

*“Cedar Rapids is a vibrant urban hometown –
a beacon for people and businesses invested in building
a greater community now and for the next generation.”*

NOTICE OF CITY COUNCIL MEETING

The Cedar Rapids City Council will meet in Regular Session on Tuesday, October 21, 2014 at 4:00 p.m. in the Council Chambers, 3rd Floor, City Hall, 101 First Street SE, Cedar Rapids, Iowa, to discuss and possibly act upon the matters as set forth below in this tentative agenda. (*Please silence mobile devices.*)

A G E N D A

- Invocation
- Pledge of Allegiance
- Proclamations/Presentations

PUBLIC HEARINGS

1. A public hearing will be held to consider an amendment to the Red Star Yeast Urban Revitalization Area Plan to provide for future growth of its current facility located at 950 60th Avenue SW (Kirsty Sanchez).
 - a. Resolution authorizing an amendment to the Red Star Yeast Urban Revitalization Area designation to provide for future growth of its current facility at 950 60th Avenue SW; CIP/DID #OB66779
 - b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to expand the Red Star Yeast Urban Revitalization Area at 950 60th Avenue SW. CIP/DID #OB66779
2. A public hearing will be held to consider an amendment to the Acme Electric Urban Revitalization Area Plan to allow for the construction of an additional new row house for a total of six row houses (Kirsty Sanchez).
 - a. Resolution authorizing an amendment to the Acme Electric Urban Revitalization Area Plan to allow for the construction of an additional new row house for a total of six row houses; CIP/DID #OB865223
 - b. First Reading: Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to amend the Acme Electric Urban Revitalization Area Plan to allow for the construction of an additional new row house for a total of six row houses. CIP/DID #OB865223

3. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the FY 2015 Curb Repair Project – Contract 1 project (estimated cost is \$430,000) **(Paving for Progress)** (Doug Wilson).
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the FY 2015 Curb Repair Project – Contract 1 project. CIP/DID #301998-06
4. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Prairie Valley Court SW Sidewalk Extension project (estimated cost is \$120,000) (Doug Wilson).
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Prairie Valley Court SW Sidewalk Extension project. CIP/DID #301083-06
5. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Selected J Avenue Campus 2014 Renovations project (estimated cost is \$900,000) (Steve Hershner).
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Selected J Avenue Campus 2014 Renovations project. CIP/DID #6250031-02
6. A public hearing will be held to consider the plans, specifications, form of contract and estimated cost for the Water Pollution Control Facility Roughing Filter #4 Dome Replacement and Concrete Repair project (estimated cost is \$1,925,000) (Steve Hershner).
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Water Pollution Control Facility Roughing Filter #4 Dome Replacement and Concrete Repair project. CIP/DID #615238-01
7. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Cedar River East Floodwall PepsiCo/Quaker Oats Area, Phase 1 – Transmission Main Pressure Connections and Service Line Valve Installation project (estimated cost is \$1,225,000) (Steve Hershner).
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Cedar River East Floodwall PepsiCo/Quaker Oats Area, Phase 1 – Transmission Main Pressure Connections and Service Line Valve Installation project. CIP/DID #330260-04

PUBLIC COMMENT

If you wish to address the City Council on any subject pertaining to City Council action scheduled for today, please use the sign-up sheet (next to the agendas) located on the table outside the Council Chambers. Please approach the microphone when called upon.

