

*"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, March 9, 2021 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/](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 10:00 AM on March 9 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 10:00 AM on March 9, 2021.** 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 – Women's History Month
  - ❖ Presentation – "My CR" Online Reporting Tool for Citizens and "Mobile CR" Mobile Application (April Wing and Phillip Platz)
  - ❖ Presentation – Urban Dreams Update (Jasmine Almoayyed, Ana Stomp and Izaah Knox of Urban Dreams)

## PUBLIC HEARINGS

1. A public hearing will be held to consider the authorization of the issuance of not to exceed \$5,250,000 General Obligation Urban Renewal Bonds (Essential Corporate Purpose-1) – FY21 GO Bonds for budgeted projects (Michele Tamerius). CIP/DID #FIN2020-08
  - a. Resolution instituting proceedings to take additional action for the issuance of not to exceed \$5,250,000 General Obligation Urban Renewal Bonds (Essential Corporate Purpose-1).
2. A public hearing will be held to consider the vacation and disposition of public ways and grounds in and to a 0.17-acre parcel of City-owned excess property and right-of-way located east of the CRANDIC right-of-way and southwest of 1210 15th Avenue SW as requested by Cedar Rapids and Iowa City Railway Company (Rita Rasmussen). CIP/DID #ROWV-030854-2020
  - a. First Reading: Ordinance vacating public ways and grounds in and to a 0.17-acre parcel of City-owned excess property and right-of-way located east of the CRANDIC right-of-way and southwest of 1210 15th Avenue SW as requested by Cedar Rapids and Iowa City Railway Company.
3. ~~A public hearing will be held to consider the vacation and disposition of public ways and grounds in and to a 0.28-acre parcel of City-owned right-of-way located at 4201 16th Avenue SW as requested by Commonground Capital, LLC. CIP/DID #ROWV-030766-2020~~  
**CANCELLED AT THE REQUEST OF THE PUBLIC WORKS DEPARTMENT.**
4. A public hearing will be held to consider establishment of an Urban Revitalization Area for property located at the southwest corner of Wiley Boulevard and 21st Avenue SW as requested by The Annex Group (Caleb Mason). CIP/DID #URTE-0038-2020
  - a. Resolution approving the Union at Wiley Urban Revitalization Area Plan.
  - b. First Reading: Ordinance establishing the Union at Wiley Revitalization Area.
5. A public hearing will be held to consider the proposed plans, specifications, form of contract, and estimated cost for the Shaver Road NE – Bridge and Floodwall Construction project (estimated cost is \$7,950,000) (Rob Davis). CIP/DID #3314510-51
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Shaver Road NE – Bridge and Floodwall Construction project.
6. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the C Street SW from Bowling Street to Handley Drive Pavement and Sidewalk Improvements project (estimated cost is \$2,230,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012095-03
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the C Street SW from Bowling Street to Handley Drive Pavement and Sidewalk Improvements project.

7. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Tait Cummins Sports Complex Repairs Bid Package #3 project (estimated cost is \$83,600) (Brent Neighbor). **(Derecho)** CIP/DID #PUR0221-221
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Tait Cummins Sports Complex Repairs Bid Package #3 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.*

8. Motion to approve the minutes.
9. Resolution adopting the Parks & Recreation Strategic Plan. CIP/DID #PKS029-2021
10. Preliminary Resolution for the construction of sidewalk improvements for the 6th Street SW from 76th Avenue to 2,000' South Improvement project. CIP/DID #301882-00
11. Resolution accepting work and fixing amount to be assessed for the 6th Street SW from Walford Road to Sharp Road SW Turn Lane Improvements project. CIP/DID #301984-00
12. Resolution adopting and levying final schedule of assessments and providing for the payment thereof for the 2020 Sanitary Sewer Service Replacement project. CIP/DID #6550057-00
13. Resolution adopting and levying final schedule of assessments and providing for the payment thereof for the 2020 Sidewalk Infill project. CIP/DID #3012074-03
14. Resolution setting a public hearing for March 23, 2021 to consider the vacation and disposition of public ways and grounds in and to the property described as a 0.28-acre parcel of City-owned right-of-way located at 4201 16th Avenue SW as requested by Commonground Capital, LLC. CIP/DID #ROWV-030766-2020

