

“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, December 19, 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
 - ❖ Presentation – 2017 Paving for Progress Accomplishments and Program Update (Doug Wilson)

PUBLIC HEARINGS

1. A public hearing will be held to consider a change of zone for property at 6025 Ridgemount Drive NE from C-2, Community Commercial Zone District, to RMF-1, Residential Multi-Family Zone District, with a Preliminary Site Development Plan as requested by Gerald R. Eganhouse (David Houg). CIP/DID #RZNE-025775-2017
 - a. First Reading: Ordinance granting a change of zone for property at 6025 Ridgemount Drive NE from C-2, Community Commercial Zone District, to RMF-1, Residential Multi-Family Zone District, with a Preliminary Site Development Plan as requested by Gerald R. Eganhouse.
 - b. Resolution of Support authorizing City participation under the Urban Housing – Economic Development Program for a housing project at 6025 Ridgemount Drive NE as requested by Anthony Properties and Perry Reid Properties.

2. A public hearing will be held to consider a change of zone for property at 6420 Rockwell Drive NE from O-S, Office/Service Zone District, to RMF-1, Residential Multi-Family Zone District, with a Preliminary Site Development Plan as requested by Ridgemont Land Investors, L.C. (David Houg). CIP/DID #RZNE-025774-2017
 - a. First Reading: Ordinance granting a change of zone for property at 6420 Rockwell Drive NE from O-S, Office/Service Zone District, to RMF-1, Residential Multi-Family Zone District, with a Preliminary Site Development Plan as requested by Ridgemont Land Investors, L.C.
 - b. Resolution of Support authorizing City participation under the Urban Housing – Economic Development Program for a housing project at 6420 Rockwell Drive NE as requested by Anthony Properties and Perry Reid Properties.
3. A public hearing will be held to consider the proposed 20th Avenue SW Urban Renewal Area and Plan and an Ordinance relating to the collection of tax increment within the proposed area, bounded by 20th Avenue SW, Wilson Avenue SW, West Post Road SW and Jacolyn Drive SW (Caleb Mason). CIP/DID #TIF-0016-2017
 - a. Resolution approving the 20th Avenue SW Urban Renewal Area Plan.
 - b. First Reading: Ordinance relating to collection of tax increment within the proposed 20th Avenue SW Urban Renewal Area.
4. A public hearing will be held to consider the proposed Muirfield SW Urban Renewal Area and Plan and an Ordinance relating to the collection of tax increment within the proposed area, generally located southwesterly of the intersection of Ely Road SW and Muirfield Drive SW (Caleb Mason). CIP/DID #TIF-0017-2017
 - a. Resolution approving the Muirfield SW Urban Renewal Area Plan.
 - b. First Reading: Ordinance relating to collection of tax increment within the proposed Muirfield SW Urban Renewal Area.
5. A public hearing will be held to consider the Resolution of Necessity (Proposed) for the construction of the E Avenue NW from Iowa Highway 100 to Stoney Point Road project (Doug Wilson). **(Paving for Progress)** CIP/DID #3012181-00
 - a. Resolution with respect to the adoption of the Resolution of Necessity (Proposed) for the construction of the E Avenue NW from Iowa Highway 100 to Stoney Point Road project.
6. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the FY18 Sanitary Sewer Point Repairs project (estimated cost is \$136,000) (Dave Wallace). CIP/DID #655996-12
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the FY18 Sanitary Sewer Point Repairs project.
7. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Kirkwood & 60th Avenue Booster Station Upgrades (estimated cost is \$1,000,000) (Steve Hershner). CIP/DID #6250046-02
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Kirkwood & 60th Avenue Booster Station Upgrades.

8. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Outer Ellis Boat Harbor (EEE) Sheet Piling Repair project (estimated cost is \$147,000) (Steve Krug). CIP/DID #312077-02
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Outer Ellis Boat Harbor (EEE) Sheet Piling Repair project.

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.

