

“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 (Electronic)

The Cedar Rapids City Council will hold an electronic regular City Council meeting on Tuesday, September 22, 2020 at 4:00 PM. An electronic meeting is being held because a meeting in person is impossible or impractical due to concerns for the health and safety of Council members, staff and the public presented by COVID-19. An electronic meeting is allowed by Iowa Code Section 21.8 and Governor Reynolds' Proclamations of Disaster Emergency.

The meeting may be watched on the **Cedar Rapids Civil Rights Commission's Facebook page at www.facebook.com/cedar.rights/**. Members of the public will not be able to attend this meeting in person. Any persons interested in commenting on the agenda items or any other matter of City business may do so in writing by emailing cityclerk@cedar-rapids.org. Comments must be received before 2:00 PM on September 22 in order to be provided to the members of the City Council prior to the meeting.

Citizens of the Cedar Rapids metropolitan area may also comment on matters appearing on the agenda, or any other matter of City Council business, by registering on Zoom using the link [here](#). Parties interested in being heard during any of the scheduled public hearings may also register using the same Zoom link. **All registrations must be complete no later than 2:00 PM on September 22, 2020.** Registrants will receive an email with instructions on how to participate in the meeting and be heard. Registrants must provide their name, home address, email address and telephone number and indicate the matter upon which they wish to be heard, including the agenda item number of the public hearing if applicable.

Citizens only interested in watching the meeting who will not be providing public comment do not need to register for the Zoom conference and should use Facebook instead.

The Cedar Rapids City Council will meet to discuss and possibly act upon the matters as set forth below in this tentative agenda.

A G E N D A

- Invocation
- Pledge of Allegiance
- Proclamations/Presentations
 - ❖ Proclamation – National Clean Energy Week
 - ❖ Proclamation – Constitution Week
 - ❖ Presentation – Update on Police Reform Proposals (Chief Jerman, Jim Flitz, Jeff Pomeranz)

PUBLIC HEARINGS

1. A public hearing will be held to consider public comments regarding the identification of local community development needs related to COVID-19 prevention, preparation, or response; specific needs related to low to moderate income persons; and program funding for the development of proposed activities (Sara Buck). CIP/DID #CD-0065-2020
 - a. Resolution authorizing a grant application to the Iowa Economic Development Authority for Community Development Block Grant– COVID-19 funding.
2. A public hearing will be held to consider amending the Future Land Use Map in the City's Comprehensive Plan for property located at 4900 Blairs Ferry Road NE from U-LL, Urban Large Lot Area, and AP, Agricultural Preserve Area, to U-LI, Urban Low Intensity Area, and U-MI, Urban Medium Intensity Area, as requested by Robarb 1, LLC (David Houg). CIP/DID #FLUMA-030782-2020
 - a. Resolution amending the Future Land Use Map in the City's Comprehensive Plan for property located at 4900 Blairs Ferry Road NE from U-LL, Urban Large Lot Area, and AP, Agricultural Preserve Area, to U-LI, Urban Low Intensity Area, and U-MI, Urban Medium Intensity Area, as requested by Robarb 1, LLC.
3. A public hearing will be held to consider a change of zone for property located at 4900 Blairs Ferry Road NE from A-AG, Agriculture District, to S-RL1, Suburban Residential Low Single Unit District, and S-RMF, Suburban Medium Flex District, as requested by Robarb 1, LLC (David Houg). CIP/DID #RZNE-030781-2020
 - a. First Reading: Ordinance granting a change of zone for property located at 4900 Blairs Ferry Road NE from A-AG, Agriculture District, to S-RL1, Suburban Residential Low Single Unit District, and S-RMF, Suburban Medium Flex District, as requested by Robarb 1, LLC.
4. A public hearing will be held to consider the disposition of excess City-owned property located at 1138 19th Street SE (Rita Rasmussen). CIP/DID #PRD-029779-2019
 - a. Resolution authorizing the disposition of excess City-owned property located at 1138 19th Street SE to Douglas and Sandra Spinler.
5. A public hearing will be held to consider the disposition of a 20-by-30-foot portion of City-owned former alley located adjacent to 600 1st Street SE as requested by Clock House LLC (Rita Rasmussen). CIP/DID #PRD-030705-2020
 - a. Resolution authorizing the disposition of a 20-by-30-foot portion of City-owned former alley located adjacent to 600 1st Street SE as requested by Clock House LLC.

