

“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, February 26, 2019 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
 - ❖ Presentation – FY 2018 Annual Audit Presentation (Casey Drew, Heidi Hobkirk, Chris Koerperich)
 - ❖ Presentation – Paving for Progress 5-Year Report (Doug Wilson)
 - ❖ Proclamation – Iowa Honey Bee Day (Tom Hart)
 - ❖ **Proclamation – Bleeding Disorder Month (Hanna Beary)**

PUBLIC HEARINGS

1. A public hearing will be held to consider the proposed Amendment No. 1 to the Urban Renewal Plan for the Earhart Lane Urban Renewal Area (Caleb Mason). CIP/DID #TIF-0012-2017
 - a. Resolution approving Amendment No. 1 to the Urban Renewal Plan for the Earhart Lane Urban Renewal Area.
2. A public hearing will be held to consider the disposition of a 0.548-acre parcel of vacant City-owned land located southerly of and adjacent to 1600 51st Street NE as requested by McGrath Automotive Group, Inc. (Rita Rasmussen). CIP/DID #PRD-025636-2017
 - a. Resolution authorizing the disposition of a 0.548-acre parcel of vacant City-owned land located southerly of and adjacent to 1600 51st Street NE as requested by McGrath Automotive Group, Inc.

3. A public hearing will be held to consider a 0.02-acre Underground Electric Line Easement over City-owned land generally located northeasterly of and adjacent to 1501 C Street SW as requested by Interstate Power and Light Company (Rita Rasmussen). CIP/DID #ESCY-028127-2018
 - a. Resolution authorizing execution of a 0.02-acre Underground Electric Line Easement over City-owned land generally located northeasterly of and adjacent to 1501 C Street SW as requested by Interstate Power and Light Company.
4. A public hearing will be held to consider a 0.01-acre Underground Electric Line Easement over City-owned land generally located southwesterly of and adjacent to 77 15th Avenue SW as requested by Interstate Power and Light Company (Rita Rasmussen). CIP/DID #ESCY-028128-2018
 - a. Resolution authorizing execution of a 0.01-acre Underground Electric Line Easement over City-owned land generally located southwesterly of and adjacent to 77 15th Avenue SW as requested by Interstate Power and Light Company.
5. A public hearing will be held to consider an amendment to the Future Land Use Map in the City's Comprehensive Plan for property located at 3016, 3010, 3004, and 2956 Center Point Road and 3007 Oakland Road NE from U-LI, Urban-Low Intensity, to U-MI, Urban-Medium Intensity, as requested by M & W Properties, LLC, Jay M. Kluesner, Curtis Krambeer, Gary F. and Lisa Wade, and Richard A. and Pamela R. Kolosick (Vern Zakostecky). CIP/DID #FLUMA-028097-2018
 - a. Resolution amending the Future Land Use Map in the City's Comprehensive Plan for property located at 3016, 3010, 3004, and 2956 Center Point Road and 3007 Oakland Road NE from U-LI, Urban-Low Intensity, to U-MI, Urban-Medium Intensity, as requested by M & W Properties, LLC, Jay M. Kluesner, Curtis Krambeer, Gary F. and Lisa Wade, and Richard A. and Pamela R. Kolosick.
6. A public hearing will be held to consider a change of zone from S-RM1, Suburban Residential Medium Single Unit District, to S-RMF, Suburban Residential Medium Flex District, for property located at 3016, 3010, 3004, and 2956 Center Point Road and 3007 Oakland Road NE as requested by M & W Properties, LLC, Jay M. Kluesner, Curtis Krambeer, Gary F. and Lisa Wade, and Richard A. and Pamela R. Kolosick (Vern Zakostecky and Caleb Mason). CIP/DID #RZNE-028098-2018
 - a. First Reading: Ordinance granting a change of zone from S-RM1, Suburban Residential Medium Single Unit District, to S-RMF, Suburban Residential Medium Flex District, for property located at 3016, 3010, 3004, and 2956 Center Point Road and 3007 Oakland Road NE as requested by M & W Properties, LLC, Jay M. Kluesner, Curtis Krambeer, Gary F. and Lisa Wade, and Richard A. and Pamela R. Kolosick.
 - b. Resolution of support authorizing City participation in the proposed redevelopment project along Center Point Road NE south of 32nd Street NE under the City's Brownfield/Grayfield – Economic Development Program, as requested by M & W Properties, LLC.

7. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 10th Street SE from 5th Avenue to 8th Avenue Pavement and Streetscaping project (estimated cost is \$1,820,000) (Brenna Fall). CIP/DID #3012035-05
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 10th Street SE from 5th Avenue to 8th Avenue Pavement and Streetscaping project.
8. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Cherokee Trail (Phase 1) from Stoney Point Road to Sharon Lane NW project (estimated cost is \$425,000) (Brenna Fall). CIP/DID #325069-04
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Cherokee Trail (Phase 1) from Stoney Point Road to Sharon Lane NW project.
9. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Council Street NE Improvements from Collins Road to South of 46th Street project (estimated cost is \$1,350,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012236-02
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Council Street NE Improvements from Collins Road to South of 46th Street 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.

10. Motion to approve the minutes.
11. Resolution authorizing updates to the ConnectCR and GrowCR Elements of EnvisionCR. CIP/DID #OB165740
12. Resolution establishing a Zoning Advisory Group to provide City staff assistance with Chapter 32 updates. CIP/DID #CD-0048-2018

13. Resolution dissolving the Czech Bohemia Design Review Technical Advisory Committee, the Ellis Area Design Review Technical Advisory Committee, the Kingston Village Design Review Technical Advisory Committee, and the Medical Quarter Design Review Technical Advisory Committee. CIP/DID #OB715322
14. Resolution setting a public hearing for March 12, 2019 to consider a 0.02-acre Underground Electric Line Easement over City-owned land located along the northwesterly parcel line of 1500 C Street SW as requested by Interstate Power and Light Company. CIP/DID #ESCY-028233-2019
15. Resolution setting a public hearing for March 12, 2019 to consider the vacation of a 12,277-square-foot Stormwater Detention Easement and a 5,925-square-foot Ingress, Egress and Utility Easement located at 8810 and 8860 Runway Court SW as requested by Nordy's, L.L.C. CIP/DID #EASE-028158-2019
16. Motions setting public hearing dates for:
 - a. March 12, 2019 – to consider amending Chapter 12 of the Municipal Code, Water Service, by repealing existing rates and establishing new rates. CIP/DID #WTR20-01
 - b. March 12, 2019 – to consider amending Chapter 13 of the Municipal Code, Wastewater Facilities, by repealing existing service charges and establishing new service charges. CIP/DID #WPC20-01
 - c. March 12, 2019 – to consider amending Chapter 72 of the Municipal Code, Stormwater Management, by repealing existing rates and establishing new rates. CIP/DID #STORMWATER20-01
 - d. March 12, 2019 – to consider amending Chapter 32 of the Municipal Code, Zoning, to clarify and update requirements to Use-Specific Standards, Development Standards and Review and Approval Procedures. CIP/DID #CD-0048-2018
 - e. March 12, 2019 – to consider a Development Agreement for the proposed Edgewood Town Center development project. CIP/DID #TIF-0028-2018
 - f. March 12, 2019 – to consider amendments to the Section 8 Housing Choice Voucher (HCV) Program Public Housing Agency (PHA) Administrative Plan. CIP/DID #OB363680
 - g. April 9, 2019 – to consider submittal of the FY20 Consolidated Transit Funding Application to the Iowa Department of Transportation for federal and state transit funding assistance. CIP/DID #TRN001-19
17. 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. March 12, 2019 – 2019 Pavement Milling Project (estimated cost is \$425,000). **(Paving for Progress)** CIP/DID #301990-14
 - b. March 12, 2019 – Mt. Vernon Road SE from 38th Street to East Post Road project (estimated cost is \$2,000,000). **(Paving for Progress)** CIP/DID #3012199-02
 - c. March 12, 2019 – Satellite Kitchen Addition at Ice Arena project (estimated cost is \$492,074). CIP/DID #PUR0119-161
 - d. March 12, 2019 – TIF 2nd St 1st-3rd Av UFG Land project (estimated cost is \$108,000). CIP/DID #321614-01

18. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
 - a. Aldi #64, 180 Collins Road NE (new – formerly Fresh Market).
 - b. Boston Fish Market, 804 5th Street SE.
 - c. The Broken Spoke, 2010 Sylvia Avenue NE.
 - d. Cappy's Pizzeria, 7037 C Avenue NE.
 - e. Cedar Rapids Kernels, 950 Rockford Road SW.
 - f. Cottage Grove Place, 2115 1st Avenue SE.
 - g. Country Inn & Suites, 9100 Atlantic Drive SW.
 - h. Fas Mart #5147, 1430 1st Avenue NE.
 - i. Fas Mart #5149, 2349 Blairs Ferry Road NE.
 - j. Fas Mart #5151, 380 Blairs Ferry Road NE.
 - k. Hill Brothers Jiffy Mart, 1904 Mount Vernon Road SE.
 - l. Just Jules Pub & Restaurant, 835 Center Point Road NE.
 - m. Lancer Lanes, 3203 6th Street SW (new – new ownership).
 - n. Lucita's Diner, 1100 1st Street SW.
 - o. Old Neighborhood Pub, 608 16th Street NE.
 - p. Pancheros Mexican Grill, 4701 1st Avenue SE.
 - q. Parlor City Pub & Eatery, 1125 3rd Street SE.
 - r. Playtime Tap, 933 14th Avenue SW.
 - s. Regis Middle School, 735 Prairie Drive NE (5-day license for an event).
 - t. Tycoon, 427 2nd Avenue SE (5-day beer permit for an event).
19. Resolutions approving:
 - a. Payment of bills. CIP/DID #FIN2019-01
 - b. Payroll. CIP/DID #FIN2019-02
 - c. Transfer of funds. CIP/DID #FIN2019-03
20. Resolutions approving assessment actions:
 - a. Levy assessment – Solid Waste & Recycling – cleanup costs – three properties. CIP/DID #SWM-001-19
 - b. Intent to assess – Water Division – delinquent municipal utility bills – 36 properties. CIP/DID #WTR022619-01
 - c. Levy assessment – Water Division – delinquent municipal utility bills – 18 properties. CIP/DID #WTR012219-01
21. Resolutions accepting subdivision improvements, approving Maintenance Bonds and/or authorizing reimbursements:
 - a. Water system improvements in Country Ridge 3rd Addition and 2-year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$79,072.50. CIP/DID #2018023-01
22. Resolutions accepting projects, approving Performance Bonds and/or authorizing final payments:
 - a. 2017 Curb Ramp Repair: Bid Package #3 project, final payment in the amount of \$5,000 and 4-year Performance Bond submitted by Midwest Concrete, Inc. (original contract amount was \$1,109,140; final contract amount is \$1,140,220.50). CIP/DID #3016016-14
 - b. FY 18 Lift Station Improvements project, final payment in the amount of \$16,470 and 4-year Performance Bond submitted by Boomerang Corp. (original contract amount was \$328,730.50; final contract amount is \$329,399.91). CIP/DID #6550010-02

- c. FY 2018 Draintile Program – Bid Package #1 project, final payment in the amount of \$12,114.49 and 4-year Performance Bond submitted by Midwest Concrete, Inc. (original contract amount was \$213,725.60; final contract amount is \$242,289.86). CIP/DID #304998-05
 - d. Ladd Library Opportunity Center project and 2-year Performance Bond submitted by Tricon General Construction, Inc. (original contract amount was \$108,600; final contract amount is \$118,022.69). CIP/DID #PUR0718-007
23. Resolutions approving final plats:
- a. Edgewood Town Centre First Addition for land located west of Edgewood Road NE and south of Blairs Ferry Road NE. CIP/DID #FLPT-028088-2018
 - b. Northtowne Market Fifth Addition for land located west of Rockwell Drive NE and south of Blairs Ferry Road NE. CIP/DID #FLPT-027856-2018
24. Resolutions approving actions regarding purchases, contracts and agreements:
- a. Revision No. 6 of the Cedar River Flood Control System Master Plan to include voluntary acquisition of three properties adjoining a planned detention basin in Czech Village. CIP/DID #331001-01
 - b. Amendment No. 5 to the contract with Ament Design for Architectural Design Services for ADA Compliance – Group 2 Facilities to add design services to revise plans and specifications for various facilities for an amount not to exceed \$20,090 (original contract amount was \$356,700; total contract amount with this amendment is \$451,015). CIP/DID #PUR0317-204
 - c. Contract with Modern Piping, Inc. for the Water Distribution Building HVAC project for the Facilities Maintenance Services Division for an amount not to exceed \$103,350. CIP/DID #PUR0119-143
 - d. Fire Department purchase of extrication equipment from Equipment Management Company in the amount of \$72,753. CIP/DID #FIR0219-0041
 - e. Amendment No. 2 to renew contract with Carquest Auto Parts for auto parts for the Fleet Services Division for two years for an annual amount not to exceed \$180,000 (original contract amount was \$180,000; renewal contract amount is \$180,000). CIP/DID #1014-077
 - f. Contract with Roto Rooter for the Roughing Filter #3 Repairs project for the Water Pollution Control Facility for an amount not to exceed \$69,624.50. CIP/DID #PUR0219-175
 - g. Amendment No. 3 to renew contract with ESCO Automation for integration services for SCADA system for the Water Division and the Water Pollution Control Facility for an annual amount not to exceed \$100,000 (original contract amount was \$200,000; renewal contract amount is \$100,000). CIP/DID #PUR0116-123
 - h. Professional Services Agreement with Bolton & Menk, Inc. for an amount not to exceed \$197,510 for design services in connection with the 8th Avenue SW from 15th Street to Rockford Road Roadway Improvement project. **(Paving for Progress)** CIP/DID #3012101-03
 - i. Amendment No. 2 to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. specifying an increased amount not to exceed \$85,504 for engineering design services in connection with the Chandler Street SW and 20th Street SW Pavement and Water Main Improvements project (original contract amount was \$378,762; total contract amount with this amendment is \$542,094). **(Paving for Progress)** CIP/DID #3012089-01