MOTION TO APPROVE AGENDA

CONSENT AGENDA

***Note: These are routine items, some of which are old business and some of which are new business. They will be approved by one motion without separate discussion unless Council requests an item be removed to be considered separately.**

8. Motion to approve minutes.
9. Motions setting public hearing dates for:
 - a. November 4, 2014 – to consider the vacation and disposition of public ways and grounds described as a 16-foot wide strip of excess alley right-of-way located at 919 6th Street SW as requested by Meridian Holdings, LLC; CIP/DID #ROWV-011544-2014
 - b. November 18, 2014 – to consider an Ordinance relating to collection of tax increment within the proposed 42nd Street and Edgewood Urban Renewal Area at the intersection of 42nd Street NE and Edgewood Road NE. CIP/DID #OB1314912
10. Motion filing plans, specifications, form of contract, estimated cost, setting a public hearing date for November 4, 2014 and advertising for bids by publishing notice to bidders for the Alley Between C Avenue NW and D Avenue NW from 9th Street NW to 11th Street NW Sanitary Sewer Improvements project, and authorizing the City Engineer, or designee, to receive and open bids and publicly announce the results on November 5, 2014 (estimated cost is \$240,000). CIP/DID #655941-03
11. Motion filing plans, specifications, form of contract, estimated cost, setting a public hearing date for November 4, 2014 and advertising for bids by publishing notice to bidders for the Hawkeye Downs Road SW Culvert Replacement project, and authorizing the City Engineer, or designee, to receive and open bids and publicly announce the results on November 12, 2014 (estimated cost is \$125,000). CIP/DID #304393-02
12. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
 - a. Basket Bowtique, 116 3rd Avenue SE;
 - b. Cedar Rapids Galaxy 16 Cine, 5340 Council Street NE;
 - c. Cedar Rapids Jaycees, 225 5th Avenue SW (5-day permit for an event at Noelridge Park, 4900 Council Street NE, on October 26, 2014);
 - d. Chili's Southwest Grill & Bar, 1250 Collins Road NE;
 - e. Creative Croissants, 2121 Arthur Collins Parkway SW;
 - f. Daniel Arthur's, 821 3rd Avenue SE;
 - g. Eastern Iowa Arts Academy, 1841 E Avenue NE (5-day permit for an event at the Veterans Memorial Building, 50 2nd Avenue Bridge, on November 14, 2014);
 - h. Hy-Vee C-Store #5, 1440 32nd Street NE;
 - i. Hy-Vee Drugstore #4, 4825 Johnson Avenue NW;
 - j. Kum & Go #514, 1420 Mount Vernon Road SE;
 - k. Liquid Lounge Downtown, 303 2nd Avenue SE;
 - l. Metro Buffet, 448 33rd Avenue SW;
 - m. Phelan's Interiors, 728 3rd Avenue SE;
 - n. Primetime Sports Bar & Restaurant, 4001 Center Point Road NE;
 - o. Syndicate, 207 1st Avenue SE;

- p. Thai Moon Restaurant, 4362 16th Avenue SW;
- q. Vernon Bar & Grill, 3025 Mount Vernon Road SE;
- r. Za's Pizza, 1944 42nd Street NE (new – formerly office space).

13. Resolutions (2) approving payment of bills and payroll. CIP/DID #OB1143566

14. Resolutions approving assessment actions:

- a. Intent to assess – Utilities – Water Division – delinquent municipal utility bills – 58 properties; CIP/DID #OB1318987
- b. Levy assessment – Utilities – Water Division – delinquent municipal utility bills – eight properties; CIP/DID #OB1303518
- c. Levy assessment – delinquent weed mowing charges – 90 properties; CIP/DID #OB1318937
- d. Levy assessment – nuisance property abatement charges – six properties. CIP/DID #OB1318939

15. Resolution setting a public hearing date for November 18, 2014 to consider the Resolution of Necessity (Proposed) for the construction of the Edgewood Road SW at Edgewood Parkway SW Traffic Signal Improvements project. CIP/DID #306163-00

16. Resolution determining the necessity and setting dates of a public hearing for November 18, 2014 and consultation with affected taxing entities, and referral to Planning Commission for a report and recommendation on the proposed Urban Renewal Plan for the 42nd Street and Edgewood Urban Renewal Area. CIP/DID #OB1314912

17. Resolution accepting Water system improvements installed in Riviera 2nd Addition – Part 2 Riviera Street and approving 2-Year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$41,133. CIP/DID #2013028-02

