



AGENDA

City Council Work Session

4:00 PM - Tuesday, October 4, 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](https://zoom.us), select Join a Meeting, and enter the Meeting ID# 865 2997 8446. 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, October 6 via email at cityclerk@cityofmarion.org.

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CALL TO ORDER

PROCLAMATIONS/OATHS

1. Proclamation - Fire Prevention Week (October 9-15, 2022) (Thursday) 8 - 9
[Agenda Memo - AM-22-1080 - Pdf](#)

PRESENTATIONS

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

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 (4:00-4:05)
 - A.1. Minutes of the September 20 and 22, 2022 City Council meetings. 10 - 20
[Agenda Memo - AM-22-1240 - Pdf](#)
 - A.2. Motion to approve a liquor license including the following: 21 - 22
 - Renewal - Aldi, Inc #58 - 1001 50th Street[Agenda Memo - AM-22-1225 - Pdf](#)
 - A.3. Mayoral appointment to Corridor Metropolitan Planning Organization (CMPO): Deputy City Manager Kim Downs - Policy Alternate - no term expiration 23
[Agenda Memo - AM-22-1252 - Pdf](#)
 - A.4. Motion to approve the Fiscal Year 2023 Cigarette License for the following: 24
 - Hawks Smoke Shop - 1396 7th Ave[Agenda Memo - AM-22-1244 - Pdf](#)

A.5.	Certified List for Police Officer Agenda Memo - AM-22-1242 - Pdf	25
A.6.	Payments as presented in the amount of \$3,881,347.44 Agenda Memo - AM-22-1241 - Pdf	26 - 52
A.7.	Receive and file correspondence from Glenbrook Cove residents regarding site nine of the Indian Creek Master Plan. Agenda Memo - AM-22-1239 - Pdf	53 - 55
A.8.	Resolution setting a public hearing for October 20, 2022 regarding the proposed sale of the property located at 524 10th Street. Agenda Memo - AM-22-1243 - Pdf	56 - 86
A.9.	Resolution approving Fiscal Year 2022-2023 Capital Budget Transfer from Sanitary Sewer Replacement to Capital Projects for the 14th St Reconstruction - NSI project in the amount of \$15,880.00 (TRANS-18-090) Agenda Memo - AM-22-1248 - Pdf	87 - 90
A.10.	Resolution approving partial payment no. 22 to Tidal Basin Government Consulting LLC for services related to Derecho Disaster Recovery in the amount of \$3,838.75. Agenda Memo - AM-22-1247 - Pdf	91 - 94
A.11.	Resolution approving purchase of networking equipment from CDW Government and authorizing payment in the amount of \$34,050.00. Agenda Memo - AM-22-1255 - Pdf	95 - 96
B.	Public Services	
B.1.	Resolution approving contract with Bill Miller Logging Inc. for the removal of 2020 Derecho storm damage debris from the New Public Services Facility Site and authorizing payment in the amount of \$76,462.50. Agenda Memo - AM-22-1258 - Pdf	97 - 98
C.	Public Safety - None	
D.	Parks - None	
E.	Engineering	
E.1.	Resolution approving a Stop Sign stopping west bound traffic on Royal Oak Ridge Road at its intersection with Winslow Road. Agenda Memo - AM-22-1217 - Pdf	99
E.2.	Resolution approving Partial Payment No. 6 with Boomerang Corp. regarding the S 31st St and Highway 100 Traffic Signals and Turn Lane Improvements Project in the amount of \$45,261.14. (TRANS-18-073) (CS-TSF-4775(642)--85-57) Agenda Memo - AM-22-1219 - Pdf	100 - 101

