



**CITY COUNCIL AGENDA – WORK SESSION**  
Tuesday, March 19, 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**  
**ROLL CALL**

**PROCLAMATIONS/OATHS**  
None

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

1. Introduction of City of Marion Event Coordinator (Jessica Carney) (4:00-4:05)
2. Introduction of Deputy Parks Director (Seth Staashelm) (4:05-4:10)
3. Presentation from Marion Leadership in Action (John Heavens and Holly Corkery) (4:10-4:15)

**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 (4:15-4:20)**

1. Motion to approve minutes of the March 5 and 7, 2019 City Council meetings.
2. Motion to approve the following liquor license applications:
  - a. Renewal – Hunters Ridge Golf Course – 2901 Hunters Ridge Rd Class C Liquor License with additional privileges of Outdoor Service and Sunday Sales. No violation in previous five years.
3. Motion to approve the following hold harmless agreements:
  - a. Go the Distance for Crime Victims 5K; Thomas Park; April 13, 2019 from 9:00-11:00 a.m. (Anastasia Basquin, PO Box 323, Cedar Rapids, IA 52406) (Permit #2019-00000009)
4. Motion to approve the following Mayoral Reappointment:
  - a. Civil Service Commission:  
Grant Hagen, 1088 Elim Drive, term expires 04/01/2023

5. Motion to approve the following Mayoral Appointment:
  - a. Public Services Board:  
Joe Spinks, 3165 29th Avenue, term expires 12/31/2019
  - b. Zoning Board of Adjustment  
Carol Golden, 1285 McGowan Boulevard, term expires 12/31/2021
  - c. Tree Board  
Joe Spinks, 3165 29th Avenue, term expires 01/01/2023
6. Motion to approve payments as presented in the amount of \$587,935.24.
7. Motion to receive and file 10-year Financial Analysis.
8. Resolution No. \_\_\_\_\_ approving the correspondence policy.
9. Motion to receive and file February 2019 department monthly reports.

**B. Public Services**

1. Resolution No. \_\_\_\_\_ approving partial payment no. 9 to A&J Associates for the Public Services Maintenance Facility in the amount of \$4,400.00

**C. Public Safety (4:20-4:25)**

1. Resolution No. \_\_\_\_\_ authorizing the donation of twelve (12) 2006 fire helmets to the Degollado, Jalisco Fire Department in Mexico.

**D. Parks – None**

**E. Engineering**

1. Resolution No. \_\_\_\_\_ approving partial payment no. 14 to Snyder & Associates regarding the 2018 Alburnett Rd Extension Phase I project in the amount of \$7,502.00.
2. Resolution No. \_\_\_\_\_ approving a contract for appraisal services regarding the Indian Creek Trunk Sewer Segment 7 with Cook Appraisal LLC.
3. Resolution No. \_\_\_\_\_ approving Temporary Construction Easement with Squaw Creek Partners LLC regarding the 2019 Highway 13 and Hennessey Parkway Traffic Signal and Turn Lane Improvements Project.

**F. Community Development (4:25-4:30)**

1. Resolution No. \_\_\_\_\_ approving payment no. 16 to Shoemaker Haaland per the contract for the CeMar Trail (Iowa DOT Project Number: TAP-U-4475(630)-8I-57) in the amount of \$8040.22.
2. Resolution No. \_\_\_\_\_ setting a public hearing for April 4, 2019 regarding The Neighborhood at Indian Creek Master Plan for property between 35th Avenue & Tower Terrace Road extended and 35th Street & 44th Street extended. (City of Marion)
3. Resolution No. \_\_\_\_\_ setting a public hearing for April 4, 2019 regarding an amendment to the Future Land Use Map of the Marion Comprehensive Plan located between 35th Avenue & Indian Creek Road/Indian Creek Way and 35th Street/Lucore Road & Highway 13. (City of Marion)
4. Resolution No. \_\_\_\_\_ setting a public hearing for April 4, 2019 regarding a zoning request from Undesignated and C-1, Neighborhood Commercial to PD-S, Planned Development Special for property between 35th Avenue & Tower Terrace Road extended and 35th Street & 44th Street extended. (City of Marion)
5. Resolution No. \_\_\_\_\_ setting a public hearing for April 4, 2019 regarding a zoning request from Undesignated to PI, Public Institutional District located north of 35th Avenue, east of 35th Street. (Linn-Mar Community School District)

**G. City Manager's Office – 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**

1. Resolution No. \_\_\_\_\_ approving partial payment no. 11 to Knapp Warden LLC for design service associated with the Eco Industrial Park Phase 1 in the amount of \$15,912.50.

