



## CITY COUNCIL AGENDA – WORK SESSION

Tuesday, July 16, 2019 – 4:00 p.m.

City Hall, 1225 6th Avenue, Marion, IA 52302

The meeting is being recorded. Any item listed on the agenda may be open to discussion by the City Council. Times listed are estimated.

### CALL TO ORDER

### PROCLAMATIONS/OATHS

None

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

1. Presentation regarding Be Well Marion (Steering Committee Members) (Tuesday) (4:00-4:10)
2. Presentation regarding the application for TIF Assistance. (WhaddaYaWant, Inc. dba Tomaso's Pizza) (Thursday)

**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.

1. Motion to approve the Consent Agenda as follows:

#### A. Administrative Services

1. Motion to approve minutes of the July 2, 2019 City Council meetings.
2. Motion to approve the following liquor license applications:
  - a. New - Big Shots Bar and Grill – 1780 5th Avenue  
Class C Liquor License with additional privileges of Outdoor Service and Sunday Sales.
  - b. Renewal – Casey's General Store #2924 – 1100 Eagle View Drive  
Class E Liquor License with additional privileges of Class B Wine Permit (Carryout Wine – Includes Native Wine), Class C Beer Permit (Carryout Beer) and Sunday Sales. No violations in previous five years.
  - c. Renewal – Marion Columbus Club – 5650 Kacena Avenue  
Special Class C Liquor License with additional privilege of Sunday Sales. No violations in previous five years.

3. Motion to approve the following Hold Harmless Agreements:
  - a. Ali Fortin 30th Birthday; Uptown Artway; 9/7/19 from 6:00-9:00 p.m. (Ali Fortin, 341 8th Avenue, Marion; Permit #2019-00000066)
  - b. Interactive Entertainment on the Patio; Uptown Artway; 7/19/19 from 2:00-10:00 p.m. (Artisan's Sanctuary, 1070 7th Avenue, Marion; Permit # 2019-00000067)
4. Motion to receive and file Certified List for Police Chief.
5. Motion to approve payments as presented in the amount of \$1,101,815.95.
6. Resolution No. \_\_\_\_\_ adopting final assessment schedule for Fiscal Year 2020 Quarter 1 Delinquent Fees and Confirming and Levying the Assessments.
7. Motion to receive and file the June 2019 Monthly Reports.

**B. Public Services**

1. Resolution No. \_\_\_\_\_ approving partial payment No. 13 to A&J Associates for the Public Service Maintenance Facility in the amount of \$19,500.00 (FACS-17-069).
2. Resolution No. \_\_\_\_\_ approving Partial Payment #45 to Anderson-Bogert Engineers for the Public Services site plan development in the amount of \$1,029.92 (FACS-17-069).
3. Resolution No. \_\_\_\_\_ approving Partial Payment #46 to Anderson-Bogert Engineers for the Public Services site plan development in the amount of \$229.50 (FACS-17-069).

**C. Public Safety – None**

**D. Parks – None**

**E. Engineering**

1. Motion to approve Engineering Department project payments as follows:
  - a. Resolution No. \_\_\_\_\_ approving Partial Payment No. 8 for reimbursement to HDR Engineering regarding the 2018 Sanitary Sewer Capacity Study in the amount of \$34,881.45. (SWR-18-033)

- b. Resolution No. \_\_\_\_\_ approving Partial Payment No. 18 for reimbursement to Snyder & Associates regarding the 2018 Alburnett Rd. Extension Phase I in the amount of \$14,225.40. (TRANS-18-092)
- c. Resolution No. \_\_\_\_\_ approving Partial Payment No. 5 for reimbursement to Snyder & Snyder regarding the 7th Avenue and 35th Street Study in the amount of \$3,190.79 (TRANS-18-088)

