

*“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, September 26, 2017 at 4:00 PM 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 the disposition of City-owned property located within the Consolidated Central Urban Renewal Area described as 1024 15th Street SE and adjacent to 15th Street SE north of the alleyway between 10th and 11th Avenue SE (Paula Mitchell). CIP/DID #DISP-0019-2017
2. A public hearing will be held to consider the disposition of City-owned property at 5131 Council Street NE and inviting competitive development proposals (Caleb Mason). CIP/DID #DISP-0020-2017
  - a. Resolution continuing the disposition of City-owned property at 5131 Council Street NE and inviting competitive development proposals.
3. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the J Avenue Water Treatment Plant Process Improvements – Phase 2, Sluice and Slide Gates Package (estimated cost is \$295,000) (Steve Hershner). CIP/DID #625902-03
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the J Avenue Water Treatment Plant Process Improvements – Phase 2, Sluice and Slide Gates Package.

## **PUBLIC COMMENT**

*This is an opportunity for the public to address the City Council on any subject pertaining to Council action scheduled for today. If you wish to speak, place your name on the sign-up sheet on the table outside the Council Chambers and approach the microphone when called upon.*

## **MOTION TO APPROVE AGENDA**

## **CONSENT AGENDA**

*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 individual discussion unless Council requests that an item be removed for separate consideration.*

4. Motion to approve minutes.
5. Resolution establishing stop control on Cemar Court SE at the intersection of Armar Drive SE. CIP/DID #60-18-031
6. Resolution rescinding Resolution No. 0507-04-17, which authorized additional gap financing for the Sonoma Square affordable housing project, and authorizing City financial assistance for the Sonoma Square project for 18 years at 100 percent reimbursement of increased taxes generated by the project, plus payment of \$50,000 upon project completion. CIP/DID #OB654103
7. Resolution accepting work and fixing amount to be assessed for the FY 2016 Sidewalk and Ramp Repair Program – Contract No. 1 project. CIP/DID #3017016-01
8. Preliminary resolution for the construction of street and sidewalk improvements for the E Avenue NW from Iowa Highway 100 to Stoney Point Road project. **(Paving for Progress)** CIP/DID #3012181-00
9. Resolution establishing the City's new financial institution depository limits. CIP/DID #FIN2017-29
10. Resolution authorizing the Finance Department to electronically file the fiscal year ending 2017 City Street Financial Report with the Iowa Department of Transportation. CIP/DID #FIN2017-30
11. Resolution authorizing the Fleet Transit Garage Supervisor to attend Genfare farebox training in Elk Grove, Illinois, from October 1-6, 2017 for an estimated amount of \$3,097. CIP/DID #FLT023
12. Resolution authorizing the Utilities Director to attend the National Association of Clean Water Agencies 2018 Winter Conference in Napa, California in February 2018 for an estimated amount of \$4,225. CIP/DID #WTR092617-02

