

“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, March 12, 2019 at 12:00 PM in the Council Chambers, 3rd Floor, City Hall, 101 First Street SE, Cedar Rapids, Iowa, to discuss and possibly act upon the matters as set forth below in this tentative agenda. (*Please silence mobile devices.*)

A G E N D A

- Invocation
- Pledge of Allegiance
- Proclamations/Presentations

PUBLIC HEARINGS

1. A public hearing will be held to consider the Fiscal Year 2020 Annual Budget (Casey Drew). CIP/DID #FIN2019-10
 - a. Resolution adopting the Fiscal Year 2020 Annual Budget.
2. A public hearing will be held to consider amending Chapter 12 of the Municipal Code, Water Service, by repealing existing rates and establishing new rates (Casey Drew). CIP/DID #WTR20-01
 - a. First Reading: Ordinance amending Chapter 12 of the Municipal Code, Water Service, by repealing existing rates and establishing new rates.
3. A public hearing will be held to consider amending Chapter 13 of the Municipal Code, Wastewater Facilities, by repealing existing rates and establishing new rates (Casey Drew). CIP/DID #WPC20-01
 - a. First Reading: Ordinance amending Chapter 13 of the Municipal Code, Wastewater Facilities, by repealing existing rates and establishing new rates.

4. A public hearing will be held to consider amending Chapter 72 of the Municipal Code, Stormwater Management, by repealing existing rates and establishing new rates (Casey Drew). CIP/DID #STORMWTER20-01
 - a. First Reading: Ordinance amending Chapter 72 of the Municipal Code, Stormwater Management, by repealing existing rates and establishing new rates.
5. A public hearing will be held to consider amendments to the Public Housing Agency Administrative Plan for the Section 8 Housing Choice Voucher Program (Sara Buck). CIP/DID #OB363680
6. A public hearing will be held to consider the proposed Development Agreement with New Buffalo Land Co. LLC for the proposed Edgewood Town Center development project (Caleb Mason). CIP/DID #TIF-0028-2018
 - a. Resolution authorizing execution of a Development Agreement with New Buffalo Land Co. LLC for the Edgewood Town Center development project.
7. A public hearing will be held to consider an ordinance amending Chapter 32 of the Municipal Code, Zoning, to clarify and update requirements to Use-Specific Standards, Development Standards and Review and Approval Procedures (Seth Gunnerson). CIP/DID #CD-0048-2018
 - a. First Reading: Ordinance amending Chapter 32 of the Municipal Code, Zoning, to clarify and update requirements to Use-Specific Standards, Development Standards and Review and Approval Procedures.
8. A public hearing will be held to consider a 0.02-acre Underground Electric Line Easement over City-owned land generally located along the northwesterly parcel line of 1500 C Street SW as requested by Interstate Power and Light Company (Rita Rasmussen). CIP/DID #ESCY-028233-2019
 - a. Resolution authorizing execution of a 0.02-acre Underground Electric Line Easement over City-owned land generally located along the northwesterly parcel line of 1500 C Street SW as requested by Interstate Power and Light Company.
9. A public hearing will be held 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. (Rita Rasmussen). CIP/DID #EASE-028158-2019
 - a. Resolution vacating 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.
10. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the TIF 2nd St 1st-3rd Av UFG Land project (estimated cost is \$108,000) (Brenna Fall). CIP/DID #321614-01
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the TIF 2nd St 1st-3rd Av UFG Land project.

11. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 2019 Pavement Milling Project (estimated cost is \$425,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #301990-14
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 2019 Pavement Milling Project.
12. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Mt. Vernon Road SE from 38th Street to East Post Road project (estimated cost is \$2,000,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012199-02
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Mt. Vernon Road SE from 38th Street to East Post Road project.
13. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Satellite Kitchen Addition at Ice Arena project (estimated cost is \$492,074) (David Brighton). CIP/DID #PUR0119-161
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Satellite Kitchen Addition at Ice Arena 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.

