

“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, May 22, 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 – Memorial Day (Don Tyne)

PUBLIC HEARINGS

1. A public hearing will be held to consider the Fiscal Year 2018 Budget Amendment (Casey Drew). CIP/DID #FIN2018-17
 - a. Resolution adopting the Fiscal Year 2018 Budget Amendment.
2. A public hearing will be held to consider a request by Transamerica Life Insurance Company for an Urban Revitalization Area designation for the redevelopment of property generally located at 6300 and 6400 C Street SW (Caleb Mason). CIP/DID #URTE-0022-2018
 - a. Resolution approving the Transamerica Urban Revitalization Area Plan.
 - b. First Reading: Ordinance establishing the Transamerica Urban Revitalization Area designation.
3. A public hearing will be held to consider the disposition of City-owned property at 101 and 109 3rd Avenue SE and 312 1st Street SE and inviting competitive redevelopment proposals (Caleb Mason). CIP/DID #DISP-0004-2016
 - a. Resolution authorizing the continuation of the disposition of City-owned property at 101 and 109 3rd Avenue SE and 312 1st Street SE and inviting competitive redevelopment proposals.

4. A public hearing will be held to consider the disposition of a 0.21-acre parcel of vacant City-owned land located westerly of and adjacent to 3300 C Street SW as requested by Iowa Electric Light and Power Company (Rita Rasmussen). CIP/DID #PRD-026090-2018
 - a. Resolution authorizing the disposition of a 0.21-acre parcel of vacant City-owned land located westerly of and adjacent to 3300 C Street SW as requested by Iowa Electric Light and Power Company.
5. A public hearing will be held to consider Electric Line Easements in connection with the rebuilding and upgrading of existing facilities over City-owned land generally located from 12th Avenue SW to former 19th Avenue SW and between A Street and D Street SW as requested by Interstate Power and Light Company (Rita Rasmussen). CIP/DID #ESCY-026128-2018
 - a. Resolution authorizing execution of Electric Line Easements in connection with the rebuilding and upgrading of existing facilities over City-owned land generally located from 12th Avenue SW to former 19th Avenue SW and between A Street and D Street SW as requested by Interstate Power and Light Company.
6. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 3rd Avenue from 1st Street SW to west of 1st Street SE Pavement Rehabilitation project (estimated cost is \$1,460,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012155-03
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 3rd Avenue from 1st Street SW to west of 1st Street SE Pavement Rehabilitation project.
7. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the E Avenue NW from Iowa Highway 100 to Stoney Point Road project (estimated cost is \$5,720,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012181-02
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the E Avenue NW from Iowa Highway 100 to Stoney Point Road project.
8. A public hearing will be held to consider the proposed specifications, form of contract and estimated cost for the Wayfinding Signage Installation in the MedQuarter District project (estimated cost is \$150,000) (Matt Myers). CIP/DID #PUR0318-156
 - a. Resolution adopting specifications, form of contract and estimated cost for the Wayfinding Signage Installation in the MedQuarter District 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 the minutes.
10. Resolution authorizing and providing for the issuance of \$28,340,000 General Obligation Bonds, Series 2018A, levying a tax to pay said bonds, and approving the tax exemption certificate and continuing disclosure certificate. CIP/DID #FIN2017-15
11. Resolution authorizing and providing for the issuance of \$8,730,000 Taxable General Obligation Bonds, Series 2018B, levying a tax to pay said bonds, and approving the continuing disclosure certificate. CIP/DID #FIN2017-15
12. Resolution authorizing and providing for the issuance and securing the payment of \$18,075,000 Sewer Revenue Bonds, Series 2018C, and providing for a method of payment of the bonds which includes approval of the tax exemption certificate and continuing disclosure certificate. CIP/DID #FIN2017-15
13. Resolution authorizing and providing for the issuance and securing the payment of \$14,595,000 Water Revenue Bonds, Series 2018D, and providing for a method of payment of the bonds which includes approval of the tax exemption certificate and continuing disclosure certificate. CIP/DID #FIN2017-15
14. Resolution approving and authorizing an amendment to the loan and disbursement agreement by and between the City of Cedar Rapids and the Iowa Finance Authority, and authorizing and providing for the reissuance of the \$39,390,000 Water Revenue Capital Loan Note, Series DWSRF (2008), of the City. CIP/DID #OB322332
15. Resolution establishing the City's new financial institution depository limits. CIP/DID #FIN2018-19
16. Resolution authorizing letters of support for applications to the Iowa Department of Public Health for medical cannabidiol manufacturer licenses in the city of Cedar Rapids. CIP/DID #CM003-18
17. Resolution approving the 2017 Downtown Vision Framework Plan. CIP/DID #OB277988
18. Resolution approving the lending area where NFC Cedar Rapids, LLC will fund neighborhood housing revitalization programs. CIP/DID #CD-0039-2018
19. Resolution authorizing staff to accept applications for the appointment to the Affordable Housing Commission, which includes representation from local social service providers, professional housing service providers, and general community representation. CIP/DID #CDF-0040-2018