18. Resolutions accepting projects, approving Performance Bonds and authorizing issuance of final payments:

- a. 2nd Street SE From 9th Avenue to the Sinclair Site Sanitary Sewer Reconstruction project, final payment in the amount of \$132,380.93 and 4-year Performance Bond submitted by Maxwell Construction, Inc. (original contract amount was \$2,733,296.24; final contract amount is \$2,647,618.58) **(FLOOD)**; CIP/DID #SSD005-02
- b. Cedar Rapids City Services Center – Bid Package 2 – Phase 2 Demolition, Sitework and New Building Construction Project – Demolition & Abatement project, final payment in the amount of \$46,306.60 and 1-year Performance Bond submitted by D.W. Zinser Company (original contract amount was \$489,000; final contract amount is \$926,132) **(FLOOD)**. CIP/DID #PWE006-22

19. Resolutions authorizing execution of Development Agreements and Special Warranty Deeds for City-owned property participating in the fourth round of the Single Family New Construction Program **(FLOOD)**: CIP/DID #OB540257

- a. Neighborhood Development Corporation for property at 224 9th Street NW;
- b. Neighborhood Development Corporation for property at 723 8th Avenue SW;
- c. Hope Community Development Association, Inc. for property at 928 N Street SW;
- d. Scallon Custom Homes, LLC for property at 1502 N Street SW.

20. Resolutions authorizing execution of Development Agreements for City-owned property participating in the fourth round of the Single Family New Construction Program: CIP/DID #OB540257
- a. Premiere Developers, Inc. for property at 530 8th Street NW;
 - b. Premiere Developers, Inc. for property at 712 7th Street SW;
 - c. Premiere Developers, Inc. for property at 808 3rd Avenue SW;
 - d. Premiere Developers, Inc. for property at 815 D Avenue NW;
 - e. Premiere Developers, Inc. for property at 912 C Avenue NW.
21. Resolution waiving objection to proposed annexation of property east and west of Alburnett Road and north and south of Echo Hill Road as requested by the City of Marion. CIP/DID #ANNX-013842-2014
22. Resolution waiving objection to proposed annexation of property between Tower Terrace Road and Connection Avenue west of Winslow Road and North 10th Street as requested by the City of Marion. CIP/DID #ANNX-013847-2014
23. Resolution accepting a Warranty Deed from University of Iowa Community Credit Union for the consideration of \$1 and other valuable consideration for right-of-way for land located at 716 A Avenue NE. CIP/DID #ASDP-005742-2013
24. Resolution accepting a Warranty Deed for the consideration of \$1 and other valuable consideration for right-of-way; an Easement for Utilities and an Agreement for Private Storm Water Detention from PeekENDO, LLC for land located at 2925 Center Point Road NE. CIP/DID #ASDP-003845-2013
25. Resolution rescinding Resolution No. 0490-04-14, which established “No Parking Anytime” on the east side of 16th Street SE from the lot line between 816 and 818 16th Street SE southerly to 17th Street SE, and establishing “No Parking Anytime” on the east side of 16th Street SE from the lot line between 816 and 818 16th Street SE to the lot line between 830 and 845 16th Street SE and “No Parking Anytime” on the west side of 16th Street SE from the lot line between 851 and 857 16th Street SE southerly to 17th Street SE. CIP/DID #PARK-012022-2014
26. Resolution accepting the established fair market value in the amount of \$550 for the acquisition of a temporary grading easement for construction from property located at 1311 18th Street SW, owned by Deborah K. Tompkins, in connection with the 18th Street SW from Wilson Avenue SW to 13th Avenue SW Improvements project. CIP/DID #301500-00
27. Resolution directing the preparation of detailed plans, specifications, form of contract and notice to bidders for the 2015 Sidewalk Infill project. CIP/DID #3012074-00
28. Preliminary Resolution for the construction of curb and gutter improvements for the 35th Street Drive SE from 1st Avenue East to Elm Avenue SE Curb and Gutter Improvements project **(Paving for Progress)**. CIP/DID #301240-00
29. Resolution authorizing up to \$1,500,000 in Local Option Sales Tax Funds for the NW Recreation Center. CIP/DID #OB1318947

