



# MINUTES

## City Council Regular Session

5:30 PM - Thursday, March 20, 2025

City Hall, 1225 6th Avenue

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The City Council of the City of Marion, Linn County, Iowa met in regular session, on Thursday, March 20, 2025, at 5:30 PM, in the Council Chambers of City Hall, 1225 6th Avenue, with the following members present:

**PRESENT:** Grant Harper, Steve Jensen, Nicolas AbouAssaly, Sara Mentzer, Will Brandt, and Randy Strnad

**ABSENT:** Gage Miskimen

Mayor AbouAssaly presided over the meeting.

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

### **PRESENTATIONS**

#### **Presentation regarding Observations and Summary of Hotel Market Feasibility Study**

Deputy City Manager Kim Downs provided an overview of the results from the above referenced study. Key demand generators, locations, and economic impact were shared. Councilmember Jensen asked about the location options discussed. Downs stated the hotel should be in the Uptown or close to the Uptown in order to walk into the district. Councilmember Jensen asked what the difference is between an upscale hotel and what we currently have. Downs stated the difference would be the price point as well as additional amenities. Councilmember Jensen asked for specific amenities that would classify a hotel as upscale. Downs stated she will get more information from the consultant.

#### **Update regarding Aquatic Center Project and Willowood Park**

Lauren Ozburn with Waters Edge Aquatic Design shared an update regarding Willowood Park, information regarding Willowood Pool, an update regarding the aquatic center, future public engagement opportunities and next steps. Councilmember Harper asked if there would be any changes to the cost of the project after the cost is determined in July. Deputy City Manager Downs stated the goal is to not have any changes after July. The Construction Manager at Risk (CMaR) has been chosen at this time in the project to help determine a fairly firm price prior to the bond referendum vote in November. Councilmember Harper asked if 60% construction documents are aggressive enough prior to the bond vote. Parks Director Seth Staashelm stated staff is confident with the construction documents preparation as recommended.

### **PUBLIC FORUM**

Mike Esker (5993 Carlson Way) with Hart Family Hotels spoke in opposition of the Hotel Market Feasibility Study.

## **CONSENT AGENDA**

### Administrative Services

Minutes of the March 4 and 6, 2025 City Council meetings

Liquor licenses:

- Renewal - Villa's Patio Mexican Restaurant
- Renewal - Hunters Ridge Golf Course
- Renewal - BP to Go #6

Receive and file February 2025 department monthly report

Payments as presented in the amount of \$890,105.94

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

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

Mayor AbouAssaly's recommended reappointments:

- Civil Service Commission - Krystal Gordan - term expires 3/31/29

### Public Works

Resolution No. 32297 adopting revised City of Marion Major Streets Guide

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

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

### Community Development

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)

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

Resolution No. 32302 approving the Central Corridor Review regarding a façade alteration at 1150 7th Avenue, Marion, Iowa (Madsen Custom Homes)

Resolution No. 32303 adopting the Linn County Multi-Jurisdictional Hazard Mitigation Plan 2025 - 2030

Motion to receive and file Observations and Summary of Hotel Market Feasibility Study

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

Approved unanimously

Mayor AbouAssaly relinquished the gavel to Deputy Mayor Pro Tem Mentzer at 6:07 p.m. Deputy Mayor Pro Tem Mentzer presided over the meeting.

## **CONSENT AGENDA WITH MAYOR ABOUASSALY'S ABSTENTION**

### **Public Works**

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

Moved by Jensen, seconded by Harper, to approve consent agenda with Mayor AbouAssaly's abstention as shown above.

Approved by the following votes:

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

Abstained: AbouAssaly

## **REGULAR AGENDA**

### **Administrative Services**

Motion directing staff to reissue a request for proposals regarding the disposition of the Marion Airport runway property

Moved by Harper, seconded by Jensen, to approve item referenced above. City Attorney Kara Bullerman explained the recommendation to revise and reissue the request for proposals.

Approved by the following votes:

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

Abstained: AbouAssaly

Deputy Mayor Pro Tem Mentzer relinquished the gavel to Mayor AbouAssaly at

6:09 p.m. Mayor AbouAssaly presided over the meeting.

Public hearing on proposal to enter into an Essential Purpose Loan Agreement.