6. A public hearing will be held to consider the Resolution of Necessity (Proposed) for the construction of concrete sidewalk for the 6th Street SW from 33rd Avenue to Wilson Avenue Pavement, Sidewalk and Water Main Improvements project (Doug Wilson). **(Paving for Progress)** CIP/DID #301695-00
 - a. Resolution with respect to the adoption of the Resolution of Necessity (Proposed) for the construction of concrete sidewalk for the 6th Street SW from 33rd Avenue to Wilson Avenue Pavement, Sidewalk and Water Main Improvements project.
7. A public hearing will be held to consider the Resolution of Necessity (Proposed) for the construction of concrete sidewalk for the 66th Avenue SW from CRANDIC Railroad to 8th Street Pavement and Drainage Improvements project (Doug Wilson). **(Paving for Progress)** CIP/DID #3012129-00
 - a. Resolution with respect to the adoption of the Resolution of Necessity (Proposed) for the construction of concrete sidewalk for the 66th Avenue SW from CRANDIC Railroad to 8th Street Pavement and Drainage Improvements project.
8. A public hearing will be held to consider the Resolution of Necessity (Proposed) for the construction of sidewalk and sanitary sewer service improvements for the Oakland Road NE and Old Marion Road NE from Center Street to Regent Street Pavement Reconstruction project (Doug Wilson). **(Paving for Progress)** CIP/DID #3012148-00
 - a. Resolution with respect to the adoption of the Resolution of Necessity (Proposed) for the construction of sidewalk and sanitary sewer service improvements for the Oakland Road NE and Old Marion Road NE from Center Street to Regent Street Pavement Reconstruction 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 from Collins Road to Blairs Ferry Road Pavement Rehabilitation project (estimated cost is \$750,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #301873-03
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Council Street NE from Collins Road to Blairs Ferry Road Pavement Rehabilitation project.
10. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 11th Avenue SE West of 23rd Street Sanitary Sewer Repair project (estimated cost is \$225,000) (Dave Wallace). CIP/DID #6550090-01
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 11th Avenue SE West of 23rd Street Sanitary Sewer Repair project.
11. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Storm Inlet Safety Improvements – Phase 1B project (estimated cost is \$141,000) (Dave Wallace). CIP/DID #304429-08
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Storm Inlet Safety Improvements – Phase 1B 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 or any other matter of City business. See above for instructions on registering to speak via the Zoom software.

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.

12. Motion to approve the minutes.
13. Resolution authorizing the Finance Department to electronically file the City Street Financial Report for the fiscal year ending in 2020 with the Iowa Department of Transportation (IDOT). CIP/DID #FIN2020-26
14. Resolution accepting work and fixing amount to be assessed for sanitary sewer service improvements for the Johnson Avenue NW Improvements from 1st Avenue SW to Midway Drive NW project. **(Paving for Progress)** CIP/DID #3012043-00
15. Resolution accepting work and fixing amount to be assessed for sanitary sewer service improvements for the Memorial Drive SE from Mount Vernon Road to Bever Avenue Roadway and Utility Improvements project. **(Paving for Progress)** CIP/DID #301379-00
16. Motion setting public hearing date for:
 - a. October 6, 2020 – to consider a change of zone for property located at 381 Hawkeye Downs Road SW from S-MR, Suburban Mixed Use Regional Center District, to I-LI, Light Industrial District, as requested by T & C Enterprises, LLC. CIP/DID #RZNE-030913-2020
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. October 6, 2020 – 1st Street NE Drainage Improvements “A” Ave NE to 1st Ave E project (estimated cost is \$470,000). CIP/DID #3315510-60
 - b. October 6, 2020 – Bowling Street SW Gatewell project (estimated cost is \$2,100,000). CIP/DID #3313530-60
 - c. October 6, 2020 – Masaryk Park Reconstruction project (estimated cost is \$350,000). CIP/DID #3316509-61
 - d. October 6, 2020 – Quaker Oats UPRR Flood Gate project (estimated cost is \$2,000,000). CIP/DID #3314520-50