15. Motions setting public hearing dates for:
  - a. March 23, 2021 – to consider the fiscal year 2022 annual budget. CIP/DID #FIN2021-09
  - b. March 23, 2021 – to consider amending Chapter 12 of the Municipal Code, Water Service, by repealing existing rates and establishing new rates for FY22. CIP/DID #WTR22-01
  - c. March 23, 2021 – to consider amending Chapter 13 of the Municipal Code, Wastewater Facilities, by repealing existing rates and establishing new rates for FY22. CIP/DID #WPC22-01
  - d. March 23, 2021 – to consider amending Chapter 72 of the Municipal Code, Stormwater Management, by repealing existing rates and establishing new rates for FY22. CIP/DID #STRMWTR22-01
  - e. March 23, 2021 – to consider a change of zone for property located north of Prairie View Lane SW, west of Aldridge Drive SW, and east of Interstate 380 SW from S-MC, Suburban Mixed Use Center District, to S-RMF, Suburban Residential Medium Flex District, as requested by High Property Management and Bear Creek Properties, LLC. CIP/DID #RZNE-031409-2021
  - f. March 23, 2021 – to consider the disposition of three City-owned properties located at 1025 10th Street SE; between 1129 and 1121 15th Street SE; and between 1133 and 1125 16th Street SE. CIP/DID #DISP-0037-2021
16. Motion assessing civil penalties for violation of State Code regarding the sale of tobacco/vapor products to minors against:
  - a. Hy-Vee Food Store #4, 1556 1st Avenue NE (first offense – \$300). CIP/DID #CIG004793-05-2020
  - b. Jim's Foods, 812 6th Street SW (first offense – \$300). CIP/DID #CIG004766-05-2020
17. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
  - a. Blue 42 Sports Bar & Grill, 629 Ellis Boulevard NW.
  - b. Casey's General Store #2765, 5050 Northland Avenue NE.
  - c. Casey's General Store #2768, 1201 1st Avenue SE.
  - d. Casey's General Store #2776, 701 Ellis Boulevard NW.
  - e. Casey's General Store #2782, 1495 Blairs Ferry Road NE.
  - f. Casey's General Store #2790, 588 Boyson Road NE.
  - g. Cedar Rapids Kernels, 950 Rockford Road SW.
  - h. Country Inn & Suites, 9100 Atlantic Drive SW.
  - i. Emil's Hideaway, 222 Glenbrook Drive SE.
  - j. Fas Mart #5147, 1430 1st Avenue NE.
  - k. Fas Mart #5149, 2349 Blairs Ferry Road NE.
  - l. Hawkeye Downs BP, 4713 6th Street SW.
  - m. Hazzard County Saloon, 402 2nd Avenue SE.
  - n. Hy-Vee Drugstore #1, 1520 6th Street SW.
  - o. Kum & Go #517, 3132 1st Avenue NE.
  - p. The Local Craft Ale House, 4001 Center Point Road NE.
  - q. The Olympic South Side Theater, 1202 3rd Street SE.
  - r. Parlor City Pub & Eatery, 1125 3rd Street SE.
  - s. The Shack Tavern, 2545 Old River Road SW (new – new ownership).
  - t. Tic Toc, 600 17th Street NE (new).
  - u. Ting's Red Lantern, 540 Boyson Road NE.
  - v. White Star Ale House, 305 2nd Avenue SE (new – new ownership).