Mayor AbouAssaly opened the public hearing regarding item referenced above. Deputy Finance Director Brian McKenzie provided a staff report. No comments, written or verbal, were received. Mayor AbouAssaly declared the public hearing closed.

Public hearing on proposal to enter into a General Purpose Loan Agreement #1.

Mayor AbouAssaly opened the public hearing regarding item referenced above. Deputy Finance Director Brian McKenzie provided a staff report. No comments, written or verbal, were received. Mayor AbouAssaly declared the public hearing closed.

Public hearing on proposal to enter into a General Purpose Loan Agreement #2.

Mayor AbouAssaly opened the public hearing regarding item referenced above. Deputy Finance Director Brian McKenzie provided a staff report. No comments, written or verbal, were received. Mayor AbouAssaly declared the public hearing closed.

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

Moved by Jensen, seconded by Harper, to approve Resolution No. 32305.  
Approved unanimously

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 was removed from the agenda.

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

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

## Parks

Public hearing regarding the Marion Disaster Recovery Tree Project.

Mayor AbouAssaly opened the public hearing regarding item referenced above. Public Works Director Mike Barkalow provided a staff report. Barkalow stated staff is requesting the associated items be denied due to grant bidding requirements that were missed. No comments, written or verbal, were received. Mayor AbouAssaly declared the public hearing closed.

Motion to approve project calendar regarding the Marion Disaster Recovery Tree Project as follows:

- Resolution No. 32307 adopting final plans, specifications, form of contract, and estimate of cost regarding the Marion Disaster Recovery Tree Project
- 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

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

Failed by the following votes:

Ayes:

Nays: Harper, Jensen, AbouAssaly, Mentzer, Brandt, and Strnad

### Public Works

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

Moved by Strnad, seconded by Brandt, to approve the final 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 (second consideration)

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

Approved unanimously

Public hearing regarding the Oak Shade Cemetery Crypt Wall Repair Project (REC-25-001).

Mayor AbouAssaly 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 AbouAssaly declared the public hearing closed.

Motion to approve project calendar regarding the Oak Shade Cemetery Crypt Wall Repair Project Rebid as follows:

- 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)
- 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)

Moved by Harper, seconded by Jensen, to approve project calendar as shown above.

Approved unanimously

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.

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

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)

Moved by Jensen, seconded by Harper, to approve the item as referenced above.

Approved unanimously

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.

Moved by Mentzer, seconded by Jensen, to approve Resolution No. 32311.

Approved unanimously

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.

Mayor AbouAssaly opened the public comment period regarding item referenced above. Public Works Director Mike Barkalow provided a staff report. The following comment was submitted in advance of the meeting: Michelle Kappmeyer (3011 9th Street) wrote in support. No other comments, written or verbal, were received. Mayor AbouAssaly declared the public comment period closed.

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)

Moved by Brandt, seconded by Mentzer, to approve the item as referenced above.

Approved unanimously

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

Moved by Strnad, seconded by Brandt, to approve Resolution No. 32312.

Approved unanimously

## Community Development

Public hearing regarding the Marion 2045: A Plan to Reach New Heights comprehensive plan.

Mayor AbouAssaly opened the public hearing regarding item referenced above. Charlie Cowell with RDG Planning & Design provided a staff report. No comments, written or verbal, were received. Mayor AbouAssaly declared the public hearing closed.

Resolution No. 32313 adopting the Marion 2045: A Plan to Reach New Heights comprehensive plan (City of Marion)

Moved by Jensen, seconded by Strnad, to approve Resolution No. 32313.

Approved unanimously

## **PUBLIC FORUM**

No one came forward to speak.

## **COUNCIL COMMENTS**

Councilmember Harper thanked staff for all the work being done to inform Council and the public on the Aquatic Center and Willowood Redevelopment Project.

Councilmember Mentzer spoke about the City Showcase and Healthy Kids Day taking place at the Marion YMCA on Saturday, April 26 from 9:00 a.m. to Noon.

Mayor AbouAssaly spoke about the State of the City address that took place last week. He spoke about the work that goes into putting on that event and how much he enjoys sharing Marion's successes on behalf of residents, businesses and all of Team Marion. He stated we all play a role in every project and that is why we accomplish so much. He thanked everyone for their continued investment in the Team.

## **ADJOURN**

Mayor AbouAssaly adjourned the meeting at 6:45 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\_\_\_\_.

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Rachel Bolender, City Clerk