



# AGENDA

## City Council Regular Session

5:30 PM - Thursday, April 3, 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](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, April 3 via email at [cityclerk@cityofmarion.org](mailto:cityclerk@cityofmarion.org).

Page

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### MOMENT OF SILENCE

### PROCLAMATIONS/OATHS

- |    |   |         |
|----|---|---------|
| 1. | Proclamation - Week of the Young Child (April 5-11, 2025) | 10 - 11 |
|    | <a href="#">Agenda Memo - AM-25-260 - Pdf</a>             |         |
| 2. | Proclamation - Fair Housing Month (April 2025)            | 12 - 13 |
|    | <a href="#">Agenda Memo - AM-25-136 - Pdf</a>             |         |

### PRESENTATIONS

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

- |    |  |         |
|----|--|---------|
| 1. | Annual Presentation of the Marion Civil Rights Commission                              | 14 - 15 |
|    | <a href="#">Agenda Memo - AM-25-187 - Pdf</a>  |         |
| 2. | Update to the Neighborhood Park Master Plan  | 16      |
|    | <a href="#">Agenda Memo - AM-25-282 - Pdf</a>  |         |
| 3. | Discussion regarding design standard updates and use standards (RDG Planning & Design) | 17 - 32 |
|    | <a href="#">Agenda Memo - AM-25-308 - Pdf</a>  |         |

### 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 18 and 20, 2025 City Council meetings 33 - 43  
[Agenda Memo - AM-25-263 - Pdf](#)
- A.2. Liquor licenses: 44 - 45
- Renewal - Mix Sushi & Kitchen
  - Renewal - Zoey's Pizzeria
  - Renewal - Cocktails & Company
  - Renewal - Uptown Snug
  - Renewal - Napoli's
- [Agenda Memo - AM-25-289 - Pdf](#)
- A.3. Motion to approve the following Fiscal Year 2025 Cigarette Permit Application: 46
- Pink Clouds Smoke Shop
- [Agenda Memo - AM-25-274 - Pdf](#)
- A.4. Hold harmless agreements with the following: 47 - 112
- Uptown Snug regarding the Summer Music Series on June 21, July 19 and August 23, 2025 in the Uptown Artway
  - Marion Community Bands regarding the Marion Community Bands Concert on June 10 and July 1, 2025 at Thomas Park
  - Go the Distance for Victims regarding a 5k on April 5, 2025 starting and ending at Thomas Park
  - Marion Chamber Foundation regarding the Marion Arts Festival on May 17, 2025 on 7th Avenue and Uptown Marion
  - Corridor Running Club regarding the Marion Arts Festival Half Marathon and 5k on May 17, 2025 starting and ending on 5th Avenue
  - St. Josephs regarding St. Josephs Fund Days on May 30 - June 1, 2025 at 1790 14th Street
- [Agenda Memo - AM-25-259 - Pdf](#)
- A.5. Certified List for Police Sergeant and Police Lieutenant 113 - 114  
[Agenda Memo - AM-25-299 - Pdf](#)
- A.6. Motion to receive and file correspondence regarding Cara Briggs Farmer's resignation from the Marion Public Library Board 115 - 116  
[Agenda Memo - AM-25-250 - Pdf](#)
- A.7. Payments as presented in the amount of \$2,407,789.03 117 - 134  
[Agenda Memo - AM-25-264 - Pdf](#)