- e. October 6, 2020 – Shaver Road NE Bridge Demolition project (estimated cost is \$2,500,000). CIP/DID #3314510-50
- 18. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
 - a. Adelita's Mexican Grill, 2833 Blairs Ferry Road NE.
 - b. Applebee's Neighborhood Grill, 2645 Edgewood Road SW.
 - c. Bo Mac's, 219 16th Avenue SE.
 - d. Coe College, 1220 1st Avenue NE.
 - e. County Line Catering, 6677 16th Avenue SW.
 - f. Hy-Vee Drugstore #6, 505 Boyson Road NE.
 - g. Kwik Star #581, 251 33rd Avenue SW.
 - h. Kwik Star #947, 1001 Blairs Ferry Rd NE.
 - i. NewBo City Market, 1100 3rd Street SE.
 - j. Oyama Sushi Japanese Steakhouse, 5350 Council Street NE.
 - k. Paramount Theatre, 123 3rd Avenue SE.
 - l. Pedaler's Fork, 2010 Sylvia Avenue NE (new – formerly Broken Spoke).
 - m. Theatre Cedar Rapids, 102 3rd Street SE.
 - n. Westside Lounge, 325 Edgewood Road NW.
- 19. Resolutions approving:
 - a. Payment of bills. CIP/DID #FIN2020-01
 - b. Payroll. CIP/DID #FIN2020-02
 - c. Transfer of funds. CIP/DID #FIN2020-03
- 20. Resolution appointing the following individual:
 - a. Appointing Gary Streit (effective through June 30, 2022) to the Cedar Rapids Board of Ethics. CIP/DID #OB232112
- 21. Resolution approving assessment action:
 - a. Intent to assess – Water Division – delinquent municipal utility bills – 33 properties. CIP/DID #WTR092220-01
- 22. Resolutions accepting projects, approving Performance Bonds and authorizing final payments:
 - a. Tait Cummins Electrical System Repair project, final payment in the amount of \$9,876.45 and 2-year Performance Bond submitted by Acme Electric Company Inc. (original contract amount was \$169,000; final contract amount is \$197,529). CIP/DID #PUR0819-031
 - b. Water Pollution Control Anaerobic Sewer Inspection project, final retainage payment in the amount of \$36,103.99 and 2-year Performance Bond submitted by National Power Rodding Corp. (original contract amount was \$787,967.34; final contract amount is \$722,079.75). CIP/DID #615123-04
 - c. Midway Drive NW from West Post Road NW to Wiley Boulevard NW Rehabilitation project, final payment in the amount of \$82,876.84 and 4-year Performance Bond submitted by Rathje Construction Company, Inc. (original contract amount was \$1,214,899.97; final contract amount is \$1,657,536.79). **(Paving for Progress)** CIP/DID #3012120-06
 - d. FY19 Draintile Program, final payment in the amount of \$10,805.02 and 4-year Performance Bond submitted by Rathje Construction Company (original contract amount was \$207,875; final contract amount is \$216,100.47). CIP/DID #304998-06

- e. 3rd Avenue SE from 1st Street to 5th Street Pavement Rehabilitation and One-Way to Two-Way Conversion project, final payment in the amount of \$108,839.29 and 4-year Performance Bond submitted by Eastern Iowa Excavating & Concrete, LLC (original contract amount was \$2,041,641.65; final contract amount is \$2,176,785.70). **(Paving for Progress)** CIP/DID #3012155-06
 - f. 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, final payment in the amount of \$182,712.53 and 4-year Performance Bond submitted by Rathje Construction Company (original contract amount was \$3,080,065.93; final contract amount is \$3,654,250.61). **(Paving for Progress)** CIP/DID #3012148-06
23. Resolutions approving actions regarding purchases, contracts and agreements:
- a. Amendment No. 1 to the contract with DebrisTech, LLC for debris monitoring for the Engineering Division to increase the scope of services for an amount not to exceed \$2,500,000 (original contract amount was \$500,000; total contract amount with this amendment is \$3,000,000). **(Derecho)** CIP/DID #PUR0820-042
 - b. Contract with Jamey Flannery Trucking, LLC for hazardous tree felling in the right of way for the Engineering Division for an amount not to exceed \$3,600,000. **(Derecho)** CIP/DID #PUR0820-054
 - c. Contract with RotoRooter for emergency sewer repairs along 10th Street SE for the Public Works Department for an amount not to exceed \$150,000. CIP/DID #PUR0720-005
 - d. Contract with TFR Enterprises, Inc. for grinding of trees for the Engineering Division for an amount not to exceed \$2,500,000. **(Derecho)** CIP/DID #PUR0920-077
 - e. Contract with Utility Equipment Company for as-needed purchases of sewer castings for the Public Works Department for an annual amount not to exceed \$78,000. CIP/DID #PUR0720-009
 - f. Amendment No. 1 to renew the contract with Rilco, Inc. for motor oil and lubricant products for the Fleet Services Division for two years for an annual amount not to exceed \$145,000 (original contract amount was \$145,000; renewal contract amount is \$145,000). CIP/DID #PUR0718-003
 - g. Amendment No. 7 to the contract with Altorfer, Inc. for generator maintenance and repair services to add repair of the Cat G5H00457 generator at the J Avenue Water Treatment Plant for an amount not to exceed \$112,861 (original contract amount was \$475,000; total contract amount with this amendment is \$657,179). CIP/DID #PUR1217-102
 - h. Contract with Interstate Restoration, LLC for temporary repairs to derecho damaged buildings for an amount not to exceed \$627,772.04. **(Derecho)** CIP/DID #PUR0920-078
 - i. Information Technology Department purchase of technology items from CDW Government for an amount not to exceed \$650,000 through June 30, 2021. CIP/DID #IT2020-006
 - j. Information Technology Department purchase of hardware and software from Dell, Inc. for an amount not to exceed \$550,000 through June 30, 2021. CIP/DID #IT2020-005
 - k. Fleet Services Division purchase of four 2021 Labrie garbage bodies from Kilburg Equipment for use by the Solid Waste Division in the amount of \$811,992. CIP/DID #FLT060