13. Motions setting public hearing dates for:
- a. October 10, 2017 – to consider an ordinance amending Chapter 18 of the Municipal Code, Historic Preservation, to designate the Iowa Wind Mill and Pump Company Office and Warehouse at 42 7th Avenue SW, commonly known as the Mott Building, as a local historic landmark under Subsection 18.04.B. CIP/DID #HPC-0002-2017
  - b. October 10, 2017 – to consider an ordinance amending Chapter 18 of the Municipal Code, Historic Preservation, to designate the Cedar Rapids Milk Condensing Company at 525 Valor Way SW, commonly known as the Knutson Building, as a local historic landmark under Subsection 18.04.B. CIP/DID #HPC-0003-2017
  - c. October 10, 2017 – to consider amending Ordinance No. 008-11, which rezoned property at 202 Blairs Ferry Road NE to C-3, Regional Commercial Zone District, to delete Condition 3 of Section 2 as requested by KM Investments, LLC. CIP/DID #ANNX-025396-2017
  - d. October 10, 2017 – to consider the execution of an Underground Electric Line Easement agreement in connection with an upgrade to existing facilities and located on City-owned land at 505 1st Street SW as requested by Interstate Power and Light Company. CIP/DID #ESCY-024160-2016
  - e. October 10, 2017 – to consider the execution of an Underground Electric Line Easement agreement in connection with the construction of an electric transformer on City-owned land located at the southwesterly corner of 610 1st Street SW as requested by Interstate Power and Light Company. CIP/DID #ESCY-024159-2016
14. Motions setting public hearing dates and directing publication thereof, filing plans and/or specifications, form of contract and estimated cost, advertising for bids by posting notice to bidders as required by law, and authorizing City officials or designees to receive and open bids and publicly announce the results for:
- a. October 10, 2017 – 58th Avenue Court SW Sanitary Sewer Improvements project, with bid opening October 11, 2017 (estimated cost is \$70,000). CIP/DID #6550028-01
  - b. October 10, 2017 – Downtown Walkway from the Convention Center Ramp to U.S. Bank project, with bid opening October 25, 2017 (estimated cost is \$1,602,500). CIP/DID #635129-02
15. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
- a. Bricks Bar & Grill, 320 2nd Avenue SE.
  - b. Coe College, 1220 1st Avenue NE.
  - c. Cooter's, 729 1st Avenue NW.
  - d. County Line Catering, 6677 16th Avenue SW (outdoor service for an event).
  - e. Flamingo, 1211 Ellis Boulevard NW (transfer to the Cedar Rapids Public Library, 450 5th Avenue SE, for an event).
  - f. Holiday Inn Express, 3320 Southgate Court SW.
  - g. Hy-Vee C-Store #5, 1440 32nd Street NE.
  - h. Lancer Lanes, 3203 6th Street SW.
  - i. Leonardo's Pizza, 2228 16th Avenue SW.
  - j. NewBo City Market, 1100 3rd Street SE (5-day license for an event).
  - k. Oyama Sushi Japanese Steakhouse, 5350 Council Street NE.
  - l. Papa Juan's, 5505 Center Point Road NE.
  - m. Paramount Theatre, 119 & 123 3rd Avenue SE.
  - n. Texas Roadhouse, 2605 Edgewood Road SW.
  - o. Tobacco Outlet & Liquor, 1545 1st Avenue SE (new – formerly Tobacco Outlet & Hookah).
  - p. Veterans of Foreign Wars Post #788, 3240 Southgate Place SW.

- q. Walgreens #12580, 324 Edgewood Road NW.
  - r. Wasabi, 221 2nd Avenue SE.
  - s. Westside Lounge, 325 Edgewood Road NW.
  - t. White Star Ale House, 305 2nd Avenue SE.
16. Resolutions approving:
- a. Payment of bills. CIP/DID #FIN2017-01
  - b. Payroll. CIP/DID #FIN2017-02
  - c. Transfer of funds. CIP/DID #FIN2017-03
17. Resolution thanking the following individual:
- a. Vote of thanks to Anthony Brown for serving on the City Planning Commission. CIP/DID #OB572803
18. Resolutions approving the special event applications for:
- a. Five Seasons Invitational (includes road closures) on September 30, 2017. CIP/DID #SPEC-003642-2017
  - b. DOZINKY Czech Harvest Celebration (includes road closures) on October 7, 2017. CIP/DID #SPEC-003624-2017
  - c. Cedar Rapids Food Truck Festival (includes road closures) on October 14, 2017. CIP/DID #SPEC-001015-2017
  - d. Coe College Homecoming Parade (includes road closures) on October 14, 2017. CIP/DID #SPEC-015641-2017
19. Resolutions approving assessment actions:
- a. Intent to assess – Water Division – delinquent municipal utility bills – 35 properties. CIP/DID #WTR092617-01
  - b. Levy assessment – Water Division – delinquent municipal utility bills – 19 properties. CIP/DID #WTR082217-01
  - c. Levy assessment – Solid Waste & Recycling – delinquent weed mowing charges – 70 properties. CIP/DID #FIN2017-05
  - d. Levy assessment – Solid Waste & Recycling – clean-up costs – three properties. CIP/DID #SWM-014-17
20. Resolutions accepting subdivision improvements and approving Maintenance Bonds:
- a. Sanitary sewer in Crescent View Fifth Addition and 2-year Maintenance Bond submitted by Abode Construction, Inc. in the amount of \$60,231.75. CIP/DID #FLPT-203172-2016
  - b. Storm sewer in Crescent View Fifth Addition and 2-year Maintenance Bond submitted by Abode Construction, Inc. in the amount of \$85,545.78. CIP/DID #FLPT-023172-2016
21. Resolutions accepting projects, approving Performance Bonds and/or authorizing final payments:
- a. Bever Park Roads Seal Coating Project, final payment in the amount of \$10,949.74 and 4-year Performance Bond submitted by L.L. Pelling Company, Inc. (original contract amount was \$149,262.40; final contract amount is \$218,994.82). CIP/DID #307069-01
  - b. O Avenue NW and 11th Street Sanitary Sewer Point Repair project and 4-year Performance Bond submitted by B.G. Brecke, Inc. (original contract amount was \$14,500; final contract amount is \$10,260). CIP/DID #6550056-01