14. Motion to approve the minutes.
15. Resolution approving Neighborhood Work Plans and budgets for eight Neighborhood Associations for Fiscal Year 2020. CIP/DID #OB690117
16. Resolution discontinuing the request for proposal process for the disposition of City-owned properties at 1302 and 1306 3rd Street SE. CIP/DID #DISP-0024-2019
17. Resolution authorizing the return to Linn County of \$859,233, the amount of tax apportionment that exceeded expenditures for seven Urban Renewal Areas in which Tax Increment Financing was used to fund eligible activities. CIP/DID #FIN2019-12

18. Resolution accepting work and fixing amount to be assessed for the FY 2018 Sidewalk Repair Program – Contract No. 1 project. CIP/DID #3017018-00
19. Resolution accepting work and fixing amount to be assessed for the Northwood Drive NE from Glass Road NE to South of Brookland Drive NE Roadway Reconstruction project. **(Paving for Progress)** CIP/DID #3012115-00
20. Resolution accepting work and fixing amount to be assessed for the Northwood Drive NE from South of Brookland Drive NE to 42nd Street NE Roadway Reconstruction project. **(Paving for Progress)** CIP/DID #3012115-00
21. Resolution establishing additional 5th Street SE right-of-way along the southerly right-of-way line of 5th Street SE over City-owned parcels between 12th Avenue and 16th Avenue SE for recently constructed roadway improvements. CIP/DID #ROWV-027036-2018
22. Motion authorizing publication of a public notice that on March 26, 2019 a Resolution will be considered authorizing Amendment No. 3 to the contract with Koch Office Group for rental of one Lanier digital copier for Ushers Ferry. CIP/DID #PUR0417-211
23. Resolution setting dates of a public hearing for April 9, 2019, consultation with affected taxing entities, and referral to the City Planning Commission for a report and recommendation on the proposed Amendment No. 1 to the Edgewood Town Center Urban Renewal Plan for the Edgewood Town Center Urban Renewal Area. CIP/DID #TIF-0028-2018
24. Motions setting public hearing dates for:
 - a. March 26, 2019 – to consider the proposition to issue not to exceed \$24,800,000 General Obligation Bonds (Essential Corporate Purpose-1). CIP/DID #FIN2018-07
 - b. March 26, 2019 – to consider the proposition to issue not to exceed \$700,000 General Obligation Bonds (Essential Corporate Purpose Urban Renewal-2). CIP/DID #FIN2018-07
 - c. March 26, 2019 – to consider the proposition to issue not to exceed \$1,000,000 General Obligation Bonds (General Corporate Purpose-3). CIP/DID #FIN2018-07
 - d. March 26, 2019 – to consider the proposition to issue not to exceed \$1,000,000 General Obligation Bonds (General Corporate Purpose-4). CIP/DID #FIN2018-07
 - e. March 26, 2019 – to consider the proposition to issue not to exceed \$1,000,000 General Obligation Bonds (General Corporate Purpose-5). CIP/DID #FIN2018-07
 - f. March 26, 2019 – to consider the proposition to issue not to exceed \$1,000,000 General Obligation Bonds (General Corporate Purpose-6). CIP/DID #FIN2018-07
 - g. March 26, 2019 – to consider the proposition to issue not to exceed \$1,000,000 General Obligation Bonds (General Corporate Purpose-7). CIP/DID #FIN2018-07
 - h. March 26, 2019 – to consider the proposition to issue not to exceed \$14,000,000 Sewer Revenue Bonds. CIP/DID #FIN2018-07
 - i. March 26, 2019 – to consider the proposition to issue not to exceed \$10,500,000 Water Revenue Bonds. CIP/DID #FIN2018-07
 - j. March 26, 2019 – to consider a Development Agreement with HOA Hotels LLC and HOA Hotels Iowa AC LLC for vacant property in the 300 block of 3rd Avenue SE. CIP/DID #TIF-0027-2018
 - k. March 26, 2019 – to consider a Development Agreement with HOA Hotels LLC and HOA Hotels Iowa CY LLC for the adaptive reuse of the former Guaranty Bank building at 222 3rd Street SE. CIP/DID #TIF-0027-2018