20. Resolution establishing “No Stopping, Standing or Parking Anytime” on the west side of Wenig Road NE from the Kennedy High School bus exit to 120 feet to the south. CIP/DID #60-18-021
21. Resolution establishing a 0.93-acre parcel of land as additional right-of-way in order to accommodate existing and future roadway and bridge abutment maintenance and improvements located along the westerly right-of-way line of 26th Street SW. CIP/DID #PRD-024738-2017
22. Resolution adopting and levying final schedule of assessments and providing for the payment thereof for the 29th Street Drive SE from 1st Avenue to Tama Street Roadway Improvements project. **(Paving for Progress)** CIP/DID #3012126-00
23. Resolution amending Resolution 0496-04-18, revising the final amount to be assessed for the FY 2016 Sidewalk and Ramp Repair Program – Contract No. 2 project. CIP/DID #3017016-00
24. Resolution authorizing the elimination of the classification of Classification and Labor Relations Program Manager and the creation of a new Human Resources Generalist position effective June 2, 2018. CIP/DID #HR0034
25. Resolution setting a public hearing for June 12, 2018 to consider the vacation and disposition of public ways and grounds in and to the property described as a 20-foot by 80-foot alley located northeasterly of and adjacent to 600 1st Street SE as requested by Clock House LLC. CIP/DID #ROWV-026225-2018
26. Motions setting public hearing dates for:
 - a. June 12, 2018 – 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. CIP/DID #OB246513
 - b. June 12, 2018 – to consider granting a change of zone for property located at 818 1st Avenue NW from I-1, Light Industrial Zone District, to C-3, Regional Commercial Zone District, as requested by John Jakobsen. CIP/DID #RZNE-026739-2018
 - c. June 12, 2018 – to consider granting a change of zone for property located at 605 Boyson Road NE from O-S, Office/Service Zone District, to PUD-2, Planned Unit Development Two Zone District, as requested by Midwest Development Co. CIP/DID #RZNE-026864-2018
 - d. June 12, 2018 – to consider amending the Future Land Use Map for property located southeast of Williams Boulevard, northeast of Highway 30 and west of Banar Drive SW from U-HI, Urban High Intensity, to U-MI, Urban Medium Intensity, as requested by Todd Wood, Bellon-Africa Family Farms, LC, Terra Enterprises, LLC and JPM Enterprises, Inc. CIP/DID #FLUMA-026883-2018
 - e. June 12, 2018 – to consider granting a change of zone for property located southeast of Williams Boulevard, northeast of Highway 30 and west of Banar Drive SW from A, Agriculture Zone District, to C-3, Regional Commercial Zone District, and RMF-1, Residential Multi-Family Zone District, as requested by Todd Wood, Bellon-Africa Family Farms, LC, Terra Enterprises, LLC and JPM Enterprises, Inc. CIP/DID #RZNE-026347-2018
 - f. June 26, 2018 – to amend the Van Meter Urban Revitalization Area and Plan. CIP/DID #URTE-0025-2018