30. Resolution authorizing a Professional Services Agreement with Novak Design Group, PLC for an amount not to exceed \$390,000 for professional architectural and engineering design services in connection with the Northwest Recreation Center project **(FLOOD)**. CIP/DID #PRE069-12
31. Resolution waiving Board of Adjustment application fees for time extension until August 2015 for properties in the Northwest Flood Mitigation Overlay District with an accessory structure and no primary structure. CIP/DID #OB1294914
32. Resolution authorizing an Iowa Task Force 1 member and Iowa City firefighter to attend Advanced Structural Collapse 5 training in College Station, Texas for a total amount of \$4,806. CIP/DID #OB1318849
33. Resolution authorizing a 4.5% wage increase for the City Manager according to the terms of his employment contract. CIP/DID #OB572668
34. Resolutions approving actions regarding Purchases/Contracts/Agreements:
- a. Amendment No. 1 to the Professional Services Agreement with HDR Engineering, Inc. for an amount not to exceed \$21,000 for additional design services on the Selected J Avenue Campus 2014 Renovations project (original contract amount was \$106,500; total contract amount with this amendment is \$127,500); CIP/DID #6250031-01
 - b. Amendment No. 5 to renew Contract for Printing & High Speed Copying with Copyworks for an annual amount not to exceed \$50,000 (original contract amount was \$100,000; renewal contract amount with this amendment is \$50,000); CIP/DID #0810-043
 - c. Amendment No. 4 to renew Contract for Yard Waste Carts with Rehrg Pacific Company for the Solid Waste & Recycling Division for an annual amount not to exceed \$75,000 (original contract amount was \$75,000; renewal contract amount with this amendment is \$75,000); CIP/DID #0910-053
 - d. Amendment No. 1 to the Development Agreement with Green Development Sokol, LLC for the redevelopment of the Sokol Gymnasium property at 417 3rd Street SE , authorizing a time extension through December 1, 2014 to commence construction; CIP/DID #OB1098267
 - e. Amendment No. 2 to the Development Agreement with New Leaf Historic Properties for the redevelopment of property at 213 13th Avenue SE, authorizing a time extension through August 10, 2015 for completion of construction; CIP/DID #OB811372
 - f. Amendment No. 17 to the Disaster Recovery Housing Contract 08-DRH-208 with the Iowa Economic Development Authority (IEDA) (original contract amount is \$12,146,137; total contract amount with this amendment is \$60,286,223); CIP/DID #08-DRH-208
 - g. Amendment No. 19 to the Disaster Recovery Housing Contract 08-DRH-008 with the Iowa Economic Development Authority (IEDA) (original contract amount is \$7,085,247; total contract amount with this amendment is \$48,914,056); CIP/DID #08-DRH-008
 - h. Change Order No. 1 in the amount of \$14,453.50 with Paulson Electric Co. for the Park Cedar Rapids Five Seasons Parkade Electrical Upgrades project (original contract amount was \$37,905; total contract amount with this amendment is \$52,358.50); CIP/DID #635127-20
 - i. Change Order No. 5 in the amount of \$10,073 with Garling Construction, Inc. for the Ushers Ferry Lodge project (original contract amount was \$1,229,000; total contract amount with this amendment is \$1,262,855) **(FLOOD)**; CIP/DID #PRE136-20

