



MINUTES

City Council Regular Session

5:30 PM - Thursday, August 21, 2025
City Hall, 1225 6th Avenue

The City Council of the City of Marion, Linn County, Iowa met in regular session, on Thursday, August 21, 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.

PUBLIC FORUM

Mike Murphy (3132 Artesian Road) spoke in opposition of Ordinance No. 25-22 as he likes the area as it is now.

CONSENT AGENDA

Administrative Services

Minutes of the August 5 and 7, 2025 City Council meetings

Receive and file July 2025 department monthly report

Liquor licenses as follows:

- Renewal - Marion Chamber of Commerce
- Renewal - Zio John's
- Renewal - Kwik Star #1172
- New - Mega Saver #66
- New - Mega Saver #68

Hold harmless agreements with the following:

- City of Marion regarding Fall Into Marion Parade on 15th Street and 6th Avenue on September 13, 2025
- One Sound Worship regarding a Worship Night at City Square Park on September 19, 2025

Motion accepting resignation of Katie Sleeper from the Uptown Parking Implementation Taskforce

Payments as presented in the amount of \$1,340,202.33

Motion to receive and file the quarterly finance report for the quarter ending June 30, 2025

Public Safety

Resolution No. 32505 approving agreement with the Fire Departments of City of Cedar Falls, City of Waterloo, City of Hiawatha, City of Marion, City of Cedar Rapids, City of North Liberty, City of Tiffin, City of Iowa City, and the University of Iowa regarding fire inspections of mobile food units

Parks

Resolution No. 32506 approving payment to Marion Independent School District relating to the 28E agreement regarding maintenance of shared tennis courts in the amount of \$47,712

Public Works

Resolution No. 32507 approving amendment no. 1 to the contract with Snyder and Associates, Inc. regarding On-Call Traffic Engineering Services and authorizing payment in the amount of \$50,000 (ANN-25-002)

Resolution No. 32508 approving change order no. 2 to the contract with Rinderknecht Associates, Inc. regarding the Central Plaza Project (REC-18-039)

Resolution No. 32509 approving 33-month agreement with Samsara Inc. regarding hardware and licensing for vehicle snow plow operations and authorizing payment in the amount of \$19,164.97

Resolution No. 32510 authorizing payment to the Iowa Department of Transportation in the amount of \$200,000 regarding the Tower Terrace Interchange Project (TRANS-21-001)

Community Development

Resolution No. 32511 approving an Agreement for Transfer of Public Road Jurisdiction with the City of Cedar Rapids for the transfer of jurisdiction of public road segment and rights-of-way of Tower Terrace Road between Meadowknolls Road and Alburnett Road in Linn County, Iowa

Motion to receive and file correspondence and direct staff to proceed with voluntary annexation of acres of land located east of S 31st Street and south of Munier Road, Marion, Iowa (Atlas LP Company, LLC)

Resolution No. 32512 setting a public hearing date for September 4, 2025 regarding a request to amend the Future Land Use Map of the Marion Comprehensive plan from Civic and Industrial to Commercial, and to rezone property from BR, Regional Business; M-2, General Manufacturing; and PI, Public Institutional to PUD, Planned Unit Development for properties located south of Marion Airport Road and east of Enterprise Drive, Marion, Iowa

Resolution No. 32513 setting a public hearing date for September 4, 2025 regarding code amendments to Ch. 340-5.11, Marion Municipal Airport Land Use and Height Overlay Zoning regulations

Moved by Jensen, seconded by Harper, to approve consent agenda as shown above.

Approved unanimously

Mayor AbouAssaly relinquished the gavel to Deputy Mayor Pro Tem Mentzer at 5:36 p.m. Deputy Mayor Pro Tem Mentzer presided over the meeting.

CONSENT AGENDA WITH MAYOR ABOUASSALY'S ABSTENTION

Parks

Resolution No. 32514 approving a 3-year agreement with Modern Piping for the HVAC Maintenance at the Lowe Arts and Environment Center and authorizing payment in the amount of \$13,968

Moved by Harper, seconded by Jensen, 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

Deputy Mayor Pro Tem Mentzer relinquished the gavel to Mayor AbouAssaly at 5:36 p.m. Mayor AbouAssaly presided over the meeting.

REGULAR AGENDA

Administrative Services

Public hearing regarding discontinuance of the Marion Municipal Airport Committee

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

Ordinance No. 25-25 repealing Chapter 12, Article VII of the Marion Code of Ordinances regarding the Marion Municipal Airport Committee (initial consideration)

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

Approved unanimously

Parks

Public hearing regarding discontinuance of the Bicycle and Pedestrian Advisory Committee

Mayor AbouAssaly opened the public hearing regarding item referenced above.

City Attorney Kara Bullerman provided a staff report. No comments, written or verbal, were received. Mayor AbouAssaly declared the public hearing closed.

Resolution No. 32515 approving discontinuance of the Bicycle Pedestrian Advisory Committee

Moved by Mentzer, seconded by Harper, to approve Resolution No. 32515.
Approved unanimously

Public Works

Public hearing regarding the 2025 Crack Sealing Project

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 2025 Crack Sealing Project as follows:

- Resolution No. 32516 adopting final plans, specifications, form of contract and estimate of cost regarding the 2025 Crack Sealing Project
- Resolution No. 32517 awarding bid, authorizing approval of the contract, bonds and insurance with Pate Asphalt Systems regarding the 2025 Crack Sealing Project, and authorizing payment in the amount of \$71,972.