27. 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. June 12, 2018 – 27th Avenue SW from 3rd Street to J Street; Outlook Drive SW and 29th Avenue Roadway Improvements; 2018 Pavement Milling project (estimated cost is \$600,000). **(Paving for Progress)** CIP/DID #3012235-01
 - b. June 12, 2018 – Joint Communications Network: Old Orchard Knolls, College Farms, and Beaver Hollow Sanitary Sewer Pump Station Project Build Out project (estimated cost is \$215,000). CIP/DID #354021-01
 - c. June 12, 2018 – Fire Station Generator Replacement project (estimated cost is \$240,000). CIP/DID #PUR0518-179
 - d. June 12, 2018 – Hughes Park Improvements – Phase 1 project (estimated cost is \$324,000 for base bid and \$2,900 for alternate bid). CIP/DID #307232-03
28. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
- a. Avacentre – Cedar Rapids, 2121 Bowling Street SW.
 - b. Axel's Sports Grill, 951 Blairs Ferry Road NE (permanent transfer to 588 Boyson Road NE, Suites 124 and 126).
 - c. Brewhemia, 1202 3rd St SE.
 - d. Casa Las Glorias, 2245 Blairs Ferry Road NE.
 - e. Cedar Rapids Jaycees, 225 5th Avenue SW (5-day permit for an event at the McGrath Amphitheatre Cedar Rapids, 475 1st Street SW.).
 - f. Cedar Rapids Jaycees, 225 5th Avenue SW (5-day permit for an event at the McGrath Amphitheatre Cedar Rapids, 475 1st Street SW.).
 - g. Cedar Screamer Zip Line, 1325 1st Street SE and 116 14th Avenue SE (new – 6-month seasonal license).
 - h. Chrome Horse Slophouse & Saloon (3rd Street), 1201 3rd Street SE (5-day permit for an event at Black Stock Motorcycle Company, 611 2nd Avenue SE).
 - i. Chrome Horse Slophouse & Saloon (3rd Street), 1201 3rd Street SE (5-day permit for an event at McGrath Powersports, 4645 Center Point Road NE).
 - j. CVS/Pharmacy #8526, 4116 Center Point Road NE.
 - k. CVS/Pharmacy #8532, 2711 Mount Vernon Road SE.
 - l. Doubletree by Hilton Cedar Rapids Convention Complex, 350 1st Avenue NE.
 - m. Dublin City Pub, 415 1st Street SE.
 - n. McGrath Amphitheatre Cedar Rapids, 475 1st Street SW (5-day license for an event).
 - o. McGrath Amphitheatre Cedar Rapids, 475 1st Street SW (5-day license for an event).
 - p. McGrath Amphitheatre Cedar Rapids, 475 1st Street SW (5-day license for an event).
 - q. McGrath Amphitheatre Cedar Rapids, 475 1st Street SW (5-day license for an event).
 - r. Mount Mercy University, 1330 Elmhurst Drive NE.
 - s. National Czech & Slovak Museum & Library, 1400 Inspiration Place SW.
 - t. Pancho's Mexican Grill, 2315 Edgewood Road SW.
 - u. The Pig & Porter, 1028 3rd Street SE.
 - v. Pilot Travel Center #1092, 8950 Earhart Lane SW (new – new construction).
 - w. Red Robin America's Gourmet Burgers & Spirits, 4625 1st Avenue SE.
 - x. Residence Inn South, 730 33rd Avenue SW.
 - y. Saucy Focaccia, 5100 Fountain's Drive NE, Suite 100.
 - z. Southside Steakhouse, 1810 6th Street SW (new – formerly Jerk's).
 - aa. Time Out Lounge, 3230 16th Avenue SW.
 - bb. Tobacco Outlet Plus #560, 2846 Mount Vernon Road SE.

cc. Nick's Bar & Grill, 4958 Johnson Avenue NW (5-day license for an event at the Teamsters Hall, 5000 J Street SW).