- i. April 9, 2019 – to consider amending Ordinance No. 003-19 relating to the collection of tax increments within the Edgewood Town Center Urban Renewal Area, generally located along and west of Edgewood Road NE, north of Highway 100 and south of Blairs Ferry Road NE. CIP/DID #TIF-0028-2018
25. Motion setting public hearing date 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 26, 2019 – Bender Pool ADA Compliance project (estimated cost is \$676,300). CIP/DID #PUR0219-181
26. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
 - a. Blue 42 Sports Bar & Grill, 629 Ellis Boulevard NW.
 - b. Casey's General Store #2765, 5050 Northland Avenue NE.
 - c. Casey's General Store #2768, 1201 1st Avenue SE.
 - d. Casey's General Store #2776, 701 Ellis Boulevard NW.
 - e. Casey's General Store #2782, 1495 Blairs Ferry Road NE.
 - f. Casey's General Store #2790, 588 Boyson Road NE.
 - g. Cedar Rapids Country Club, 550 27th Street Drive SE.
 - h. Dancers Ranch, 3000 6th Street SW.
 - i. Ellis Golf Course, 1401 Zika Avenue NW.
 - j. Ellis Park Softball Complex, 2000 Ellis Boulevard NW.
 - k. Emil's Hideaway, 222 Glenbrook Drive SE.
 - l. Fieldhouse, 5001 1st Avenue SE.
 - m. Hawkeye Downs Sinclair, 4713 6th Street SW.
 - n. Hazzard County Saloon, 402 2nd Avenue SE.
 - o. Hy-Vee Drugstore #1, 1520 6th Street SW.
 - p. Hy-Vee Gas #7, 3935 Blairs Ferry Road NE.
 - q. Jones Golf Course, 2901 Fruitland Boulevard SW.
 - r. Kum & Go #517, 3132 1st Avenue NE.
 - s. Leonardo's Pizza and Restaurant, 2228 16th Avenue SW (new ownership).
 - t. The Local Craft Ale House, 4001 Center Point Road NE (new – formerly Prime Time Sports Bar).
 - u. Moniker 86 Social Club, 821 3rd Avenue SE (new – formerly Fusion).
 - v. Popoli Ristorante & Sullivan's Bar, 101 3rd Avenue SW.
 - w. Sandlot Sports, 4655 Tower Terrace Road NE.
 - x. Tait Cummins Sports Complex, 3000 C Street SW.
 - y. Twin Pines Golf Course, 3800 42nd Street NE.
27. Resolutions approving:
 - a. Payment of bills. CIP/DID #FIN2019-01
 - b. Payroll. CIP/DID #FIN2019-02
28. Resolution approving the special event application for:
 - a. 44th Annual SaPaDaPaSo Saint Patrick's Day Parade (includes road closures) on March 17, 2019. CIP/DID #SPEC-008529-2019
29. Resolutions approving assessment actions:
 - a. Intent to assess – Solid Waste & Recycling – clean-up costs – three properties. CIP/DID #SWM-003-19