9. Motion to approve minutes.
10. Resolution establishing a dead end in the alley between 10th Street and 11th Street NW from I Avenue to J Avenue NW. CIP/DID #60-18-029
11. Resolution establishing stop control on 80th Street NW at E Avenue NW, stopping all traffic on 80th Street for E Avenue. CIP/DID #60-18-031
12. Resolution accepting the specifications and locations for a Wayfinding System implemented by the City, as funding is secured, for the City's core districts including the MedQuarter Regional Medical District, the Downtown District and the Czech Village/New Bohemia Main Street District and NewBo City Market. CIP/DID #60-18-024
13. Resolution concluding the request for competitive redevelopment proposals for City-owned property at 101 and 111 3rd Avenue SE and 312 1st Street SE. CIP/DID #DISP-0004-2016
14. Resolution amending Resolution No. 1494-11-17, revising the final amount to be assessed for the FY 2016 Sidewalk and Ramp Repair Program – Contract No. 1 project. CIP/DID #3017016-01
15. Resolution authorizing two firefighters to attend Technical Search Specialist Training in College Station, Texas, for a total amount of \$7,608. CIP/DID #FIR1217-0031

16. Resolution eliminating the employee classification of Housing and Healthy Homes Specialist due to the expiration of the Lead Hazard Control Grant, which necessitated and funded this classification. CIP/DID #CD-0031-2017
17. Resolution eliminating the Housing and Redevelopment Specialist position, which has been vacant since March of 2017, as duties have been redistributed to various other positions within the Housing Services Department. CIP/DID #CD-0032-2017
18. Resolution authorizing a pay increase for the City Attorney effective January 1, 2018. CIP/DID #HR0028
19. Resolution authorizing a pay increase for the City Clerk effective January 1, 2018. CIP/DID #HR0027
20. Resolution authorizing a pay increase for the City Manager effective September 20, 2017. CIP/DID #HR0029
21. Motion authorizing publication of a public notice that on January 9, 2018 a Resolution will be considered regarding a lease agreement with the Adjutant General of Iowa for the lease of the Iowa National Guard Armory for Fire Department agility testing at no cost to the City. CIP/DID #101917-01
22. Resolution setting a public hearing for January 9, 2018 to consider the vacation and disposition of vacant City-owned right-of-way, described as a 25-foot-wide vacant parcel of City-owned right-of-way located southwesterly of and adjacent to 5026, 5102, 5108, 5114 and 5120 Cotton Court SW, to College Farms LLC in connection with the College Farms Lift Station project. CIP/DID #ROWV-024789-2017
23. 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. January 9, 2018 – CEMAR Trail: Phase 1C and H Avenue NE and 16th Street NE from Oakland Road to D Avenue PCC Pavement with HMA Resurfacing and PCC Sidewalk/Trail project, with bid opening January 17, 2018 at the Iowa Department of Transportation (estimated cost is \$1,800,000). **(Paving for Progress)** CIP/DID #3012175-02
 - b. January 9, 2018 – Quaker Oats Flood Control System project, with bid opening February 7, 2018 (estimated cost is \$17,000,000). CIP/DID #3314520-30
24. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
 - a. 3rd Street Convenience, 216 3rd Street SE.
 - b. Bandana's Bar-B-Q, 3707 1st Avenue SE.
 - c. Cedar Rapids Galaxy 16 Cinema, 5340 Council Street NE.
 - d. Chrome Horse Slophouse & Saloon, 1201 3rd Street SE (new – formerly NewBo Ale House & Sushi).
 - e. CJ's Sports Bar & Grill, 62 17th Avenue SW.
 - f. El Rancho Mexican Restaurant, 2747 16th Avenue SW.
 - g. JW's Pub & Grub, 58 Miller Avenue SW.
 - h. The Keg, 719 5th Street SE (new – new corporation).
 - i. La Cantina, 5400 Edgewood Road NE.