- j. Change Order No. 9 in the amount of \$12,272 with Miron Construction Co., Inc. for the Cedar Rapids City Services Center – Bid Package 2 – Phase 2 Demolition, Sitework and New Building Construction Project – General Contractor project (original contract amount was \$19,185,000; total contract amount with this amendment is \$19,698,885) **(FLOOD)**; CIP/DID #PWE006-21
- k. Change Order Nos. 10 (Revised) and 11 (Revised) in the total amount of \$70,486 and revising contract completion date to September 18, 2014 with Modern Piping, Inc. for the Cedar Rapids City Services Center – Bid Package 2 – Phase 2 Demolition, Sitework and New Building Construction Project – Mechanical & Plumbing project (original contract amount was \$4,570,000; total contract amount with this amendment is \$4,721,375) **(FLOOD)**; CIP/DID #PWE006-23
- l. Change Order No. 8 (Revised) in the amount of \$138,778.18 and revising contract completion date to September 18, 2014 with Acme Electric Company, Inc. for the Cedar Rapids City Services Center – Bid Package 2 – Phase 2 Demolition, Sitework and New Building Construction Project – Electrical project (original contract amount was \$4,239,912; total contract amount with this amendment is \$4,418,794.18) **(FLOOD)**; CIP/DID #PWE006-24
- m. Change Order No. 6 deducting the amount of \$59,801 with Woodruff Construction, LLC for the Ground Transportation Center Renovation project (original contract amount was \$9,097,000; total contract amount with this amendment is \$9,251,988) **(FLOOD)**; CIP/DID #TRE001-20
- n. Purchase Agreement in the amount of \$1,566 and accepting an Easement for Sanitary Sewer from Kimberly Kay Ohlen for land located at 308 13th Street SW in connection with the 13th Street SW East of 7th Avenue Sanitary Sewer Replacement project; CIP/DID #6559997-00
- o. Tenant Purchase Agreement in the amount of \$50 from Wheelz, LLC, and authorizing execution of a Purchase Agreement in the amount of \$6,100 and accepting a Warranty Deed for the right-of-way from Knox Properties, L.C. from land located at 1808 16th Avenue SW in connection with the 18th Street SW from Wilson Avenue to 13th Avenue SW Improvements project; CIP/DID #301500
- p. Payment to Linn County in the amount of \$313,958.83 for the actual cost of construction of a concrete overlay per a 28E Agreement in connection with the Wright Brothers Boulevard from East of Highway 151 to East of Cherry Valley Road project; CIP/DID #3012069-00
- q. Awarding and approving contract in the amount of \$61,277.25, plus incentive up to \$2,000, bond and insurance of Dave Schmitt Construction for the Brookland Drive NE and Falbrook Drive NE Sanitary Sewer Point Repairs project (estimated cost is \$62,000); CIP/DID #6559994-01
- r. Purchase Order to Ferguson Waterworks in the amount of \$65,582 for three remote radio read data collectors for the Utilities Department – Water Division Meter Reading Section **(sole source)**; CIP/DID #OB1318996
- s. Purchase Order in the amount of \$172,922.50 to BG Brecke, Inc., for the material and labor to perform emergency repairs of the plant air compressor boosters, numbers 2 and 3 at the Water Pollution Control Facility **(sole source)**; CIP/DID #OB1318934
- t. Water Pollution Control purchase of three Automatic Shutoff Valves from Schimberg Co. in the amount of \$44,400; CIP/DID #0914-061
- u. Contract for Radio Advertising with KZIA, Inc. for the Utilities Department for an amount not to exceed \$30,240; CIP/DID #0914-071
- v. Parks and Recreation Department purchase of two pool heaters from Pool & Electrical Products, Inc. in the amount of \$33,455; CIP/DID #0914-059
- w. Fleet Services purchase of one dump body chassis and one cutaway van from Junge Center Point in the amount of \$108,335; CIP/DID #0914-054

