

*“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, October 20, 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 City's Facebook page at [www.facebook.com/CityofCRIowa/](https://www.facebook.com/CityofCRIowa/). 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](mailto:cityclerk@cedar-rapids.org). Comments must be received before 2:00 PM on October 20 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 October 20, 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 – Gentleman Day

## PUBLIC HEARINGS

1. A public hearing will be held to consider amendments to the Section 8 Housing Choice Voucher Program Public Housing Agency Administrative Plan (Sara Buck). CIP/DID #OB363680
2. A public hearing will be held to consider an agreement with Banklowa to guarantee a loan in the amount of \$1,400,000 to Cedar Rapids Baseball Club, Inc. regarding the Veterans Memorial Stadium (Casey Drew). CIP/DID #FIN2020-27
  - a. Resolution approving an agreement with Banklowa to guarantee a loan in the amount of \$1,400,000 to Cedar Rapids Baseball Club, Inc. regarding the Veterans Memorial Stadium.
3. A public hearing will be held to consider a third amendment to the Baseball Stadium Lease Agreement with Cedar Rapids Baseball Club, Inc. regarding the Veterans Memorial Stadium (Casey Drew). CIP/DID #FIN2020-28
  - a. Resolution approving a third amendment to the Baseball Stadium Lease Agreement with Cedar Rapids Baseball Club, Inc. regarding the Veterans Memorial Stadium.
4. A public hearing will be held to consider the disposition of City-owned property described as a vacant lot located at 729 10th Avenue SW (Rita Rasmussen). CIP/DID #PRD-030850-2020
  - a. Resolution authorizing acceptance of a bid from J. Jones, LLC in the amount of \$2,500 for City-owned property described as a vacant lot located at 729 10th Avenue SW.
5. ~~A public hearing will be held to consider a change of zone for property located at 916 16th Street NE from U-NG, Urban Neighborhood General District, to T-MC, Traditional Mixed-Use Center District, as requested by The Hub, LLC. CIP/DID #RZNE-030921-2020~~ **CANCELLED AT THE REQUEST OF THE DEVELOPMENT SERVICES DEPARTMENT.**
6. A public hearing will be held to consider a change of zone for property located at 3212 Mount Vernon Road SE from T-R1, Traditional Residential Single Unit District, to T-MC, Traditional Mixed Use Center District, as requested by Peter and Mary Iversen, Matthew and Lindsay Eidahl, and Terrance Kupka (Landon Hawes). CIP/DID #RZNE-030928-2020
  - a. First Reading: Ordinance granting a change of zone for property located at 3212 Mount Vernon Road SE from T-R1, Traditional Residential Single Unit District, to T-MC, Traditional Mixed Use Center District, as requested by Peter and Mary Iversen, Matthew and Lindsay Eidahl, and Terrance Kupka.
7. A public hearing will be held to consider amending the Future Land Use Map in the City's Comprehensive Plan for property located at 1300 38th Street NW from U-LI, Urban-Low Intensity Area, to P, Public, Semi-Public Area, as requested by the Cedar Rapids Community School District (Landon Hawes). CIP/DID #FLUMA-030924-2020
  - a. Resolution amending the Future Land Use Map in the City's Comprehensive Plan for property located at 1300 38th Street NW from U-LI, Urban-Low Intensity Area, to P, Public, Semi-Public Area, as requested by the Cedar Rapids Community School District.

