"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, November 3, 2020 at 12:00 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/. 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 10:00 AM on November 3 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. hovember 3, 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.

AGENDA

- Invocation
- Pledge of Allegiance
- Proclamations/Presentations
 - Proclamation Lung Cancer Awareness Month
 - Presentation Iowa State University Partnership Update (Chandrasekar Venkitasamy and David Connolly)

PUBLIC HEARINGS

- 1. A public hearing will be held to consider the Section 8 Housing Choice Voucher Program Public Housing Agency 5-Year Plan and Annual Plan (Sara Buck). <u>CIP/DID #OB363680</u>
 - a. Resolution adopting the Section 8 Housing Choice Voucher Program Public Housing Agency 5-Year Plan, Annual Plan and Administrative Plan for submission to the U.S. Department of Housing and Urban Development.
- 2. A public hearing will be held to consider amending Chapter 31 of the Municipal Code, Subdivisions, to improve some policies for design and construction of subdivisions (Ken DeKeyser). CIP/DID #49-19-010
 - a. <u>First Reading:</u> Ordinance amending Chapter 31 of the Municipal Code, Subdivisions, to improve some policies for design and construction of subdivisions.
- - a. <u>First Reading:</u> Ordinance granting 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.
- 4. A public hearing will be held to consider the vacation of a 25-foot storm sewer and drainage easement located at 2120 Wiley Boulevard SW as requested by NEAH, LLC (Rita Rasmussen). CIP/DID #ROWV-030881-2020
 - a. Resolution vacating a 25-foot storm sewer and drainage easement located at 2120 Wiley Boulevard SW as requested by NEAH, LLC.
- 5. A public hearing will be held to consider the continuation of the disposition of City-owned property located at 2109 O Avenue NW (Rita Rasmussen). CIP/DID #PRD-030237-2020
 - a. Resolution authorizing the disposition of City-owned property located at 2109 O Avenue NW.
- 6. A public hearing will be held to consider the proposed specifications, form of contract and estimated cost for the Makeup Air Units and Exhaust Fans project (estimated cost is \$675,000) (Pat McDonald). (Derecho) CIP/DID #PUR1020-095
 - a. Resolution adopting specifications, form of contract and estimated cost for the Makeup Air Units and Exhaust Fans 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.

- 7. Motion to approve the minutes.
- 8. Resolution authorizing City financial support in the amount of \$25,000 for the Downtown SSMID to use as matching funds for the Façade Improvement Program for FY21. CIP/DID #OB143651
- 9. Resolution authorizing City financial support in the amount of \$25,000 to the MedQuarter to use as matching funds for the Façade Improvement Program for FY21. <u>CIP/DID #OB143651</u>
- 10. Resolution authorizing a letter of support for a grant application to the Childhood Obesity Prevention/Environmental Health and Sustainability Awards program. <u>CIP/DID #CD-0068-</u>2020
- 11. Resolution fixing value of lots and adopting preliminary plat and schedule, estimate of cost and proposed preliminary plans and specifications for the construction of sanitary sewer service and concrete sidewalk extension with the C Street SW from Bowling Street to Handley Drive Pavement and Sidewalk Improvements project. (Paving for Progress) CIP/DID #3012095-00
- 12. Resolution establishing No Parking Anytime on both sides of Indian Road SE from Sinclair Avenue east to the end of the road. CIP/DID #PARK-031068-2020
- 13. Resolution authorizing submittal of the Annual Urban Renewal Area Report to the Iowa Department of Management reporting on activities, debt, and financial obligations within the City's Urban Renewal Areas. <u>CIP/DID #OB163407</u>
- 14. Resolution authorizing submittal of Tax Increment Financing Indebtedness Certifications to the Linn County Auditor indicating the total debt incurred and tax increment revenues collected within each of the City's Urban Renewal Areas. <a href="https://creativecolorgies/center/city/submittal/city/submit
- 15. Resolution authorizing the addition of a full-time ReLeaf Program Manager for the Parks and Recreation Department to oversee the reestablishment of the urban forest. CIP/DID #HR0061