18. Resolutions approving:
  - a. Payment of bills. CIP/DID #FIN2021-01
  - b. Payroll. CIP/DID #FIN2021-02
  - c. Transfer of funds. CIP/DID #FIN2021-03
19. Resolutions thanking the following individuals:
  - a. Vote of thanks to Anthony Arrington, M. Kayt Conrad, Maurice Davis, Mike Dryden, Dawn Foster-Peek, Leland Freie, Jim Halverson, Jessalyn Holdcraft, Linda Langston, Marty Lenss, Linda Mattes, Chris Myers, Tim Oberbroeckling, Jim Piersall, Okpara Rice, Zach Schladetzky, Dara Schmidt, Chris Thoms and Laurie Worden for serving on the 2019 Long Term Planning Commission. CIP/DID #CM007-19
  - b. Vote of thanks to Linda Levy for serving on the Cedar Rapids Wellbeing Advisory Committee. CIP/DID #CM001-16
20. Resolutions approving assessment actions:
  - a. Levy assessment – Solid Waste & Recycling – delinquent snow removal charges – five properties. CIP/DID #FIN2021-08
  - b. Intent to assess – Water Division – delinquent municipal utility bills – 39 properties. CIP/DID #WTR030921-01
  - c. Levy assessment – Water Division – delinquent municipal utility bills – 16 properties. CIP/DID #WTR012621-01
21. Resolution accepting project, approving Performance Bond and authorizing final payment:
  - a. Beaver Hollow Lift Station Improvements project, final payment in the amount of \$20,464.09 and 4-year Performance Bond submitted by Boomerang Corp. (original contract amount was \$442,282; final contract amount is \$409,281.79). CIP/DID #6550008-03
22. Resolution approving final plat:
  - a. Annlee First Addition for land located south of 33rd Avenue SW and east of J Street SW. CIP/DID #FLPT-031240-2020
23. Resolutions approving actions regarding purchases, contracts and agreements:
  - a. Amendment No. 6 to the contract with Northway Well and Pump Company to cap and close Well #3 at Hubbard Ice for the Building Services Division to reflect additional work for an amount not to exceed \$59,225 (original contract amount was \$57,905; total contract amount with this amendment is \$150,240). CIP/DID #PUR0719-002
  - b. Amendment No. 1 to the contract with KZIA, Inc. for radio advertising for the City Manager's Office to reflect an increase in volume for an additional amount not to exceed \$7,120 (original contract amount was \$48,500; total contract amount with this amendment is \$55,620). CIP/DID #PUR0520-204
  - c. Fleet Services Division purchase of a cab and chassis dump body from McGrath Automotive Group in the amount of \$60,145. CIP/DID #PUR0121-197
  - d. Contract with Shive-Hattery, Inc. for engineering services for the Five Seasons Elevator Modernization project for the Finance Department for an amount not to exceed \$59,750. **(Derecho)** CIP/DID #PUR0221-229
  - e. Parks and Recreation Department purchase of wholesale beer and related products from Iowa Beverage and 7G Distributing LLC for a total amount of \$105,000 for 2021 season concession sales. CIP/DID #GLF028-2021

- f. Contract with Deltawrx for RMS/JMS specification consultant services for the Information Technology Department for an amount not to exceed \$110,803. CIP/DID #PUR0620-206
- g. Traffic Engineering Division purchase of 10 traffic signal poles from Millerbernd MFG in the amount of \$86,719. CIP/DID #PUR0121-195
- h. Contract with Wulfekuhle Injection and Pumping Inc. for lime sludge removal at the Northwest Water Treatment Plant for the Water Department for an annual amount not to exceed \$644,500. CIP/DID #PUR1220-157
- i. Professional Services Agreement with Foth Infrastructure and Environment, LLC for an amount not to exceed \$105,959 for design services in connection with the Cottage Grove Avenue SE Improvements from Forest Drive to 34th Street project. **(Paving for Progress)** CIP/DID #3012286-03
- j. Professional Services Agreement with Strand Associates, Inc. for an amount not to exceed \$138,000 for the NW Water Treatment Plant Emergency Generator Building Rehabilitation project. CIP/DID #6250087-01
- k. Change Order No. 14 in the amount of \$151,813.36, plus 86 calendar days, with Boomerang Corp. for the Mt. Vernon Road SE from 38th Street to East Post Road project (original contract amount was \$1,906,272.25; total contract amount with this amendment is \$2,254,574.33). **(Paving for Progress)** CIP/DID #3012199-02
- l. Change Order No. 5 in the amount of \$5,923.48 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 \$978,996.80). **(Paving for Progress)** CIP/DID #3012148-07
- m. Change Order No. 6 in the amount of \$32,226.53 with BWC Excavating, LC for the Williams 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 \$6,024,938.15). CIP/DID #301968-03
- n. Change Order No. 2 in the amount of \$95,822.72 with McComas-Lacina Construction LC for the ImOn Ice Arena Repairs Project Phase I project and extending the completion date to April 2, 2021 (original contract amount was \$1,051,000; total contract amount with this amendment is \$1,186,726.37). **(Derecho)** CIP/DID #PUR1020-118
- o. Change Order No. 6 in the amount of \$33,638 with Modern Piping, Inc. for the ImOn Ice Arena Facility Infrastructure Improvements project and extending the completion date to April 26, 2021 (original contract amount was \$775,080; total contract amount with this amendment is \$1,078,202). CIP/DID #PUR0420-191
- p. Change Order No. 4 in the amount of \$104,870.91 with Peak Construction Group, Inc. for the ADA Compliance of Main & Ladd Libraries project (original contract amount was \$321,500; total contract amount with this amendment is \$452,673.50). CIP/DID #PUR1019-090
- q. Change Order No. 2 in the amount of \$421,074.79 with Peak Construction Group, Inc. for the NE Quadrant Parks ADA Compliance project (original contract amount was \$2,554,000; total contract amount with this amendment is \$3,610,618.39). CIP/DID #PUR1019-091
- r. Change Order No. 5 in the amount of \$17,121.02 with Pirc-Tobin Construction, Inc. for the 1st Avenue E from 6th Street to 10th Street – MedQuarter Parkway Improvements project (original contract amount was \$1,647,348.60; total contract amount with this amendment is \$1,706,250.86). CIP/DID #321554-02