- b. Intent to assess – Water Division – delinquent municipal utility bills – 27 properties. CIP/DID #WTR031219-01
 - c. Levy assessment – Water Division – delinquent municipal utility bills – 45 properties. CIP/DID #WTR021219-01
- 30. Resolutions accepting projects, approving Performance Bonds and authorizing final payments:
 - a. Fire Station Generator Replacement project, final payment in the amount of \$12,702.75 and 2-year Performance Bond submitted by Acme Electric Company (original contract amount was \$254,055; final contract amount is \$254,055). CIP/DID #PUR0518-179
 - b. Kirkwood Boulevard SW Pedestrian Improvements project, final payment in the amount of \$15,606.53 and 4-year Performance Bond submitted by Midwest Concrete, Inc. (original contract amount was \$301,041.85; final contract amount is \$312,130.55). CIP/DID #301936-02
- 31. Resolutions approving final plats:
 - a. Hawks Point Ninth Addition for land located east of West Post Road SW and north of U.S. Highway 151 (Williams Boulevard SW). CIP/DID #FLPT-028159-2019
 - b. River Ridge Square First Addition for land located west of Edgewood Road NE and south of State Highway 100. CIP/DID #FLPT-028288-2019
- 32. Resolutions approving actions regarding purchases, contracts and agreements:
 - a. Fleet Services Division purchase of one 3/4-ton pickup and one crew cab pickup from McGrath Ford in the amount of \$146,887. CIP/DID #PUR0219-174
 - b. Contract with D & K Products for turf care products for the Parks & Recreation Department for an annual amount not to exceed \$90,000. CIP/DID #PUR0119-142A
 - c. Agreement with Mythics for PeopleSoft Financials software maintenance and support for an amount not to exceed \$100,000. CIP/DID #IT2019-001
 - d. Amendment No. 5 to the Technology and Business Services Agreement with SENSYS GATSO USA, Inc. related to an automated traffic enforcement system, extending the agreement through December 31, 2021, changing the fee structure, and updating the corporate name to SENSYS GATSO USA, Inc. CIP/DID #OB449776
 - e. Traffic Engineering Division purchase of traffic signal equipment from Mobotrex in the amount of \$93,648. CIP/DID #PUR0119-140
 - f. Amendment No. 1 to contract with Woodruff Construction, LLC for the Veterans Memorial Stadium Decking Replacement Project for the Cedar Rapids Kernels to extend the term of the contract and to reflect changes in the scope for an amount not to exceed \$22,694 (original contract amount was \$106,500; total contract amount with this amendment is \$129,194). CIP/DID #PUR1218-126
 - g. Change Order No. 6 Revision in the amount of \$34,459.13, plus 41 calendar days, with Dave Schmitt Construction Co., Inc. for the 27th Avenue SW from 3rd Street to J Street, Outlook Drive SW and 29th Avenue SW Roadway Improvements; 2018 Pavement Milling project (original contract amount was \$597,542; total contract amount with this amendment is \$707,908.50). **(Paving for Progress)** CIP/DID #3012235-01
 - h. Change Order No. 11 in the amount of \$7,470 with Iowa Bridge & Culvert LC for the Bridge Replacement – McCloud Place NE Over McCloud Run project (original contract amount was \$1,187,312.90; total contract amount with this amendment is \$1,288,681.64). CIP/DID #305031-03

