

*“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, April 24, 2018 at 5:30 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
  - ❖ Proclamation – 50th Anniversary of the Home Rule Amendment to Iowa’s State Constitution

## PUBLIC HEARINGS

1. A public hearing will be held to consider public comments regarding identification of community development needs, program funding for development of proposed activities, and specific budget allocations for the Community Development Block Grant (CDBG) and HOME Investment Partnership Programs, prior to adopting an Annual Action Plan for the period of July 1, 2018 to June 30, 2019 (Sara Buck). CIP/DID #OB246513
2. A public hearing will be held to consider a request by TWG Development, LLC for an Urban Revitalization Area designation for the development of property at 5200, 5220 and 5300 16th Avenue SW for a proposed affordable housing project (Caleb Mason). CIP/DID #URTE-0024-2018
  - a. Resolution approving the 5200 16th Avenue SW Urban Revitalization Area Plan.
  - b. First Reading: Ordinance establishing the 5200 16th Avenue SW Urban Revitalization Area designation.
3. A public hearing will be held to consider a request by Warrior Enterprises, L.L.C. for an Urban Revitalization Area designation for the redevelopment of property at 1510 Collins Road NE and 5131 Council Street NE (Caleb Mason). CIP/DID #URTE-0023-2018
  - a. Resolution approving the Council and Collins Urban Revitalization Area Plan.
  - b. First Reading: Ordinance establishing the Council and Collins Urban Revitalization Area designation.

4. A public hearing will be held to consider a request by 1825, LLC for an Urban Revitalization Area designation for the redevelopment of a commercial building at 1825 Edgewood Road SW (Caleb Mason). CIP/DID #URTE-0021-2018
  - a. Resolution approving the 1825 Edgewood Urban Revitalization Area Plan.
  - b. First Reading: Ordinance establishing the 1825 Edgewood Urban Revitalization Area designation.
- ~~5. A public hearing will be held to consider granting a change of zone for property at 765 Boyson Road NE from O-S, Office/Service Zone District, to PUD-2, Planned Unit Development Two Zone District, as requested by Boyson Road Development LLC (David Houg). CIP/DID #RZNE-026379-2018 **Cancelled at the request of the applicant**~~
  - ~~a. First Reading: Ordinance granting a change of zone for property at 765 Boyson Road NE from O-S, Office/Service Zone District, to PUD-2, Planned Unit Development Two Zone District, as requested by Boyson Road Development LLC.~~
6. A public hearing will be held to consider Electric Line Easements in connection with the rebuilding and upgrading of existing facilities and located over City-owned property located between C Street SW and Bertram Road SE as requested by ITC Midwest LLC (Rita Rasmussen). CIP/DID #ESCY-023807-2016
  - a. Resolution authorizing execution of Electric Line Easements in connection with the rebuilding and upgrading of existing facilities and located over City-owned property located between C Street SW and Bertram Road SE as requested by ITC Midwest LLC.
7. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the NW Water Treatment Plant HVAC Improvements – Building 20 project (estimated cost is \$1,890,000) (Steve Hershner). CIP/DID #6250041-03
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the NW Water Treatment Plant HVAC Improvements – Building 20 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.*

8. Motion to approve the minutes.
9. Resolution directing the advertisement for sale of \$30,020,000 (subject to adjustment per terms of offering) General Obligation Bonds, Series 2018A, approving electronic bidding procedures and Official Statement. CIP/DID #FIN2017-15
10. Resolution directing the advertisement for sale of \$8,810,000 (subject to adjustment per terms of offering) General Obligation Bonds, Series 2018B, approving electronic bidding procedures and Official Statement. CIP/DID #FIN2017-15
11. Resolution directing the advertisement for sale of \$19,460,000 (subject to adjustment per terms of offering) Sewer Revenue Bonds, Series 2018C, approving electronic bidding procedures and Official Statement. CIP/DID #FIN2017-15
12. Resolution directing the advertisement for sale of \$15,775,000 (subject to adjustment per terms of offering) Water Revenue Bonds, Series 2018D, approving electronic bidding procedures and Official Statement CIP/DID #FIN2017-15
13. Resolution amending Resolution 0392-03-18, revising the final amount to be assessed for the FY 2016 Sidewalk and Ramp Repair Program – Contract No. 2 project. CIP/DID #3017016-00
14. Resolution of Support for an application for Workforce Housing Tax Credits to the Iowa Economic Development Authority from Gutschmidt Properties, Inc. CIP/DID #TIF-0024-2018
15. Resolution approving the work plans and budgets for eight neighborhood associations for Fiscal Year 2019. CIP/DID #OB690117
16. Resolution appointing two City representatives as non-voting members of the Neighborhood Finance Corporation Board of Directors. CIP/DID #CD-0035-2018
17. Resolution granting an extension of time through June 30, 2018 for the Going Out of Business License issued to Z Sleep Mattress Shop, 5432-5436 Blairs Forest Way NE. CIP/DID #BUS003678-04-2018
18. Resolution setting a public hearing for May 8, 2018 to consider the vacation of a storm water detention easement described as a 1.62-acre easement located at 5710 and 5830 Gibson Drive NE as requested by Agemark Corporation. CIP/DID #EASE-026705-2018
19. Motions setting public hearing dates for:
  - a. May 8, 2018 – to consider amending the Future Land Use Map in the City's Comprehensive Plan for property located at 804 44th Street SE from U-LL, Urban Large Lot, to U-MI, Urban Medium Intensity, as requested by Michael Odell. CIP/DID #FLUMA-026110-2018

