

*“Cedar Rapids is a vibrant urban hometown – a beacon for people and businesses invested in building a greater community now and for the next generation.”*

## **NOTICE OF CITY COUNCIL MEETING**

The Cedar Rapids City Council will meet in Regular Session on Tuesday, September 27, 2022 at 4:00 PM in the Council Chambers, 3rd Floor, City Hall, 101 First Street SE, Cedar Rapids, Iowa, to discuss and possibly act upon the matters as set forth below in this tentative agenda. (*Please silence mobile devices.*)

## **A G E N D A**

- Invocation
- Pledge of Allegiance
- Proclamations/Presentations
  - ❖ Proclamation – ADM Day
  - ❖ Presentation – Alliance for Equitable Housing (Sara Buck)

## **PUBLIC HEARINGS**

1. A public hearing will be held to consider the proposed Amendment No. 2 to the Urban Renewal Plan for the Consolidated I-380 Corridor Urban Renewal Area (Caleb Mason). CIP/DID #TIF-0070-2022
  - a. Resolution approving Amendment No. 2 to the Urban Renewal Plan for the Consolidated I-380 Corridor Urban Renewal Area.
2. A public hearing will be held to consider amending the Future Land Use Map in the City’s Comprehensive Plan from O-S, Open Space Area, to U-LI, Urban-Low Intensity Area, and a change of zone from A-AG, Agricultural District, to S-RL2, Suburban Residential Low Two Unit District, for property south of Highway 30 and west of Stoney Point Road SW as requested by Forge, LLC (Mathew Langley). CIP/DID #RZNE-033106-2022
  - a. Resolution amending the Future Land Use Map in the City’s Comprehensive Plan from O-S, Open Space Area, to U-LI, Urban-Low Intensity Area, for property south of Highway 30 and west of Stoney Point Road SW as requested by Forge, LLC.
  - b. First Reading: Ordinance granting a change of zone from A-AG, Agricultural District, to S-RL2, Suburban Residential Low Two Unit District, for property south of Highway 30 and west of Stoney Point Road SW as requested by Forge, LLC.

3. A public hearing will be held to consider the proposed plans and specifications, form of contract and estimated cost for the Resurface Noelridge Tennis Courts project (estimated cost is \$300,000) (Steve Krug). CIP/DID #PUR0922-058
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Resurface Noelridge Tennis Courts project.

### **PUBLIC COMMENT**

*This is an opportunity for the public to address the City Council on any subject pertaining to Council action scheduled for today. If you wish to speak, place your name on the sign-up sheet on the table outside the Council Chambers and approach the microphone when called upon.*

### **MOTION TO APPROVE AGENDA**

### **CONSENT AGENDA**

*These are routine items, some of which are old business and some of which are new business. They will be approved by one motion without individual discussion unless Council requests that an item be removed for separate consideration.*

4. Motion to approve the minutes.
5. Resolution authorizing the establishment of two-way stop control at four uncontrolled intersections on Scarlet Sage Drive SW. CIP/DID #60-23-031
6. Resolution establishing a 10-foot Utility Easement on City-owned property at 4201 Jupiter Avenue NW to support and accommodate future utility development. CIP/DID #ESCY-033029-2022
7. Resolution establishing a 20-foot Utility Easement on City-owned property at 4201 Jupiter Avenue NW to support and accommodate future utility development. CIP/DID #ESCY-033029-2022
8. Resolution accepting the established fair market value of \$135,000 for a total acquisition of the property at 1523 5th Street NW owned by Matthew Robinette and allocating relocation benefits in the amount of \$44,000 in connection with the West Side Flood Control System project. CIP/DID #3311200-00
9. Resolution authorizing final trip costs in the amount of \$3,325.99 for a Police Lieutenant to travel to the Internal Affairs Conference & Certification in Gatlinburg, TN. CIP/DID #PD0061
10. Resolution setting a public hearing for October 25, 2022 and consultation with affected taxing entities on the proposed Amendment No. 7 to the Second Amended and Restated Urban Renewal Plan for the Central Business Urban Renewal Area. CIP/DID #OB283396

