

“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, October 22, 2019 at 4:00 PM in the Council Chambers, 3rd Floor, City Hall, 101 First Street SE, Cedar Rapids, Iowa, to discuss and possibly act upon the matters as set forth below in this tentative agenda. (*Please silence mobile devices.*)

A G E N D A

- Invocation
- Pledge of Allegiance
- Proclamations/Presentations
 - ❖ Presentation – Successful Roundabouts (John Witt)

PUBLIC HEARINGS

1. A public hearing will be held to consider repealing Chapter 48, Amusements, and Chapter 49, Public Dance Halls, of the Municipal Code (Amanda Grieder). CIP/DID #OB4036
 - a. First Reading: Ordinance repealing Chapter 48, Amusements, and Chapter 49, Public Dance Halls, of the Municipal Code.
2. A public hearing will be held to consider a Ground Lease Agreement with His Hands Free Clinic for property located at 414 12th Street SE (Scott Hock). CIP/DID #PKS022-19
 - a. Resolution authorizing execution of a Ground Lease Agreement with His Hands Free Clinic for property located at 414 12th Street SE.
3. A public hearing will be held to consider a Ground Lease Agreement with Unity Point Health for property located at 1221 4th Avenue SE (Scott Hock). CIP/DID #PKS021-19
 - a. Resolution authorizing execution of a Ground Lease Agreement with Unity Point Health for property located at 1221 4th Avenue SE.

4. A public hearing will be held to consider the disposition of City-owned properties at 415 and 421 C Avenue NW, and inviting competitive redevelopment proposals (Lauren Freeman). CIP/DID #DISP-0028-2019
 - a. Resolution authorizing the continuation of the disposition of City-owned properties at 415 and 421 C Avenue NW and inviting competitive redevelopment proposals.
5. A public hearing will be held to consider a change of zone for property at 2311 33rd Avenue SW from A-AG, Agriculture District, to S-RLL, Suburban Residential Large Lot District, as requested by Cynthia and David Guckenberger (Vern Zakostelecky). CIP/DID #RZNE-029510-2019
 - a. First Reading: Ordinance granting a change of zone for property at 2311 33rd Avenue SW from A-AG, Agriculture District, to S-RLL, Suburban Residential Large Lot District, as requested by Cynthia and David Guckenberger.
6. A public hearing will be held to consider a change of zone for property at 1900 Stoney Point Road SW from S-RMF, Suburban Residential Medium Flex District, to S-MC, Suburban Mixed Use Community Center District, as requested by Stoney Point Meadows, LLC (David Houg). CIP/DID #RZNE-029481-2019
 - a. First Reading: Ordinance granting a change of zone for property at 1900 Stoney Point Road SW from S-RMF, Suburban Residential Medium Flex District, to S-MC, Suburban Mixed Use Community Center District, as requested by Stoney Point Meadows, LLC.
7. A public hearing will be held to consider the vacation of public ways and grounds in and to the property described as a 20-foot by 300-foot portion of First Street SE right-of-way located northwesterly of and adjacent to 16th Avenue SE as requested by the City in connection with the Cedar River Flood Control System project (Rita Rasmussen). CIP/DID #ROWV-024096-2016
 - a. First Reading: Ordinance vacating public ways and grounds in and to the property described as a 20-foot by 300-foot portion of First Street SE right-of-way located northwesterly of and adjacent to 16th Avenue SE as requested by the City in connection with the Cedar River Flood Control System project.
8. A public hearing will be held to consider an Easement for Electric Line on City-owned property located at 5250 Edgewood Road SW (Beverly Park) as requested by ITC Midwest LLC (Rita Rasmussen). CIP/DID #ESCY-027472-2018
 - a. Resolution authorizing execution of an Easement for Electric Line on City-owned property located at 5250 Edgewood Road SW (Beverly Park) as requested by ITC Midwest LLC.