- 16. Motion authorizing publication of a public notice that on November 17, 2020, a resolution will be considered to authorize a Lease Agreement in the amount of \$5,064.60 with Junge Automotive Group for one Ford Fusion for use by the Police Department. CIP/DID#FLT062
- 17. Motions setting public hearing dates for:
 - a. November 17, 2020 to consider public comments regarding identification of community development needs, program funding for development of proposed activities, and specific budget allocations for the Community Development Block Grant and HOME Investment Partnership Program, prior to amending the Annual Action Plan for the period of July 1, 2019 to June 30, 2020. <u>CIP/DID #OB246513</u>
 - b. November 17, 2020 to consider a State Revolving Fund loan and disbursement agreement and the issuance of not to exceed \$5,500,000 in Sewer Revenue Capital Loan Notes. CIP/DID #FIN2020-24
 - c. November 17, 2020 to consider the disposition of City-owned properties at 1125 and 1127 Ellis Boulevard NW. CIP/DID #CD-0033-2020
 - d. November 17, 2020 to consider the disposition of City-owned properties at 1106, 1108, 1110 and 1116 6th Street NW; 606 and 610 J Avenue NW; and 1111, 1113 and vacant land along Ellis Boulevard NW. <u>CIP/DID #CD-0034-2020</u>
 - e. November 17, 2020 to consider a change of zone for property located at 3329 Oakland Road NE from S-RM1, Suburban Residential Medium Single Unit District, to S-RL2, Suburban Residential Two Unit District, as requested by Scottsman Properties III, LLC. CIP/DID #RZNE-030977-2020
 - f. November 17, 2020 to consider a change of zone for property located at 4501 Pro Farmer Road SW from A-AG, Agricultural District, to I-LI, Light Industrial District, as requested by Sobaski Real Estate, LLC. <u>CIP/DID #RZNE-030992-2020</u>
 - g. November 17, 2020 to consider a change of zone for property located at 655 Capital Drive SW from S-MR, Suburban Mixed Use Regional Center District, to I-LI, Light Industrial District, as requested by Wright Brothers Boulevard, LLC. <u>CIP/DID #RZNE-031010-2020</u>
- 18. 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 17, 2020 66th Avenue SW from CRANDIC Railroad to 8th Street Pavement and Drainage Improvements project (estimated cost is \$1,210,000). (Paving for Progress) CIP/DID #3012129-05
 - b. November 17, 2020 2020 Curb Ramp Repair Bid Package #5 project (estimated cost is \$789,000). <u>CIP/DID #3016016-19</u>
 - c. November 17, 2020 Audio Visual Equipment for Council Chambers project (estimated cost is \$150,000). <u>CIP/DID #PUR1020-094</u>
 - d. November 17, 2020 FY21 Sanitary Sewer Lining project (estimated cost is \$1,560,000). CIP/DID #655999-08
 - e. November 17, 2020 Otis Road SE South of 15th Avenue Storm and Sanitary Sewer Improvements project (estimated cost is \$1,990,000). CIP/DID #3317510-60
 - f. November 17, 2020 ImOn Ice Arena Repair Project Phase I project (estimated cost is \$1,760,000). CIP/DID #PUR1020-118
- 19. 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. Cafe Saint Pio, 99 16th Avenue SW.
- d. Casey's General Store #3382, 560 33rd Avenue SW.
- e. Casey's General Store #3561, 1532 Ellis Boulevard NW.
- f. Country Underground, 305 2nd Avenue SE.
- g. Home Port, 624 Center Point Road NE (new new ownership).
- h. Kum & Go #520, 2604 16th Avenue SW.
- i. Miguel's, 175 Jacolyn Drive NW.
- j. Sushi House, 2665 Edgewood Parkway SW.
- k. Tienda Mexicana La Guanajuato, 3915 Center Point Road NE.
- I. Tornado's Tournament Room, 1600 3rd Street SE.
- m. Vernon Bar & Grill, 3025 Mount Vernon Road SE.
- n. Vito's on 42nd, 4100 River Ridge Drive NE.
- o. Williams Boulevard Service, 2601 Williams Boulevard SW.