11. Resolution setting a public hearing for October 25, 2022 and consultation with affected taxing entities on the proposed Amendment No. 15 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area. CIP/DID #OB283396
12. Resolution setting a public hearing for October 25, 2022 to consider the Resolution of Necessity (Proposed) for the roadway reconstruction, drainage and stormwater improvements with the 2023 Fair Oaks Addition Pavement Reconstruction project. **(Paving for Progress)** CIP/DID #3012285-00
13. Motion setting public hearing date for:
  - a. October 11, 2022 – to consider an Air Rights Lease Agreement with Mercy Medical Center for an enclosed overhead passageway (skywalk) over 8th Avenue SE between Mercy Medical Center and the Plumb Heart Center. CIP/DID #LSES-033061-2022
14. 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 11, 2022 – 12th Avenue SW Pump Station project (estimated cost is \$27,200,000). CIP/DID #3313520-61
  - b. October 11, 2022 – 32nd Street NE from Carlisle Street through Oakland Road Pavement Reconstruction project (estimated cost is \$2,390,000). **(Paving for Progress)** CIP/DID #3012096-05
  - c. October 11, 2022 – Flood Control System – Storm Sewer Relocation – Cedar River to 8th Avenue SW project (estimated cost is \$750,000). CIP/DID #3312530-62
  - d. October 11, 2022 – Flood Control System Training Wall Phase 2 project (estimated cost is \$90,000). CIP/DID #3311520-73
  - e. October 11, 2022 – Riverside Skate Park Relocation project (estimated cost is \$1,340,000). CIP/DID #3313520-70
15. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
  - a. Bricks Bar & Grill, 320 2nd Avenue SE.
  - b. Cedar Rapids Parks Foundation (5-day license for an event at Bever Park).
  - c. Dobry Gift and Home, 101 16th Avenue SW (permanent transfer to 102 16th Avenue SW, Suite D).
  - d. The Harmac, 411 6th Avenue SE.
  - e. Kwik Star #581, 251 33rd Avenue SW.
  - f. Miguel's, 175 Jacolyn Drive NW.
  - g. Oyama Sushi Japanese Steakhouse, 5350 Council Street NE.
  - h. Pedaler's Fork, 2010 Sylvia Avenue NE.
  - i. Tobacco Outlet Plus #560, 2846 Mount Vernon Road SE.
  - j. Walgreens #12580, 324 Edgewood Road NW.
  - k. Westside Lounge, 325 Edgewood Road NW.
16. Resolutions approving:
  - a. Payment of bills. CIP/DID #FIN2022-01
  - b. Payroll. CIP/DID #FIN2022-02
  - c. Transfer of funds. CIP/DID #FIN2022-03
17. Resolution approving the special event application for:
  - a. Especially for You Race Against Breast Cancer (includes road closures) on October 9, 2022. CIP/DID #SPEC-009224-2022

18. Resolutions approving assessment actions:
  - a. Intent to assess – Solid Waste and Recycling – cleanup costs – two properties. CIP/DID #SWM-015-22
  - b. Levy assessment – Solid Waste and Recycling – cleanup costs – four properties. CIP/DID #SWM-013-22
  - c. Intent to assess – Water Division – delinquent municipal utility bills – 49 properties. CIP/DID #WTR092722-01
  - d. Levy assessment – Water Division – delinquent municipal utility bills – 25 properties. CIP/DID #WTR082322-01
19. Resolutions accepting subdivision improvements and approving Maintenance Bonds:
  - a. Water system improvements in Edgewood Industrial Park 1st Addition, 4-year Maintenance Bond submitted by Pirc-Tobin Construction, Inc. in the amount of \$355,476, and authorizing reimbursement to Edgewood Partners, LLC in the amount of \$25,800.50 for upsized water main. CIP/DID #2021060-01
  - b. PCC pavement in Kirkwood Village 2nd Addition and 4-year Maintenance Bond submitted by Metro Pavers, Inc. in the amount of \$689,147.26. CIP/DID #FLPT-031617-2021
  - c. Sanitary sewer in Kirkwood Village 2nd Addition and 4-year Maintenance Bond submitted by Abode Construction, Inc. in the amount of \$274,275.50. CIP/DID #FLPT-031617-2021
  - d. Storm sewer in Kirkwood Village 2nd Addition and 4-year Maintenance Bond submitted by Abode Construction, Inc. in the amount of \$380,838.75. CIP/DID #FLPT-031617-2021
  - e. Water system improvements in Kirkwood Village 2nd Addition and 4-year Maintenance Bond submitted by Abode Construction, Inc. in the amount of \$214,098. CIP/DID #2021047-01
20. Resolutions accepting projects, approving Performance Bonds and authorizing final payments:
  - a. Paramount Theatre ADA Compliance project, final payment in the amount of \$10,544.20 and 2-year Performance Bond submitted by Peak Construction Group Inc. (original contract amount was \$201,500; final contract amount is \$210,883.93). CIP/DID #PUR0121-177
  - b. 2020 Five Seasons Parkade Repairs project, Change Order No. 5 deducting the amount of \$20,687.89, final payment in the amount of \$24,347.91 and 2-year Performance Bond submitted by Golf Acquisition Group LLC (original contract amount was \$433,133; final contract amount is \$486,957.95). CIP/DID #PUR0420-187
21. Resolution approving final plat:
  - a. Whispering Pines Tenth Addition for land south of 16th Avenue SW and west of 18th Street SW. CIP/DID #FLPT-031775-2021
22. Resolutions approving actions regarding purchases, contracts and agreements:
  - a. Amendment No. 1 to the contract with D.W. Zinser Company for remediation and demolition of three properties for the Building Services Division for an amount not to exceed \$8,280 (original contract amount was \$47,175; total contract amount with this amendment is \$55,455). CIP/DID #PUR0722-019
  - b. Amendment No. 8 to the contract with Community ReCode LLC for Zoning Code consulting services for the Community Development Department in the amount of \$29,968.42 (original contract amount was \$265,089; total contract amount with this amendment is \$375,057.42). CIP/DID #PUR0615-252