29. Resolutions approving:
 - a. Payment of bills. CIP/DID #FIN2018-01
 - b. Payroll. CIP/DID #FIN2018-02
 - c. Transfer of funds. CIP/DID #FIN2018-03
30. Resolution thanking the following individual:
 - a. Vote of thanks to Ashlyn Lincoln for serving on the Cedar Rapids ADA Advisory Committee. CIP/DID #OB775389
31. Resolution approving the special event application for:
 - a. St. Ludmila's Kolach Festival (includes road closures) on June 8, 2018. CIP/DID #SPEC-012629-2018
32. Resolutions approving assessment actions:
 - a. Intent to assess – Water Division – delinquent municipal utility bills – 38 properties. CIP/DID #WTR052218-01
 - b. Levy assessment – Water Division – delinquent municipal utility bills – 21 properties. CIP/DID #WTR041018-01
33. Resolutions accepting projects, approving Performance Bonds and/or authorizing final payments:
 - a. 2018 Tree and Vegetation Removal Project, final payment in the amount of \$3,284.02 and 4-year Performance Bond submitted by Rathje Construction Company (original contract amount was \$64,700; final contract amount is \$65,680.30). **(Paving for Progress)** CIP/DID #301990-13
 - b. Emergency Storm Sewer Repair at 1427 11th St NW project, Change Order No. 1 (final) deducting the amount of \$25,032.62 and 4-year Performance Bond submitted by Pirc-Tobin Construction, Inc. (original contract amount was \$150,000; final contract amount is \$124,967.38). CIP/DID #304468
 - c. C Avenue NE Improvements from Collins Road to Blairs Ferry Road PCC Pavement – Grade and Replace project, Change Order No. 4 (Final) in the amount of \$20,176.83, final payment in the amount of \$30,000 and 5-year Performance Bond submitted by Horsfield Construction, Inc. (original contract amount was \$2,180,979.80; final contract amount is \$2,550,673.65). CIP/DID #301612-04
34. Resolution approving a final plat:
 - a. Hitop First Addition to Linn County, Iowa, for land located east of 34th Street SW and south of Walford Road. CIP/DID #FLPT-026836-2018
35. Resolutions approving actions regarding purchases, contracts and agreements:
 - a. Amendment No. 1 to the contract with Confluence, Inc. for right-of-way planning and specifications manual for the Community Development Department to reflect the additional cost for design of a pocket park for an amount not to exceed \$27,500 (original contract amount was \$199,800; total contract amount with this amendment is \$227,300). CIP/DID #PUR0917-057

- b. Amendment No. 1 to renew the contract with Commercial Appraisers of Iowa, Inc. for appraisal services for the Engineering Division for an annual amount not to exceed \$50,000 (original contract amount was \$75,000; renewal contract amount is \$50,000). CIP/DID #PUR0516-191
- c. Amendment No. 1 to renew the contract with Hattery Real Estate Appraisals, LLC for appraisal review services for the Engineering Division for an annual amount not to exceed \$50,000 (original contract amount was \$50,000; renewal contract amount is \$50,000). CIP/DID #PUR0516-192
- d. Contract with ProCircular, Inc. for managed security services for the Information Technology Department for an amount not to exceed \$413,125. CIP/DID #PUR0118-110
- e. Contract with Connerley Construction for Ellis Pool Deck Concrete Repairs for the Parks and Recreation Department for an amount not to exceed \$68,998. CIP/DID #PUR0418-165
- f. Purchase order in the amount of \$258,287 to Alfa Laval, Inc. for the on-site machine reconditioning of one Winklepress Type WPNK High Solids 2.0 meter belt filter press at the Water Pollution Control Facility. CIP/DID #WPC052218-01
- g. Letter of Agreement Renewal with B.G. Brecke, Inc. for an estimated amount of \$425,000 for the Repair of Water Service Lines FY19 project (original contract amount was \$258,540; renewal contract amount is \$425,000). CIP/DID #521108-19
- h. Change Order No. 3 to the contract with Garling Construction, Inc. for the Police Station & Shooting Range ADA Compliance project for the Facilities Maintenance Services Division to reflect the cost for additional work for an amount not to exceed \$80,032.19 (original contract amount was \$327,900; total contract amount with this amendment is \$417,924.11). CIP/DID #PUR0717-002
- i. Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. for an amount not to exceed \$163,756 for design services in connection with the 10th Street SE from 5th Avenue to 8th Avenue Pavement and Streetscaping project. CIP/DID #3012035-04
- j. Amendment No. 3 to the Professional Services Agreement with Foth Infrastructure & Environment, LLC specifying an increased amount not to exceed \$26,345 for engineering design services in connection with the Johnson Avenue NW Improvements from 1st Avenue SW to Midway Drive NW project (original contract amount was \$590,965; total contract amount with this amendment is \$761,356). **(Paving for Progress)** CIP/DID #3012043-01
- k. 28E Shared Area Radio Agreement with the Joint Emergency Communications Services Association, Linn County and the City of Marion. CIP/DID #OB660990
- l. Interagency Agreement with the Neighborhood Finance Corporation to address housing and neighborhood revitalization issues. CIP/DID #CD-0038-2018
- m. Sponsorship Agreement between the City's Convention Complex Manager, DoubleTree Management, LLC; VenuWorks of Cedar Rapids, LLC; and Bernatello's Pizza Inc., for a term of three years with a total payment of \$30,000. CIP/DID #FIN2018-20
- n. Development Agreements, Loan Agreements and related instruments in conjunction with amendments to CDBG Disaster Recovery Funding Grant 08-DRH-008 with the Iowa Economic Development Authority for MFNC Round 6 projects with Schissel, LLC and Newbo Development Group, LLC. CIP/DID #08-DRH-208
- o. Resolution authorizing execution of a Special Warranty Deed and First Amendment to the Development Agreement with Ellis Landings, LLC for properties located at 1871 and 1895 Ellis Blvd NW. CIP/DID #OB1241851