- s. Change Order No. 10 in the amount of \$38,514.45, plus 2.5 working days, 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 \$9,011,425.21). **(Paving for Progress)** CIP/DID #3012121-03
- t. Change Order No. 22 in the amount of \$361,283.85 with WRH, Inc. for the Quaker Oats Flood Control System project and extending the completion date to June 30, 2021 (original contract amount was \$14,450,000; total contract amount with this amendment is \$16,865,777.21). CIP/DID #3314520-30
- u. Amended Memorandum of Understanding with the Iowa National Guard concerning Iowa Task Force 1's participation in and training with Iowa Helicopter Search and Rescue. CIP/DID #FIR0420-0056
- v. Sidewalk cafe lease agreement in the amount of \$30 for a period of three years with KN Properties 5, LLC, for property located at 600 17th Street NE. CIP/DID #LSES-030718-2020
- w. Total Acquisition Purchase Agreement in the amount of \$84,000 from the estate of Patricia Koehn for real property located at 604 Penn Avenue NW in connection with the Cedar River Flood Control System project. CIP/DID #3311200-00
- x. Purchase Agreement in the amount of \$32,300 from National Retail Properties, LP, Tenant Purchase Agreement in the amount of \$2,630 from P-Corn Acquisitions Missouri Corporation, and accepting a Permanent Easement for Recreational Trail and a Temporary Construction Easement from land located at 5340 Council Street NE in connection with the Lindale Trail Phase I from Council Street to East of C Avenue NE project. CIP/DID #325071-01
- y. Purchase Agreement in the amount of \$8,380 and accepting a Permanent Public Utility Easement, a Permanent Overhang Easement and a Temporary Construction Easement from Steven and Theresa Stoecker from land located at 4713 Tower Terrace Road NE in connection with the Tower Terrace Road Reconstruction from Miller Road to I-380 project. CIP/DID #301975-00
- z. Purchase Agreement in the amount of \$4,735 and accepting a Temporary Construction Easement from Patty Hiemstra from land located at 4714 Tower Terrace Road NE in connection with the Tower Terrace Road Reconstruction from Miller Road to I-380 project. CIP/DID #301975-00
- aa. Purchase Agreement in the amount of \$920 and accepting an Easement for Retaining Wall from Ricky and Holly Ralston from land located at 2414 Linwood Street SW 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
- ab. Purchase Agreement in the amount of \$2,065 and accepting an Easement for Retaining Wall from Bret Turner from land located at 2412 Linwood Street SW 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
- ac. 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
- ad. Fence Encroachment Agreement to permit the construction of a 4-foot-high chain link fence to encroach onto the 5-foot public utility easement located along the west property line of 2926 Bryant Boulevard SW as requested by Clinton Aldeman and Morgan Hames-Aldeman. CIP/DID #BLDR-001900-2021