8. A public hearing will be held to consider a change of zone for property located at 1300 38th Street NW from S-RL1, Suburban Residential Low Single Unit District, to P-IN, Public-Institutional District, as requested by the Cedar Rapids Community School District (Landon Hawes). CIP/DID #RZNE-030925-2020
  - a. First Reading: Ordinance granting a change of zone for property located at 1300 38th Street NW from S-RL1, Suburban Residential Low Single Unit District, to P-IN, Public-Institutional District, as requested by the Cedar Rapids Community School District.
9. A public hearing will be held to consider amending the Future Land Use Map in the City's Comprehensive Plan for property located at 460 and 200 76th Avenue SW from U-LI, Urban Low Intensity Area, to P, Public, Semi-Public Area, as requested by the College Community School District (Landon Hawes). CIP/DID #FLUMA-030926-2020
  - a. Resolution amending the Future Land Use Map in the City's Comprehensive Plan for property located at 460 and 200 76th Avenue SW from U-LI, Urban Low Intensity Area, to P, Public, Semi-Public Area, as requested by the College Community School District.
10. A public hearing will be held to consider a change of zone for property located at 460 and 200 76th Avenue SW from S-RLL, Suburban Residential Large Lot District, to P-IN, Public-Institutional District, as requested by the College Community School District (Landon Hawes). CIP/DID #RZNE-030927-2020
  - a. First Reading: Ordinance granting a change of zone for property located at 460 and 200 76th Avenue SW from S-RLL, Suburban Residential Large Lot District, to P-IN, Public-Institutional District, as requested by the College Community School District.
11. A public hearing will be held to consider repealing and replacing Chapter 13 of the Municipal Code, Wastewater Facilities, to include updated language, additional definitions, local limits requirements, and establishment of a placeholder for future phosphorous charges (Steve Hershner). CIP/DID #WPC100620-CH13
  - a. First Reading: Ordinance repealing and replacing Chapter 13 of the Municipal Code, Wastewater Facilities, to include updated language, additional definitions, local limits requirements, and establishment of a placeholder for future phosphorous charges.
12. A public hearing will be held to consider the plans, specifications, form of contract and estimated cost for the Water Pollution Control Facility Ash Slurry Pipeline Replacement project (estimated cost is \$1,420,000) (Steve Hershner). CIP/DID #6150052-02
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Water Pollution Control Facility Ash Slurry Pipeline Replacement project.
13. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Hoover Trail Lift Station Improvements project (estimated cost is \$435,000) (Dave Wallace). CIP/DID #6550006-02
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Hoover Trail Lift Station Improvements 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.*

14. Motion to approve the minutes.
15. Resolution authorizing a letter of support for the renaming of Squaw Creek in Linn County to Wanatee Creek. CIP/DID #CD-0066-2020
16. Resolution authorizing the Finance Department to transfer property taxes collected for the Medical Self-Supported Municipal Improvement District to the district through fiscal year 2021 for an amount not to exceed \$345,122. CIP/DID #FIN2020-29
17. Resolution adopting and levying final schedule of assessments and providing for the payment thereof for Orangeburg sanitary sewer service replacement for the Center Point Road NE from 29th Street NE to 32nd Street NE Pavement Rehabilitation project. **(Paving for Progress)** CIP/DID #3012148-00
18. Resolution setting a public hearing for November 3, 2020 to consider the continuation of the disposition of City-owned property located at 2109 O Avenue NW. CIP/DID #PRD-030237-2020
19. Resolution setting a public hearing for November 3, 2020 to consider the vacation of a 25-foot storm sewer and drainage easement located at 2120 Wiley Boulevard SW as requested by NEAH, LLC. CIP/DID #ROWV-030881-2020
20. Resolution setting a public hearing for November 17, 2020 and consultation with affected taxing entities on the proposed Amendment No. 11 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area. CIP/DID #OB283396
21. Resolution setting a public hearing for November 17, 2020 and 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 proposed American Prairie Urban Renewal Area. CIP/DID #TIF-0049-2020