- l. Amendment No. 5 to renew the contract with Crawford Quarry for storage of lime sludge for the Water Division for an annual amount not to exceed \$280,000 (original contract amount was \$179,000; renewal contract amount is \$280,000). CIP/DID #PUR1216-121
- m. Amendment No. 4 to the contract with Garrison Minerals LLC for magnesium hydroxide 45 percent solution for the Water Pollution Control Facility to increase volume for an amount not to exceed \$250,000 (original contract amount was \$500,000; total contract amount with this amendment is \$750,000). CIP/DID #PUR1017-061
- n. Amendment No. 3 to renew the contract with Gillespie & Powers, Inc. for as-needed incinerator maintenance services for the Water Pollution Control Facility for two years for an annual amount not to exceed \$75,000 (original contract amount was \$75,000; renewal contract amount is \$75,000). CIP/DID #PUR0616-209
- o. Amendment No. 5 to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. specifying an increased amount not to exceed \$512,208 for design services in connection with the Tower Terrace Road from West of C Avenue to Alburnett Road project (original contract amount was \$691,616; total contract amount with this amendment is \$1,415,207). CIP/DID #301666-02
- p. Amendment No. 1 to the Professional Services Agreement with Hall and Hall Engineers, Inc. for an amount not to exceed \$68,718 for design services in connection with the Edgewood Road NE from Highway 100 to Blairs Ferry Road Improvements and 18th Avenue Extension project (original contract amount was \$134,815; total contract amount with this amendment is \$203,533). CIP/DID #301980-02
- q. Change Order No. 2 to the contract with Peak Construction Group Inc. for the ADA Compliance of Main & Ladd Libraries project for the Facilities Maintenance Division for an amount not to exceed \$26,302.59 (original contract amount was \$321,500; total contract amount with this amendment is \$347,802.59). CIP/DID #PUR1019-090
- r. 28E Agreement with the Cedar Rapids Community School District for participation in the adult crossing guard program for FY 2021, reimbursing the district for 50 percent of costs up to a maximum of \$60,202.94. CIP/DID #60-21-011
- s. Grant application to the Iowa Department of Natural Resources for the Water Recreation Access Cost-Share Program for ADA accessibility at the public boat ramp at Ellis Park near Robbins Lake. CIP/DID #PKS026-2020
- t. Purchase Agreement in the amount of \$200 and accepting an easement for sanitary sewer from Brett and Danielle Cooper from land located at 2415 Roosevelt Road SW in connection with the Hoover Trail Lift Station Improvements project. CIP/DID #6550006-00
- u. Easement in the amount of \$1 from Goodwill of the Heartland for a bus stop pad and shelter from land located at 1441 Blairs Ferry Road NE in connection with the Council Street NE from Collins Road to Blairs Ferry Road Pavement Rehabilitation project. **(Paving for Progress)** CIP/DID #301873-02
- v. Purchase Agreement in the amount of \$1,420 and accepting a Temporary Grading Easement for Construction from Casey's Marketing Company from land located at 560 33rd Avenue SW in connection with the 6th Street SW Pavement Rehabilitation and Water Main Improvements 33rd Avenue SW to Wilson Avenue SW project. **(Paving for Progress)** CIP/DID #301695-00
- w. Purchase Agreement in the amount of \$1,985 and accepting a Temporary Construction Easement from Conrad Properties, LLC from vacant land located south of and adjacent to Sammi Drive NE in connection with the Lindale Trail Phase I from Council Street to East of C Avenue NE project. CIP/DID #325071-00