- j. Sierra Foods, 3326 Center Point Road NE (new – changing to Class E Liquor).
 - k. Union Station Hall, 1736 16th Avenue SW.
 - l. Westdale Bowling Center, 2020 Scotty Drive SW.
25. Resolutions approving:
- a. Payment of bills. CIP/DID #FIN2017-01
 - b. Payroll. CIP/DID #FIN2017-02
 - c. Transfer of funds. CIP/DID #FIN2017-03
26. Resolutions approving assessment actions:
- a. Intent to assess – Water Division – delinquent municipal utility bills – 48 properties. CIP/DID #WTR121917-01
 - b. Levy assessment – Water Division – delinquent municipal utility bills – 23 properties. CIP/DID #WTR111417-01
27. Resolution accepting a subdivision improvement and approving a Maintenance Bond:
- a. Water system improvements installed in Hawks Point Seventh Addition, Phase 1 and 2-year Maintenance Bond submitted by Borst Brothers Construction, Inc. in the amount of \$21,802. CIP/DID #2017012-01
28. Resolutions accepting projects, approving Performance Bonds and/or authorizing final payments:
- a. 1st Avenue Bridge Over Cedar River Repair project, final payment in the amount of \$104,186.20 and 4-year Performance Bond submitted by Peterson Contractors, Inc. (original contract amount was \$1,929,713.03; final contract amount is \$2,083,723.96). **(Paving for Progress)** CIP/DID #305132-02
 - b. 7th Street SE from 4th Avenue SE to 12th Avenue SE Roadway Reconstruction and One-Way to Two-Way Conversion project, final payment in the amount of \$59,226.34 and 4-year Performance Bond submitted by Dave Schmitt Construction Co., Inc. (original contract amount was \$1,224,134.65; final contract amount is \$1,184,526.75). CIP/DID #3012111-04
 - c. Council Street NE at Dry Run Creek, Pedestrian Crossing Safety Improvements project, final payment in the amount of \$2,493.61 and 4-year Performance Bond submitted by Central States Concrete, LLC (original contract amount was \$45,965.40; final contract amount is \$49,872.16). CIP/DID #305131-02
 - d. Avenue Place NE Sanitary Sewer Point Repairs project and 4-year Performance Bond submitted by B.G. Brecke, Inc. (original contract amount was \$20,735; final contract amount is \$19,300). CIP/DID #6550046-01
29. Resolution approving a final plat:
- a. Bahr Addition for land located at 5705 Honey Grove Road, Ely. CIP/DID #FLPT-024747-2017
30. Resolutions approving actions regarding purchases, contracts and agreements:
- a. Contract with Toole Design Group for the Pedestrian Master Plan for the Public Works Engineering Division in the amount of \$118,000. CIP/DID #PUR0717-018
 - b. Contract with UnityPoint Health Work Well Solutions for occupational health program services for the Finance Department for three years for an annual amount not to exceed \$165,000. CIP/DID #PUR1017-070

- c. Amendment No. 1 to the contract with Health Solutions, LLC for Wellness Program services for the Human Resources Department to reflect the additional cost of services for an annual amount not to exceed \$25,000 (original contract amount was \$260,000; total contract amount with this amendment is \$285,000). CIP/DID #PUR1116-113
- d. Purchase of Intergraph CAD applications services and licenses for the Information Technology Department for an upgrade to the current system from Hexagon Safety & Infrastructure in an amount not to exceed \$481,440. CIP/DID #IT2017-010
- e. Contract with USIC Locating Services, LLC for fiber locating and marking services for the Information Technology Department for an annual amount not to exceed \$170,000. CIP/DID #PUR1117-079
- f. Contract with Keltek, Inc. for body-worn cameras for the Police Department for three years for an amount not to exceed \$300,000. CIP/DID #PUR0717-006
- g. Amendment No. 2 to the contract with Rehrig Pacific Company for solid waste containers for collection of garbage, recycling and yard waste for the Solid Waste & Recycling Division to increase the total annual amount for the renewal period by \$50,000 (original contract amount was \$230,000; revised renewal contract amount is \$150,000). CIP/DID #PUR0715-013
- h. Amendment No. 4 to renew contract with BWC Excavating LC for excavation and hauling of lagoon ash sand for the Water Pollution Control Facility for an annual amount not to exceed \$140,000 (original contract amount was \$164,000; renewal contract amount is \$140,000). CIP/DID #1213-107
- i. Contract with Hydrite Chemical Co. for liquid magnesium bisulfite 30 percent for the Water Pollution Control Facility for an annual amount not to exceed \$320,000. CIP/DID #PUR1017-062
- j. Contract with Hydrite Chemical Co. for nitric acid 41-degree technical grade liquid in totes for the Water Pollution Control Facility for an annual amount not to exceed \$50,000. CIP/DID #PUR1017-060
- k. Contract with Polydyne, Inc. for emulsion polymer clarifloc CE-939 for the Water Pollution Control Facility for an annual amount not to exceed \$350,000. CIP/DID #PUR1017-063
- l. Professional Services Agreement with Donohue & Associates, Inc. for an amount not to exceed \$155,000 for the Intermediate and Final Lift Stations HVAC Improvements project. CIP/DID #6150029-01
- m. Amendment No. 2 to the Professional Services Agreement with HR Green, Inc. specifying an increased amount not to exceed \$16,660 for design services in connection with the Memorial Drive SE from Mount Vernon Road to McCarthy Road Pavement Rehabilitation project (original contract amount was \$192,271; total contract amount with this amendment is \$236,121). **(Paving for Progress)** CIP/DID #3012153-01
- n. Professional Services Agreement with Snyder & Associates, Inc. for an amount not to exceed \$45,949 for design services in connection with the Mount Vernon Road SE from 19th Street to Vernon Drive Utility Duct Bank project. **(Paving for Progress)** CIP/DID #3012149-02
- o. Change Order No. 8 in the amount of \$168,557.45 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 \$5,097,934.45). CIP/DID #3316509-03
- p. Change Order No. 7 in the amount of \$32,036.23 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 \$1,461,398.44). **(Paving for Progress)** CIP/DID #3012155-02