22. Motions setting public hearing dates for:
- November 3, 2020 – to consider a change of zone for property located at 916 16th Street NE from U-NG, Urban Neighborhood General District, to T-MC, Traditional Mixed-Use Center District, with a PUD, Planned Unit Development Overlay, as requested by The Hub, LLC. CIP/DID #RZNE-030921-2020
  - November 3, 2020 – to consider amending Chapter 31 of the Municipal Code, Subdivisions, to improve some policies for design and construction of subdivisions. CIP/DID #49-19-010
  - November 3, 2020 – to consider the Section 8 Housing Choice Voucher Program Public Housing Agency 5-year Plan and Annual Plan. CIP/DID #OB363680
  - November 17, 2020 – to consider an Ordinance relating to the collection of tax increments within the proposed American Prairie Urban Renewal Area generally located along and south of Wright Brothers Boulevard SW and west of Kirkwood Boulevard SW. CIP/DID #TIF-0049-2020
23. 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:
- November 3, 2020 – Makeup Air Units and Exhaust Fans project (estimated cost is \$675,000). **(Derecho)** CIP/DID #PUR1020-095
24. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
- Basket Bowtique, 116 3rd Avenue SE.
  - Bostons, 804 5th Street SE.
  - Buffalo Wild Wings, 1100 Blairs Ferry Road NE.
  - Casey's General Store #3756, 4560 16th Avenue SW.
  - Fareway Store #963, 4220 16th Avenue SW.
  - Hy-Vee C-Store #5, 1440 32nd Street NE.
  - Hy-Vee Drugstore #4, 4825 Johnson Avenue NW.
  - Hy-Vee Food Store #1, 1843 Johnson Avenue NW.
  - Hy-Vee Food Store #2, 279 Collins Road NE.
  - Kum & Go #514, 1420 Mount Vernon Road SE.
  - Quinton's Bar & Deli, 450 1st Street SW.
  - Skyzone Cedar Rapids, 5515 Council Street NE (new – adding alcohol).
  - Staybridge Suites, 4444 Czech Lane NE (new – formerly Country Inn & Suites).
  - The Cooler, 4920 Johnson Avenue NW.
  - Veterans of Foreign Wars Post #788, 3240 Southgate Place SW.
  - Village Tap, 1616 6th Street SW.
25. Resolutions approving:
- Payment of bills. CIP/DID #FIN2020-01
  - Payroll. CIP/DID #FIN2020-02
  - Transfer of funds. CIP/DID #FIN2020-03
26. Resolution thanking the following individual:
- Vote of thanks to Elizabeth Burgin for serving on the Visual Arts Commission. CIP/DID #OB572855

27. Resolutions approving assessment actions:
- Levy assessment – Solid Waste & Recycling – cleanup costs – four properties. CIP/DID #SWM-008-20
  - Levy assessment – Solid Waste & Recycling – delinquent weed mowing charges – 98 properties. CIP/DID #FIN2020-11
  - Intent to assess – Water Division – delinquent municipal utility bills – 40 properties. CIP/DID #WTR102020-01
  - Levy assessment – Water Division – delinquent municipal utility bills – 17 properties. CIP/DID #WTR090820-01
28. Resolution accepting subdivision improvements and approving Maintenance Bond:
- Storm sewer in College Commons Addition and 2-year Maintenance Bond submitted by Koelker Excavating, Inc. in the amount of \$5,826. CIP/DID #ASDP-027650-2018
29. Resolution approving final plat:
- Airport Plaza Fourth Addition for land located north of Wright Brothers Boulevard SW and west of Interstate 380. CIP/DID #FLPT-030894-2020
30. Resolutions approving actions regarding purchases, contracts and agreements:
- Contract with ProSource Technologies, LLC for intake services for derecho-damaged property for the Building Services Department for an amount not to exceed \$407,715. **(Derecho)** CIP/DID #PUR0920-061
  - Contract with Bill Miller Logging Inc. for emergency grinding of tree debris for the Engineering Division for an amount not to exceed \$127,240. **(Derecho)** CIP/DID #PUR0920-086
  - Contract with Boomerang Corp. for emergency tree debris removal for the Public Works Engineering Division for an amount not to exceed \$536,356. **(Derecho)** CIP/DID #PUR1020-097;18524
  - Public Works Department purchase of up to 8,000 tons of rock salt from Cargill Inc. for an amount not to exceed \$551,840 for winter snow and ice control. CIP/DID #80-21-006
  - Contract with Pirc-Tobin Construction, Inc. for emergency tree debris removal for the Public Works Engineering Division for an amount not to exceed \$230,000. **(Derecho)** CIP/DID #PUR0920-063
  - Contract with Schrader Excavating & Grading Co. for emergency tree debris removal for the Engineering Division for an amount not to exceed \$909,053.75. **(Derecho)** CIP/DID #PUR0920-065
  - Amendment No. 3 to renew the contract with BladeWorks for snow removal services for the Facilities Maintenance Services Division for two years for an annual amount not to exceed \$60,000 (original contract amount was \$55,000; renewal contract amount is \$60,000). CIP/DID #PUR0818-044
  - Contract with Innovative Engineers, Inc. for engineering services for the ImOn Ice Arena repairs for an amount not to exceed \$173,750. **(Derecho)** CIP/DID #PUR0920-071
  - Contract with Ryan Companies US, Inc. for construction management services for the ImOn Ice Arena repairs for an amount not to exceed \$321,125. **(Derecho)** CIP/DID #PUR0920-079
  - Fleet Services Division purchase of 14 2020 Ford Police Interceptor utility vehicles for use by the Police Department from Stivers Ford Lincoln in the amount of \$454,888. CIP/DID #FLT061