20. Resolutions approving:

- a. Payment of bills. CIP/DID #FIN2020-01
- b. Payroll. CIP/DID #FIN2020-02
- 21. Resolution appointing the following individual:
 - a. Appointing Alex Buchheit (effective through June 30, 2023) to the Cedar Rapids ADA Advisory Committee. CIP/DID #OB775389
- 22. Resolutions approving assessment actions:
 - a. Intent to assess Water Division delinquent municipal utility bills 32 properties. CIP/DID #WTR110320-01
 - b. Levy assessment Water Division delinquent municipal utility bills 16 properties. CIP/DID #WTR092220-01
- 23. Resolutions accepting subdivision improvements and approving Maintenance Bonds:
 - Water system improvements in Whispering Pines 9th Addition and 4-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$35,358.95. CIP/DID #2020074-01
 - b. PCC pavement for the 60th Avenue SW from 4th Street to 6th Street Roadway Improvements project and 4-year Maintenance Bond submitted by Eggleston Concrete Contractors, Inc. in the amount of \$100,974.20. CIP/DID #FLPT-028900-2019
 - c. Sanitary sewer in the Boyson Road Assisted Living site and 2-year Maintenance Bond submitted by Schrader Excavating and Grading Co. in the amount of \$28,276. CIP/DID #ASDP-027314-2018
- 24. Resolution approving a final plat:
 - a. Claramae Farms Second Addition for land located west of Edgewood Road SW and south of Highway 30 in Linn County. <u>CIP/DID #FLPT-030784-2020</u>
- 25. Resolutions approving actions regarding purchases, contracts and agreements:
 - a. Contract with Advance Builders Corp. for roof repairs for derecho-damaged buildings for the Facilities Maintenance Services Division for an amount not to exceed \$212,400.
 (Derecho) CIP/DID #PUR0920-085
 - b. Amendment No. 1 to the contract with Jamey Flannery Trucking, LLC for tree debris collection and disposal for the Engineering Division to increase volume for an amount not to exceed \$8,500,000 (original contract amount was \$8,500,000; total contract amount with this amendment is \$17,000,000). (Derecho) CIP/DID #PUR0820-040

- c. Amendment No. 1 to the contract with TFR Enterprises, Inc. for grinding of trees for the Engineering Division to increase volume for an amount not to exceed \$2,500,000 (original contract amount was \$2,500,000; total contract amount with this amendment is \$5,000,000). (Derecho) CIP/DID #PUR0920-077
- d. Contract with DA Bunch Co. to paint the Ellis Pool bathhouse and filter houses for the Parks and Recreation Department in the amount of \$64,895. CIP/DID #PUR0720-016
- e. Parks and Recreation Department purchase of 31 shade umbrellas from Waterloo Tent & Tarp Company, Inc. in the amount of \$127,341 to replace the damaged shade umbrellas at four outdoor pools. (Derecho) CIP/DID #REC007-2020
- f. Police Department purchase of Glock pistols from Kiesler Police Supply in the amount of \$100,326. CIP/DID #PUR0920-074
- g. Fleet Services Division purchase of a sidewalk plow package from MacQueen Equipment for use by the Streets Division in the amount of \$143,839.50. CIP/DID #FLT063
- h. Fleet Services Division purchase of three portable air compressors from Rexco Equipment for use by the Streets Division in the amount of \$59,918.52. CIP/DID #FLT064
- i. Transit Division purchase of two heavy-duty buses from Gillig LLC in the amount of \$890,000. CIP/DID #TRN007-20
- j. Contract with Solum Lang Architects, LLC for engineering services for Veterans Memorial Stadium repairs for the Cedar Rapids Kernels for an amount not to exceed \$72,500. (Derecho) CIP/DID #PUR1020-099
- k. License renewal and technical support with Mythics for the Water Division's Oracle database and customer service/billing system in the amount of \$112,508.69 for FY2021. CIP/DID #OB887428
- Renewal of the Letter of Agreement with Possibilities Unlimited LLC in an estimated amount of \$91,939.86 for the 2021 On-Call Concrete Repairs project (original contract amount was \$89,262; renewal contract amount is \$91,939.86). <u>CIP/DID #2021009-01</u>
- m. Amendment No. 4 to the contract with Hydrite Chemical Company for nitric acid 41-degree technical grade liquid in totes for the Water Pollution Control Facility to increase volume for an amount not to exceed \$5,000 (original contract amount was \$50,000; total contract amount with this amendment is \$55,000). CIP/DID #PUR1017-060
- n. Professional Services Agreement with Bolton & Menk, Inc. for an amount not to exceed \$485,738 for design services in connection with the 6th Street SW from 76th Avenue to 2,000' South project. <u>CIP/DID #301882-01</u>
- o. Amendment No. 1 to the Professional Services Agreement with HR Green, Inc. specifying an increased amount not to exceed \$14,345 for design services in connection with the Paving for Progress Capital Improvement Planning FY 2019-2020 project (original contract amount was \$83,433; total contract amount with this amendment is \$97,778). (Paving for Progress) CIP/DID #3012094-04
- p. Amendment No. 3 to the Professional Services Agreement with Stanley Consultants, Inc. specifying an increased amount not to exceed \$16,163.70 for design services in connection with the 32nd Street NE from Rosewood Court to Madison Street Pavement Reconstruction project (original contract amount was \$160,942.80; total contract amount with this amendment is \$232,733.65). (Paving for Progress) CIP/DID #3012096-02
- q. Change Order No. 5 in the amount of \$34,883.70, plus two additional working days, with B.G. Brecke, Inc. for the FY20 Sanitary Sewer Point Repairs project (original contract amount was \$221,107.50; total contract amount with this amendment is \$284,450.83). CIP/DID #655996-18