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| E.3. | Resolution approving Change Order No. 38 with Rathje Construction Company regarding the 2021 Central Corridor 7th Avenue from 8th Street to 12th Street Pavement Reconstruction and Streetscaping Project in the amount of \$73,751.15 (TRANS-18-101)
Agenda Memo - AM-22-1231 - Pdf | 102 - 107 |
| E.4. | Resolution approving Change Order No. 44 with Rathje Construction Company regarding the 2021 Central Corridor 7th Avenue from 8th Street to 12th Street Pavement Reconstruction and Streetscaping Project for a credit in the amount of \$13,311.90 (TRANS-18-101)
Agenda Memo - AM-22-1232 - Pdf | 108 - 112 |
| E.5. | Resolution approving Change Order No. 46 with Rathje Construction Company regarding the 2021 Central Corridor 7th Avenue from 8th Street to 12th Street Pavement Reconstruction and Streetscaping Project for a credit in the amount of \$31,132.10 (TRANS-18-101)
Agenda Memo - AM-22-1233 - Pdf | 113 - 117 |
| E.6. | Resolution approving Change Order No. 47 with Rathje Construction Company regarding the 2021 Central Corridor 7th Avenue from 8th Street to 12th Street Pavement Reconstruction and Streetscaping Project for a credit in the amount of \$18,585.90 (TRANS-18-101)
Agenda Memo - AM-22-1235 - Pdf | 118 - 122 |
| E.7. | Resolution approving Change Order No. 48 with Rathje Construction Company regarding the 2021 Central Corridor 7th Avenue from 8th Street to 12th Street Pavement Reconstruction and Streetscaping Project for a credit in the amount of \$19,269.10 (TRANS-18-101)
Agenda Memo - AM-22-1234 - Pdf | 123 - 126 |
| E.8. | Resolution approving Change Order No. 49 with Rathje Construction Company regarding the 2021 Central Corridor 7th Avenue from 8th Street to 12th Street Pavement Reconstruction and Streetscaping Project for a credit in the amount of \$11,173.20 (TRANS-18-101)
Agenda Memo - AM-22-1236 - Pdf | 127 - 130 |
| E.9. | Resolution approving Partial Payment No. 15 to Rathje Construction Company regarding the 2021 Central Corridor 7th Avenue from 8th Street to 12th Street Pavement Reconstruction and Streetscaping Project in the amount of \$467,160.29 (TRANS-18-101)
Agenda Memo - AM-22-1220 - Pdf | 131 |

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| E.10. | Resolution approving contract amendment no. 2 with Anderson Bogert Engineers and Surveyors, Inc. regarding the Central Corridor Improvements 7th Avenue from 8th Street to 12th Street in the amount of \$11,847.00 for a new contract total of \$410,708.00. (TRANS-18-091)
Agenda Memo - AM-22-1223 - Pdf | 132 - 135 |
| E.11. | Resolution accepting the 2022 Sidewalk Ramp Project (ANN-18-031)
Agenda Memo - AM-22-1224 - Pdf | 136 |
| E.12. | Resolution approving Change Order No. 011 to Peak Construction Group regarding the Marion Library Project – Bid Pkg 05B & 06A regarding general trades and misc. steel in the amount of \$870.98. (FACS-17-034)
Agenda Memo - AM-22-1249 - Pdf | 137 - 139 |
| F. | Community Development (4:05-4:10) | |
| F.1. | Resolution approving a permanent sidewalk easement agreement with the Cedar Rapids Bank and Trust Co. and the City regarding a permanent sidewalk easement for the public use of sidewalk at 700 25th Street, Marion, Iowa.
Agenda Memo - AM-22-856 - Pdf | 140 - 145 |
| F.2. | Motion to receive and file 2022 Housing Needs Analysis prepared by Maxfield Research and Consulting
Agenda Memo - AM-22-1263 - Pdf | 146 |
| G. | Library - None | |

CONSENT AGENDA WITH MAYOR ABOUASSALY'S ABSTENTION

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|------|---|-----------|
| A. | Administrative Services | |
| B. | Public Services - None | |
| C. | Public Safety - None | |
| D. | Parks - None | |
| E. | Engineering | |
| E.1. | Resolution accepting the 2022 HMA Resurfacing Project. (ANN-18-086)
Agenda Memo - AM-22-1211 - Pdf | 147 |
| E.2. | Resolution approving Change Order 02 with B.G. Brecke, Inc. regarding the 2022 Sanitary Sewer Manhole Project and authorizing payment in the amount of \$16,844.00 (ANN-18-029)
Agenda Memo - AM-22-1218 - Pdf | 148 - 150 |
| E.3. | Resolution accepting the 2022 Sanitary Sewer Manhole Project(ANN-18-029)
Agenda Memo - AM-22-1246 - Pdf | 151 |