- c. Well Field Sand Removal project, Amendment No. 1 deducting the amount of \$65,280.39, final payment in the amount of \$6,181.92 and 2-year Performance Bond submitted by Peterson Contractors, Inc. (original contract amount was \$188,918.78; final contract amount with this amendment is \$123,638.39). CIP/DID #PUR1116-117
22. Resolutions approving final plats:
- a. St. Andrews Eighth Addition for land located at 1690 Wingfoot Road NE. CIP/DID #FLPT-025464-2017
  - b. Stacey's First Addition for land located at 8950 Earhart Lane SW. CIP/DID #FLPT-025265-2017
  - c. Wexford Heights Third Addition for land located at Michael Drive NE and Wexford Way NE. CIP/DID #FLPT-025140-2017
23. Resolutions approving actions regarding purchases, contracts and agreements:
- a. Contract with W.W. Grainger, Inc. for the bin stock program for various City departments for two years for an annual amount not to exceed \$325,000. CIP/DID #PUR0617-251
  - b. Renewal of Microsoft Volume Licensing Enterprise and Server and Cloud Enrollment agreements with Insight Public Sector for three years for an annual cost not to exceed \$475,000 (original contract amount was \$1,425,000; renewal contract amount is \$1,425,000). CIP/DID #IT2017-008
  - c. Contract with Walsworth Publishing Company, Inc. for the printing of a magazine-style newsletter for the Communications Division for an annual amount not to exceed \$200,000. CIP/DID #PUR0617-260
  - d. Amendment No. 3 to the Technology and Business Services Agreement with GATSO USA, Inc. for acquisition of a DragonCam laser speed detection device in connection with the Automated Traffic Enforcement System. CIP/DID #OB449776
  - e. Professional Services Agreement with HR Green for an amount not to exceed \$213,049 for traffic engineering services in connection with the C Street SW and Highway 30 interchange study. CIP/DID #301955-01
  - f. Professional Services Agreement with HDR, Inc. for an amount not to exceed \$100,000 for design services in connection with the FY18 Miscellaneous Storm Sewer Services project. CIP/DID #304990-15
  - g. Professional Services Agreement with Strand Associates, Inc. for an amount not to exceed \$110,000 for the NE Booster Station Motor Control Center Replacement project. CIP/DID #6250070-01
  - h. Amendment No. 1 to the Professional Services Agreement with HR Green, Inc. specifying an increased amount not to exceed \$10,000 for design services in connection with the Paving for Progress Capital Improvement 10 Year Plan (original contract amount was \$65,540; total contract amount with this amendment is \$75,540). **(Paving for Progress)** CIP/DID #3012094-02
  - i. Professional Services Agreement with Snyder & Associates, Inc. for an amount not to exceed \$495,294 for design services in connection with the Prairie Creek from West of 6th Street SW to J Street SW Sanitary Sewer Capacity Improvements project. CIP/DID #655028-12
  - j. Amendment No. 1 to the Professional Services Agreement with Snyder & Associates, Inc. specifying an increased amount not to exceed \$16,000 for design services in connection with the Bever Avenue Sidewalk Extension from 30th Street SE to 34th Street SE project (original contract amount was \$36,492; total contract amount with this amendment is \$52,492). CIP/DID #301696-02