- c. Contract with TFR Enterprises, Inc. for debris grinding and hauling for the Public Works Department for an amount not to exceed \$192,310.38. **(Derecho)** CIP/DID #PUR0922-059
- d. Contract with Bowker Mechanical Contractors to replace boilers at the Police Department for the Facilities Maintenance Services Division for an amount not to exceed \$100,000. CIP/DID #PUR0822-028
- e. Amendment No. 32 to the contract with Willett Hofmann & Associates Inc. for architectural design services for ADA compliance of various City facilities for an amount not to exceed \$1,486.80 (original contract amount was \$156,580; total contract amount with this amendment is \$396,450.60). CIP/DID #PUR1216-135
- f. Contract with BHC Global for BI Publisher conversion for Oracle Customer Care and Billing software for the Information Technology Department for an amount not to exceed \$150,000. CIP/DID #PUR0922-067
- g. Amendment No. 1 to renew the agreement with CDW Government LLC for various projects for the Information Technology Department for an annual amount not to exceed \$300,000 (original contract amount was \$600,000 for two years; renewal contract amount is \$300,000 for one year). CIP/DID #PUR0922-073
- h. Contract with Pictometry International Corp. for GIS imagery services for the Information Technology Department for six years for a total amount not to exceed \$160,688.12. CIP/DID #PUR0622-399
- i. Fleet Services Division purchase of 11 vehicle computer equipment packages for the Police Department from Keltek Inc. for a total amount of \$64,413.58. CIP/DID #FLT117
- j. Fleet Services Division purchase of 14 Ford Police Interceptor utility vehicles for the Police Department from Stivers Ford Lincoln for a total amount of \$461,982. CIP/DID #FLT118
- k. Fleet Services Division purchase of an aerial device and chassis for the Forestry Division from Altec Industries in the amount of \$295,495. CIP/DID #FLT115
- l. Rescinding Resolution No. 0398-03-22 and terminating the contract with Cutting Edge Lawn & Landscapes, Inc. for ReLeaf spring tree planting for the Parks and Recreation Department. CIP/DID #PUR0222-226
- m. Public Works Department purchase of rock salt from Compass Minerals America Inc. for an amount not to exceed \$714,080 for up to 8,000 tons of rock salt for winter snow and ice control. CIP/DID #80-23-006
- n. Contract with Schimberg Co. for manhole adjusting rings for the Sewer Division for an amount not to exceed \$100,000. CIP/DID #PUR0722-015
- o. Amendment No. 1 to renew the contract with Utility Equipment Co. for as-needed purchases of sewer castings for the Sewer Division for an annual amount not to exceed \$150,000 (original contract amount was \$113,455; renewal contract amount is \$150,000). CIP/DID #PUR0721-004
- p. Fleet Services Division purchase of three dump trucks for the Streets Division from Henderson Manufacturing, Inc. for a total amount of \$844,293. CIP/DID #FLT116
- q. Contract with Altorfer Power Systems for the Install Vulcan Scale Systems on Solid Waste Trucks project for the Solid Waste Division for an amount not to exceed \$75,000. CIP/DID #PUR0722-024
- r. Contract with Ferguson Waterworks for as-needed purchases of residential water meters for the Utilities Department for an annual amount not to exceed \$845,000. CIP/DID #PUR0622-352
- s. Amendment No. 4 to renew the contract with Mailing Services Inc. for mailing services for the Water Division for an annual amount not to exceed \$350,000. CIP/DID #PUR0918-054