9. A public hearing will be held to consider the continuation of right-of-way acquisition from agricultural land for an approved public improvement project for the Holly Circle NE North of Carpenter Road Drainage Improvements project (Rita Rasmussen). CIP/DID #304502-00
 - a. Resolution to continue a previously approved public improvement project and to proceed with the acquisition or condemnation of agricultural property and property interests not yet acquired for the Holly Circle NE North of Carpenter Road drainage Improvements project.
10. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Edgewood Road NW Portland Cement Concrete Trail from the Cedar River to Ellis Road project (estimated cost is \$560,000) (Brenna Fall). CIP/DID #325036-03
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Edgewood Road NW Portland Cement Concrete Trail from the Cedar River to Ellis Road 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.

11. Motion to approve the minutes.
12. Resolution establishing the times and dates of regularly scheduled City Council meetings to be held in calendar year 2020. CIP/DID #CLK001-20
13. Resolution adopting annual priorities for the Community Development Block Grant (CDBG) and HOME Investment Partnership programs for the period of July 1, 2020 to June 30, 2021. CIP/DID #OB465513
14. Resolution adopting updated fees starting in FY2021 for clearing snow and ice from sidewalks per Section 9.11 of the Municipal Code. CIP/DID #SWM-015-19

15. Resolution directing preparation of detailed plans, specifications, form of contract and notice to bidders for the O Avenue NW Improvements Phases II & III from 16th Street NW to Edgewood Road NW project. **(Paving for Progress)** CIP/DID #3012121-00
16. Resolution amending Resolution No. 1389-11-18 to add 146 Collins Road NE to the list of properties authorized for relocation assistance for sign relocation in connection with the Collins Road (IA 100) Phase 1 Complete Street Project from East of Northland Avenue NE to Twixt Town Road NE project. CIP/DID #301446-00
17. Resolution authorizing the Finance Department to transfer property taxes collected for the Medical Self-Supported Municipal Improvement District to the district through fiscal year 2020 for an amount not to exceed \$395,426. CIP/DID #FIN2019-30
18. Resolution authorizing the reduction of the employee count for the Treasury Cashier position from two full-time employees to 1.5. CIP/DID #FIN2019-29
19. Resolution authorizing the addition of a full-time Geospatial Data Specialist position in the Information Technology Department to support City transportation systems. CIP/DID #HR0048
20. Motion authorizing publication of a public notice that on November 5, 2019, a Resolution will be considered to execute a three-year Lease Agreement with the Cedar Rapids Airport Commission for the Police Department's use of a building at 10400 18th Street SW to store large and long-term evidentiary items. CIP/DID #PD0014
21. Resolution setting a public hearing for November 5, 2019 to consider the vacation and disposition of public ways and grounds in and to the property described as a 0.67-acre parcel of excess City-owned right-of-way located at the Dows Lane SE right-of-way as requested by the National Trust for Historic Preservation, aka Bruce more. CIP/DID #ROWV-024767-2017
22. Resolution determining the necessity and setting dates of a public hearing for November 19, 2019, consultation with affected taxing entities, and referral to the City Planning Commission for a report and recommendation on the proposed Urban Renewal Plan for the Hawkeye Downs Urban Renewal Area generally located along and west of 6th Street SW and north of Highway 30. CIP/DID #TIF-0038-2019
23. Motions setting public hearing dates for:
 - a. November 19, 2019 – to consider an Ordinance relating to the collection of tax increments within the proposed Hawkeye Downs Urban Renewal Area generally located along and west of 6th Street SW and north of Highway 30. CIP/DID #TIF-0038-2019
 - b. November 5, 2019 – to consider amending the Future Land Use Map in the City's Comprehensive Plan from OS, Open Space, and U-MI, Urban Medium Intensity, to P, Public, Semi-Public, for properties located at 6225 1st Avenue SW and 211 Atwood Drive SW as requested by the Cedar Rapids Community School District and the City. CIP/DID #FLUMA-029557-2019
 - c. November 5, 2019 – to consider a change of zone for property located at 6225 1st Avenue SW and 211 Atwood Drive SW from S-RM1, Suburban Residential Medium Single Unit District, and P-PO, Parks and Open Space District, to P-IN, Public-Institutional District, as requested by the Cedar Rapids Community School District and the City. CIP/DID #RZNE-029558-2019