**F. Community Development**

- 1. Motion to approve Planning and Development Division payments as follows:
  - a. Resolution No. \_\_\_\_\_ approving initial payment and payment no. 2 to Cara Briggs Farmer (Synergy Metal Works) for the artistic design of the gateway feature associated with the CeMar Trail Bridge over Marion Boulevard in an amount of \$5,625.00 and \$2,012.63 not to exceed \$37,500.00. (TRL-17-055)
  - b. Resolution No. \_\_\_\_\_ approving payment no. 20 to Shoemaker Haaland per the contract for the CeMar Trail (Iowa DOT Project Number: TAP-U-4475(630)-8I-57) in the amount of \$12,471.39. (TRL-17-055)
- 2. Motion to receive, file and refer to the Planning and Zoning Commission:
  - a. Rezoning from R-4, Four-Family Residential to PD, Planned Development Residential at 356 9th Street (Seven Hills East, LLC)
  - b. Central Corridor Review for a multi-tenant/commercial property at 1204 7th Avenue. (WhaddaYawant, Inc.)
  - c. Central Corridor Review for a multi-tenant property at 2274 5th Avenue. (TWG)
  - d. Conditional Use to permit an electric transmission substation in the A-1, Rural Restricted zoning district at 102 44th Street 176.08-3D. (ITC Midwest)
  - e. Marion South Substation 1st Addition at 102 44th Street - Preliminary (ITC Midwest)
  - f. Land and Sky 1st Addition at 2270 Hindman Road – Final Plat (Nathan J and Lisa M. Caraway – Brain Engineering)

**G. Library – None**

## CONSENT AGENDA WITH MAYOR ABOUASSALY'S ABSTENTION

2. Motion to approve the Consent Agenda with Mayor AbouAssaly's abstention from voting and discussion as follows:

**A. Administrative Services** – None

**B. Public Services** – None

**C. Public Safety** – None

**D. Parks** – None

**E. Engineering**

1. Resolution No. \_\_\_\_\_ approving Partial Payment No. 5 for reimbursement to Morris Wood Enterprises, LLC regarding the Tower Terrace Road – Phase VI (Winslow Road to Lennon Lane) Project in the amount of \$235,127.77. (TRANS-18-095)

**F. Community Development** – None

**G. Library** – None

## REGULAR AGENDA

**A. Administrative Services** (4:10-4:25)

1. Resolution No. \_\_\_\_\_ approving an amendment to Resolution Number 26927 (adopted on June 19, 2018) and to Annual Appropriation Tax Increment Revenue Bond, Series 2018.
2. Resolution No. \_\_\_\_\_ approving an Amended Economic Development Grant Agreement with GLD Commercial-Hotel.
3. Resolution No. \_\_\_\_\_ approving Fiscal Year 2018-2019 transfer from General Fund to Health Insurance Fund in the amount of \$231,326.41 for Health Insurance costs.
4. Resolution No. \_\_\_\_\_ approving Fiscal Year 2018-2019 transfer from General Fund to Employee Benefits Fund in the amount of \$122,428.72 for Employee Benefit Payouts.
5. Resolution No. \_\_\_\_\_ approving Fiscal Year 2019-2020 transfer from Local Option Sales Tax to the Capital Projects Fund in the amount of \$225,000 for the Prospect Meadows Capital Contribution (DEV-18-001).

6. Public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement.
7. Resolution No. \_\_\_\_\_ taking additional action on proposal to enter into a General Obligation Urban Renewal Loan Agreement, setting the date for the sale of the General Obligation Urban Renewal Bonds, Series 2019D and authorizing the use of a preliminary official statement in connection therewith.
8. Motion to receive and file an application for tax increment financing (TIF) assistance from WhaddaYaWant, Inc. dba Tomaso's Pizza.
9. Motion directing staff to draft a Memorandum of Understanding (MOU) with WhaddaYaWant, Inc., dba Tomaso's Pizza, regarding tax increment financing (TIF) incentives.