- r. Change Order No. 3 in the amount of \$59,233.04, plus 25 calendar days, with Boomerang Corp. for the Old Marion Road NE from South of Regent Street to C Avenue Pavement Rehabilitation project (original contract amount was \$868,149.10; total contract amount with this amendment is \$979,447.06). (Paving for Progress) CIP/DID #3012148-07
- s. Change Order No. 3 in the amount of \$123 with BWC Excavating, LC for the William Boulevard SW Improvements from West Corporate Limit to 16th Avenue SW project (original contract amount was \$5,780,118.10; total contract amount with this amendment is \$5,831,782.10). CIP/DID #301968-03
- t. Change Order No. 1 in the amount of \$43,365.51 with Dave Schmitt Construction Co., Inc. for the 1st Street NW North of 1st Avenue Riverbank Stabilization project (original contract amount was \$170,160; total contract amount with this amendment is \$213,525.51). CIP/DID #304508-01
- u. Change Order No. 1 to the contract with L.L. Pelling Company, Inc. for the Cedar River Trail Rehabilitation Phase I project for the Parks and Recreation Department to extend the contract through September 30, 2020 and add items in the amount of \$36,788.44 (original contract amount was \$153,630; total contract amount with this amendment is \$190,418.44). CIP/DID #PUR0819-049
- v. Change Order No. 1 to the contract with Peak Construction Group, Inc. for the NE Quadrant Parks ADA Compliance project for the Facilities Maintenance Services Division to extend the contract through May 1, 2021 and add items in the amount of \$635,543.60 (original contract amount was \$2,554,000; total contract amount with this amendment is \$3,189,543.60). CIP/DID #PUR1019-091
- w. Change Order No. 1 in the amount of \$40,000 with Possibilities Unlimited LLC for the 2020 On-Call Concrete Repairs project (original contract amount was \$89,262; total contract amount with this amendment is \$129,262). CIP/DID #2019009-01
- x. Change Order No. 2 in the amount of \$95,483, plus six additional calendar days, with Rathje Construction Company for the E Avenue NW Pavement Rehabilitation from West Post Road to Shetland Drive project (original contract amount was \$1,265,441.05; total contract amount with this amendment is \$1,361,804.05). (Paving for Progress) CIP/DID #3012187-03
- y. Change Order No. 6 in the amount of \$44,648.74 with Rathje Construction Company for the O Avenue NW Improvements Phase II & III from Edgewood Road NW to 16th Street NW project (original contract amount was \$8,571,345.88; total contract amount with this amendment is \$8,932,610.93). (Paving for Progress) CIP/DID #3012121-03
- z. Change Order No. 5 in the amount of \$217 with Ti-Zack Concrete, Inc. for the 2019 Curb Ramp Repair: Bid Package #1 project (original contract amount was \$557,866; total contract amount with this amendment is \$666,399.72). CIP/DID #3016016-17
- aa. Grant application to the Corridor Metropolitan Planning Organization in the amount of \$1,096,000, with local matching funds required, to replace older buses in FY25. CIP/DID #TRN006-20
- ab. Naming Rights Agreement with Alliant Energy for the Doubletree by Hilton Cedar Rapids Convention Complex and Arena for a period of 12 years, with an option to renew for an additional five years. CIP/DID #FIN2020-31
- ac. Development Agreement with Old Mission, LLC and Securian Advisors MidAmerica, Inc. for the redevelopment of property at 709 2nd Avenue SE. <u>CIP/DID #TIF-0048-</u>2020
- ad. Purchase Agreement in the amount of \$165 and accepting a Warranty Deed for right-of-way from Jay and Annette Rollinger from land located at 172 Harbet Avenue NW in connection with the Cherokee Trail (Phase 2B) from Sharon Lane at Eastview Drive to Johnson Avenue at Midway Drive NW project. CIP/DID #325069-00

