



AGENDA

City Council Regular Session

4:00 PM - Tuesday, December 2, 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# 815 6437 7612. A link is also provided at 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 3:00 p.m. on Tuesday, December 2 via email at cityclerk@cityofmarion.org.

Page

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MOMENT OF SILENCE

PRESENTATIONS

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

- 1. Presentation regarding the Winter Lights Program (2025-2026 Marion Leadership in Action Class) 6
[Agenda Memo - AM-25-1136 - Pdf](#)

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 November 18 and 20, 2025 City Council meetings 7 - 16
[Agenda Memo - AM-25-1191 - Pdf](#)
 - A.2. Motion accepting the following resignations: 17
 - Carol Golden from Zoning Board of Adjustment effective immediately
 - Chelsea Nunn from the Library Board effective December 19, 2025[Agenda Memo - AM-25-1171 - Pdf](#)

A.3.	Liquor licenses as follows: <ul style="list-style-type: none"> • New - Tuscany Grill • New - Pitchers Bar • Renewal - Naso's Pizza Marion Agenda Memo - AM-25-1203 - Pdf	18 - 19
A.4.	Mayor AbouAssaly's recommended reappointments: <ul style="list-style-type: none"> • Civil Rights Commission - Heather Cordon-Croskrey and Katie Tanner, terms expire 12/31/28 • Construction Code Review Board - Bethany Jordan, term expires 12/31/29 • Historic Preservation Commission - Bethany Jordan and Kathy Wilson, terms expire 12/31/28 • Nuisance Enforcement & Property Maintenance Advisory Board - Jeff Tipton, Austin Spooner and Robert Scott, terms expires 12/31/28 • Park Board - Kyle Martin and Bryan Fiscus, terms expire 12/31/29 • Planning & Zoning Commission - Destiny Hastings, term expires 12/31/30 Agenda Memo - AM-25-1174 - Pdf	20
A.5.	Payments as presented in the amount of \$4,480,173.61 Agenda Memo - AM-25-1192 - Pdf	21 - 36
A.6.	Resolution No. 32650 Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Squaw Creek Crossing, Inc., Including Annual Appropriation Tax Increment Payments Agenda Memo - AM-25-1194 - Pdf	37 - 51
A.7.	Resolution No. 32651 approving an amended agreement with the City Manager Agenda Memo - AM-25-1212 - Pdf	52
A.8.	Resolution No. 32652 approving additional incentive to wellness program Agenda Memo - AM-25-1213 - Pdf	53 - 54
B.	Public Safety	
B.1.	Resolution No. 32653 approving the completion and acceptance of the live burn training structure constructed by Drager as part of the Public Safety Training Facility capital project Agenda Memo - AM-25-1202 - Pdf	55 - 57
B.2.	Resolution No. 32654 approving an updated 28E agreement with Marion Township for Fire and Emergency Services Agenda Memo - AM-25-1169 - Pdf	58 - 65
C.	Parks	

- C.1. Motion to approve project calendar regarding the Marion Disaster Recovery Tree Project as follows: 66 - 68
- Motion approving Resolution of Necessity and to retain the City Arborist as Project Engineer regarding the Marion Disaster Tree Project
 - 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 Marion Disaster Recovery Tree Project
 - Motion setting public hearing and directing publication thereof for the Marion Disaster Recovery Tree Project

[Agenda Memo - AM-25-1189 - Pdf](#)

D. Public Works

- D.1. Resolution No. 32655 approving change order no. 2 with Rathje Construction regarding the 8th Avenue Bridge Repair and Boyson Trail Improvement Project in the amount of \$29,685.31 69 - 72

[Agenda Memo - AM-25-1179 - Pdf](#)

- D.2. Resolution No. 32656 accepting the 2025 8th Ave Bridge Repair and Boyson Trail Improvement Project (ANN-25-003) 73 - 74

[Agenda Memo - AM-25-1180 - Pdf](#)

- D.3. Resolution No. 32657 accepting the Indian Creek Trunk Sewer Segment 11 Improvements Project (SWR-17-026) 75 - 76

[Agenda Memo - AM-25-1193 - Pdf](#)

- D.4. Motion to receive, file and refer to Traffic Advisory Committee (TAC) a petition regarding a request to add speed limit signs on Peridot Drive between the intersection of Gemstone Drive and Brookside Drive, and Peridot Drive at the intersection of Gemstone Drive 77 - 78

[Agenda Memo - AM-25-1170 - Pdf](#)

- D.5. Motion to approve project calendar regarding the Indian Creek Access - Site 1 Project (REC-18-054) as follows: 79 - 81

- Motion approving Resolution of Necessity and to retain the City Engineer as Project Engineer regarding the Indian Creek Access - Site 1 Project (REC-18-054)
- 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 Indian Creek Access - Site 1 Project (REC-18-054)
- Motion setting public hearing and directing publication thereof for the Indian Creek Access - Site 1 Project (REC-18-054)

[Agenda Memo - AM-25-1197 - Pdf](#)

- D.6. Motion to receive, file and refer to Traffic Advisory Committee (TAC) a petition regarding a request to add flashing beacons to the roundabout at Echo Hill Road and Alburnett Road 82 - 87
[Agenda Memo - AM-25-1199 - Pdf](#)

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. Liquor licenses as follows: 88
- Renewal - Giving Tree Theater
[Agenda Memo - AM-25-1206 - Pdf](#)

B. Public Safety - None

C. Parks

- C.1. Resolution No. 32658 approving payment to Murdoch Funeral Homes Inc regarding the Oak Shade Cemetery Crypt Wall Project in the amount of \$16,915 89
[Agenda Memo - AM-25-1201 - Pdf](#)

D. Public Works

- D.1. Resolution No. 32659 accepting the 2025 Highway 13 and Highway 151 Traffic Signal Cabinet Replacement Project (ANN-25- 002) 90 - 91
[Agenda Memo - AM-25-1183 - Pdf](#)

E. Community Development - None

F. Library - None

REGULAR AGENDA

A. Administrative Services

- A.1. Public hearing on a proposed development agreement with McGrath Automotive Group, Inc. 92 - 167
[Agenda Memo - AM-25-1181 - Pdf](#)

- A.2. Resolution No. 32660 Approving Development Agreement with McGrath Automotive Group, Inc., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement 168 - 243
[Agenda Memo - AM-25-1182 - Pdf](#)

B. Public Safety - None

C. Parks - None

- D. Public Works - None
- E. Community Development
 - E.1. Ordinance No. 25-31 amending Chapter 340-11.1 of the Marion Code of Ordinances related to Zoning Board of Adjustment (City of Marion) (final consideration) 244 - 250
[Agenda Memo - AM-25-1186 - Pdf](#)
 - E.2. Ordinance No. 25-32 amending Chapter 340, Zoning Regulations pertaining to definitions, district use tables, and specific use standards of the Marion Code of Ordinances related to auxiliary dwelling units (ADUs) (City of Marion) (final consideration) 251 - 267
[Agenda Memo - AM-25-1187 - Pdf](#)
- F. 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 and direction regarding commercial business fire inspection fees 268
[Agenda Memo - AM-25-1198 - Pdf](#)
- 2. Discussion and direction regarding Parks and Recreation Fee Schedule 269 - 274
[Agenda Memo - AM-25-1184 - Pdf](#)

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