- p. Purchase Agreement in the amount of \$3,200 and accepting a Warranty Deed for right-of-way and Temporary Grading Easement for Construction from Lee Crawford Quarry Co., Inc. for vacant land located on the northeast corner at the intersection of E Avenue NW and Stoney Point Road in connection with the E Avenue NW from Iowa Highway 100 to Stoney Point Road project. **(Paving for Progress)** CIP/DID #3012181-00
- q. Purchase Agreement in the amount of \$10,000 and accepting a Warranty Deed for right-of-way and Temporary Grading Easement for Construction from Lee Crawford Quarry Co., Inc. for vacant land located on the northwest corner at the intersection of E Avenue NW and Stoney Point Road in connection with the E Avenue NW from Iowa Highway 100 to Stoney Point Road project. **(Paving for Progress)** CIP/DID #3012181-00
- r. Accepting a Warranty Deed, Groundwater Hazard Statement and Affidavit of Succession and Identity from Hames Homes, LLC for street right-of-way adjoining property at 2800 West Post Road SW in conjunction with conditions of Plat of Survey No. 2242 approval. CIP/DID #PLSV-026742-2018
- s. Accepting a Warranty Deed, Groundwater Hazard Statement and Concrete Sidewalk Petition and Assessment Agreement from Troy Zimmerman for street right-of-way adjoining property at 2341 Coldstream Avenue NE in conjunction with conditions of Plat of Survey No. 2246 approval. CIP/DID #PLSV-026373-2018
- t. Terminating an Agreement to Participate in Zika Avenue NW Improvements with T.J. Berthel Enterprises Development LLC and accepting in its place a Petition and Assessment Agreement for future improvements from the Sugar Creek Villa Homeowners Association. CIP/DID #OB301854

REGULAR AGENDA

- 36. Report on bids for the 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) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012148-06
- 37. Report on bids for the Edgewood Road NW Water Main Improvements from H Avenue NW to Crestwood Drive NW project (estimated cost is \$590,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #2016020-01
 - a. Resolution awarding and approving contract in the amount of \$531,385.75, plus incentive up to \$25,000, bond and insurance of Pirc-Tobin Construction, Inc. for the Edgewood Road NW Water Main Improvements from H Avenue NW to Crestwood Drive NW project.
- 38. Report on bids 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 awarding and approving contract in the amount of \$1,628,500, bond and insurance of Unzeitig Construction Company for the NW Water Treatment Plant HVAC Improvements – Building 20 project.

39. Discussion and Resolution authorizing the Finance Department to issue payment of \$1,041,064.24 to DoubleTree by Hilton for calendar year 2017 for the Convention Center and Arena capital reserve set aside funds and operating funds (Casey Drew). CIP/DID #FIN2018-21
40. Discussion and possible Resolution amending the Future Land Use Map of 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 (Vern Zakostelecky). CIP/DID #FLUMA-026110-2018
41. Discussion and possible first reading of an Ordinance 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 (Vern Zakostelecky). CIP/DID #RZNE-026069-2018

ORDINANCES

Second and possible Third Readings

42. 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. CIP/DID #RZNE-026379-2018

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 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.