- j. Amendment No. 4 to the Professional Services Agreement with Strand Associates, Inc. for an amount not to exceed \$10,500 for additional services for the NW Water Treatment Plant HVAC Improvements – Building 20 project (original contract amount was \$125,000; total contract amount with this amendment is \$157,500). CIP/DID #6250041-02
- k. Amendment No. 3 to the Professional Services Agreement with Foth Infrastructure & Environment, LLC, specifying an increased amount not to exceed \$16,768 for engineering design services in connection with the O Avenue NW Roadway Improvements from Edgewood Road to Ellis Boulevard project (original contract amount was \$916,420; total contract amount with this amendment is \$1,136,024). **(Paving for Progress)** CIP/DID #3012121-01
- l. Amendment No. 2 to the Professional Services Agreement with Strand Associates, Inc. for an amount not to exceed \$22,000 for the Solids Dewatering HVAC Improvements project (original contract amount was \$130,000; total contract amount with this amendment is \$179,000). CIP/DID #6150023-01
- m. Professional Services Agreement with Strand Associates, Inc. for an amount not to exceed \$782,000 for the WPC 2020 Plant-Wide PLC Conversion project. CIP/DID #6150039-01
- n. Amendment No. 2 to the Professional Services Agreement with Donohue & Associates, Inc. for an amount not to exceed \$2,220 for the WPC Intermediate & Final Lift Stations HVAC Improvements project (original contract amount was \$155,000; total contract amount with this amendment is \$157,220). CIP/DID #6150029-01
- o. Change Order No. 3 Final deducting the amount of \$6,436 with Minturn, Inc. for the 8th Avenue Bridge Over the Cedar River Miscellaneous Repairs project (original contract amount was \$78,474; total contract amount with this amendment is \$90,003). CIP/DID #305093-06
- p. Change Order No. 4 in the amount of \$15,424.20, plus 29 calendar days, with Rathje Construction Company 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 (original contract amount was \$3,080,065.93; total contract amount with this amendment is \$3,299,497.28). **(Paving for Progress)** CIP/DID #3012148-06
- q. 28E Agreement with Linn County to participate in the estimated cost of construction of \$132,889.24 for a Hot Mix Asphalt overlay in connection with the East Post Road SE from South of Fox Meadow Drive to South of Cottage Grove Avenue project. **(Paving for Progress)** CIP/DID #3012275-00
- r. Transfer of \$1,000,000 to the Neighborhood Finance Corporation under the terms of a 28E Agreement to address housing and neighborhood revitalization issues. CIP/DID #CD-0038-2018
- s. Ratifying the Family Self-Sufficiency Program grant agreement with the U.S. Department of Housing and Urban Development. CIP/DID #OB375326
- t. Payment of a Semi-Annual Economic Development Grant for the reporting period of November 2016 through October 2017 to GRR-DTE, LLC. CIP/DID #OB798997
- u. Payment of a Semi-Annual Economic Development Grant for the reporting period of November 2016 through October 2017 to New Bohemia Station, LLC. CIP/DID #OB803603
- v. Purchase Agreement in the amount of \$3,250 and accepting a Permanent Easement for Retaining Wall and a Temporary Grading Easement for Construction from Justin F. and Diva E. Perez from land located at 1632 O Avenue NW in connection with the O Avenue NW Improvements Phase II & III from 16th Street NW to Edgewood Road NW project. **(Paving for Progress)** CIP/DID #3012121-00

