



AGENDA

City Council Regular Session

5:30 PM - Thursday, January 9, 2025

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# 818 0531 1524. 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, January 9 via email at cityclerk@cityofmarion.org.

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CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MOMENT OF SILENCE

PROCLAMATIONS/OATHS

1. Proclamation - Human Trafficking Prevention and Awareness Month (January 2025) 7 - 8
[Agenda Memo - AM-24-1085 - Pdf](#)
2. Proclamation - Martin Luther King Jr. Day (January 20, 2025) 9 - 10
[Agenda Memo - AM-25-015 - 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 December 17 and 19, 2024 City Council meetings 11 - 19
[Agenda Memo - AM-24-1093 - Pdf](#)

A.2.	Liquor licenses:	20 - 21
	<ul style="list-style-type: none"> • Renewal - Smokin' Joes Tobacco and Liquor Outlet #10 • Renewal - Nara Thai • Renewal - Indian Creek Country Club • Renewal - Pitchers • New - The Eat Shop 	
	Agenda Memo - AM-24-1111 - Pdf	
A.3.	Mayor AbouAssaly's recommended appointment:	22 - 24
	<ul style="list-style-type: none"> • Zoning Board of Adjustment - Nichole Ryan - term expires 12/31/2028 	
	Agenda Memo - AM-25-001 - Pdf	
A.4.	Mayor AbouAssaly recommended appointments as follows:	25 - 26
	<ul style="list-style-type: none"> • Marion Aquatic Center Steering Committee: <ul style="list-style-type: none"> ○ Patty Wise (Park Board Member) ○ Gage Miskimen (City Council Ward 1) ○ Sara Mentzer (City Council Ward 4) ○ Will Brandt (City Council Ward 3) ○ Katie Sleeper (Community Member) ○ Julie Fay (Community Member) ○ Jena Schoenhofer (Community Member) ○ Charlie Potter (Community Member) ○ Shannon Banks (Community Member) ○ Debbie Arenson (Community Member) ○ Denise Stapley (Community Member) ○ Andrew Cahalan (Community Member) ○ Ruhan Raghvani (Mayor's Youth Council) 	
	Agenda Memo - AM-25-003 - Pdf	
A.5.	Payments as presented in the amount of \$3,640,349.89	27 - 47
	Agenda Memo - AM-24-1094 - Pdf	
A.6.	Resolution No. 32213 approving partial payment no. 46 to Tidal Basin Government Consulting LLC for services related to Derecho Disaster Recovery in the amount of \$185	48 - 53
	Agenda Memo - AM-24-1108 - Pdf	
A.7.	Resolution No. 32214 approving amendment to the agreement with Access Systems and authorizing payment in the amount of \$9,762.48	54 - 55
	Agenda Memo - AM-24-1090 - Pdf	
A.8.	Resolution No. 32215 approving a 64-month agreement with CDW-G for network equipment support and maintenance and authorizing payment in the amount of \$74,299.52	56 - 57
	Agenda Memo - AM-24-1102 - Pdf	
B.	Public Safety - None	
C.	Parks	

C.1.	Resolution No. 32216 approving contract with Waters Edge Aquatic Design for the design and construction planning for the New Aquatic Center and Willowood Development and authorizing payment not to exceed \$1,590,900 (REC-25-005) Agenda Memo - AM-24-1116 - Pdf	58 - 84
D.	Public Works	
D.1.	Motion directing staff to prepare a notice of intent to enter into a Guarantee Maximum Price (GMP) contract for purposes of engaging in a construction manager at risk for the Aquatic Center Agenda Memo - AM-24-1091 - Pdf	85
D.2.	Resolution No. 32217 approving 28E agreement with Marion Independent School District regarding bulk salt Agenda Memo - AM-24-1097 - Pdf	86 - 90
D.3.	Resolution No. 32218 approving 28E agreement with the City of Springville regarding bulk salt Agenda Memo - AM-24-1098 - Pdf	91 - 95
D.4.	Resolution No. 32219 approving 28E agreement with the City of Bertram regarding bulk salt Agenda Memo - AM-24-1109 - Pdf	96 - 100
D.5.	Resolution No. 32220 approving professional services agreement with Snyder and Associates, Inc. regarding On-Call Traffic Engineering Services and authorizing payment in the amount of \$50,000 (ANN-25-002) Agenda Memo - AM-24-1087 - Pdf	101 - 109
D.6.	Motion to approve project calendar regarding the 2025 Storm Sewer Project as follows: <ul style="list-style-type: none"> • Motion approving Resolution of Necessity and to retain the City Engineer as Project Engineer regarding the 2025 Storm Sewer Project (ANN-18-031 & ANN-25-001) • Motion approving filing of plans, specifications, form of contract and estimate of cost, advertising for bids by posting notice to bidders, and authorizing City officials or designees to receive and open bids regarding the 2025 Storm Sewer Project (ANN-18-031 & ANN-25-001) • Motion setting public hearing and directing publication thereof for 2025 Storm Sewer Project (ANN-18-031 & ANN-25-001) Agenda Memo - AM-24-1088 - Pdf	110 - 111