- d. November 5, 2019 – to consider a change of zone for property located at 50 50th Avenue Drive SW from S-MC, Suburban Mixed Use Community Center District, to I-GI, General Industrial District, as requested by Cedar Valley Properties, LLC. CIP/DID #RZNE-029574-2019
 - e. November 5, 2019 – to consider a change of zone for property located at 3400 Edgewood Road NE from S-RMF, Suburban Residential Medium Flex District, to S-MC, Suburban Mixed-Use Community Center District, as requested by CoCoSaJe, LLC, and Red Cedar Square, L.C. by High Development. CIP/DID #RZNE-029604-2019
 - f. November 5, 2019 – to consider a change of zone for property located at 3725 Center Point Road NE from S-RM1, Suburban Residential Medium Single Unit District, to T-ML, Traditional Mixed Use Limited District, as requested by PRK Williams Properties, LLC. CIP/DID #RZNE-029532-2019
24. 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. November 5, 2019 – 2020 Curb Ramp Repair: Bid Package #1 project (estimated cost is \$982,000). CIP/DID #3016016-08
 - b. November 5, 2019 – CEMAR Trail: Phase 1A PCC Sidewalk/Trail on H Avenue NE from the Cedar Lake Loop Trail (West of Shaver Road NE) to Oakland Road NE project (estimated cost is \$1,405,000). CIP/DID #325012-07
25. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
- a. Aldi #61, 5425 Blairs Forest Boulevard NE.
 - b. Aldi #62, 1860 Edgewood Road SW.
 - c. Bari Italian, 450 1st Street SW (new – new construction).
 - d. Casey's General Store #3756, 4560 16th Avenue SW.
 - e. Country Underground, 305 2nd Avenue SE.
 - f. Hy-Vee Food Store #1, 1843 Johnson Avenue NW.
 - g. Hy-Vee Food Store #2, 279 Collins Road NE.
 - h. Kum & Go #514, 1420 Mount Vernon Road SE.
 - i. Pizza World, 4201 42nd Street NE (new – new construction).
 - j. Prairie Bistro, 2121 Arthur Collins Parkway SW.
 - k. Rolling Taps Beer Coe, 1895 U.S. Highway 169 (5-day license for an event at TransAmerica, 6400 C Street SW).
 - l. Tienda Mexicana La Guanajuato, 3915 Center Point Road NE.
 - m. Vernon Bar & Grill, 3025 Mount Vernon Road SE.
26. Resolutions approving:
- a. Payment of bills. CIP/DID #FIN2019-01
 - b. Payroll. CIP/DID #FIN2019-02
 - c. Transfer of funds. CIP/DID #FIN2019-03
27. Resolution thanking the following individual:
- a. Vote of thanks to Alexis Dagit for serving on the Visual Arts Commission. CIP/DID #OB572855