- b. May 8, 2018 – to consider granting a change of zone for property located at 804 44th Street SE from R-1, Single Family Residence Zone District, to I-1, Light Industrial Zone District, as requested by Michael Odell. CIP/DID #RZNE-026069-2018
  - c. May 8, 2018 – to consider granting a change of zone for property at 1525 Hollywood Boulevard NE from R-3, Single Family Residence Zone District, to R-3D, Two-Family Residence Zone District, as requested by Adam Stradt. CIP/DID #RZNE-026384-2018
  - d. May 8, 2018 – to consider granting a change of zone for property at 801 60th Street SW from I-1, Light Industrial Zone District, to R-1, Single Family Residence Zone District, as requested by Douglas Flickinger. CIP/DID #RZNE-026741-2018
  - e. May 8, 2018 – to consider granting a change of zone for property at 1533 E Avenue NW from R-3, Single Family Residence Zone District, to R-3D, Two-Family Residence Zone District, as requested by Charles and JoAnn Scheer. CIP/DID #RZNE-026734-2018
  - f. **May 8, 2018 – to consider granting a change of zone for property at 765 Boyson Road NE from O-S, Office/Service Zone District, to PUD-2, Planned Unit Development Two Zone District, as requested by Boyson Road Development LLC. CIP/DID #RZNE-026379-2018**
20. 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. May 8, 2018 – Center Point Road NE from 29th Street to 32nd Street Pavement Rehabilitation and Oakland Road NE from H Avenue to 32nd Street One-Way to Two-Way Conversion project (estimated cost is \$2,670,000). **(Paving for Progress)** CIP/DID #3012148-06
  - b. May 8, 2018 – Edgewood Road NW Water Main Improvements from H Avenue NW to Crestwood Drive NW project (estimated cost is \$590,000). CIP/DID #6250051-2016020-01
  - c. May 8, 2018 – J Avenue Water Treatment Plant Site Improvements project (estimated cost is \$1,020,000). CIP/DID #6250056-03
21. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
- a. Biaggi's Ristorante Italiano, 320 Collins Road NE.
  - b. Cancun Mexican Grill & Bar, 365 33rd Avenue SW.
  - c. Cedar Rapids Moose Lodge #304, 1820 West Post Road SW.
  - d. Fong's Pizza, 1006 3rd Street SE (new – formerly Bata's).
  - e. Green Gable Inn, 1227 J Avenue NE.
  - f. Hometown Inn & Suites, 3315 Southgate Court SW.
  - g. Hy-Vee #3 Club Room, 20 Wilson Avenue SW.
  - h. Kirkwood Culinary Kitchen, 1100 3rd Street SE (new – at NewBo City Market).
  - i. McGrath Amphitheatre Cedar Rapids, 475 1st Street SW (5-day license for an event).
  - j. Need Pizzeria, 207 2nd Avenue SE.
  - k. Ramada Hotel and Conference Center, 525 33rd Avenue SW (new – formerly Clarion Hotel and Conference Center).
  - l. Smokin' Joe's Tobacco & Liquor Outlet #13, 2315 Mount Vernon Road SE.
  - m. Smokin' Joe's Tobacco & Liquor Outlet #7, 904 1st Avenue NW.
22. Resolutions approving:
- a. Payment of bills. CIP/DID #FIN2018-01
  - b. Payroll. CIP/DID #FIN2018-02
  - c. Transfer of funds. CIP/DID #FIN2018-03

