



# AGENDA

## City Council Regular Session

5:30 PM - Thursday, March 20, 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# 885 9111 3813. A link is also provided at [www.cityofmarion.org](http://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 20 via email at [cityclerk@cityofmarion.org](mailto:cityclerk@cityofmarion.org).

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### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### MOMENT OF SILENCE

### PRESENTATIONS

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

1. Presentation from Core Distinctions on Observations and Summary of Hotel Market Feasibility Study 7 - 179  
[Agenda Memo - AM-25-218 - Pdf](#)
2. Update regarding Aquatic Center Project and Willowood Park 180 - 182  
[Agenda Memo - AM-25-229 - 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 March 4 and 6, 2025 City Council meetings 183 - 192  
[Agenda Memo - AM-25-191 - Pdf](#)

A.2.	Liquor licenses:	193
	<ul style="list-style-type: none"> <li>• Renewal - Villa's Patio Mexican Restaurant</li> <li>• Renewal - Hunters Ridge Golf Course</li> <li>• Renewal - BP to Go #6</li> </ul>	
	<a href="#">Agenda Memo - AM-25-232 - Pdf</a>	
A.3.	Receive and file February 2025 department monthly report	194 - 210
	<a href="#">Agenda Memo - AM-25-195 - Pdf</a>	
A.4.	Payments as presented in the amount of \$890,105.94	211 - 235
	<a href="#">Agenda Memo - AM-25-192 - Pdf</a>	
A.5.	Resolution No. 32295 setting a date of meeting for April 3, 2025 at which it is proposed to approve a Development Agreement with Community Housing Initiatives, Inc., including annual appropriation tax increment payments	236 - 264
	<a href="#">Agenda Memo - AM-25-181 - Pdf</a>	
A.6.	Resolution No. 32296 approving agreement with D.A. Davidson for underwriting services in relation to the offering and issuance of General Obligation Bonds, Series 2025	265 - 271
	<a href="#">Agenda Memo - AM-25-168 - Pdf</a>	
A.7.	Mayor AbouAssaly's recommended reappointments:	272
	<ul style="list-style-type: none"> <li>• Civil Service Commission - Krystal Gordan - term expires 3/31/29</li> </ul>	
	<a href="#">Agenda Memo - AM-25-249 - Pdf</a>	
B.	Public Safety - None	
C.	Parks - None	
D.	Public Works	
D.1.	Resolution No. 32297 adopting revised City of Marion Major Streets Guide	273 - 281
	<a href="#">Agenda Memo - AM-25-183 - Pdf</a>	
D.2.	Resolution No. 32298 approving purchase of one Skid loader and one Tracked loader and additional equipment from Rexco Equipment in the amount of \$174,876.86, authorizing a trade-in of a 2000 Bobcat 863 and 2012 Bobcat S-750 and for a credit in the amount of \$27,000, and authorizing payment in the amount of \$147,876.86	282 - 302
	<a href="#">Agenda Memo - AM-25-210 - Pdf</a>	
D.3.	Resolution No. 32299 approving contract amendment no. 2 with Veenstra & Kimm, Inc. regarding additional design services and project development timeframe services for the Indian Creek Trunk Sewer Segment 7 Project and authorizing payment for an additional amount of \$215,396.14 for a new project total not to exceed \$560,896.14	303 - 306
	<a href="#">Agenda Memo - AM-25-240 - Pdf</a>	

- E. Community Development
- E.1. Resolution No. 32300 setting a public hearing date for April 3, 2025 regarding amendments to Chapter 340 of the Marion Code of Ordinances related to zoning definitions and Central Corridor Districts (City of Marion) 307  
[Agenda Memo - AM-25-196 - Pdf](#)
- E.2. Resolution No. 32301 setting a public hearing for April 3, 2025 regarding amendments to Chapter 126 Article I Building Code, Chapter 126 Article II Plumbing Code, Chapter 126 Article IV Mechanical Code, Chapter 126 Article VI Housing Code, Chapter 223 Nuisance Abatement and Chapter 247 Property Maintenance of the Marion Code of Ordinances 308 - 353  
[Agenda Memo - AM-25-206 - Pdf](#)
- E.3. Resolution No. 32302 approving the Central Corridor Review regarding a façade alteration at 1150 7th Avenue, Marion, Iowa (Madsen Custom Homes) 354 - 362  
[Agenda Memo - AM-25-236 - Pdf](#)
- E.4. Resolution No. 32303 adopting the Linn County Multi-Jurisdictional Hazard Mitigation Plan 2025 - 2030 363 - 364  
[Agenda Memo - AM-25-215 - Pdf](#)
- E.5. Motion to receive and file Observations and Summary of Hotel Market Feasibility Study 365  
[Agenda Memo - AM-25-217 - 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 - None
- B. Public Safety - None
- C. Parks - None
- D. Public Works
- D.1. Resolution No. 32304 approving purchase of Aerial Truck from McGrath Ford in the amount of \$205,527, authorizing a trade-in of a 2006 Ford F-550 and associated equipment for a credit in the amount of \$10,000, and authorizing payment in the amount of \$195,527 366 - 384  
[Agenda Memo - AM-25-208 - Pdf](#)
- E. Community Development - None
- F. Library - None

