



MINUTES

City Council Regular Session

5:30 PM - Thursday, March 6, 2025

City Hall, 1225 6th Avenue

The City Council of the City of Marion, Linn County, Iowa met in regular session, on Thursday, March 6, 2025, at 5:30 PM, in the Council Chambers of City Hall, 1225 6th Avenue, with the following members present:

PRESENT: Steve Jensen, Gage Miskimen, Nicolas AbouAssaly, Sara Mentzer, Will Brandt, and Randy Strnad

ABSENT: Grant Harper

Mayor AbouAssaly presided over the meeting.

The meeting opened with the pledge of allegiance and Council observed a moment of silence.

PROCLAMATIONS/OATHS

Proclamation - Women's History Month (March 2025)

Mayor AbouAssaly read and presented the proclamation referenced above to all women in attendance at the meeting.

PUBLIC FORUM

The following comments submitted in advance of the meeting were shared: Jeff Kaminski (address not provided) wrote in opposition of the runway closure; Benjamin Pritchard (address not provided) wrote in opposition of the runway closure.

Bruce Taylor (1462 Twixt Town Road) spoke in opposition of closing the runway.

Jean Hammill (3105 28th Avenue) spoke in opposition of closing the runway.

John Chargo (115 Fairway Drive, Lisbon) spoke in opposition of closing the runway.

Keith Huebner (304 Palisades Rd, Mt. Vernon) spoke in opposition of closing the runway and requested more time to come up with a plan for the future of the airport.

Daniel Dietz (1106 Paralta Rd, Springville) spoke in opposition of closing the runway.

Jeff Kaminski (2180 Timber Creek Drive) spoke in opposition of closing the runway.

CONSENT AGENDA

Administrative Services

Minutes of the February 18 and 20, 2025 City Council meetings

Mayoral appointments:

- Corridor Metropolitan Planning Organization (CMPO) - Transportation Technical Advisory Committee (TTAC) Alternates:
 - Jake Hahn - Deputy City Engineer
 - Darin Andresen - Deputy City Engineer

Liquor licenses:

- Renewal - Campbell Steele Gallery
- Renewal - Casey's #2760
- Renewal - Casey's #2919

Payments as presented in the amount of \$1,913,802.33

Motion to receive and file letter from Prospect Meadows regarding request for financial contributions

Motion to receive and file the audit report for the fiscal year ended June 30, 2024

Resolution No. 32278 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

Resolution No. 32279 setting the date for public hearings on proposals to enter into General Obligation Loan Agreements and to borrow money thereunder

Public Works

Resolution No. 32280 approving a cooperative agreement with Iowa Department of Transportation regarding the Intelligent Transportation System and fiber strands for City use

Motion to approve project calendar regarding the 2025 Pavement Patching Project as follows:

- 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)

Resolution No. 32281 accepting the Pre-Engineered Steel Building Package associated with the new Public Works Maintenance Facility with King Knutson Construction (FACS-17-069)

Resolution No. 32282 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).

Community Development

Resolution No. 32283 setting a public hearing date for March 20, 2025 regarding Marion 2045: A Plan to Reach New Heights comprehensive plan

Library

Resolution No. 32284 approving a Bookmobile Hold Harmless with Marion YMCA

Moved by Mentzer, seconded by Brandt, to approve consent agenda as shown above.

Approved unanimously

Mayor AbouAssaly relinquished the gavel Mayor Pro Tem Miskimen at 5:57 p.m. Mayor Pro Tem Miskimen presided over the meeting.

CONSENT AGENDA WITH MAYOR ABOUASSALY'S ABSTENTION

Administrative Services

Resolution No. 32285 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

Public Works

Resolution No. 32286 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)

Community Development

Resolution No. 32287 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

Moved by Brandt, seconded by Mentzer, to approve the consent agenda with Mayor AbouAssaly's abstention as shown above.

Approved by the following votes:

Ayes: Jensen, Miskimen, Mentzer, Brandt, and Strnad

Abstained: AbouAssaly

REGULAR AGENDA

Mayor AbouAssaly left the meeting at 5:58 p.m.

Administrative Services

Public hearing on disposition of City-Owned Property in the Collins Road Extension Urban Renewal Area (Marion Municipal Airport)

Mayor Pro Tem Miskimen opened the public hearing regarding item referenced above. City Manager Ryan Waller provided a staff report. The following comments received prior to the meeting were shared: Danielle Chargo (address not provided) wrote in opposition of the runway closure and requested more time for additional proposals; Adam Magee (no address provided) requested more time for additional proposals; Justin Cook (2035 Newcastle Road) requested more time be given for additional proposals. No other comments, written or verbal, were received. Mayor Pro Tem Miskimen declared the public hearing closed.