- k. Change Order No. 5 in the amount of \$5,640.33 with L.L. Pelling Company, Inc. for the 3rd Avenue SW from 6th Street SW to 1st Street SW Pavement Rehabilitation project (original contract amount was \$1,279,154.90; total contract amount with this amendment is \$1,425,498.21). **(Paving for Progress)** CIP/DID #3012155-02
- l. Change Order No. 6 in the amount of \$18,056.82 with Rathje Construction Company for the 14th Avenue SE from 36th Street to 42nd Street Roadway and Utility Improvements project (original contract amount was \$2,214,135.10; total contract amount with this amendment is \$2,550,762.28). **(Paving for Progress)** CIP/DID #301217-02
- m. Change Order No. 2 (Final) in the amount of \$31,322 with Western Specialty Contractors for the 400 1st Avenue NE – Five Seasons Parkade Structural Repairs project (original contract amount was \$914,991; final contract amount with this amendment is \$970,885). CIP/DID #635132-02
- n. Change Order No. 3 (Final) deducting the amount of \$4,079.38 with Yordi Excavating, Inc. for the 4264 Cottage Grove Parkway SE Drainage Improvements project (original contract amount was \$67,438.50; total contract amount with this amendment is \$75,699.12). CIP/DID #304224-08
- o. Change Order No. 5 in the amount of \$24,975.50 with Pirc-Tobin Construction, Inc. for the C Avenue NE from Collins Road to 40th Street NE Pavement and Water Main Reconstruction project (original contract amount was \$1,999,178.42; total contract amount with this amendment is \$2,118,944.13). **(Paving for Progress)** CIP/DID #3012008-02
- p. Change Order No. 5 in the amount of \$16,574.76 with Rathje Construction Company for the Czech Village Utility Relocation 16th Ave SW to Landfill project (original contract amount was \$3,202,936; total contract amount with this amendment is \$4,672,002.97). CIP/DID #3313530-10
- q. Change Order No. 5 in the amount of \$465 with Rathje Construction Company for the Northwood Drive NE from South of Brookland Drive NE to 42nd Street NE Roadway Reconstruction project (original contract amount was \$779,706.40; total contract amount with this amendment is \$887,748.52). **(Paving for Progress)** CIP/DID #3012115-02
- r. Change Order No. 6 in the amount of \$94,806 with Legacy Corporation of Illinois for the Sinclair Levee – Grading/Gatewell Package project (original contract amount was \$4,638,880; total contract amount with this amendment is \$4,790,092). CIP/DID #3316509-03
- s. Iowa Homeland Security and Emergency Management Division Commitment to Award and Accept Funds in the amount of \$204,000 for the Cedar Rapids Division of Iowa Task Force 1. CIP/DID #FIR0917-0028
- t. Additional reimbursement for an Economic Development Grant payment to OPC Allan Investment, LLC in the amount of \$2,373. CIP/DID #TIF-0004-2016
- u. Payment to Linn County per a 28E Agreement in the amount of \$7,739.33 for the actual cost of construction for a Hot Mix Asphalt overlay of Lincoln Heights Drive SE and Eleanor Court intersection. **(Paving for Progress)** CIP/DID #3012218-00
- v. Memorandum of Agreement with the Monarch Research Project for a partnership on the 1,000 Acre Pollinator Initiative. CIP/DID #PKS008-17
- w. Parking Space Reimbursement Agreement with Downtown Parking Management, Inc., dba Park Cedar Rapids for an amount not to exceed \$339,205 for parking stalls in connection with the Quaker Oats Floodwall project. CIP/DID #3314200-00

- x. Agreement with Cedar Rapids' Hilton DoubleTree Hotel for parking relocation from the lot under Interstate 380 to the Cedar Rapids Convention Center Parking Ramp and Five Seasons Parkade in connection with the Quaker Oats Flood Wall Project. CIP/DID #3314200-00
- y. Development Agreement with Station on First, LLC for the redevelopment of 419 1st Street SE. CIP/DID #OB687456
- z. Development Agreement with Station on First, LLC for the redevelopment of 427 1st Street SE. CIP/DID #OB687456
- aa. Purchase Agreement in the amount of \$2,530 and accepting a Warranty Deed for additional right-of-way from Hey Jude, PTRS, for land located at 3053 Center Point Road NE, in connection with the Center Point Road NE from 29th Street NE to 32nd Street NE Pavement Rehabilitation project. **(Paving for Progress)** CIP/DID #3012148-00
- ab. Contract with Rathje Construction Co. for the Emergency Manhole Repairs 8th Street SE project for the Engineering Division for an amount not to exceed \$69,000. CIP/DID #655998-00
- ac. Awarding and approving contract in the amount of \$57,672 plus incentive up to \$2,000, bond and insurance of Christner Concrete, LLC for the FY18 Downtown Sidewalk Repair Project (estimated cost is \$60,500). CIP/DID #321546-01