- k. Renewal of Microsoft software licensing and upgrade agreements with Insight Public Sector for three years for an annual amount not to exceed \$495,000 (original contract amount was \$1,425,000 for three years; renewal contract amount is \$1,485,000). CIP/DID #IT2020-007
- l. Amendment No. 2 to the contract with Novotx, LLC for asset management solution for the Information Technology Department to reflect the addition of Elements XS Phase 2 implementation for an amount not to exceed \$195,000 (original contract amount was \$445,000; total contract amount with this amendment is \$658,000). CIP/DID #PUR0218-129
- m. Amendment No. 1 to renew the contract with Kiesler Police Supply for the purchase and delivery of ammunition for the Police Department for an annual amount not to exceed \$90,000 (original contract amount was \$90,000; renewal contract amount is \$90,000). CIP/DID #PUR1018-068
- n. Public Works Department purchase in the amount of \$72,389 from Xcessories Squared Development & Manufacturing, Inc. for Telespar sign posts to replace damaged sign posts. **(Derecho)** CIP/DID #60-21-002
- o. Water Pollution Control Division purchase in the amount of \$99,654 from Van Meter, Inc., for Rockwell Automation 10-year preventative maintenance factory service for two main lift variable frequency drives. CIP/DID #WPC102020-01
- p. Professional Services Agreement with Foth Infrastructure and Environment, LLC for an amount not to exceed \$90,000 for traffic engineering services in connection with the Southwest Area Traffic Study project. CIP/DID #326019-01
- q. Amendment No. 1 to the Professional Services Agreement with Snyder & Associates, Inc. specifying an increased amount not to exceed \$105,000 for design services in connection with the Mt. Vernon Road SE from 14th Street to 20th Street Pavement Improvements project (original contract amount was \$369,400; total contract amount with this amendment is \$474,400). **(Paving for Progress)** CIP/DID #3012149-03
- r. Change Order No. 4 in the amount of \$26,324.30 with Midwest Concrete, Inc. for the Williams Boulevard SW at Dean Road SW Roundabout project (original contract amount was \$1,480,493.38; total contract amount with this amendment is \$1,552,355.81). CIP/DID #301972-02
- s. Change Order No. 2 in the amount of \$4,376 with Modern Piping, Inc. for the ImOn Ice Arena Facility Infrastructure Improvements project (original contract amount was \$775,080; total contract amount with this amendment is \$873,849). CIP/DID #PUR0420-191
- t. Change Order No. 21 in the amount of \$89,559.50, plus seven additional working days, 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 \$8,152,383.59). CIP/DID #301446-06
- u. Change Order No. 3 in the amount of \$21,971.59 with Rinderknecht Associates, Inc. for the Floodwall/McGrath Amphitheater Restroom and Storage Building project (original contract amount was \$4,196,997.59; total contract amount with this amendment is \$4,256,592.79). CIP/DID #3312530-30
- v. 28E Agreement with the Linn Mar Community School District for participation in the adult crossing guard program for FY 2021, reimbursing the district for 50 percent of the costs up to a maximum of \$1,942.03. CIP/DID #60-21-011
- w. Commitment to Award and Accept Funds in the amount of \$43,150 with the Iowa Homeland Security and Emergency Management Division for the Iowa Hazmat Task Force for 2020. CIP/DID #FIR1020-0063