- ae. Purchase Agreement in the amount of \$824 for a temporary work area and grading easement for construction from International Paper Company for land located at 950 Shaver Road NE in connection with the Cedar River Flood Risk Management Project Reach 1 Shaver Road NE Improvements at McLoud Run project. CIP/DID #3314200-00
- af. 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. (Paving for Progress) CIP/DID #3012131-00
- ag. Agreements for Temporary Construction Easement from multiple owners and land in connection with the 6th Street SW from 33rd Avenue to Wilson Avenue Pavement, Sidewalk and Water Main Improvements project. (Paving for Progress) CIP/DID #301695-00
- ah. 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
- ai. Agreements for Temporary Construction Easement from multiple owners and land in connection with the Cherokee Trail (Phase 2B) from Sharon Lane at Eastview Drive to Johnson Avenue at Midway Drive NW project. <u>CIP/DID #325069-00</u>
- aj. Agreements for Temporary Construction Easement from multiple owners and land in connection with the Oakland Road NE and Old Marion Road NE from Center Street to Regent Street Pavement Reconstruction project. (Paving for Progress) CIP/DID #3012148-00
- ak. Fence Encroachment Agreement to permit the construction of a 4-foot-high chain link fence to encroach onto the 15-foot public sanitary sewer and utility easement located along the north property line of 6404 Windy Meadow Lane NE, as requested by Bryan and Emily Ellingson. CIP/DID #BLDR-007753-2020
- al. 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 northwest property line of 4410 Adams Court NE as requested by Jody Hostert. CIP/DID #BLDR-010095-2020
- am. Fence Encroachment Agreement to permit the construction of a 6-foot-high solid fence to encroach onto the 15-foot public utility easement located along the south property line of 7005 1st Avenue SW, as requested by Michael and Myra Matejka. CIP/DID #BLDR-013732-2020

REGULAR AGENDA

- 26. Report on bids for the Hoover Trail Lift Station Improvements project (estimated cost is \$435,000) (Dave Wallace). CIP/DID #6550006-02
 - a. Resolution awarding and approving contract in the amount of \$393,306.50, bond and insurance of Pirc-Tobin Construction, Inc. for the Hoover Trail Lift Station Improvements project.

- 27. Report on bids for the Bowling Street SW Gatewell project (estimated cost is \$2,100,000) (Rob Davis). CIP/DID #3313530-60
 - a. Resolution awarding and approving contract in the amount of \$1,747,013, plus incentive up to \$2,500, bond and insurance of WRH, Inc. for the Bowling Street SW Gatewell project.
- 28. Report on bids for the Quaker Oats UPRR Flood Gate project (estimated cost is \$2,000,000) (Rob Davis). CIP/DID #3314520-50
 - a. Resolution awarding and approving contract in the amount of \$1,348,555, plus incentive up to \$25,000, bond and insurance of Peterson Contractors, Inc. for the Quaker Oats UPRR Flood Gate project.
- 29. Presentation and Resolution authorizing the City Manager to initiate the planning process for repurposing of the Jones Golf Course area for enhanced recreational opportunities for the community (Scott Hock). (Derecho) CIP/DID #GLF024-2020

ORDINANCES

Second and possible Third Readings

- 30. 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. <u>CIP/DID #WPC100620-CH13</u>
- 31. 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. <u>CIP/DID #RZNE-030925-2020</u>
- 32. 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. CIP/DID #RZNE-030927-2020
- 33. 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. CIP/DID #RZNE-030928-2020

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.