**C. Public Safety – None**

**D. Parks (4:30-4:35)**

1. Motion to approve Project Calendar for the Lowe Park Maintenance Facility Addition Project as follows:
  - a. Motion to retain Martin Gardner Architecture as the Project Architect regarding the Lowe Park Maintenance Facility Addition Project.
  - b. Resolution No. \_\_\_\_\_ approving Resolution of Necessity regarding the Lowe Park Maintenance Facility Addition Project.
  - 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 Lowe Park Maintenance Facility Addition Project.
  - 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 Lowe Park Maintenance Facility Addition Project.
2. Resolution No. \_\_\_\_\_ approving Partial Payment No. 3 to Martin Gardner Architecture for professional services regarding the Lowe Park Maintenance Facility Addition Project in the amount of \$2,720.00.

**E. Engineering**

1. Resolution No. \_\_\_\_\_ approving Temporary Construction Easement with Kwik Trip Inc. regarding the 2019 Highway 13 and Hennessey Parkway Traffic Signal and Turn Lane Improvements Project.

**F. Community Development – None**

**G. City Manager’s Office – None**

**REGULAR AGENDA**

**A. Administrative Services (4:35-4:45)**

1. Resolution No. \_\_\_\_\_ approving the City Manager Pay for Performance for FY18-19.
2. Resolution No. \_\_\_\_\_ approving matching funds for Marion Leadership in Action (MLIA) Banner Project in an amount not to exceed \$4,000.00.
3. Public hearing on proposal to enter into an Essential Purpose Loan Agreement in a principal amount not to exceed \$13,755,000.

4. Public hearing on proposal to enter into a General Purpose Urban Renewal Loan Agreement in a principal amount not to exceed \$2,320,000.
5. Resolution No. \_\_\_\_\_ taking additional action on proposals to enter into General Obligation Loan Agreements – Series 2019A and 2019C
6. Public hearing on proposal to enter into an Essential Purpose Loan Agreement in a principal amount not to exceed \$3,405,000.
7. Public hearing on proposal to enter into a General Purpose Loan Agreement in a principal amount not to exceed \$210,000.
8. Resolution No. \_\_\_\_\_ taking additional action on proposals to enter into General Obligation Loan Agreements – Series 2019B

**B. Public Services – None**

**C. Public Safety – None**

**D. Parks – None**

**E. Engineering (4:45-5:15)**

1. Resolution No. \_\_\_\_\_ approving a Memorandum of Agreement with Rookwood Estates, LLC regarding the Robinwood Lane improvements in Rookwood Estates 1st and 2nd Addition.
2. Motion to approve the Project Calendar regarding the 2019 Sidewalk Assessment Project as follows:
  - a. Motion to retain the City Engineer as Project Engineer regarding the 2019 Sidewalk Assessment Project.
  - b. Resolution No. \_\_\_\_\_ approving the preliminary resolution pursuant to Chapter 384.42 of the Code of Iowa regarding the 2019 Sidewalk Assessment Project.
  - c. Resolution No. \_\_\_\_\_ approving the proposed resolution of necessity and setting public hearing regarding the 2019 Sidewalk Assessment Project.
3. Public Hearing regarding the 2019 Sanitary Sewer Maintenance Project.
4. Resolution No. \_\_\_\_\_ accepting bids and awarding contract to Rathje Construction Co. regarding the 2019 Sanitary Sewer Maintenance Project in the amount of \$137,745.00.