- q. Change Order No. 9 in the amount of \$24,950.59 with Ricklefs Excavating, Ltd. for the 29th Street Drive SE from 1st Avenue to Tama Street Roadway Improvements project (original contract amount was \$1,461,960.75; total contract amount with this amendment is \$1,839,111.39). **(Paving for Progress)** CIP/DID #3012126-02
- r. Change Order No. 5 in the amount of \$73,380.61 with Vieth Construction Corp. for the 1st Avenue E from 27th Street NE to 34th Street NE HMA Resurfacing Phase 3 project (original contract amount was \$1,849,801.29; total contract amount with this amendment is \$1,934,627.80). CIP/DID #301240-08
- s. Employment Retention Payment Agreement with the City Manager. CIP/DID #ATT000014
- t. Grant application to the Corridor Metropolitan Planning Organization for transportation funds and committing to provide local matching funds contingent upon award and acceptance of transportation grant funds. CIP/DID #TRN005-17
- u. Grant applications to the Corridor Metropolitan Planning Organization for Federal Surface Transportation Block Grant or Transportation Alternatives Set-Aside funds for a sidewalk project along Edgewood Road Multi-use Walkway from 16th Avenue SW to O Avenue NW project. CIP/DID #301990-00
- v. Grant application to the Corridor Metropolitan Planning Organization for Federal Surface Transportation Block Grant or Transportation Alternatives Set-Aside funds for the Edgewood Road Trail from Ellis Road NW to Glass Road NE. CIP/DID #325036-00
- w. Submittal of a grant application to the Corridor Metropolitan Planning Organization in the amount of \$1,808,000 for Federal Surface Transportation Block Grant funds for the Ellis Boulevard and 6th Street NW Connector from E Avenue to 1st Avenue W project. **(Paving for Progress)** CIP/DID #301963-00
- x. Grant applications to the Corridor Metropolitan Planning Organization for Transportation Alternatives Program Set-Aside funds for a trail project along Wiley Boulevard Sidepath Phase 1: From 16th Avenue SW to Williams Boulevard SW. CIP/DID #325099-00
- y. Agreement for a Transportation Alternatives Program project with the Iowa Department of Transportation (IDOT) in the amount of \$840,000 for the Cherokee Trail (Phase I) from Stoney Point Road NW through Cherry Hill Park project. CIP/DID #325069-00
- z. Agreement for a Transportation Alternatives Program project with the Iowa Department of Transportation (IDOT) in the amount of \$565,000 in TAP funds plus \$1,275,000 in Surface Transportation Program funds for the Cherokee Trail (Phase II) from Morgan Creek (County) Park to Cherry Hill Park and from Cherry Hill Park through Cherokee Park project. CIP/DID #325069-00
- aa. Interagency Agreement with the Iowa Department of Inspections and Appeals for fraud investigation in the Section 8 HCV Program/Public Housing Authority. CIP/DID #PHA-0002-2015
- ab. Memorandum of Agreement with the U.S. Marshals Service for Special Response Team emergency medical technician support. CIP/DID #PD0025
- ac. Accepting an Easement for Storm Sewer and Drainage Facilities from the International Church of the Foursquare Gospel for property located at 2322 26th Street NW. CIP/DID #PLSV-025679-2017
- ad. Development Agreement with DMFA, LLC for the disposition and redevelopment of City-owned property located at 107 and 111 5th Avenue SW and 500 and 504 1st Street SW. CIP/DID #DISP-0012-2017
- ae. Development Agreement and Special Warranty Deed with Cedar Valley Habitat for Humanity, Inc. for property at 1024 15th Street SE. CIP/DID #DISP-0019-2017

