



AGENDA

City Council Regular Session

5:30 PM - Thursday, December 19, 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, December 19 via email at cityclerk@cityofmarion.org.

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CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MOMENT OF SILENCE

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 December 3 and 5, 2024 City Council meetings | 5 - 14 |
| | Agenda Memo - AM-24-1052 - Pdf | |
| A.2. | Liquor license: | 15 |
| | • Renewal - Hy-Vee Food Store | |
| | Agenda Memo - AM-24-1067 - Pdf | |
| A.3. | Mayor AbouAssaly's recommended reappointment: | 16 |
| | • Planning & Zoning Commission - Phil Seidl - term expires 12/31/29 | |
| | Agenda Memo - AM-24-1081 - Pdf | |
| A.4. | Certified Lists for the following positions: | 17 - 19 |
| | • Fire Battalion Chief | |
| | • Fire Captain | |
| | Agenda Memo - AM-24-1059 - Pdf | |

A.5.	Receive and file November 2024 department monthly report Agenda Memo - AM-24-1053 - Pdf	20 - 36
A.6.	Resolution No. 32199 approving fiscal year 2025 cooperative agreement with the Iowa Civil Rights Commission Agenda Memo - AM-24-1058 - Pdf	37 - 44
A.7.	Payments as presented in the amount of \$2,893,155.39 Agenda Memo - AM-24-1051 - Pdf	45 - 76
A.8.	Resolution No. 32200 approving a Fiscal Year 2024-2025 Capital Budget Transfer Agenda Memo - AM-24-1065 - Pdf	77
A.9.	Resolution No. 32201 approving two Urban Revitalization applications from Twenty40 Building Concepts, Inc located in the 2024 Multifamily Housing Urban Revitalization Plan Agenda Memo - AM-24-1015 - Pdf	78 - 89
A.10.	Receive and file job description for the Event Program Coordinator Agenda Memo - AM-24-1082 - Pdf	90 - 92
A.11.	Resolution No. 32202 approving amendment to the employment agreement with the City Manager Agenda Memo - AM-24-1084 - Pdf	93
B.	Public Safety - None	
C.	Parks - None	
D.	Public Works	
D.1.	Resolution No. 32203 accepting the Indian Creek Trunk Sewer - Segment 7 Project (SWR-17-026) Agenda Memo - AM-24-1046 - Pdf	94 - 95
D.2.	Resolution No. 32204 accepting the 2024 Storm Sewer Project (ANN-18-031 & ANN-25-001) Agenda Memo - AM-24-1048 - Pdf	96 - 97
D.3.	Resolution No. 32205 approving supplemental contract with Boomerang Corp for the Indian Creek Trunk Sewer - Segment 7 Project and authorizing payment in the amount of \$12,065.31 (SWR-17-026) Agenda Memo - AM-24-1049 - Pdf	98 - 101
D.4.	Resolution No. 32206 approving change order no. 1 with Boomerang Corp regarding the Sanitary Trunk Sewer Projects 4 and 5 and authorizing payment in an amount not to exceed \$825,816 (SWR-20-001-4) Agenda Memo - AM-24-1070 - Pdf	102 - 110

- D.5. Motion to receive, file and refer to Traffic Advisory Committee (TAC) a petition regarding a request to add a “No Parking” sign to designate the 13-feet of space between the approaches of the shared driveway at 3013 and 3015 9th Street as a no parking area. (Stacie Hoppman, 3015 9th St) 111 - 113
[Agenda Memo - AM-24-1064 - Pdf](#)
- E. Community Development
- E.1. Resolution No. 32207 setting a public hearing for January 9, 2025, regarding the rezoning of property from Linn County A, Agricultural and Linn County USR, Urban Services Residential District to SR-2, Suburban Medium-Density Single-Family Residential for property located northeast of Lowe Park, south of Cimarron Drive, and west of N. 10th Street, Marion, Iowa (Mooney, Engle, Ricklefs LLC) 114 - 121
[Agenda Memo - AM-24-1012 - Pdf](#)
- E.2. Resolution No. 32208 approving an agreement with Core Distinction Group, LLC for a Hotel Market Feasibility Study and authorizing payment in an amount not to exceed \$17,500 122 - 161
[Agenda Memo - AM-24-1076 - Pdf](#)
- F. 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
- A.1. Mayor Pro Tem Mentzer recommended reappointment: 162
 - Marion Municipal Airport Committee - Mike Goldberg - term expires 12/31/2028[Agenda Memo - AM-24-1043 - Pdf](#)
- B. Public Safety - None
- C. Parks - None
- D. Public Works
- D.1. Resolution No. 32209 approving a contract amendment with HR Green regarding the Indian Creek Trunk Sewer - Segment 4, 5, 7 and authorizing payment in an amount not to exceed \$75,000 (SWR-20-001-4) 163 - 166
[Agenda Memo - AM-24-1071 - Pdf](#)
- E. Community Development
- E.1. Resolution No. 32210 approving the Second Amendment to the Grant Agreement for the Ridge at Indian Creek between the Iowa Economic Development Authority and the City of Marion 167 - 169
[Agenda Memo - AM-24-1068 - Pdf](#)

F. Library - None

REGULAR AGENDA

A. Administrative Services

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| A.1. | Public hearing on a proposed Development Agreement with DCI Properties, LLC
Agenda Memo - AM-24-1073 - Pdf | 170 - 214 |
| A.2. | Resolution No. 32211 Approving Development Agreement with DCI Properties, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
Agenda Memo - AM-24-1072 - Pdf | 215 - 259 |
| A.3. | Public hearing on a proposed General Obligation Annual Appropriation Urban Renewal Loan Agreement
Agenda Memo - AM-24-1074 - Pdf | 260 - 261 |
| A.4. | Resolution No. 32212 taking additional action with respect to a General Obligation Annual Appropriation Urban Renewal Loan Agreement
Agenda Memo - AM-24-1075 - Pdf | 262 - 263 |

B. Public Safety - None

C. Parks - None

D. Public Works

- | | | |
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| D.1. | Public hearing regarding the Public Safety Training Facility - Burn Building Package (FACS-20-007)
Agenda Memo - AM-24-1078 - Pdf | 264 - 266 |
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E. Community Development

- | | | |
|------|---|-----------|
| E.1. | Ordinance No. 24-21 approving an amendment to Ordinance No. 10-25 regarding the Marion Enterprise Center Design Guidelines for property generally located south of Highway 151 and east of 62nd Street, Marion, Iowa (Marion Economic Development Company) (second consideration)
Agenda Memo - AM-24-1055 - Pdf | 267 - 305 |
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F. 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