A.8.	Resolution No. 32315 setting date of public hearing for April 17, 2025 regarding the FY26-FY30 Capital Improvement Program (CIP)	135 - 141
	<a href="#">Agenda Memo - AM-25-293 - Pdf</a>	
A.9.	Resolution No. 32316 amending the Schedule of Fees, Bonds and Insurance effective April 3, 2025	142 - 174
	<a href="#">Agenda Memo - AM-25-275 - Pdf</a>	
B.	Public Safety - None	
C.	Parks	
C.1.	Motion to receive and file the Parks and Urban Forestry 2025 Summer Work Plan	175 - 186
	<a href="#">Agenda Memo - AM-25-190 - Pdf</a>	
C.2.	Resolution No. 32317 approving a one year renewal of a Lease Agreement with Greg Carson & Picket Fence Family Farm, for WaterLinn Park 1st Addition, Lot 2 and 3	187 - 189
	<a href="#">Agenda Memo - AM-25-266 - Pdf</a>	
D.	Public Works	
D.1.	Motion to receive, file and approve the 2025 Public Works - Engineering Division Work Program	190 - 201
	<a href="#">Agenda Memo - AM-25-207 - Pdf</a>	
D.2.	Resolution No. 32318 approving purchase of two F-550 Chassis with dump bodies, plows and sanders from Lynch Ford Chevrolet in the amount of \$264,272.74, authorizing a trade-in of a 2009 Ford F-350 and associated equipment for a credit in the amount of \$6,500, and authorizing payment in the amount of \$257,772.74	202 - 220
	<a href="#">Agenda Memo - AM-25-261 - Pdf</a>	
D.3.	Motion to approve project calendar regarding temporary construction easements associated with the 2024 5th Avenue Reconstruction Project as follows:	221 - 231
	<ul style="list-style-type: none"> <li>Resolution No. 32319 approving temporary construction easement with Todd E Van Meighem, 387 5th Avenue, regarding the 2024 5th Avenue Reconstruction Project (ANN-24-001 &amp; ANN-18-029)</li> <li>Resolution No. 32320 approving temporary construction easement with Hoth Properties LLC, 601 5th Avenue, regarding the 2024 5th Avenue Reconstruction Project (ANN-24-001 &amp; ANN-18-029)</li> <li>Resolution No. 32321 approving temporary construction easement with Kopel Concepts &amp; Construction LLC, 585 5th Avenue, regarding the 2024 5th Avenue Reconstruction Project (ANN-24-001 &amp; ANN-18-029)</li> </ul>	
	<a href="#">Agenda Memo - AM-25-294 - Pdf</a>	

D.4.	Motion to approve project calendar regarding temporary construction easements associated with the 2025 1st Avenue Reconstruction Project as follows:	232 - 260
	<ul style="list-style-type: none"> <li>• Resolution No. 32322 approving a temporary construction easement with Ronnie Parker and Leslie McShane, 1675 1st Avenue, regarding the 2025 1st Avenue Reconstruction Project (ANN-24-001 &amp; ANN-18-029)</li> <li>• Resolution No. 32323 approving a temporary construction easement with Donald Jr and Patricia Biedenbach, 1725 1st Avenue, regarding the 2025 1st Avenue Reconstruction Project (ANN-24-001 &amp; ANN-18-029)</li> <li>• Resolution No. 32324 approving a temporary construction easement with Eric and Heidi Ahrendsen, 1775 1st Avenue, regarding the 2025 1st Avenue Reconstruction Project (ANN-24-001 &amp; ANN-18-029)</li> <li>• Resolution No. 32325 approving a temporary construction easement with Mary Andersen, 1810 1st Avenue, regarding the 2025 1st Avenue Reconstruction Project (ANN-24-001 &amp; ANN-18-029)</li> <li>• Resolution No. 32326 approving a temporary construction easement with David and Mindy Moore, 1825 1st Avenue, regarding the 2025 1st Avenue Reconstruction Project (ANN-24-001 &amp; ANN-18-029)</li> <li>• Resolution No. 32327 approving a temporary construction easement with Philip and Deborah Fordyce, 1905 1st Avenue, regarding the 2025 1st Avenue Reconstruction Project (ANN-24-001 &amp; ANN-18-029)</li> <li>• Resolution No. 32328 approving a temporary construction easement with Mark and Sandra Dingman, 1920 1st Avenue, regarding the 2025 1st Avenue Reconstruction Project (ANN-24-001 &amp; ANN-18-029)</li> <li>• Resolution No. 32329 approving a temporary construction easement with Jeremy Hennings, 125 22nd Street, regarding the 2025 1st Avenue Reconstruction Project (ANN-24-001 &amp; ANN-18-029)</li> <li>• Resolution No. 32330 approving a temporary construction easement with Donna Nagel, 165 22nd Street, regarding the 2025 1st Avenue Reconstruction Project (ANN-24-001 &amp; ANN-18-029)</li> </ul>	
	<a href="#">Agenda Memo - AM-25-278 - Pdf</a>	
D.5.	Resolution No. 32331 accepting the Fire Suppression Systems Package associated with the new Public Works Maintenance Facility with Elite Fire Sprinkler Systems, Inc. (FACS-17-069)	261 - 266
	<a href="#">Agenda Memo - AM-25-254 - Pdf</a>	
D.6.	Resolution No. 32332 accepting the Foundation Repair Package associated with the new Public Works Maintenance Facility with Western Specialty Contractors (FACS-17-069)	267 - 272
	<a href="#">Agenda Memo - AM-25-258 - Pdf</a>	

