on various matters.

#### **ADJOURN**