



AGENDA

City Council Regular Session

5:30 PM - Thursday, February 22, 2024

City Hall, 1225 6th Avenue

This meeting is being recorded. Any item listed on the agenda may be open to discussion by the City Council.

This meeting is viewable online. To watch, go to Zoom.com, select Join a Meeting, and enter the Meeting ID# 880 8552 8717. 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, February 22 via email at cityclerk@cityofmarion.org.

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CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MOMENT OF SILENCE

PROCLAMATIONS/OATHS

1. Oath of Office - Firefighter Caiden Michael 7
[Agenda Memo - AM-24-127 - Pdf](#)

PRESENTATIONS

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

1. Update on the CeMar Trail Gateway Feature over Marion Boulevard 8
(Cara Briggs Farmer, Synergy Metal Works)
[Agenda Memo - AM-24-157 - Pdf](#)
2. Presentation regarding Iowa Concrete Paving Association Awards 9
[Agenda Memo - AM-24-125 - Pdf](#)

PUBLIC FORUM

This section is for comments from the public on topics listed on the agenda not associated with a public hearing.

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.

Motion to approve the Consent Agenda as follows:

- A. Administrative Services

A.1.	Minutes of the Feb. 6 and 8, 2024 City Council meetings Agenda Memo - AM-24-105 - Pdf	10 - 22
A.2.	Liquor licenses including the following: <ul style="list-style-type: none"> • Renewal - Dollar General #7398 - 5000 Chandler Ct • Renewal - Brick Alley Pub & Sports Bar - 1038 7th Ave Agenda Memo - AM-24-111 - Pdf	23
A.3.	Receive and file Projects In Motion January 2024 Updates Agenda Memo - AM-24-091 - Pdf	24 - 32
A.4.	Receive and file January 2024 department monthly reports Agenda Memo - AM-24-109 - Pdf	33 - 49
A.5.	Payments as presented in the amount of \$3,166,181.55 Agenda Memo - AM-24-106 - Pdf	50 - 71
A.6.	Resolution No. 31797 approving a Public Improvements Cost Sharing Policy and Application Agenda Memo - AM-24-093 - Pdf	72 - 84
A.7.	Motion to receive and file the audit report for the fiscal year ended June 30, 2023 Agenda Memo - AM-24-096 - Pdf	85 - 178
A.8.	Resolution No. 31798 amending the Purchasing Policy to include the Purchasing Card Policy with an effective date of March 1, 2024 Agenda Memo - AM-24-086 - Pdf	179 - 233
A.9.	Motion to receive and file the quarterly finance report for the quarter ending December 31, 2023 Agenda Memo - AM-24-101 - Pdf	234 - 255
A.10.	Resolution No. 31799 declaring necessity and providing for notice of hearing on proposed urban revitalization plan for the 2024 Multifamily Housing Urban Revitalization Area Agenda Memo - AM-24-118 - Pdf	256 - 265
B.	Public Services	
B.1.	Resolution No. 31800 approving change order no. 2 with Elite Fire Sprinkler Systems for the public services maintenance facility and authorizing payment in the amount of \$498 (FACS-17-069) Agenda Memo - AM-24-142 - Pdf	266 - 269
B.2.	Resolution No. 31801 approving change order no. 2 with Rex Concrete for the Concrete Package related to the public services maintenance facility and approving payment in the amount of \$1,451 (FACS-17-069) Agenda Memo - AM-24-135 - Pdf	270 - 285