23. Resolution thanking the following individual:
- a. Vote of thanks to Nick Duffy for serving on the Visual Arts Commission. CIP/DID #OB572855
24. Resolution approving the special event application for:
- a. Run CRANDIC Marathon (includes road closures) on April 29, 2018. CIP/DID #SPEC-009812-2018
25. Resolutions approving assessment actions:
- a. Intent to assess – Solid Waste & Recycling – clean-up costs – 11 properties. CIP/DID #SWM-005-18
  - b. Intent to assess – Water Division – delinquent municipal utility bills – 38 properties. CIP/DID #WTR042418-01
  - c. Levy assessment – Water Division – delinquent municipal utility bills – 25 properties. CIP/DID #WTR031318-01
26. Resolutions accepting projects, approving Performance Bonds and authorizing final payments:
- a. 66th Avenue SW Roadway Improvements from Locust Road to 6th Street Phase I-Utility Improvements project, final payment in the amount of \$26,246.48 and 4-year Performance Bond submitted by Rathje Construction Company (original contract amount was \$488,899.81; final contract amount is \$524,929.58). **(Paving for Progress)** CIP/DID #3012129-02
  - b. CEMAR Trail: Phase 1B HMA Trail and the CEMAR Trail: Phase 1D HMA Trail project, final payment in the amount of \$22,722.17 and 4-year Performance Bond submitted by Dave Schmitt Construction Company, Inc. (original contract amount was \$754,879.75; final contract amount is \$757,405.81). CIP/DID #325012-06
  - c. FY 17 Sanitary Sewer Point Repairs – Contract 1 project, final payment in the amount of \$11,531.64 and 4-year Performance Bond submitted by Borst Brothers Construction, Inc. (original contract amount was \$90,411; final contract amount is \$230,632.70). CIP/DID #655996-11
  - d. Raw Water Main Relocation project, final payment in the amount of \$53,288.49 and 2-year Performance Bond submitted by Langman Construction, Inc. (original contract amount was \$896,900; final contract amount is \$1,065,769.93). CIP/DID #6250044-02
  - e. Sinclair Detention Basin Asbestos Remediation and Grading project, final payment in the amount of \$142,643.23 and 2-year Performance Bond submitted by D.W. Zinser Company (original contract amount was \$2,086,797; final contract amount is \$2,852,864.60). CIP/DID #3316509-71
27. Resolution approving action regarding a final plat:
- a. One-year extension to record documents for Serbousek Farm First Addition for land located at 11707 C Street Road SW. CIP/DID #FLPT-023862-2016
28. Resolutions approving actions regarding purchases, contracts and agreements:
- a. Amendment No. 2 to renew the contract with FlexPac for Citywide janitorial supply program for an annual amount not to exceed \$200,000 (original contract amount was \$200,000; renewal contract amount is \$200,000). CIP/DID #PUR0915-052
  - b. Contract with KELTEK, Inc. for public safety equipment maintenance and support services for the Police Department and Fleet Services Division for a three-year period for an amount not to exceed \$271,335. CIP/DID #PUR0118-126
  - c. Contract with Croell Redi-Mix, Inc. for concrete products for the Street Operations Division for an annual amount not to exceed \$60,000. CIP/DID #PUR0318-141