Motion directing staff to proceed with the necessary requirements to close the Marion Airport runway by June 30, 2025

Moved by Strnad, seconded by Brandt, to approve item referenced above. Councilmember Jensen stated he was on the Airport Subcommittee and has been working on this project for a couple of years. He stated there have been several meetings that have occurred between City staff and LuxAir, LLC. Councilmember Jensen stated we could still receive a proposal that the City could work with if it meets the requirements. Councilmember Mentzer thanked those who attended to speak about the runway. She stated this has been a very big topic throughout her time on Council. She stated the private-public partnership is unique and difficult. Councilmember Strnad stated a lot of work has gone into this decision. He explained more about the private-public partnership and the difficulties it causes. He stated this item is just the initial proceeding to start the process but does not stop a proposal from coming forward.

Approved unanimously

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)

Mayor Pro Tem Miskimen opened the public hearing regarding item referenced above. City Manager Ryan Waller provided a staff report. No comments, written or verbal, were received. Mayor Pro Tem Miskimen declared the public hearing closed.

Resolution No. 32288 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)

Moved by Jensen, seconded by Strnad, to approve Resolution No. 32288.

Approved unanimously

Public hearing on a development agreement with Hoth Flats, LLC

Mayor Pro Tem Miskimen opened the public hearing regarding item referenced above. Finance Director Lianne Cairry provided a staff report. No comments, written or verbal, were received. Mayor Pro Tem Miskimen declared the public hearing closed.

Resolution No. 32289 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

Moved by Jensen, seconded by Mentzer, to approve Resolution No. 32289.

Approved unanimously

Ordinance No. 25-03 establishing Chapter 214 of the Marion Code of Ordinances regarding Mobile Food Units (initial consideration)

Moved by Mentzer, seconded by Jensen, to approve the initial consideration of Ordinance No. 25-03.

Approved unanimously

Public Works

Public hearing regarding the 2025 HMA Resurfacing Project (ANN-18-086 & ANN-24-001)

Mayor Pro Tem Miskimen opened the public hearing regarding item referenced above. Public Works Director Mike Barkalow provided a staff report. No comments, written or verbal, were received. Mayor Pro Tem Miskimen declared the public hearing closed.

Motion to approve project calendar regarding the 2025 HMA Resurfacing Project as follows:

- Resolution No. 32290 adopting final plans, specifications, form of contract, and estimate of cost regarding the 2025 HMA Resurfacing Project (ANN-18-086 & ANN-24-001)
- Resolution No. 32291 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)

Moved by Brandt, seconded by Mentzer, to approve project calendar as shown above. Councilmember Jensen asked for a reminder of how locations are determined. Public Works Director Mike Barkalow stated roads are driven every two years by Iowa Department of Transportation who assigns a PCI Index score for each street. Staff then inputs that data into a program along with other project information in the area and that system will the locations with the highest need that fit with other area projects.

Approved unanimously

Public hearing regarding the 2025 1st Avenue Reconstruction Project (ANN-24-001 & ANN-18-029)

Mayor Pro Tem Miskimen opened the public hearing regarding item referenced

above. Public Works Director Mike Barkalow provided a staff report. No comments, written or verbal, were received. Mayor Pro Tem Miskimen declared the public hearing closed.

Motion to approve project calendar regarding the 2025 1st Avenue Reconstruction Project as follows:

- Resolution No. 32292 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 No. 32293 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)

Moved by Strnad, seconded by Brandt, to approve project calendar as shown above.

Approved unanimously

Ordinance No. 25-02 approving amendment to Section 122-9A of the Marion Code of Ordinances related to riding on sidewalks (second consideration)

Moved by Jensen, seconded by Strnad, to approve second consideration of Ordinance No. 25-02.

Approved unanimously

Ordinance No. 25-04 approving amendment to Section 313-10.6E of the Marion Code of Ordinances related to Prohibited Parking (initial consideration)

Moved by Jensen, seconded by Strnad, to approve initial consideration of Ordinance No. 25-04.

Approved unanimously

Resolution No. 32294 approving support for an application to Representative Hinson for FY 26 Community Project Funding for the Tower Terrace Road Project from one mile west of Highway 13 to Highway 13 Project

Moved by Mentzer, seconded by Jensen, to approve Resolution No. 32294. Public Works Director Mike Barkalow explained the proposed project and the process that takes place to determine what projects are funded. Mayor Pro Tem Miskimen asked how much we are requesting. Barkalow stated we are asking for \$7 million.

Approved unanimously

PUBLIC FORUM

Keith Huebner (304 Palisades Rd, Mt. Vernon) thanked the Council for their work the past couple of years and asked for more time to find a solution to keep the airport open.

COUNCIL COMMENTS

Councilmember Jensen stated we should have warmer weather in a few days and reminded everyone that Spring Break is in a couple of weeks.

Councilmember Mentzer reminded everyone about the upcoming State of the City and

thanked everyone involved.

Mayor Pro Tem Miskimen also reminded everyone about the upcoming State of the City.

CLOSED SESSION

The closed session regarding litigation as permitted under Section 21.5(1)(c) of the Code of Iowa was removed from the agenda.

ADJOURN

Mayor Pro Tem Miskimen adjourned the meeting at 6:42 p.m.

Respectfully submitted,
Rachel Bolender, City Clerk

The undersigned City Clerk of Marion, Iowa certifies that the minutes shown immediately above were published in the Gazette on the _____ day of _____, 20____.

Rachel Bolender, City Clerk