28. Resolution approving the special event application for:
- a. Cedar Rapids Turkey Trot 5K (includes road closures) on November 28, 2019. CIP/DID #SPEC-002562-2019
29. Resolutions approving assessment actions:
- a. Intent to assess – Solid Waste & Recycling – cleanup costs – eight properties. CIP/DID #SWM-014-19
 - b. Levy assessment – Solid Waste & Recycling – delinquent weed mowing charges – 48 properties. CIP/DID #FIN2019-05
 - c. Intent to assess – Water Division – delinquent municipal utility bills – 44 properties. CIP/DID #WTR102219-01
 - d. Levy assessment – Water Division – delinquent municipal utility bills – 19 properties. CIP/DID #WTR091019-01
30. Resolutions accepting subdivision improvements, approving Maintenance Bonds and/or authorizing reimbursements:
- a. Storm sewer in Hawks Point Seventh Addition – Phase 2 and 2-year Maintenance Bond submitted by Borst Brothers Construction, Inc. in the amount of \$29,482. CIP/DID #FLPT-021348-2015
 - b. Sanitary sewer in Wexford Heights Fourth Addition and 2-year Maintenance Bond submitted by Pirc-Tobin Construction, Inc. in the amount of \$77,370. CIP/DID #FLPT-027351-2018
 - c. Storm sewer in Wexford Heights Fourth Addition and 2-year Maintenance Bond submitted by Pirc-Tobin Construction, Inc. in the amount of \$62,259. CIP/DID #FLPT-027351-2018
 - d. Water system improvements in Wexford Heights 4th Addition, 4-year Maintenance Bond submitted by Pirc-Tobin Construction, Inc. in the amount of \$95,008.75, and reimbursement to Wex Inc. for upsized main in the amount of \$9,490. CIP/DID #2019027-01
31. Resolutions approving final plats:
- a. Edgewood Town Centre Second Addition for land located north of Highway 100 and west of Edgewood Road NE. CIP/DID #FLPT-029514-2019
 - b. West Side Corporate Park Sixth Addition for land located north of Tharp Road and east of 6th Street SW. CIP/DID #FLPT-029225-2019
32. Resolutions approving actions regarding purchases, contracts and agreements:
- a. Amendment No. 2 to renew the contract with Rapids Reproductions Inc. for electronic plan room services for the Engineering Division for an amount not to exceed \$80,000 (original contract amount was \$240,000 for two years; renewal contract amount is \$80,000 for one year). CIP/DID #PUR0816-022
 - b. Contract with Reischauer Land Services, Inc. for a Flood Control System acquisition services project manager for the Real Estate Division for three years for an annual amount not to exceed \$374,400. CIP/DID #PUR0819-038
 - c. Contract with TitleCore National, LLC for title insurance services for the Engineering Division for an amount not to exceed \$250,000. CIP/DID #PUR1019-066
 - d. Contract with Dinges Fire Company for as-needed purchases of Lion turnout gear for the Fire Department for an annual amount not to exceed \$60,000. CIP/DID #PUR1019-078

- e. Contract with Cypress Solutions, Inc. for a GPS vehicle tracking system for the Fleet Services Division for an annual amount not to exceed \$200,000. CIP/DID #PUR0618-195
- f. Contract with Kelly Services, Inc. for temporary employment services for the Human Resources Department for an annual amount not to exceed \$105,000. CIP/DID #PUR1019-070
- g. Fleet Services Division purchase of a stump cutter from Vermeer Iowa for use by the Forestry Division in the amount of \$68,163. CIP/DID #FLT050
- h. Fleet Services Division purchase of two jetter bodies from MacQueen Equipment for use by the Sewer Division in the amount of \$699,785.26. CIP/DID #FLT048
- i. Amendment No. 5 to the contract with L.L. Pelling Company for asphalt products for the Streets Division to reflect an increase in quantity for an amount not to exceed \$650,000 (original contract amount was \$850,000; total contract amount with this amendment is \$1,500,000). CIP/DID #PUR0217-173
- j. Fleet Services Division purchase of an aerial device and chassis from Altec Industries for use by the Traffic Engineering Division in the amount of \$129,549. CIP/DID #FLT049
- k. Professional Services Agreement with Benchmark, Inc. for an amount not to exceed \$59,970 for the Anaerobic Biogas, Anaerobic Chemical, and Centrifuge Buildings Roof Replacements project. CIP/DID #6150031-01
- l. Amendment No. 4 to the Professional Services Agreement with Ament Design specifying an increased amount not to exceed \$20,086 for design services in connection with the Oakland Road NE & Old Marion Road NE from Center Street to C Avenue Pavement Rehabilitation project (original contract amount was \$480,676; total contract amount with this amendment is \$537,541). **(Paving for Progress)** CIP/DID #3012148-05
- m. Amendment No. 3 to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. specifying an increased amount not to exceed \$15,200 for engineering design services in connection with the 12th Avenue SE Quiet Zones Railroad Crossing Improvements project (original contract amount was \$85,399; total contract amount with this amendment is \$142,396). CIP/DID #301960-01
- n. Professional Services Agreement with Foth Infrastructure and Environment LLC for an amount not to exceed \$47,955 for design services in connection with the 9th Avenue SE Improvements from 3rd Street to Railroad project. CIP/DID #301989-01
- o. Change Order No. 4 to the contract with Kleiman Construction, Inc. for the Satellite Kitchen Addition at Ice Arena project in the amount of \$42,192 (original contract amount was \$255,095; total contract amount with this amendment is \$316,033). CIP/DID #PUR0119-161
- p. Change Order No. 1 in the amount of \$42,248 with T&K Roofing Company for the Water Distribution Building Roof Replacement project (original contract amount was \$422,090; total contract amount with this amendment is \$464,338). CIP/DID #6250063-02
- q. Change Order No. 4 in the amount of \$40,360.50 with Ti-Zack Concrete, Inc. for the 2019 Curb Ramp Repair: Bid Package No. 1 project (original contract amount was \$557,866; total contract amount with this amendment is \$666,182.72). CIP/DID #3016016-17
- r. Change Order No. 4 in the amount of \$3,341.24 with Tschiggfrie Excavating for the 17th Street NE and I Avenue NE Roadway Improvements project (original contract amount was \$151,477.21; total contract amount with this amendment is \$168,064.44). **(Paving for Progress)** CIP/DID #3012176-02