## **REGULAR AGENDA**

- 24. Report on bids for the Czech Village Levee Bowling Street SW to Landfill project (estimated cost is \$2,230,000) (Rob Davis). CIP/DID #3313530-20
  - a. Resolution awarding and approving contract in the amount of \$1,393,856.50, plus incentive up to \$98,000, bond and insurance of Peterson Contractors, Inc. for the Czech Village Levee Bowling Street SW to Landfill project.
- 25. Report on bids for the Czech Village Parking Lot Restoration Project (estimated cost is \$210,000) (Brenna Fall). CIP/DID #353050-01
  - a. Resolution awarding and approving contract in the amount of \$236,396.80, bond and insurance of Pirc-Tobin Construction, Inc. for the Czech Village Parking Lot Restoration Project.
- 26. Report on bids for the Solids Dewatering HVAC Improvements project (estimated cost is \$1,250,000) (Steve Hershner). CIP/DID #6150023-02
  - a. Resolution awarding and approving contract in the amount of \$1,643,000, bond and insurance of Tricon General Construction, Inc. for the Solids Dewatering HVAC Improvements project.

## **ORDINANCES**

### **Second and possible Third Readings**

27. Ordinance granting a change of zone for property at 2800 76th Avenue SW from A, Agriculture Zone District, to I-2, General Industrial Zone District, as requested by Septagon Construction Co. and Swishport Farms, Inc. CIP/DID #RZNE-025185-2017
28. Ordinance vacating public ways and grounds in and to the property described as a 0.57-acre parcel of excess City-owned right-of-way located easterly of and adjacent to 2939 16th Avenue SW as requested by Roger A. and Colleen A. Cassill. CIP/DID #ROWV-023877-2016
  - a. Resolution authorizing the disposition of a 0.57-acre parcel of excess City-owned right-of-way located easterly of and adjacent to 2939 16th Avenue SW as requested by Roger A. and Colleen A. Cassill.
29. Ordinance establishing the Crestwood Ridge Urban Revitalization Area designation. CIP/DID #URTE-0015-2017
30. Ordinance establishing the Cypress Pointe Urban Revitalization Area designation. CIP/DID #URTE-0017-2017
31. Ordinance establishing the Kingston Family Apartments Urban Revitalization Area designation. CIP/DID #URTE-0016-2017

### **Second Reading**

32. Ordinance amending Chapter 61 of the Municipal Code, Traffic Regulations, by expanding the definition of Vehicle Owner, establishing a 25 percent late payment penalty for unpaid Automated Traffic Enforcement citations and referencing use of the State of Iowa Offset program to recover unpaid ATE citations within Section 61.138. CIP/DID #OB449776

## **PUBLIC INPUT**

*This is an opportunity for the public to address the City Council on any subject pertaining to Council business. If you wish to speak, place your name on the sign-up sheet on the table outside the Council Chambers and approach the microphone when called upon.*



## **CITY MANAGER COMMUNICATIONS AND DISCUSSIONS**

### **COUNCIL COMMUNICATIONS AND DISCUSSION**

*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 Overland
5. Council member Poe
6. Council member Russell
7. Council member Shey
8. Council member Shields
9. Council member Weinacht

*Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a City Council public meeting or event should contact the City Clerk's Office at 319-286-5060 or [cityclerk@cedar-rapids.org](mailto:cityclerk@cedar-rapids.org) as soon as possible but no later than 48 hours before the event.*

*Agendas and minutes for Cedar Rapids City Council meetings can be viewed at [www.cedar-rapids.org](http://www.cedar-rapids.org).*