- t. Grant application to the U.S. Department of Transportation's FY2022 Railroad Crossing Elimination Grant Program in the amount of up to \$1 million for the C Street SW and Union Pacific Railroad At-Grade Crossing project. CIP/DID #4923017-00
- u. Grant application to the U.S. Department of Housing and Urban Development for funding of two Housing and Family Self-Sufficiency Program Coordinator positions. CIP/DID #OB375326
- v. Amendment to the Subrecipient Agreement for American Rescue Plan Act funding with the Life Enrichment Center for its Senior Outreach program. CIP/DID #CD-0074-2021
- w. Amendment to the Memorandum of Understanding with Willis Dady Emergency Shelter to extend and expand services for individuals experiencing homelessness using Emergency Solutions Grant funding. CIP/DID #ESG-CV-FY19
- x. 28E Agreement with the Cedar Rapids Community School District for an amount not to exceed \$62,009.03 for the adult crossing guard program for fiscal year 2023. CIP/DID #60-23-011
- y. 28E Agreement with Linn Mar School Community School District for an amount not to exceed \$2,192.67 for the adult crossing guard program for fiscal year 2023. CIP/DID #60-23-011
- z. Development Agreement with Cedar Rapids Brickstone, LLLP for the construction of an affordable housing project along the north half block of 7th Avenue SE between 5th and 6th Streets SE. CIP/DID #TIF-0055-2021
- aa. Non-Franchise Utility License Agreement with College Community School District for a private sanitary sewer service line at 8015 Kirkwood Boulevard SW within the public right-of-way. CIP/DID #NFA-033080-2022
- ab. Accepting a Warranty Deed from the Cedar Rapids Community School District for the dedication of street right-of-way along the north side of Crestridge Avenue SW for the new West Willow Elementary School south of 1st Avenue SW and east of Stoney Point Road SW. CIP/DID #ASDP-030268-2020
- ac. Granting a Temporary Staging Easement on City-owned property at 1st Avenue and 1st Street NW as requested by Compass Commercial Services LLC and Boomerang Corp. CIP/DID #PRD-032703-2022
- ad. Supplemental Purchase Agreement in the amount of \$250 with Haissam Eddine and Reema Ajram for land at 3926 1st Avenue NW in connection with the 1st Avenue and Wiley Boulevard SW Intersection Improvements project. CIP/DID #301884-00
- ae. Purchase Agreement in the amount of \$150 and accepting a Temporary Grading Easement for Construction from Empress Enterprises 2009, LLC for land at 1335 3rd Avenue SW in connection with the 1st Avenue West from 18th Street to 10th Street Pavement Rehabilitation and Traffic Signal Improvements project. CIP/DID #3018002-00
- af. Temporary Grading Easements for Construction with multiple property owners in connection with the 1st Avenue E From 6th Street to 10th Street MedQuarter Parkway Improvements project. CIP/DID #321554-00
- ag. Agreements for Temporary Construction Easement with multiple property owners in connection with the 26th Street Construction from Bever Avenue SE to Meadowbrook Drive SE project. **(Paving for Progress)** CIP/DID #3012380-00
- ah. Purchase Agreement in the amount of \$6,140 and accepting Warranty Deeds for right-of-way and an Easement for Retaining Wall from Mark Bolton and Patrick Rashed for land at 1923 Mount Vernon Road SE in connection with the Mount Vernon Road SE from 14th Street to 20th Street Pavement Improvements project. **(Paving for Progress)** CIP/DID #3012149-00