B.3.	Resolution No. 31802 approving change order no. 2 with Dan's Overhead Door related to the public services maintenance facility and approving payment in the amount of \$4,162 (FACS-17- 069) Agenda Memo - AM-24-141 - Pdf	286 - 298
B.4.	Resolution No. 31803 approving change order no. 3 to T&K Roofing related to the public service maintenance facility and approving payment in the amount of \$2,388.74 (FACS-17- 069) Agenda Memo - AM-24-137 - Pdf	299 - 302
B.5.	Resolution No. 31804 approving change order no. 4 with Portzen Construction for the General Construction Package related to the public services maintenance facility and authorizing payment in the amount of \$26,026 (FACS-17-069) Agenda Memo - AM-24-136 - Pdf	303 - 328
C.	Public Safety - None	
D.	Parks	
D.1.	Resolution No. 31805 approving the purchase of a John Deere 4066R Compact Utility Tractor from City Tractor Co. in the amount not to exceed \$70,155.47, authorizing a trade-in of a 2014 John Deere 4066R for a credit amount of \$28,400, and authorizing payment of \$41,755.47 Agenda Memo - AM-24-092 - Pdf	329 - 331
D.2.	Resolution No. 31806 approving amendment #001 with Bolton Menk, Inc. for the Indian Creek: Site One Project and authorizing payment in the amount of \$5,000 (REC 18 054) Agenda Memo - AM-24-133 - Pdf	332 - 336
D.3.	Resolution No. 31807 approving amendment no. 5 with RDG Planning and Design regarding the Draper Park Project and authorizing payment in the amount of \$2,500 (REC 24 001) Agenda Memo - AM-24-132 - Pdf	337 - 340
E.	Engineering	
E.1.	Resolution No. 31808 approving an agreement for a Surface Transportation Block Grant Program Project with the Iowa Department of Transportation regarding the 7th Avenue Improvements from 12th Street to 22nd Street project in the amount of \$4,929,000 (STP-U-4775(643)--70-57) (TRANS-20-001) Agenda Memo - AM-24-124 - Pdf	341 - 356
E.2.	Motion to receive, file, and approve the 2024 Engineering Work Program Agenda Memo - AM-24-114 - Pdf	357 - 366
E.3.	Resolution No. 31809 adopting the 2024 Edition of the Statewide Urban Design and Specifications (SUDAS) Program Agenda Memo - AM-24-115 - Pdf	367 - 737

- E.4. Resolution No. 31810 approving the 2024 City of Marion General Supplement to the Statewide Urban Design and Specifications (SUDAS) Design Manual 738 - 743
[Agenda Memo - AM-24-116 - Pdf](#)
- E.5. Resolution No. 31811 approving the 2024 City of Marion Supplemental Specifications of the Statewide Urban Design and Specifications (SUDAS) 744 - 773
[Agenda Memo - AM-24-117 - Pdf](#)
- E.6. Motion to approve project calendar regarding temporary construction easements associated with the 5th Avenue Reconstruction Project as follows: 774 - 793
- Resolution No. 31812 approving temporary construction easement with Charles Emig (James Emig, executor) 455 1st Street, regarding the 2024 5th Avenue Reconstruction Project (ANN-24-001 & ANN-18-029)
 - Resolution No. 31813 approving temporary construction easement with Denise and Dale Ernster, 390 5th Avenue, regarding the 2024 5th Avenue Reconstruction Project (ANN-24-001 & ANN-18-029)
 - Resolution No. 31814 approving temporary construction easement with Rodney and Carolyn Hilleshiem, 412 5th Avenue, regarding the 2024 5th Avenue Reconstruction Project (ANN-24-001 & ANN-18-029)
 - Resolution No. 31815 approving temporary construction easement with Janus Real Estate LLC, 475 5th Avenue, regarding the 2024 5th Avenue Reconstruction Project (ANN-24-001 & ANN-18-029)
 - Resolution No. 31816 approving temporary construction easement with Robert R. Blin, 505 5th Avenue, regarding the 2024 5th Avenue Reconstruction Project (ANN-24-001 & ANN-18-029)
 - Resolution No. 31817 approving temporary construction easement with Robert R. Blin, 525 5th Avenue, regarding the 2024 5th Avenue Reconstruction Project (ANN-24-001 & ANN-18-029)
- [Agenda Memo - AM-24-134 - Pdf](#)

F. Community Development - None

G. Library - None

CONSENT AGENDA WITH MAYOR ABOUASSALY'S ABSTENTION

Motion to approve the Consent Agenda with Mayor AbouAssaly's abstention as follows:

A. Administrative Services - None

B. Public Services

- | | | |
|------|---|-----------|
| B.1. | Resolution No. 31818 approving change order no. 4 to B.G. Brecke, Inc. regarding the public services maintenance facility and authorizing payment in the amount of \$11,574.51 (FACS-17-069)
Agenda Memo - AM-24-143 - Pdf | 794 - 812 |
| B.2. | Resolution No. 31819 approving change order no. 4 to Hawkeye Electric related to the public services maintenance facility and approving payment in the amount of \$18,415.12 (FACS-17- 069)
Agenda Memo - AM-24-144 - Pdf | 813 - 826 |
| C. | Public Safety - None | |
| D. | Parks - None | |
| E. | Engineering | |
| E.1. | Resolution No. 31820 accepting the Indian Creek Trail Project (TRL-18-056) [STP-U-4775(631)—70-57]
Agenda Memo - AM-24-110 - Pdf | 827 - 828 |
| F. | Community Development | |
| F.1. | Resolution No. 31821 approving development agreement and related documents for The Ridge at Indian Creek, Community Development Block Grant - Disaster Recovery Project (20-DRH-018)
Agenda Memo - AM-23-1057 - Pdf | 829 - 878 |
| F.2. | Resolution No. 31822 approving letter of request to the Iowa Economic Development Authority (IEDA) for an extension of the Community Development Block Grant- Disaster Recovery (CDBG-DR) contract (20-DRH-018) for the Ridge at Indian Creek 2nd Addition
Agenda Memo - AM-24-122 - Pdf | 879 - 881 |
| F.3. | Resolution No. 31823 setting a public hearing for March 7, 2024 regarding the Bell Tower Lofts preliminary and final site development plans for property located at 1277 8th Avenue, Marion, Iowa (1277 8th Avenue LLC)
Agenda Memo - AM-24-108 - Pdf | 882 - 900 |
| F.4. | Resolution No. 31824 approving The Junction Lofts First Addition Final Plat and memorandum of agreement for property located south of 6th Avenue between 16th and 18th Street, Marion, Iowa (Genesis Equities, LLC)
Agenda Memo - AM-24-102 - Pdf | 901 - 914 |
| G. | Library - None | |

REGULAR AGENDA

- A. Administrative Services - None
- B. Public Services - None

- C. Public Safety - None
- D. Parks - None
- E. Engineering
- E.1. Public hearing regarding the 2024 5th Avenue Reconstruction Project 915 - 917
[Agenda Memo - AM-24-120 - Pdf](#)
- E.2. Motion to approve project calendar regarding the 2024 5th Avenue Reconstruction Project as follows: 918 - 920
- Resolution No. 31825 adopting final plans, specifications, form of contract, and estimate of cost regarding the 2024 5th Avenue Reconstruction Project (ANN-24-001 & ANN-18-029)
 - Resolution No. 31826 awarding bid, authorizing approval of the contract, bonds and insurance with Rathje Construction Company regarding the 2024 5th Avenue Reconstruction Project, and authorizing payment in the amount of \$2,098,113.99 (ANN-24-001 & ANN-18-029)
- [Agenda Memo - AM-24-121 - Pdf](#)
- E.3. Public hearing regarding easements for electric utility with Interstate Power and Light Company in association with the Alburnett Road Extension Project (TRANS-18-092) 921 - 929
[Agenda Memo - AM-24-129 - Pdf](#)
- E.4. Resolution No. 31827 approving easements for electric utility with Interstate Power and Light Company in association with the Alburnett Road Extension Project (TRANS-18-092) 930 - 938
[Agenda Memo - AM-24-130 - Pdf](#)
- F. Community Development
- F.1. Ordinance No. 24-03 approving a request to rezone property from U-1, Uptown-1 to PUD, Planned Unit Development for property located at 1277 8th Avenue, Marion, Iowa (1277 8th Avenue LLC) (second consideration) 939 - 973
[Agenda Memo - AM-24-049 - Pdf](#)

G. Library - None

PUBLIC FORUM

This time is set aside for comments from the public. Please understand that the City Council will not take any action on your comments at this meeting due to requirements of the Open Meetings Law, but may do so at a future meeting.

COUNCIL COMMENTS

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

ADJOURN