- i. Change Order No. 8 in the amount of \$2,606.92, plus three working days, with Rathje Construction Company for the 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 (original contract amount was \$1,659,070.64; total contract amount with this amendment is \$1,924,264.66). **(Paving for Progress)** CIP/DID #3012175-02
- j. Change Order No. 12 in the amount of \$14,798.51 with Pirc-Tobin Construction, Inc. for the IA 100: East of Northland Avenue NE to East of Twixt Town Road NE and Lindale Drive to approximately 800 feet North PCC Pavement Widening, Miscellaneous project (original contract amount was \$7,444,280.31; total contract amount with this amendment is \$7,821,800.46). CIP/DID #301446-06
- k. Change Order No. 5 in the amount of \$134,410 with Boomerang Corp. for the Johnson Avenue NW Improvements from 1st Avenue SW to Midway Drive NW project (original contract amount was \$5,276,786.90; total contract amount with this amendment is \$5,525,067.06) (Paving for Progress). **(Paving for Progress)** CIP/DID #3012043-02
- l. Change Order No. 4 in the amount of \$2,749.20 with WRH, Inc. for the Quaker Oats Flood Control System project (original contract amount was \$14,450,000; total contract amount with this amendment is \$14,866,954.78). CIP/DID #3314520-30
- m. Professional Services Agreement with Ament Design for an amount not to exceed \$53,013 for design services in connection with the Hollywood Boulevard NE Drainage and Roadway Improvements project. **(Paving for Progress)** CIP/DID #3012148-10
- n. Amendment No. 6 to the Professional Services Agreement with Ament Design specifying an increased amount not to exceed \$3,000 for design services in connection with the Center Point Road NE from 29th Street NE to 32nd Street NE Pavement Rehabilitation project (original contract amount was \$97,989; total contract amount with this amendment is \$191,598). **(Paving for Progress)** CIP/DID #3012148-04
- o. Memorandum of Understanding with New Buffalo Land Co. LLC and Nan Ran, Inc. for the proposed new development project at North River Ridge Boulevard NE, Edgewood Road NE and Highway 100. CIP/DID #TIF-0029-2019
- p. Development Agreement with Pilot Travel Centers LLC in connection with a City project to construct turn lane improvements along Wright Brothers Boulevard SW. CIP/DID #ASDP-025227-2017
- q. Purchase Agreement in the amount of \$17,107 and accepting a Warranty Deed and a Temporary Grading Easement for Construction from the Cedar Rapids Community School District from land located at 620 10th Street SE in connection with the 10th Street SE from 5th Avenue to 8th Avenue Pavement and Streetscaping project. CIP/DID #3012035-00
- r. Purchase Agreement in the amount of \$3,805 and accepting a Warranty Deed for right-of-way, a Permanent Easement for Retaining Wall, and a Temporary Grading Easement for Construction from Gerald S. and Lois M. Rayman from land located at 2126 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
- s. Purchase Agreement in the amount of \$2,515 and accepting a Permanent Easement for Retaining Wall and a Temporary Grading Easement for Construction from Stacy and Brad Bell from land located at 1600 23rd Street 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

- t. Purchase Agreement in the amount of \$2,165 and accepting a Permanent Easement for Retaining Wall and a Temporary Grading Easement for Construction from Barbara J. and John A. Gudenkauf from land located at 2602 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
- u. Purchase Agreement in the amount of \$3,745 and accepting a Permanent Easement for Retaining Wall and a Temporary Grading Easement for Construction from Margaret A. Jones from land located at 1601 21st Street 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
- v. Purchase Agreement in the amount of \$4,760 and accepting a Permanent Easement for Retaining Wall and a Temporary Grading Easement for Construction from Alan S. Manning from land located at 1600 21st Street 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 \$4,170 and accepting a Permanent Easement for Retaining Wall and a Temporary Grading Easement for Construction from Yoshito Okamura from land located at 1607 18th Street 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 \$2,330 and accepting a Permanent Easement for Retaining Wall and a Temporary Grading Easement for Construction from Stanley R. and Kimberly H. Pauls from land located at 2416 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 Tax Sale Deed from the Linn County Treasurer for the total acquisition of real property located at 1518 6th Street NW in connection with the Cedar River Flood Control System project. CIP/DID #3311200-00
- z. Accepting a Quit Claim Deed and a Temporary Grading Easement for Construction from Mercy Medical Center from land located at 701 10th Street SE in connection with the Curb Ramp Repair Project. CIP/DID #3016016-00
- aa. Awarding and approving contract in the amount of \$1,329,000, bond and insurance of Woodruff Construction, LLC for the WPCF Laboratory Improvements project. CIP/DID #6150024-02

REGULAR AGENDA

- 33. Report on bids 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
- 34. Report on bids 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 awarding and approving contract in the amount of \$1,221,355, plus incentive up to \$20,000, bond and insurance of Pirc-Tobin Construction, Inc. for the Council Street NE Improvements from Collins Road to South of 46th Street project.

ORDINANCES

Second and possible Third Readings

35. 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. CIP/DID #RZNE-028098-2018
36. 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
37. 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

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.