- ai. Purchase Agreement in the amount of \$8,960 and accepting Warranty Deeds for right-of-way and a Temporary Grading Easement for Construction from Mark Bolton and Patrick Rashed for land at 1921 Mount Vernon Road SE in connection with the Mount Vernon Road SE from 14th Street to 20th Street Pavement Improvements project. **(Paving for Progress) CIP/DID #3012149-00**
- aj. Agreement for Temporary Construction Easement in the amount of \$500 with Jung's Tae Kwon Do Black Belt Association, Inc. for land at 1510 Mount Vernon Road SE in connection with the Mount Vernon Road SE from 14th Street to 20th Street Pavement Improvements project. **(Paving for Progress) CIP/DID #3012149-00**
- ak. Flood Control Facility Construction, Operation & Maintenance Agreement with the Cedar Rapids and Iowa City Railway Company for an estimated amount of \$195,784.32 for the construction of a steel roller flood gate approximately 150 feet northeast of the bank of the Cedar River across the 9th Avenue SE railroad improvements in connection with the Flood Risk Management Project – 9th Avenue project. CIP/DID #3316200-00
- al. Agreement for the Former 9th Avenue SE Right-of-Way in the amount of \$1 with the Cedar Rapids and Iowa City Railway Company for the 9th Avenue SE right-of-way between the easterly bank of the Cedar River and 2nd Street SE in connection with the Flood Risk Management Project – 9th Avenue project. CIP/DID #3316200-00
- am. Utility Subordination Agreement, Addendum to the Utility Subordination Agreement and Purchase Agreement in the amount of \$1,000 with Interstate Power and Light Company for an easement on vacant City-owned land north of 418 2nd Street NE in connection with the Flood Risk Management Project – Reach 1 – South Railyard Floodwall project. CIP/DID #3314200-00
- an. Utility Subordination Agreement, Addendum to the Utility Subordination Agreement and Purchase Agreement in the amount of \$1,000 from ITC Midwest LLC for an easement on vacant City-owned land north of 418 2nd Street NE in connection with the Flood Risk Management Project – Reach 1 – South Railyard Floodwall project. CIP/DID #3314200-00
- ao. Utility Subordination Agreement, Addendum to the Utility Subordination Agreement and Purchase Agreement in the amount of \$1,000 with Interstate Power and Light Company for an easement on vacant land west of 915 Shaver Road NE in connection with the Flood Risk Management Project – Reach 1 – UPRR (McCloud Run) Culverts project. CIP/DID #3314200-00
- ap. Utility Subordination Agreement, Addendum to the Utility Subordination Agreement and Purchase Agreement in the amount of \$1,000 with Interstate Power and Light Company for an easement on vacant land west of 915 Shaver Road NE in connection with the Flood Risk Management Project – Reach 1 – UPRR (McCloud Run) Culverts project. CIP/DID #3314200-00
- aq. Utility Subordination Agreement, Addendum to the Utility Subordination Agreement and Purchase Agreement in the amount of \$1,000 with ITC Midwest LLC for an easement at 1000 Wenig Road NE in connection with the Flood Risk Management Project – Reach 1 – UPRR (McCloud Run) Culverts project. CIP/DID #3314200-00
- ar. Utility Subordination Agreement, Addendum to the Utility Subordination Agreement and Purchase Agreement in the amount of \$1,000 with ITC Midwest LLC for an easement at 1000 Wenig Road NE and on vacant City-owned land south of 1000 Wenig Road NE in connection with the Flood Risk Management Project – Reach 1 – UPRR (McCloud Run) Culverts project. CIP/DID #3314200-00
- as. Agreement for Utility Reestablishment with Interstate Power and Light Company for City-owned property at and adjacent to 111 1st Street NE in connection with the Flood Risk Management Project – Reach 2 – P1 – E-F Road Closure, A-Ave Pump Station, Tree of Five Seasons Floodwall project. CIP/DID #3315200-00

## **REGULAR AGENDA**

23. Report on bids for the J Avenue Water Treatment Plant Process Improvements – Phase 2B project (estimated cost is \$6,900,000) (Jim Flamming). CIP/DID #625902-06
  - a. Resolution awarding and approving contract in the amount of \$6,360,000, bond and insurance of Tricon General Construction, Inc. for the J Avenue Water Treatment Plant Process Improvements – Phase 2B project.
24. Report on bids for the Concrete Repairs in Parks project (estimated cost is \$250,000) (Jeff Koffron). **(Derecho)** CIP/DID #PUR0822-031
  - a. Resolution awarding and approving contract for an amount not to exceed \$154,300, bond and insurance of B&M Construction for the Concrete Repairs in Parks project.

## **ORDINANCES**

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

25. Ordinance amending the Home Rule Charter by deleting the previous Section 2.01, Section 2.04(b), Section 2.05, Section 2.06(a), Section 3.01(a), Section 3.01(b), Section 6.01 and Section 7.02 in their entirety and replacing them with new sections respectively; correcting typographical and formatting errors as identified in Exhibit A; and adopting gender-neutral language throughout the Charter, as further identified in the corrected Exhibit A. CIP/DID #OB81096

## **PUBLIC INPUT**

*This is an opportunity for the public to address the City Council on any subject pertaining to Council business. If you wish to speak, place your name on the sign-up sheet on the table outside the Council Chambers and approach the microphone when called upon.*

## **CITY MANAGER COMMUNICATIONS AND DISCUSSIONS**

*Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a City Council public meeting or event should contact the City Clerk's Office at 319-286-5060 or [cityclerk@cedar-rapids.org](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).*