5. Motion to approve Project Calendar regarding the 2019 Pedestrian Beacon Project, as follows:
  - a. Motion to retain the City Engineer as Project Engineer regarding the 2019 Pedestrian Beacon Project.
  - b. Resolution No. \_\_\_\_\_ approving Resolution of Necessity regarding the 2019 Pedestrian Beacon Project.
  - 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 Pedestrian Beacon Project.
  - 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 Pedestrian Beacon Project.
6. Resolution No. \_\_\_\_\_ approving a Memorandum of Agreement with Squaw Creek Crossing, Inc. regarding the 2019 Highway 13 and Hennessey Parkway Traffic Signal and Turn Lane Improvements Project.
7. Motion to approve Project Calendar regarding the 2019 Highway 13 and Hennessey Parkway Traffic Signal and Turn Lane Improvements Project, as follows:
  - a. Motion to retain the City Engineer as Project Engineer regarding the 2019 Highway 13 and Hennessey Parkway Traffic Signal and Turn Lane Improvements Project.
  - b. Resolution No. \_\_\_\_\_ approving Resolution of Necessity regarding the 2019 Highway 13 and Hennessey Parkway Traffic Signal and Turn Lane Improvements Project.
  - 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 Highway 13 and Hennessey Parkway Traffic Signal and Turn Lane Improvements Project.
  - 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 Highway 13 and Hennessey Parkway Traffic Signal and Turn Lane Improvements Project.

## **F. Community Development (5:15-5:25)**

1. Resolution No. \_\_\_\_\_ approving the Central Corridor Interim Development Overlay (IDO) review regarding the First Federal & Retail Site Development Plan for property located south of 7th Avenue east of 25th Street. (Genesis Equities LLC)
2. Discussion regarding development of a multi-tenant commercial building located at 2791 7th Avenue. (GLD Commercial)
3. Motion directing staff to proceed with the disposition of City owned property located adjacent to 2791 7th Avenue and directing staff to prepare a plat of survey specifically identifying said property.
4. Motion directing staff to negotiate a development agreement related to 27th Street Improvements adjacent to 2781 7th Avenue.
5. Ordinance No. 19-05 approving an amendment to Section 176.25 of the Marion Code of Ordinance to allow the sale of consumer fireworks in the I-1, Restricted Industrial District. (Second Consideration)
6. Resolution No. \_\_\_\_\_ approving GLM Addition Final Plat and Memorandum of Agreement to Linn County for property located at 1777 Martin Creek Road in Linn County, Iowa. (Gerald L Munier and Laura A. Munier)
7. Resolution No. \_\_\_\_\_ approving Carriage Square 1st Addition Final Plat and Memorandum of Agreement for property located at 1170 Twixt Town Road. (Carriage Square Partnership)

## **G. City Manager's Office (5:25-5:30)**

1. Resolution No. \_\_\_\_\_ adopting a Revenue Purpose Statement regarding use of revenues from proposed gas and electric franchise fees pursuant to Iowa Code Section 364.2(4)(f).
2. Resolution No. \_\_\_\_\_ setting a public hearing for April 4, 2019 regarding the proposed adoption of an ordinance amending Chapter 110 of the Code of Ordinances regarding Natural Gas Franchise with MidAmerican Energy Company including the addition of franchise fees.
3. Resolution No. \_\_\_\_\_ setting a public hearing for April 4, 2019 regarding the proposed adoption of an ordinance amending Chapter 111 of the Code of Ordinances regarding Electric Franchise with Interstate Power and Light Company (Alliant) including the addition of franchise fees.

4. Resolution No. \_\_\_\_\_ setting a public hearing for April 4, 2019 regarding the proposed adoption of an ordinance regarding a Franchise Agreement with Linn County Rural Electric Cooperative Association (Linn County REC) to include franchise fees.

**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. Parks and Recreation: Update regarding Klopfenstein Amphitheater 2018 season recap and 2019 schedule of events. (Recreation Supervisor, Tony Ireland) (5:30-5:45)
2. City Manager's Office: Discussion regarding McGowan House. (5:45-5:50)
3. City Manager's Office: Discussion regarding RFP for 1204 7th Avenue. (5:50-5:55)

**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 personnel matters (City Manager performance evaluation) as permitted under Section 21.5(1)(i) of the Code of Iowa. (Tuesday)

#### **ADJOURN**