D.7.	Resolution No. 32333 approving the 2025 City of Marion Roadway and Trail Lighting Specifications <a href="#">Agenda Memo - AM-25-295 - Pdf</a>	273 - 285
D.8.	Resolution No. 32334 approving the 2025 City of Marion Traffic Signal Specifications <a href="#">Agenda Memo - AM-25-297 - Pdf</a>	286 - 307
D.9.	Motion to approve project calendar regarding the 2025 Highway 13 & Highway 151 Traffic Signal Cabinet Replacement Project as follows: <ul style="list-style-type: none"> <li>• Motion approving Resolution of Necessity and to retain the City Engineer as Project Engineer regarding the 2025 Highway 13 &amp; Highway 151 Traffic Signal Cabinet Replacement Project (ANN-25-002)</li> <li>• 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 Highway 13 &amp; Highway 151 Traffic Signal Cabinet Replacement Project (ANN-25-002)</li> <li>• Motion setting public hearing and directing publication thereof for 2025 Highway 13 &amp; Highway 151 Traffic Signal Cabinet Replacement Project (ANN-25-002)</li> </ul> <a href="#">Agenda Memo - AM-25-251 - Pdf</a>	308 - 310
D.10.	Motion to approve project calendar regarding the 8th Avenue Bridge Repair and Boyson Trail Improvement Project as follows: <ul style="list-style-type: none"> <li>• Motion approving Resolution of Necessity and to retain the City Engineer as Project Engineer regarding the 8th Avenue Bridge Repair and Boyson Trail Improvement Project (ANN-25-003)</li> <li>• 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 8th Avenue Bridge Repair and Boyson Trail Improvement Project (ANN-25-003)</li> <li>• Motion setting public hearing and directing publication thereof for 8th Avenue Bridge Repair and Boyson Trail Improvement Project (ANN-25-003)</li> </ul> <a href="#">Agenda Memo - AM-25-279 - Pdf</a>	311 - 312
D.11.	Resolution No. 32335 approving a contract amendment to Task Order No. 3 with HDR regarding Alburnett Road Extension Real Estate Services (RES) and approving payment in the amount of \$73,005 (TRANS-18-092) <a href="#">Agenda Memo - AM-25-301 - Pdf</a>	313 - 317
E.	Community Development - None	
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. Resolution No. 32336 Setting a Date of Meeting for Public Hearing on the Receipt and Approval of Proposals for the Disposal and Development of Certain City-Owned Real Property in the Collins Road Extension Urban Renewal Area (Marion Airport Runway) 318 - 320  
[Agenda Memo - AM-25-286 - Pdf](#)
- B. Public Safety - None
- C. Parks - None
- D. Public Works
  - D.1. Resolution No. 32337 approving purchase of a 2025 F-550 Diesel 4X4 from McGrath Ford and authorizing payment in the amount of \$169,406 321 - 338  
[Agenda Memo - AM-25-296 - Pdf](#)
  - D.2. Resolution No. 32338 accepting the Paving Package associated with the new Public Works Maintenance Facility with LL Pelling Co, Inc. (FACS-17-069) 339 - 346  
[Agenda Memo - AM-25-255 - Pdf](#)
- E. Community Development - None
- F. Library - None

## REGULAR AGENDA

- A. Administrative Services
  - A.1. Ordinance No. 25-03 establishing Chapter 214 of the Marion Code of Ordinances regarding Mobile Food Units (final consideration) 347 - 363  
[Agenda Memo - AM-25-265 - Pdf](#)
  - A.2. Public Hearing on a Development Agreement with Community Housing Initiatives, Inc. (Tulip Tree Apartments) 364 - 392  
[Agenda Memo - AM-25-285 - Pdf](#)
  - A.3. Resolution No. 32339 approving Development Agreement with Community Housing Initiatives, Inc., authorizing annual appropriation tax increment payments and pledging certain tax increment revenues to the payment of the agreement (Tulip Tree Apartments) 393 - 421  
[Agenda Memo - AM-25-292 - Pdf](#)
- B. Public Safety - None
- C. Parks