### **REGULAR AGENDA**

A. Administrative Services

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|------|--|-----------|
| A.1. | Motion directing staff to reissue a request for proposals regarding the disposition of the Marion Airport runway property<br><a href="#">Agenda Memo - AM-25-252 - Pdf</a>   | 385 - 386 |
| A.2. | Public hearing on proposal to enter into an Essential Purpose Loan Agreement<br><a href="#">Agenda Memo - AM-25-211 - Pdf</a>  | 387 - 389 |
| A.3. | Public hearing on proposal to enter into a General Purpose Loan Agreement #1<br><a href="#">Agenda Memo - AM-25-213 - Pdf</a>  | 390 - 392 |
| A.4. | Public hearing on proposal to enter into a General Purpose Loan Agreement #2<br><a href="#">Agenda Memo - AM-25-214 - Pdf</a>  | 393 - 395 |
| A.5. | Resolution No. 32305 taking additional action on proposals to enter into Loan Agreements, combining Loan Agreements, and providing for the levy of taxes to pay the same<br><a href="#">Agenda Memo - AM-25-212 - Pdf</a>        | 396 - 398 |
| A.6. | Resolution No. 32306 providing for the levy of taxes to pay principal and interest under a certain Taxable General Obligation Annual Appropriation Urban Renewal Loan Agreement<br><a href="#">Agenda Memo - AM-25-231 - Pdf</a> | 399 - 401 |
| A.7. | Ordinance No. 25-03 establishing Chapter 214 of the Marion Code of Ordinances regarding Mobile Food Units (second consideration)<br><a href="#">Agenda Memo - AM-25-193 - Pdf</a>  | 402 - 418 |

B. Public Safety - None

C. Parks

- |      |   |           |
|------|---|-----------|
| C.1. | Public hearing regarding the Marion Disaster Recovery Tree Project<br><a href="#">Agenda Memo - AM-25-220 - Pdf</a>   | 419 - 422 |
| C.2. | Motion to approve project calendar regarding the Marion Disaster Recovery Tree Project as follows: <ul style="list-style-type: none"><li>• Resolution No. 32307 adopting final plans, specifications, form of contract, and estimate of cost regarding the Marion Disaster Recovery Tree Project</li><li>• Resolution No. 32308 awarding bid, authorizing approval of the contract, bonds and insurance with Alpha Landscapes LLC regarding the Marion Disaster Recovery Tree Project, and authorizing payment in the amount of \$348,800</li></ul> <a href="#">Agenda Memo - AM-25-219 - Pdf</a> | 423 - 426 |

D. Public Works

- |      |   |           |
|------|---|-----------|
| D.1. | Ordinance No. 25-02 approving amendment to Section 122-9A of the Marion Code of Ordinances related to riding on sidewalks (final consideration)<br><a href="#">Agenda Memo - AM-25-225 - Pdf</a>  | 427 - 428 |
| D.2. | Ordinance No. 25-04 approving amendment to Section 313-10.6E of the Marion Code of Ordinances related to Prohibited Parking (second consideration)<br><a href="#">Agenda Memo - AM-25-224 - Pdf</a>   | 429 - 430 |
| D.3. | Public hearing regarding the Oak Shade Cemetery Crypt Wall Repair Project (REC-25-001)<br><a href="#">Agenda Memo - AM-25-237 - Pdf</a>   | 431 - 435 |
| D.4. | Motion to approve project calendar regarding the Oak Shade Cemetery Crypt Wall Repair Project Rebid as follows: <ul style="list-style-type: none"><li>• Resolution No. 32309 adopting final plans, specifications, form of contract, and estimate of cost regarding the Oak Shade Cemetery Crypt Wall Repair Project Rebid (REC-25-001)</li><li>• Resolution No. 32310 awarding bid, authorizing approval of the contract, bonds and insurance with Rathje Construction Company regarding the Oak Shade Cemetery Crypt Wall Repair Project Rebid, and authorizing payment in the amount of \$315,500 (REC-25-001)</li></ul> <a href="#">Agenda Memo - AM-25-216 - Pdf</a> | 436 - 440 |
| D.5. | Public comment period regarding the request to install of a stop sign for west bound traffic on Katz Drive east of the driveway approach for 3701 Katz Drive<br><a href="#">Agenda Memo - AM-25-204 - Pdf</a>   | 441 - 445 |
| D.6. | Motion to receive and file Traffic Advisory Committee (TAC) report regarding the installation of a stop sign for west bound traffic on Katz Drive east of the driveway approach for 3701 Katz Drive (Gina Pennington, Director MercyCare Marion)<br><a href="#">Agenda Memo - AM-25-244 - Pdf</a>   | 446 - 450 |
| D.7. | Resolution No. 32311 approving the installation of a stop sign for west bound traffic on Katz Drive east of the driveway approach for 3701 Katz Drive.<br><a href="#">Agenda Memo - AM-25-245 - Pdf</a>   | 451 - 455 |
| D.8. | Public comment period regarding a request to add a "No Parking" zone on the east side of 9th Street between the driveways of 3013 and 3015 9th Street<br><a href="#">Agenda Memo - AM-25-201 - Pdf</a>  | 456 - 460 |

- D.9. Motion to receive and file Traffic Advisory Committee (TAC) report regarding the addition of a "No Parking" zone on the east side of 9th Street between the driveways of 3013 and 3015 9th Street (Stacie Hoppman, 3015 9th St) 461 - 465  
[Agenda Memo - AM-25-242 - Pdf](#)
- D.10. Resolution No. 32312 approving establishment of a "No Parking" zone on the east side of 9th Street between the driveways of 3013 and 3015 9th Street 466 - 470  
[Agenda Memo - AM-25-243 - Pdf](#)
- E. Community Development
- E.1. Public hearing regarding the Marion 2045: A Plan to Reach New Heights comprehensive plan 471 - 472  
[Agenda Memo - AM-25-198 - Pdf](#)
- E.2. Resolution No. 32313 adopting the Marion 2045: A Plan to Reach New Heights comprehensive plan (City of Marion) 473  
[Agenda Memo - AM-25-197 - 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**