**B. Public Services – None**

**C. Public Safety – None**

**D. Parks – None**

**E. Engineering (4:25-5:10)**

1. Public Hearing regarding the 2019 Sanitary Sewer Sliplining Project (ANN-18-029)
2. Resolution No. \_\_\_\_\_ accepting bids and awarding contract to SAK Construction LLC regarding the 2019 Sanitary Sewer Sliplining Project in the amount of \$157,657.25. (ANN-18-029)
3. Motion to receive and file and discuss the final traffic report 7th Avenue and 35th Street Intersection Improvements. (TRANS-18-088)
4. Motion directing staff to proceed with Alternative B for the 7th Avenue and 35th Street Intersection Improvements Project. (TRANS-18-088)
5. Resolution No. \_\_\_\_\_ authorizing the submittal of an application for Traffic Safety Improvement Program (TSIP) funding for the intersection of 7th Avenue and 35th Street Intersection Improvement to upgrade the current traffic signal and to add turn lanes and extend Linden Drive. (TRANS-18-088)
6. Motion directing staff to solicit engineering services for the 7th Avenue and 35th Street Intersection Improvements. (TRANS-18-088)
7. Motion to receive, file, discuss and refer to TAC a petition regarding additional street lights along Bent Creek Drive. (Connie Suma, 625 Bent Creek Drive)

8. Motion to receive, file and discuss the 2019 Uptown Street Sign Removal and Pavement Marking Plan.
9. Ordinance No. \_\_\_\_ approving the 2019 Uptown Street Sign Removal and Pavement Marking Plan. (Initial Consideration)
10. Public Hearing regarding the 2019 Irish Drive Extension Project (TRANS-18-112)
11. Resolution No. \_\_\_\_\_ accepting bids and awarding contract to Abode Construction LLC regarding the 2019 Irish Drive Extension Project in the amount of \$402,015.00. (TRANS-18-112)
12. Resolution No. \_\_\_\_\_ approving contract and bond with Abode Construction LLC regarding the 2019 Irish Drive Extension Project.
13. Motion to approve Project Calendar regarding the 2019 Runway 17/35 Reconstruction at the Marion Municipal Airport Project (ANN-18-082), as follows:
  - a. Motion to retain the City Engineer as Project Engineer regarding the 2019 Runway 17/35 Reconstruction at the Marion Municipal Airport Project. (ANN-18-082)
  - b. Resolution No. \_\_\_\_\_ approving Resolution of Necessity regarding the 2019 Runway 17/35 Reconstruction at the Marion Municipal Airport Project. (ANN-18-082)
  - c. Resolution No. \_\_\_\_\_ ordering preparation of detailed plans, specifications, notice of hearing and letting, notice to bidders, form of contract, and estimate of cost regarding the 2019 Runway 17/35 Reconstruction at the Marion Municipal Airport Project. (ANN-18-082)
  - d. Resolution No. \_\_\_\_\_ approving and adopting final plans, specifications, notice of hearing and letting, notice to bidders, form of contract, and estimate of cost regarding the 2019 Runway 17/35 Reconstruction at the Marion Municipal Airport Project. (ANN-18-082)

**F. Community Development (5:10-5:25)**

1. Public hearing for the disposition of City owned property at 1080 Blairs Ferry Road, Marion, Iowa. (Timberline Manufacturing Co., Inc.)
2. Resolution No. \_\_\_\_\_ approving the disposition of City owned property at 1080 Blairs Ferry Road, Marion, Iowa.

3. Ordinance No. 19-21 the rezoning of property from O-1, Office/Transitional to MR-2, High Density Multiple-Family Residential located at 1330 East Post Road, Marion, Iowa. (One Research Center) (Second Consideration)
4. Resolution No. \_\_\_\_\_ approving public access easement across City owned property located at 637 16th Street (Marion Janitorial Supply Company 1685 7th Avenue).
5. Motion to receive and file signed purchase agreement related to the City acquisition of a portion of property from QA Properties, Inc, associated with Central Corridor Project Phase IV located at 600 19th Street.

**G. Library – None**

**OTHER DEPARTMENT DISCUSSION** – This portion of the meeting is set aside for other department discussions, presentations, and updates not related to current council action.

1. Discussion regarding Local Option Sales Tax Oversight Committee. (5:25-5:40)

**COUNCIL DISCUSSION** – 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 land acquisition and litigation as permitted under Section 21.5(1)(j) and Section 21.5(1)(c) of the Code of Iowa. (Two separate items) (Tuesday)

**ADJOURN**