- w. Purchase Agreement in the amount of \$6,295 and accepting a Warranty Deed for right-of-way and a Temporary Grading Easement for Construction from Hilleshiem Construction, LLC from land located at 1865 O Avenue NW in connection with the O Avenue NW Improvements Phase II & III from 16th Street NW to Edgewood Road NW project **(Paving for Progress)** CIP/DID #3012121-00
- x. Purchase Agreement in the amount of \$8,970 and accepting a Warranty Deed for right-of-way, a Permanent Easement for Retaining Wall, and a Temporary Grading Easement for Construction from Mark J. and Debora Readshaw from land located at 1710 O Avenue NW in connection with the O Avenue NW Improvements Phase II & III from 16th Street NW to Edgewood Road NW project. **(Paving for Progress)** CIP/DID #3012121-00
- y. Accepting a Warranty Deed in the amount of \$1 from John A. Pilkington, Trustee of the John A. Pilkington Revocable Trust dated September 10, 2002, and Mary C. Pilkington, Trustee of the Mary C. Pilkington Revocable Trust dated September 10, 2002, for property located at 4340 Beaver Hollow SE in connection with the FY19 Lift Station Improvements project. CIP/DID #6550008-00

REGULAR AGENDA

- 25. Report on bids for the CEMAR Trail: Phase 1A PCC Sidewalk/Trail on H Avenue NE from the Cedar Lake Loop Train West Of Shaver Road NE to Oakland Road NE project (estimated cost is \$1,150,000) (Brenna Fall). CIP/DID #325012-07
- 26. Report on bids for the FY 2019 Sidewalk Repair Program – Contract No. 2 project (estimated cost is \$97,000) (Brenna Fall). CIP/DID #3017019-02
 - a. Resolution awarding and approving contract in the amount of \$88,377.50, plus incentive up to \$2,000, bond and insurance of B.G. Brecke, Inc. for the FY 2019 Sidewalk Repair Program – Contract No. 2 project.
- 27. Report on bids for the Forest Drive SE from Grande Avenue SE to Mount Vernon Road SE Pavement and Water Main Improvements project (estimated cost is \$1,115,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012102-02
 - a. Resolution awarding and approving contract in the amount of \$1,074,208.29, plus incentive up to \$13,000, bond and insurance of BWC Excavating LC for the Forest Drive SE from Grande Avenue SE to Mount Vernon Road SE Pavement and Water Main Improvements project.
- 28. Report on bids for the Ellis Boulevard NW from I Avenue to O Avenue Pavement Rehabilitation project (estimated cost is \$641,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012088-02
 - a. Resolution awarding and approving contract in the amount of \$651,322.45, bond and insurance of Pirc-Tobin Construction, Inc. for the Ellis Boulevard NW from I Avenue to O Avenue Pavement Rehabilitation project.

29. Presentation and Resolution authorizing payments to the U.S. Army Corps of Engineers for the Cedar River Flood Control System Project in amounts not to exceed \$41,118,000 for the required minimum 35 percent project match for work covered under the federally authorized Corps of Engineers project on the east bank of the Cedar River, and \$45,000,000 for required additional work at 100 percent City cost that is not covered in the Corps project (Rob Davis). CIP/DID #3314500-00

ORDINANCES

Third Reading

30. Ordinance relating to collection of tax increment within the proposed Edgewood Town Center Urban Renewal Area. CIP/DID #TIF-0028-2018

Second and possible Third Readings

31. Ordinance vacating public ways and grounds in and to the property described as two 2,211-square-foot parcels of excess City-owned Dostal Court right-of-way located at 4908 Dostal Court SW as requested by Community Savings Bank. CIP/DID #ROWV-027947-2018
- a. Resolution authorizing the disposition of two 2,211-square-foot parcels of excess City-owned Dostal Court right-of-way located at 4908 Dostal Court SW as requested by Community Savings Bank.
32. Ordinance amending Chapter 6, Section 6.01, of the Municipal Code, The Civil Service Commission, revising the appointment terms. CIP/DID #HR0040

First Reading

33. Ordinance repealing Ordinance Nos. 70-96 and 054-14 pertaining to the collection of tax increments within the River Ridge North Urban Renewal Area. CIP/DID #OB1214405
34. Ordinance repealing Ordinance Nos. 22-96, 10-97, 35-97, 39-99, 074-02, 053-11 and 057-14 pertaining to the collection of tax increments within the Consolidated Southwest Urban Renewal Area. CIP/DID #OB669673

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.