- x. Contract for Chemical Building Floor Drain Replacement project with B.G. Brecke, Inc. for the Water Pollution Control Facility for an amount not to exceed \$35,149; CIP/DID #0914-056
- y. Contract for Digitization of Farmstead Foods Collection with Summit Envirosolutions, Inc. for the Community Development Department for an amount not to exceed \$68,285 **(FLOOD)**; CIP/DID #0614-224
- z. Development Agreement with OPC Allan Investments LLC for the disposition and redevelopment of City-owned property at 423 5th Street NW (formerly E Avenue NW Fire Station) **(FLOOD)**; CIP/DID #OB820960
- aa. Agreement to Convey Properties and Terminate Development Agreement with Skogman Homes for property located at 1118 7th Street SE **(FLOOD)**; CIP/DID #OB540257
- bb. Reimbursement up to \$227,000 to Wex, Inc. for a regional sanitary sewer lift station located within the Wexford Heights First Addition; CIP/DID #PRPT-008261-2014
- cc. Financial Exhibit to the City's Administrative Services and Financial Agreement with Delta Dental Plan of Iowa for Dental Plan Third Party Administrative Services from January 1, 2015 to December 31, 2017 for an estimated amount of \$169,243. CIP/DID #OB1318852

REGULAR AGENDA

- 35. Report on bids for the 29th Street NE from West of Eastern Avenue to Staub Court Storm Sewer and Water Main Improvements project (estimated cost is \$320,000) (Dave Wallace).
 - a. Resolution awarding and approving contract in the amount of \$311,175 plus incentive up to \$10,500, bond and insurance of Vieth Construction Corp. for the 29th Street NE from West of Eastern Avenue to Staub Court Storm Sewer and Water Main Improvements project. CIP/DID #304378-01
- 36. Discussion and Motion setting a public hearing date for November 4, 2014 to consider the execution of an Underground Electric Line Easement agreement with Interstate Power and Light Company in connection with an electric upgrade and substation expansion and rebuild located on City-owned land at the southwest corner of Twin Pines Golf Course and the intersection of 42nd Street and Edgewood Road NE (Rob Davis/Joe Mailander). CIP/DID #49-15-022
- 37. Discussion and Resolution to authorize the execution of a Substation Site Easement agreement with Interstate Power and Light Company in connection with an electric substation expansion and rebuild located on City-owned land at the southwest corner of Twin Pines Golf Course and the intersection of 42nd Street and Edgewood Road NE (Rob Davis/Joe Mailander). CIP/DID #49-15-022

ORDINANCES

(Third Reading)

- 38. Ordinance amending Chapter 17A of the Municipal Code, Revitalization Areas, to establish the Cornerhouse Urban Revitalization Area designation at 2739 1st Avenue SE. CIP/DID #OB1298822

(Second and possible Third Readings)

39. Ordinance granting a change of zone for property at the northeast corner of the intersection of Zika Avenue NW and 16th Street NW from R-1, Single Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Newbo Development Group, LLC and City of Cedar Rapids. CIP/DID #RZNE-010979-2014
40. Ordinance amending Ordinance No. 041-03, and granting collection of tax increment within the Council Street Urban Renewal Area. CIP/DID #OB41576
41. Ordinance granting collection of tax increment within the Northtowne Market Urban Renewal Area located at 1201 Blairs Ferry Road NE. CIP/DID #OB1300915
42. Ordinance granting collection of tax increment within the New Pioneer Urban Renewal Area located at 3338 Center Point Road NE. CIP/DID #OB1303711

PUBLIC INPUT

This is an opportunity for the public to address the City Council on any subject pertaining to City Council business.

CITY MANAGER COMMUNICATIONS AND DISCUSSION

COUNCIL COMMUNICATIONS AND DISCUSSION

***Note: During this portion of the meeting Council Members may bring forward communications, concerns and reports on various matters and may discuss the items specifically listed:**

1. Mayor Corbett:
2. Council member Gulick:
3. Council member Olson:
4. Council member Poe:
5. Council member Russell:
6. Council member Shey:
7. Council member Shields:
8. Council member Vernon:
9. Council member Weinacht:

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**Weekly agendas for the Regular City Council Meeting, as well as Council meeting minutes, can be viewed at the following web site: www.cedar-rapids.org*