C.1.	Resolution No. 32340 approving 1st Amendment to the memorandum of agreement with Young Men's Christian Association of the Cedar Rapids Metropolitan Area (YMCA) regarding operations of the Marion Recreation Center <a href="#">Agenda Memo - AM-25-281 - Pdf</a>	422 - 427
C.2.	Ordinance No. 25-05 amending Chapter 324 of the Marion Code of Ordinances relating to weeds definitions and natural landscaping (initial consideration) <a href="#">Agenda Memo - AM-25-290 - Pdf</a>	428 - 429
D.	Public Works	
D.1.	Ordinance No. 25-04 approving amendment to Section 313-10.6E of the Marion Code of Ordinances related to Prohibited Parking (final consideration) <a href="#">Agenda Memo - AM-25-291 - Pdf</a>	430 - 431
D.2.	Public hearing regarding the 2025 Sidewalk Ramp Project (ANN-18-106) <a href="#">Agenda Memo - AM-25-288 - Pdf</a>	432 - 434
D.3.	Motion to approve project calendar regarding the 2025 Sidewalk Ramp Project (ANN-18-106) as follows: <ul style="list-style-type: none"> <li>• Resolution No. 32341 adopting final plans, specifications, form of contract, and estimate of cost regarding the 2025 Sidewalk Ramp Project (ANN-18-106)</li> <li>• Resolution No. 32342 awarding bid, authorizing approval of the contract, bonds and insurance with Hunt Construction Co., Inc. regarding the 2025 Sidewalk Ramp Project (ANN-18-106), and authorizing payment in the amount of \$167,297.50</li> </ul> <a href="#">Agenda Memo - AM-25-287 - Pdf</a>	435 - 437
E.	Community Development	
E.1.	Public hearing regarding amendments to Chapter 340 of the Marion Code of Ordinances related to zoning definitions and Central Corridor Districts <a href="#">Agenda Memo - AM-25-226 - Pdf</a>	438 - 439
E.2.	Ordinance No. 25-06 amending Chapter 340 of the Marion Code of Ordinances related to zoning definitions and Central Corridor Districts (initial consideration) <a href="#">Agenda Memo - AM-25-227 - Pdf</a>	440
E.3.	Motion to suspend the rules and proceed to the second consideration of Ordinance No. 25-06	
E.4.	Ordinance No. 25-06 amending Chapter 340 of the Marion Code of Ordinances related to zoning definitions and Central Corridor Districts (second consideration) <a href="#">Agenda Memo - AM-25-271 - Pdf</a>	441



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|-------|--|-----------|
| E.5.  | Motion to suspend the rules and proceed to the final consideration of Ordinance No. 25-06  |           |
| E.6.  | Ordinance No. 25-06 amending Chapter 340 of the Marion Code of Ordinances related to zoning definitions and Central Corridor Districts (final consideration)<br><a href="#">Agenda Memo - AM-25-272 - Pdf</a>  | 442       |
| E.7.  | Public hearing 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<br><a href="#">Agenda Memo - AM-25-205 - Pdf</a> | 443 - 488 |
| E.8.  | Ordinance No. 25-07 amending Chapter 126, Article I of the Marion Code of Ordinances regarding Building Code (initial consideration)<br><a href="#">Agenda Memo - AM-25-300 - Pdf</a>  | 489       |
| E.9.  | Ordinance No. 25-08 amending Chapter 126, Article II of the Marion Code of Ordinances regarding Plumbing Code (initial consideration)<br><a href="#">Agenda Memo - AM-25-302 - Pdf</a>   | 490       |
| E.10. | Ordinance No. 25-09 amending Chapter 126, Article IV of the Marion Code of Ordinances regarding Mechanical Code (initial consideration)<br><a href="#">Agenda Memo - AM-25-303 - Pdf</a>   | 491       |
| E.11. | Ordinance No. 25-10 amending Chapter 126, Article VI of the Marion Code of Ordinances regarding Housing Code (initial consideration)<br><a href="#">Agenda Memo - AM-25-304 - Pdf</a>  | 492       |
| E.12. | Ordinance No. 25-11 amending Chapter 223 of the Marion Code of Ordinances regarding Nuisance Abatement (initial consideration)<br><a href="#">Agenda Memo - AM-25-305 - Pdf</a>  | 493       |
| E.13. | Ordinance No. 25-12 amending Chapter 247 of the Marion Code of Ordinances regarding Property Maintenance (initial consideration)<br><a href="#">Agenda Memo - AM-25-306 - Pdf</a>  | 494       |

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**