- D.7. Motion to approve project calendar regarding the Public Safety Training Facility Paving and Foundation Package as follows: 112 - 113
- Motion approving Resolution of Necessity and to retain the City Engineer as Project Engineer regarding the Public Safety Training Facility Paving and Foundation Package (FACS-20-007)
 - Motion approving filing of plans, specifications, form of contract and estimate of cost, advertising for bids by posting notice to bidders, and authorizing City officials or designees to receive and open bids regarding the Public Safety Training Facility Paving and Foundation Package (FACS-20-007)
 - Motion setting public hearing and directing publication thereof for Public Safety Training Facility Paving and Foundation Package (FACS-20-007)
- [Agenda Memo - AM-24-1089 - Pdf](#)
- D.8. Motion to receive, file and refer to Traffic Advisory Committee (TAC) a petition regarding a request to add a stop sign for drivers traveling east on Katz Drive, near the MercyCare Marion Clinic entrance. (Gina Pennington, Director MercyCare Marion) 114 - 117
- [Agenda Memo - AM-24-1083 - Pdf](#)
- E. Community Development
- E.1. Motion to receive and file correspondence regarding Todd Pearson's resignation from the Zoning Board of Adjustment 118 - 119
- [Agenda Memo - AM-24-1101 - Pdf](#)
- E.2. Resolution No. 32221 approving an amendment to the Hoth Flats Project performance timeline to extend the contract end date from March 31, 2025 to June 30, 2026 120 - 121
- [Agenda Memo - AM-24-1103 - Pdf](#)
- E.3. Resolution No. 32222 approving a contract with RDG Planning & Design related to the Zoning Code / Design Standard updates and authorizing payment in an amount not to exceed \$40,000 122 - 129
- [Agenda Memo - AM-24-1112 - Pdf](#)
- E.4. Resolution No. 32223 approving a professional services agreement with MSA Professional Services, Inc. for on-call consulting planning assistance and authorizing payment in an amount not to exceed \$100,000 130 - 143
- [Agenda Memo - AM-24-1096 - Pdf](#)

F. Library - None

REGULAR AGENDA

- A. Administrative Services - None
- B. Public Safety - None
- C. Parks - None

- D. Public Works
- D.1. Public Comment Period regarding the proposed CeMar Trail and the Acquisition of Certain Real Property From Mount Calvary Cemetery Association 144
[Agenda Memo - AM-24-1114 - Pdf](#)
- D.2. Resolution No. 32224 establishing fair market value in the amount of \$6,570 and authorizing the offer to purchase certain real property owned by the Mount Calvary Cemetery Association 145
[Agenda Memo - AM-24-1113 - Pdf](#)
- D.3. Resolution No. 32225 authorizing condemnation of certain real property 146 - 148
[Agenda Memo - AM-24-1110 - Pdf](#)
- 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) (final consideration) 149 - 187
[Agenda Memo - AM-24-1062 - Pdf](#)
- E.2. Resolution No. 32226 approving the Marion Enterprise Center Eleventh Addition Revised Preliminary Plat for property generally located south of Highway 151 and east of 62nd Street, Marion, Iowa (Marion Economic Development Corporation) 188 - 191
[Agenda Memo - AM-24-1063 - Pdf](#)
- E.3. Public Hearing regarding a request to rezone 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) 192 - 198
[Agenda Memo - AM-24-1105 - Pdf](#)
- E.4. Ordinance No. 25-01 approving a request to rezone 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) (initial consideration) 199
[Agenda Memo - AM-24-1106 - Pdf](#)
- 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