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| E.4. | Resolution approving Change Order 019 with Acme Electric Company regarding the Marion Library Project – Bid Pkg 26A to add outlets in the amount of \$5,371.76. (FACS-17-034)
Agenda Memo - AM-22-1250 - Pdf | 152 - 163 |
| E.5. | Resolution approving Change Order 021 with Acme Electric Company regarding the Marion Library Project – Bid Pkg 26A to add security panel and other related items in the amount of \$10,614.31. (FACS-17-034)
Agenda Memo - AM-22-1251 - Pdf | 164 - 172 |
| E.6. | Resolution approving Partial Payment No. 14 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 \$2,905.00 [TAP-U-4775(638)—8I-57] (TRL-17-055)
Agenda Memo - AM-22-1221 - Pdf | 173 - 174 |
| E.7. | Resolution approving Partial Payment No. 13 to Peterson Contractors Inc. regarding the 10th Avenue Sidepaths PCC Sidewalk/Trail in the amount of \$30,381.75. (TAP-U-4775(635)—8I-57)(TRL-18-110)
Agenda Memo - AM-22-1254 - Pdf | 175 |
| F. | Community Development | |
| F.1. | Resolution approving payment no. 11 to HDR Engineering, Inc for consultant services associated with the Task Order One: Marion Airport project in the amount of \$22,644.23. (ANN-18-082)
Agenda Memo - AM-22-1183 - Pdf | 176 - 178 |
| G. | Library - None | |

REGULAR AGENDA

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|------|---|-----------|
| A. | Administrative Services - None | |
| B. | Public Services | |
| B.1. | Resolution approving a professional services agreement with Shive-Hattery for Construction Testing Services associated with the new Public Services Facility and authorizing payment in the amount of \$64,925.00. (FACS-17-069).
Agenda Memo - AM-22-1257 - Pdf | 179 - 182 |
| B.2. | Resolution approving contract with T&K Roofing for the Roof Repair Package for Marion City Hall and authorizing payment in the amount of \$98,500.00.
Agenda Memo - AM-22-1256 - Pdf | 183 |
| C. | Public Safety - None | |
| D. | Parks - None | |
| E. | Engineering (4:10-4:15) | |

- E.1. Ordinance amending Chapter 63 of the Code of Ordinances relating to Speed Regulations on 44th Street. (Initial consideration) 184
[Agenda Memo - AM-22-1253 - Pdf](#)
- F. Community Development (4:15-4:30)
- F.1. Resolution approving scope of services with RDG Planning and Design regarding additional services for the Central Plaza Project, focusing on the relocation of the caboose in an amount not to exceed \$4,500. 185 - 188
[Agenda Memo - AM-22-1245 - Pdf](#)
- F.2. 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) (second consideration) 189 - 194
[Agenda Memo - AM-22-1216 - Pdf](#)
- F.3. 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. (second consideration) 195 - 204
[Agenda Memo - AM-22-1215 - Pdf](#)
- F.4. Public hearing for 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) 205 - 208
[Agenda Memo - AM-22-1189 - Pdf](#)
- F.5. Ordinance approving an amendment to Chapter 176.29, Parking and Loading Regulations regarding permitted parking surfacing material (City of Marion) (Initial Consideration) 209 - 211
[Agenda Memo - AM-22-1190 - Pdf](#)
- F.6. Ordinance approving an amendment to Chapter 176.51 regarding building setbacks within the M-1, Light Manufacturing and M-2, General Manufacturing zoning districts (City of Marion) (Initial Consideration) 212 - 213
[Agenda Memo - AM-22-1191 - 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 establishment of an Marion Airport Visioning Team (4:30-4:40) 214 - 216
[Agenda Memo - AM-22-1262 - Pdf](#)

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| 2. | Overview of available commercial property along the Tower Terrace Road Corridor and long-range planning efforts (4:40-4:50)
Agenda Memo - AM-22-1261 - Pdf | 217 |
| 3. | Budget Discussion: Capital Improvement Program Funding (Thursday)
Agenda Memo - AM-22-1260 - Pdf | 218 - 225 |

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 real estate transactions as permitted under Section 21.5(1)(j) of the Code of Iowa. (Thursday)

ADJOURN