- x. Commitment to Award and Accept Funds in the amount of \$205,294.67 with the Iowa Homeland Security and Emergency Management Division for the Cedar Rapids Division of Iowa Task Force 1 for 2020. CIP/DID #FIR1020-0062
- y. Grant agreement for a total amount of \$1,372,000 with the Iowa Department of Transportation for the Wiley Boulevard Trail Improvements from Williams Boulevard to 16th Avenue SW project. CIP/DID #325052-00
- z. Access Agreement with the Cedar Rapids and Iowa City Railway Company in connection with the Bowling Street SW from 50th Avenue to Wilson Avenue Pavement Rehabilitation and Lane Conversion project. **(Paving for Progress)** CIP/DID #3012310-00
- aa. Agreement with Sevig Development LC for cost participation in the amount of \$80,000 to transfer ownership of a private sanitary sewer lift station at 6800 Ely Road SW to the City in connection with the Hoover Trail Lift Station Improvements project. CIP/DID #6550006-00
- ab. Encroachment Agreement to permit a monument sign to encroach onto a 10-foot-wide public utility easement located at 815 38th Street SE as requested by Stovie & Haganman LLC. CIP/DID #ENCR-013122-2020
- ac. Encroachment Agreement to permit the construction of a concrete block retaining wall to encroach onto right-of-way located along the north side of 29th Avenue SW at 2830 Bowling St SW as requested by Kelly and Eric Taylor. CIP/DID #ENCR-012171-2020
- ad. 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 of 6726 Colorado Drive SW as requested by Koffi Apely and Aku Adri. CIP/DID #BLDR-010714-2020
- ae. Fence Encroachment Agreement to permit the construction of a 4-foot-high chain link fence to encroach onto the 10-foot public storm sewer easement located at 5328 Bent Tree Court NE as requested by Michael and Marie Hill. CIP/DID #BLDR-014322-2020
- af. Fence Encroachment Agreement to permit the construction of a 6-foot-high ornamental fence to encroach onto the 10-foot public utility easement located along the west and south property lines of 5121 Spring Oak Court NE as requested by Benjamin and Amber Horton. CIP/DID #BLDR-009306-2020
- ag. Fence Encroachment Agreement to permit the construction of a 6-foot-high solid fence to encroach onto the 10-foot public utility and drainage easement located along the east property line of 7716 Burr Ridge Drive NE as requested by Robert and Rita Smith. CIP/DID #BLDR-014598-2020

## **REGULAR AGENDA**

- 31. Report on bids for the 1st Street NE Drainage Improvements "A" Ave NE to 1st Ave E project (estimated cost is \$470,000) (Rob Davis). CIP/DID #3315510-60
  - a. Resolution awarding and approving contract in the amount of \$362,546.80, bond and insurance of Eastern Iowa Excavating & Concrete, LLC for the 1st Street NE Drainage Improvements "A" Ave NE to 1st Ave E project.



32. Report on bids for the Masaryk Park Reconstruction project (estimated cost is \$350,000) (Rob Davis). CIP/DID #3316509-61
  - a. Resolution awarding and approving contract in the amount of \$264,600, bond and insurance of Tricon General Construction, Inc. for the Masaryk Park Reconstruction project.
33. Report on bids for the Shaver Road NE Bridge Demolition project (estimated cost is \$2,500,000) (Rob Davis). CIP/DID #3314510-50
  - a. Resolution awarding and approving contract in the amount of \$2,275,279.40, bond and insurance of Boomerang Corp. for the Shaver Road NE Bridge Demolition project.
34. Presentation and Resolution directing staff to draft an ordinance establishing the Citizen Review Board, based on the key elements presented (Jennifer Pratt and Bill Micheel). CIP/DID #CD-0067-2020
35. Presentation and Resolution amending Resolution No. 0352-04-08 to update the standard fee for all administrative expenses connected with any application to request an encroachment onto public right-of-way or public easement (Rita Rasmussen). CIP/DID #41-20-006
36. Presentation and Resolution authorizing a grant application for the FY 2021 Regional Conservation Partnership Program for the Cedar River Source Water Partnership project to be located in watersheds in the Middle, Upper and Lower Cedar River (Steve Hershner). CIP/DID #WPC102020-CRSPW

## **ORDINANCES**

### **Second and possible Third Readings**

37. Ordinance granting 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

## **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](mailto: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](http://www.cedar-rapids.org).*