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

Community Development

Ordinance No. 25-22 approving the request to rezone property from SR-2, Suburban Medium-Density Single-Family Residential to SR-3, Suburban Medium-Density Single-Family Residential for property located east of Lucore Road and north of Artesian Road, Marion, Iowa (Craig J. Tobin) (final consideration)

Moved by Strnad, seconded by Brandt, to approve the final consideration of Ordinance No. 25-22. Councilmember Mentzer stated Council has had a lot of conversation on this item and most has taken place at the previous meetings. Mayor AbouAssaly asked for a recap of the previous zone that this property was before the entire City was rezoned and what is being proposed. Principal Planner Nicole Behrens provided an overview of the previous zone, current zone and what is being proposed.

Approved unanimously

Resolution No. 32518 approving Champions Estates Fifth Addition Preliminary Plat located east of Lucore Road and on either side of Artesian Road, Marion, Iowa (Craig J. Tobin)

Moved by Jensen, seconded by Strnad, to approve Resolution No. 32518. Councilmember Mentzer asked if the property owners along Artesian were aware of what development was going to occur north of their properties. Principal

Planner Nicole Behrens stated this section was included with the entire Champion Estates Development Preliminary Plat.

Approved unanimously

Ordinance No. 25-23 amending Chapter 340 of the Marion Code of Ordinances related to sign regulations (City of Marion) (final consideration)

Moved by Harper, seconded by Jensen, to approve the final consideration of Ordinance No. 25-23.

Approved unanimously

Ordinance No. 25-24 amending Chapter 340 of the Marion Code of Ordinances related to district uses and specific use standards pertaining to gas stations (City of Marion) (second consideration)

Moved by Mentzer, seconded by Harper, to approve the second consideration of Ordinance No. 25-24.

Approved unanimously

Public hearing regarding the sale of a portion of the public basin described as Lot C, Author's Fifth Addition to the property owner of 3470 Montgomery Circle, Marion, Iowa

Mayor AbouAssaly opened the public hearing regarding item referenced above. Principal Planner Nicole Behrens provided a staff report. No comments, written or verbal, were received. Mayor AbouAssaly declared the public hearing closed.

Resolution No. 32519 approving the sale of a portion of the public basin described as Lot C, Author's Fifth Addition to the property owner of 3470 Montgomery Circle, Marion, Iowa (Robert McFarland)

Moved by Mentzer, seconded by Harper, to approve Resolution No. 32519.

Approved unanimously

Resolution No. 32520 approving Plat of Survey No. 2976 for property located south of 35th Avenue and northwest of Montgomery Circle, Marion, Iowa (Robert McFarland)

Moved by Brandt, seconded by Mentzer, to approve Resolution No. 32520.

Approved unanimously

Public hearing regarding an alley vacation for the southern 120' of the north/south alley between 13th and 14th Streets and between 5th and 6th Avenues, Marion, Iowa

Mayor AbouAssaly opened the public hearing regarding item referenced above. Principal Planner Nicole Behrens provided a staff report. No comments, written or verbal, were received. Mayor AbouAssaly declared the public hearing closed.

Resolution No. 32521 approving the vacation of the southern 120' of the north/south alley between 13th and 14th Streets and between 5th and 6th Avenues, Marion, Iowa (Whitlatch)

Moved by Strnad, seconded by Brandt, to approve Resolution No. 32521.

Approved unanimously

Resolution No. 32522 setting a public hearing date for September 4, 2025 regarding the sale of the southern half of the north/south alley between 13th and

14th Streets and 5th and 6th Avenues

Moved by Jensen, seconded by Strnad, to approve Resolution No. 32522.

Approved unanimously

PUBLIC FORUM

The following comments submitted prior to the meeting were shown: Chad Todd (945 Valleyview Drive) wrote in opposition of the Aquatic Center Project.

COUNCIL COMMENTS

Councilmember Jensen stated school starts on Monday and he looks forward to high school football season.

Councilmember Mentzer stated Saturday is the second to last weekend for Sunrise Yoga at Lowe Park. She also thanked the gardeners who have been picking the produce at the community garden.

Mayor AbouAssaly stated on August 10 the City recognized the fifth anniversary of the Derecho. He thanked everyone who had a part in the recovery of Marion. Mayor AbouAssaly also spoke about the Aquatic Center Project and stated Council members don't make decisions lightly and everything is part of a process and based on studies and data. He stated the Aquatic Center project is based on community feedback and the ImagiNEXT community visioning process and will continue with community feedback as it would be placed on the November 4 ballot. Mayor AbouAssaly also congratulated Team Marion on achieving fourth place in the Corridor Corporate Games this summer. Mayor AbouAssaly welcomed Police Chief Jeremy Sprague on his first day. Mayor AbouAssaly also stated the dedication ceremony for the new art piece in central plaza will be at 5 p.m. on August 28.

ADJOURN

Mayor AbouAssaly adjourned the meeting at 6:17 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