



AGENDA

City Council Regular Session

5:30 PM - Thursday, March 6, 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.

Tentative Agenda

Final Agenda will be Posted Wednesday Afternoon

This meeting is viewable online. To watch, go to Zoom.com, select Join a Meeting, and enter the Meeting ID# TBD. 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, March 6 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 - Women's History Month (March 2025)

7 - 8

[Agenda Memo - AM-25-164 - 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 (4:50-4:55)

- A.1. Minutes of the February 18 and 20, 2025 City Council meetings

9 - 22

[Agenda Memo - AM-25-143 - Pdf](#)

- A.2. Mayoral appointments:

23

- Corridor Metropolitan Planning Organization (CMPO) -
Transportation Technical Advisory Committee (TTAC)
Alternates:

- Jake Hahn - Deputy City Engineer

- Darin Andresen - Deputy City Engineer

[Agenda Memo - AM-25-133 - Pdf](#)

A.3.	Liquor licenses:	24
	<ul style="list-style-type: none"> • Renewal - Campbell Steele Gallery • Renewal - Casey's #2760 • Renewal - Casey's #2919 	
	Agenda Memo - AM-25-145 - Pdf	
A.4.	Payments as presented in the amount of \$1,913,802.33	25 - 42
	Agenda Memo - AM-25-142 - Pdf	
A.5.	Motion to receive and file letter from Prospect Meadows regarding request for financial contributions	43 - 45
	Agenda Memo - AM-25-172 - Pdf	
A.6.	Motion to receive and file the audit report for the fiscal year ended June 30, 2024	46 - 134
	Agenda Memo - AM-25-139 - Pdf	
A.7.	Resolution approving update to Exhibit A and Exhibit C of the Claim Service Agreement with EMC Claims Solutions to encompass nurse triage services and authorizing payment as outlined in the agreement	135 - 138
	Agenda Memo - AM-25-151 - Pdf	
A.8.	Resolution setting the date for public hearings on proposals to enter into General Obligation Loan Agreements and to borrow money thereunder	139 - 142
	Agenda Memo - AM-25-169 - Pdf	
B.	Public Safety - None	
C.	Parks - None	
D.	Public Works (4:55-5:00)	
D.1.	Resolution approving a cooperative agreement with Iowa Department of Transportation regarding the Intelligent Transportation System and fiber strands for City use	143 - 149
	Agenda Memo - AM-25-137 - Pdf	
D.2.	Motion to approve project calendar regarding the 2025 Pavement Patching Project as follows:	150 - 151
	<ul style="list-style-type: none"> • Motion approving Resolution of Necessity and to retain the City Engineer as Project Engineer regarding the 2025 Pavement Patching Project (ANN-24-001) • 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 Pavement Patching Project (ANN-24-001) • Motion setting public hearing and directing publication thereof for 2025 Pavement Patching Project (ANN-24-001) 	
	Agenda Memo - AM-25-165 - Pdf	

- D.3. Resolution accepting the Pre-Engineered Steel Building Package associated with the new Public Works Maintenance Facility with King Knutson Construction (FACS-17-069) 152 - 155
[Agenda Memo - AM-25-149 - Pdf](#)
- D.4. Resolution approving stormwater management facility maintenance covenant and permanent easement agreement with Mooney Engle Ricklefs, LLC for the Preserve at Lowe Farm Plat located north of Lowe Park and west of 10th Street, Marion, Iowa (Preserve at Lowe Park Development LLC). 156 - 168
[Agenda Memo - AM-25-108 - Pdf](#)
- E. Community Development
 - E.1. Resolution setting a public hearing date for March 20, 2025 regarding Marion 2045: A Plan to Reach New Heights comprehensive plan 169
[Agenda Memo - AM-25-138 - Pdf](#)
 - E.2. Resolution approving contract amendment with Iowa Economic Development Authority (IEDA) regarding the Community Development Block Grant Disaster Recovery (CDBG-DR) Program for the Bell Tower Lofts Project to request a contract end date extension 170 - 172
[Agenda Memo - AM-25-148 - Pdf](#)
- F. Library
 - F.1. Resolution approving a Bookmobile Hold Harmless with Marion YMCA 173 - 177
[Agenda Memo - AM-25-166 - Pdf](#)