- af. Development Agreement and Special Warranty Deed with Cedar Valley Habitat for Humanity, Inc. for property located adjacent to 15th Street SE and north of the alleyway between 10th and 11th Avenue SE. CIP/DID #DISP-0019-2017
- ag. Purchase Agreement in the amount of \$601 and accepting a Warranty Deed and a Temporary Grading Easement for Construction from Matthew J. Cannon for land located at 896 12th Street NE in connection with the CEMAR Trail Phase 1A – H Avenue NE from Cedar Lake to Oakland Road project. CIP/DID #325012-00
- ah. Purchase Agreement in the amount of \$1,875 and accepting a Warranty Deed for right-of-way and a Temporary Grading Easement for Construction from Kyle W. Porter for land located at 3630 Johnson Avenue NW in connection with the Johnson Avenue NW Improvements from 1st Avenue SW to Midway Drive NW project. **(Paving for Progress)** CIP/DID #3012043-00
- ai. Purchase Agreement in the amount of \$4,700 and accepting a Warranty Deed for right-of-way and a Temporary Grading Easement for Construction from Myron L. Williams and Constance M. Williams for land located at 3960 Johnson Avenue NW in connection with the Johnson Avenue NW Improvements from 1st Avenue SW to Midway Drive NW project. **(Paving for Progress)** CIP/DID #3012043-00
- aj. Lease Agreement negotiation with SSC, Inc. on behalf of Verizon Wireless for vacant City-owned property located in the 1800 block of 10th Street SE, commonly known as the RESCAR site, for the purpose of siting a cellular communications tower. CIP/DID #DISP-0017-2017
- ak. Amending Resolution No. 1660-12-17, which terminated the Water Reserve Fund Agreement for the Woodmoor Additions and directed the release of the Woodmoor Additions Water Reserve Fund, to include the water main petition and assessment agreements. CIP/DID #OB194693
- al. Awarding and approving contract in the amount of base bid \$308,000 plus alternate bid \$55,500 for a total bid of \$363,500, plus incentive up to \$10,000, bond and insurance of Ace Pipe Cleaning, Inc. for the 2018 Internal Inspection of Large Diameter Sanitary Sewer project. CIP/DID #6550048-01

REGULAR AGENDA

- 31. Report on bids for the Northwood Drive NE from Glass Road NE to South of Brookland Drive NE Roadway Reconstruction project (estimated cost is \$980,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012115-03
 - a. Resolution awarding and approving contract in the amount of \$898,823.72, plus incentive up to \$53,600, bond and insurance of Rathje Construction Company for the Northwood Drive NE from Glass Road NE to South of Brookland Drive NE Roadway Reconstruction project.
- 32. Report on bids for the O Avenue NW Roadway Improvements Phase I from 16th Street NW to Ellis Boulevard NW project (estimated cost is \$4,060,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012121-02
 - a. Resolution awarding and approving contract in the amount of \$3,191,191, plus incentive up to \$112,000, bond and insurance of Ricklefs Excavating, Ltd. for the O Avenue NW Roadway Improvements Phase I from 16th Street NW to Ellis Boulevard NW project.

33. Discussion and Resolution authorizing a term sheet outlining preliminary project terms and directing the City Manager to negotiate a Development Agreement with ArtTech Village II in New Bo, LLC for the construction of a five-story mixed-use facility at 455 16th Avenue SE (Caleb Mason and Jennifer Pratt). CIP/DID #CD-0019-2016
34. Discussion and Resolution authorizing execution of a Development Agreement with Physicians' Clinic of Iowa, P.C., PCI MM Investors II, LLC, PCI Parking Garage, Inc. and St. Luke's Methodist Hospital providing for City participation in the development of a medical mall and parking ramp (Caleb Mason). CIP/DID #TIF-0015-2017

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 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.