- x. Agreements for Temporary Construction Easement from multiple owners and land in connection with the 12th Avenue SE from 7th Street to 17th Street Roadway and Utility Improvements project. **(Flood)** CIP/DID #3012131-00
- y. Agreements for Temporary Construction Easement from multiple owners and land in connection with the Center Point Road NE from Coe Road to Lincoln Avenue Pavement Reconstruction and One-Way to Two-Way Conversion project. **(Paving for Progress)** CIP/DID #3012094-00
- z. Agreements for Temporary Construction Easement from multiple owners and land in connection with the Chandler Street SW and 20th Street SW Pavement and Water Main Improvements – Phase 2 project. **(Paving for Progress)** CIP/DID #3012089-00
- aa. Encroachment Agreement to permit the construction and relocation of a monument sign to encroach onto a 60-foot-wide Public Access Easement located at 4225 Glass Road NE as requested by Cummings Properties LLC. CIP/DID #ENCR-011351-2020
- ab. Encroachment Agreement to permit the construction of a recreational concrete slab to encroach onto a 10-foot public utility easement located at 5105 E Avenue NW as requested by John Wieneke and Glenda Glasgow-Wieneke. CIP/DID #ENCR-008824-2020
- ac. Encroachment Agreement to permit the construction of an 8-foot-wide concrete driveway to encroach onto a 10-foot public utility easement and public drainage easement located at 3210 Towne House Drive NE as requested by Michael and Barbara Haeder. CIP/DID #ENCR-008570-2020
- ad. Fence Encroachment Agreement to permit the construction of a 6-foot-high solid fence to encroach onto the 75-foot public utility easement located along the south property line at 213 Brentwood Drive NE as requested by Nathan and Katelyn Bradfield. CIP/DID #BLDR-011779-2020
- ae. Fence Encroachment Agreement to permit the construction of a 6-foot-high chain link fence to encroach onto the 13-foot drainage easement located along the east property line at 8320 Monterey Drive NE as requested by Ryan and Sarah Carroll. CIP/DID #BLDR-010231-2020
- af. Fence Encroachment Agreement to permit the construction of a 5-foot-high chain link fence to encroach onto the 10-foot public utility and drainage easement located along the northwest property line at 3505 Heatheridge Drive NE as requested by William and Krista Martin. CIP/DID #BLDR-012115-2020
- ag. Fence Encroachment Agreement to permit the construction of a 4-foot-high chain link fence to encroach onto the 15-foot storm sewer and utility and drainage easement located at 1021 Capri Drive NE as requested by Gregory and Michele Morris. CIP/DID #BLDR-008147-2020
- ah. Fence Encroachment Agreement to permit the construction of a 4-foot-high chain link fence to encroach onto the 10-foot public utility easement located along the west property line at 2810 Belle Street SW as requested by Corey and Elizabeth Sellner. CIP/DID #BLDR-010095-2020
- ai. Fence Encroachment Agreement to permit the construction of a 6-foot-high solid fence to encroach onto the 15-foot public sanitary sewer and utility easement located along the south property line at 3633 2nd Avenue SW as requested by Matthew Wagner. CIP/DID #BLDR-009427-2020
- aj. Fence Encroachment Agreement to permit the construction of a 6-foot-high solid fence to encroach onto the 10-foot public utility easement located along the south property line at 511 Ashford Drive NE as requested by Michael and Margaret Wakefield. CIP/DID #BLDR-009142-2020

REGULAR AGENDA

24. Resolution approving a Project Term Sheet with TWG Development, LLC for a mixed-use redevelopment project in the block bounded by 4th and 5th Avenues SE and 5th and 6th Streets SE under the City's Above Standard Incentives – Economic Development Program (Caleb Mason). CIP/DID #TIF-0050-2020
25. Resolution of support authorizing City financial participation under the Large Site Master Plan – Economic Development Program in the American Prairie Project south of Wright Brothers Boulevard SW and Kirkwood Boulevard SW as proposed by APD, LLC (Caleb Mason). CIP/DID #TIF-0049-2020
26. Resolution of support authorizing City financial participation under the Targeted District Reinvestment – Economic Development Program for the redevelopment of property at 709 2nd Avenue SE as proposed by Old Mission, LLC (Caleb Mason). CIP/DID #TIF-0048-2020

ORDINANCES

Second and possible Third Readings

27. Ordinance granting a change of zone for property at 4521 Rushmore Drive NE from S-RM1, Suburban Residential Medium Single Unit District, to S-RMF, Suburban Residential Medium Flex District, as requested by Jacob Larsen. CIP/DID #RZNE-030650-2020
28. Ordinance establishing the JRS Pharma Urban Revitalization Area for property at 725 41st Avenue Drive SW as requested by JRS Pharma LP. CIP/DID #URTE-0036-2020
29. Ordinance establishing The Hub Urban Revitalization Area for property in the 900 block of 16th Street NE as requested by The Hub, LLC. CIP/DID #URTE-0037-2020

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.