- ae. Rescinding Resolution No. 0616-05-20, which authorized execution of a Right-of-Way Encroachment Agreement for real property located at 2455 Williams Boulevard SW as requested by Derek Mims and Ronald and Kathleen Allen. CIP/DID #ENCR-000654-2020
- af. Amending Resolution No. 1420-11-20 by correcting the total award amount to \$1,749,513 with WRH, Inc. for the Bowling Street SW Gatewell project. CIP/DID #3313530-60
- ag. Awarding and approving contract in the amount of \$863,000, bond and insurance of McComas-Lacina Construction for the ADA Compliance – NW Quadrant Parks Improvements project. CIP/DID #PUR0121-178

## **REGULAR AGENDA**

- 24. Report on bids for the Chandler Street SW and 20th Street SW Pavement and Water Main Improvements – Phase 2 project (estimated cost is \$2,920,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012089-04
  - a. Resolution awarding and approving contract in the amount of \$2,671,694.31, plus incentive up to \$71,500, bond and insurance of Pirc-Tobin Construction, Inc. for the Chandler Street SW and 20th Street SW Pavement and Water Main Improvements – Phase 2 project.
- 25. Report on bids for the Cottage Grove Avenue SE from 1st Avenue to West of Forest Drive Pavement Reconstruction project (estimated cost is \$2,490,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012286-02
  - a. Resolution awarding and approving contract in the amount of \$1,869,744.20, plus incentive up to \$30,000, bond and insurance of Pirc-Tobin Construction, Inc. for the Cottage Grove Avenue SE from 1st Avenue to West of Forest Drive Pavement Reconstruction project.

## **ORDINANCES**

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

- 26. Ordinance amending Chapter 32 of the Municipal Code, Zoning, to update use and development standards and to amend the zoning map to correct errors. CIP/DID #CD-0048-2018
- 27. Ordinance granting a change of zone for property located at 801 O Avenue NW from T-R1, Traditional Residential Single Unit District, to T-RF, Traditional Residential Flex District, as requested by Gutschmidt Properties, Inc. CIP/DID #RZNE-031315-2020



28. Ordinance vacating public ways and grounds in and to the alley between Cottage Grove Avenue and Liberty Drive SE from Linn Boulevard to Eastern Boulevard SE as requested by Darrell Cushman. CIP/DID #ROWV-031252-2020
  - a. Resolution authorizing the disposition of the alley between Cottage Grove Avenue and Liberty Drive SE from Linn Boulevard to Eastern Boulevard SE as requested by Darrell Cushman.
29. Ordinance vacating public ways and grounds in and to the alley between Cottage Grove Avenue and Liberty Drive SE from Linn Boulevard to Eastern Boulevard SE as requested by Reyna Martinez-Narhi. CIP/DID #ROWV-031252-2020
  - a. Resolution authorizing the disposition of the alley between Cottage Grove Avenue and Liberty Drive SE from Linn Boulevard to Eastern Boulevard SE as requested by Reyna Martinez-Narhi.
30. Ordinance establishing the 1st Ave & 40th St SE Urban Revitalization Area for property located at 4001 1st Avenue SE as requested by KC Land Holdings, LLC. CIP/DID #URTE-0041-2020
31. Ordinance establishing the Mt Vernon Rd & 32nd St SE Urban Revitalization Area for property located at the northeast corner of Mount Vernon Road and 32nd Street SE as requested by B & C Coffee Development LLC. CIP/DID #URTE-0040-2020
32. Ordinance establishing the In Tolerance Urban Revitalization Area for property located at 126 29th Street Drive SE as requested by In Tolerance Contract Manufacturing. CIP/DID #URTE-0039-2020
33. Ordinance amending Ordinance No. 003-18 relating to the collection of tax increments within the 20th Avenue SW Urban Renewal Area. CIP/DID #TIF-0016-2017

## **CITY MANAGER COMMUNICATIONS AND DISCUSSIONS**

**\*\*\*The City Council will meet immediately following the City Council Regular Session to discuss pending litigation with legal counsel. This meeting may be closed pursuant to Iowa Code Section 21.5(1)(c) (2021).\*\*\***

*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).*