- s. Change Order No. 2 in the amount of \$169,306 with Woodruff Construction, LLC, for the WPCF Laboratory Improvements project (original contract amount was \$1,329,000; total contract amount with this amendment is \$1,498,306). CIP/DID #6150024-02
- t. Partial final payment in the amount of \$190,076.16 to Tricon General Construction for the Sinclair Levee – Pump Station and Detention Basin project. **(Flood)** CIP/DID #3316509-04
- u. Commitment to Award and Accept Funds with the Iowa Homeland Security and Emergency Management Division in the amount of \$28,656.11 for the Iowa Hazmat Task Force. CIP/DID #FIR1019-0051
- v. Letter of support and application to join the AARP Age-Friendly Network of Communities. CIP/DID #CD-0060-2019
- w. Affidavit for Service Line Reimbursement from David Mefferd for monthly installment reimbursements for the replacement of the water service line at 1050 12th Street NE. CIP/DID #WTR102219-02
- x. Purchase Agreement in the amount of \$7,375 and accepting a Warranty Deed for right-of-way and a Temporary Grading Easement for Construction from Howard and Michelle Bruner from land located at 1720 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. Development Agreement and Special Warranty Deed with Capital B, LLC for the disposition of City-owned property located at 1028 and 1032 5th Street SE. CIP/DID #DISP-0026-2019
- z. Amending Condition No. 9 of a Development Agreement approved in Resolution No. 1159-09-18 with the final plat of Country Ridge Third Addition for properties located east of Highway 100 and north of Ellis Road NW. CIP/DID #FLPT-024938-2017
- aa. Amending Condition No. 7 of a Development Agreement approved in Resolution No. 1409-11-18 with the final plat of Stoney Point Twenty-Fifth Addition for properties located west of Stoney Point Road SW and north of 16th Avenue SW. CIP/DID #FLPT-026964-2018
- ab. Accepting an Easement for Storm Sewer Facilities, Agreement for Private Storm Water Management, and Agreement for Private Water Main Facilities from Stoney Point Investors, L.L.C. and an Easement for Sanitary Sewer Facilities from Larry Sharp for the site plan to be located at 1818 Stoney Point Road SW. CIP/DID #ASDP-029228-2019

REGULAR AGENDA

- 33. Report on bids for the 16th Avenue SE Roller Gate Closure Structure project (estimated cost is \$3,035,096) (Rob Davis). **(Flood)** CIP/DID #3315510-61
- 34. Report on bids for the FY19 Drintile Program project (estimated cost is \$220,000) (Dave Wallace). CIP/DID #304998-06
 - a. Resolution awarding and approving contract in the amount of \$207,875, bond and insurance of Rathje Construction Company for the FY19 Drintile Program project.

35. Presentation and Resolution of support authorizing City participation in a regional headquarters for Road Machinery and Supply at 10740 High Life Court SW under the City's Community Benefit – Economic Development Program (Caleb Mason). CIP/DID #TIF-0039-2019

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

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.