- d. Contract with King's Material, Inc. for concrete products for the Street Operations Division for an annual amount not to exceed \$800,000. CIP/DID #PUR0318-141
- e. Amendment No. 3 to the Lease Agreement with GTP Acquisition Partners II, LLC for the addition of equipment on the south communication tower located at 1000 27th Avenue SW. CIP/DID #OB300200
- f. Amendment No. 2 to the Professional Services Agreement with HDR Engineering, Inc. for an amount not to exceed \$54,323 for consulting services in connection with the FY18 Sanitary Sewer Masterplan Update project (original contract amount was \$315,161; total contract amount with this amendment is \$415,031). CIP/DID #6550016-03
- g. Change Order No. 1 Final in the amount of \$6,224 with Dave Schmitt Construction Company for the Cedar Ridge Drive NE East of Wyndham Drive NE Storm Sewer Improvements project (original contract amount was \$10,517; total contract amount with this amendment is \$16,741). CIP/DID #304472-02
- h. Change Order No. 10 in the amount of \$1,039.32 with Rathje Construction Company for the Seminole Valley Road NE Improvements from Fords Crossing Road to 42nd Street project (original contract amount was \$3,473,561.65; total contract amount with this amendment is \$3,820,591.59). **(Paving for Progress)** CIP/DID #3012116-03
- i. Change Order No. 11 in the amount of \$23,940.66 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 \$2,678,489.74). **(Paving for Progress)** CIP/DID #3012127-02
- j. Change Order No. 3 in the amount of \$24,110.44 with Ricklefs Excavating, Ltd. for the Sinclair Detention Basin, Final Grading and Paving project (original contract amount was \$707,587; total contract amount with this amendment is \$820,297.44). CIP/DID #3316509-72
- k. Change Order No. 8 in the amount of \$2,073.50, plus two additional working days, with Vieth Construction Corp. for the Curb Ramp Repair Project – NW Bid Package No. 3 (original contract amount was \$709,351; total contract amount with this amendment is \$765,672.20). CIP/DID #3016016-06
- l. Corrective Quit Claim Deed with Warrior Enterprises, L.L.C. for City-owned property at 5131 Council Street NE. CIP/DID #DISP-0020-2017
- m. Purchase Agreement in the amount of \$900 and accepting a Warranty Deed for right-of-way and Temporary Grading Easement for Construction from Cedar Hills Community Church from land located at 6455 E Avenue NW in connection with the E Avenue NW from Iowa Highway 100 to Stoney Point Road project. **(Paving for Progress)** CIP/DID #3012181-00
- n. Development Agreement with GLD Properties, LLC and Pioneer Hi-Bred International, Inc. for the construction of an industrial distribution facility at 600 49th Avenue Drive SW. CIP/DID #TIF-0018-2017
- o. Second Amendment to Development Agreement and Access Easement with Knutson LLC for property at 525, 529 and 533 Valor Way SW. CIP/DID #OB1292698
- p. Development Agreement with Skogman Construction Company of Iowa for the construction of an office building at 427 1st Avenue SE. CIP/DID #TIF-0020-2018
- q. Assignment and Assumption Agreements and any other necessary documents to effectuate the transfer of covenants and restrictions pertaining to affordability from Koelker Excavating, Inc. to Koelker Properties, LLC for property at 2909 Riviera Street SW, participating in the Multi-Family New Construction program. **(Flood)** CIP/DID #540257

- r. Reimbursement Agreement with Interstate Power and Light Company and acceptance of the Consent to Termination of Non-Franchise Utility License and to Removal and Disposal of Pipeline agreement with EnviroGas LP to modify an abandoned pipeline that extends from the Cedar Rapids/Linn County Solid Waste Agency landfill to the Ingredion plant to accommodate the Cedar River Flood Control System project. CIP/DID #3313200-00
- s. Amending Resolution No. 0483-04-18 to correct the incentive amount to \$6,500 and final contract amount to \$72,828 for the contract awarded to Rathje Construction Company for the Wilson Avenue SW at 6th Street Bioretention Cell Pilot project (estimated cost is \$82,000). CIP/DID #304474-02
- t. Awarding and approving contract in the amount of \$2,014,159.41, bond and insurance of Dave Schmitt Construction Co., Inc. for the PCC Sidewalk, PCC Pavement, and Traffic Signals Phase 4A project on 1st Avenue E. from 325' S. of 34th Street – 40th Street; on 40th Street Drive S.E. from 1st Avenue E. to 350' E. of 1st Avenue E.; on 38th Street from 150' W. of 1st Avenue E. to 300' E of 1st Avenue E project (estimated cost is \$2,000,000). CIP/DID #301240-10

## **REGULAR AGENDA**

- 29. Report on bids for the Sac and Fox Portland Cement Concrete Trail Extension from Indian Creek to Trailridge Road SE and Sidewalk Extension from Ashland Court to Bever Avenue project (estimated cost is \$310,000) (Brenna Fall). CIP/DID #325031-01
- 30. Report on bids for the Midway Drive NW North of Johnson Avenue Storm Inlet Safety Improvements project (estimated cost is \$205,000) (Dave Wallace). CIP/DID #304429-03
  - a. Resolution awarding and approving contract in the amount of \$123,950, plus incentive up to \$5,000, bond and insurance of Rathje Construction Company for the Midway Drive NW North of Johnson Avenue Storm Inlet Safety Improvements project.
- 31. Discussion and Resolution authorizing negotiation of a Development Agreement with Depot Development, LLC for the redevelopment of City-owned properties at 1606, 1614, 1618, 1626, 1628, 1632, 1634, 1642 and 1646 Ellis Boulevard NW (Caleb Mason). CIP/DID #DISP-0011-2017

## **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.*

*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).*