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. Resolution approving first amendment to professional services agreement with Pedersen, Dowie, Clabby and McCausland, Inc. (PDCM) regarding broker services and authorizing payment in an amount not to exceed \$76,000 178 - 258
[Agenda Memo - AM-25-163 - Pdf](#)
- B. Public Safety - None
- C. Parks - None
- D. Public Works

D.1.	Resolution approving a purchase agreement with Mount Calvary Cemetery Association regarding the CeMar Trail Phase V Project and authorizing payment in the amount of \$14,100 including a \$12,900 land by fee title and \$1,200 perpetual maintenance easement (TRL-17-055)	259 - 271
	Agenda Memo - AM-25-161 - Pdf	
E.	Community Development - None	
F.	Library - None	
REGULAR AGENDA		
A.	Administrative Services (5:00-5:10)	
A.1.	Public hearing on disposition of City-Owned Property in the Collins Road Extension Urban Renewal Area (Marion Municipal Airport)	272
	Agenda Memo - AM-25-098 - Pdf	
A.2.	Public hearing regarding the disposal of real property consisting of the city block bounded by 10th and 11th Streets and 5th and 6th Avenues in Marion, Linn County, Iowa (former Library site)	273 - 278
	Agenda Memo - AM-25-159 - Pdf	
A.3.	Resolution approving an option agreement with Gronen Development Inc. regarding the disposal of real property consisting of the city block bounded by 10th and 11th Streets and 5th and 6th Avenues in Marion, Linn County, Iowa (former Library site)	279 - 283
	Agenda Memo - AM-25-160 - Pdf	
A.4.	Public hearing on a development agreement with Hoth Flats, LLC	284 - 303
	Agenda Memo - AM-25-150 - Pdf	
A.5.	Resolution approving Development Agreement with Hoth Flats, LLC, authorizing annual appropriation tax increment payments and pledging certain tax increment revenues to the payment of the agreement	304 - 323
	Agenda Memo - AM-25-162 - Pdf	
A.6.	Ordinance establishing Chapter 214 of the Marion Code of Ordinances regarding Mobile Food Units (initial consideration)	324 - 340
	Agenda Memo - AM-25-144 - Pdf	
B.	Public Safety - None	
C.	Parks - None	
D.	Public Works (5:10-5:15)	
D.1.	Public hearing regarding the 2025 HMA Resurfacing Project (ANN-18-086 & ANN-24-001)	341 - 343
	Agenda Memo - AM-25-157 - Pdf	

- D.2. Motion to approve project calendar regarding the 2025 HMA Resurfacing Project as follows: 344 - 346
- Resolution adopting final plans, specifications, form of contract, and estimate of cost regarding the 2025 HMA Resurfacing Project (ANN-18-086 & ANN-24-001)
 - Resolution awarding bid, authorizing approval of the contract, bonds and insurance with LL Pelling Company Inc. regarding the 2025 HMA Resurfacing Project, and authorizing payment in the amount of \$1,522,150.20 (ANN-18-086 & ANN-24-001)
- [Agenda Memo - AM-25-158 - Pdf](#)
- D.3. Public hearing regarding the 2025 1st Avenue Reconstruction Project (ANN-24-001 & ANN-18-029) 347 - 349
- [Agenda Memo - AM-25-154 - Pdf](#)
- D.4. Motion to approve project calendar regarding the 2025 1st Avenue Reconstruction Project as follows: 350 - 353
- Resolution adopting final plans, specifications, form of contract, and estimate of cost regarding the 2025 1st Avenue Reconstruction Project (ANN-24-001 & ANN-18-029)
 - Resolution awarding bid, authorizing approval of the contract, bonds and insurance with Rathje Construction Co. regarding the 2025 1st Avenue Reconstruction Project, and authorizing payment in the amount of \$1,747,847.27 (ANN-24-001 & ANN-18-029)
- [Agenda Memo - AM-25-155 - Pdf](#)
- D.5. Ordinance No. 25-02 approving amendment to Section 122-9A of the Marion Code of Ordinances related to riding on sidewalks (second consideration) 354 - 355
- [Agenda Memo - AM-25-147 - Pdf](#)
- D.6. Ordinance approving amendment to Section 313-10.6E of the Marion Code of Ordinances related to Prohibited Parking (initial consideration) 356 - 357
- [Agenda Memo - AM-25-153 - Pdf](#)

E. Community Development - None

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.

CLOSED SESSION

1. Motion to adjourn to closed session regarding litigation as permitted under Section 21.5(1)(c) of the Code of Iowa.

ADJOURN