

“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, November 22, 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

PUBLIC HEARINGS

1. A public hearing will be held to consider a request by Cedar Rapids Brickstone, LLC for an Urban Revitalization Area designation for the construction of a 4-story affordable housing project at 627 6th Street SE (Scott Mather). CIP/DID #TIF-0055-2021
 - a. Resolution authorizing an Urban Revitalization Area designation for property along the north half block of 7th Avenue SE between 5th and 6th Streets SE.
 - b. First Reading: Ordinance establishing the Cedar Rapids Brickstone Urban Revitalization Area designation for property along the north half block of 7th Avenue SE between 5th and 6th Streets SE.
2. A public hearing will be held to consider a change of zone for property at 1602 Washington Avenue SE from T-R1, Traditional Residential Single Unit District, to P-IN, Public-Institutional District, as requested by the Boys & Girls Club of the Corridor (David Houg). CIP/DID #RZNE-033320-2022
 - a. First Reading: Ordinance granting a change of zone for property at 1602 Washington Avenue SE from T-R1, Traditional Residential Single Unit District, to P-IN, Public-Institutional District, as requested by the Boys & Girls Club of the Corridor.

3. A public hearing will be held to consider the disposition of two City-owned properties at 1223 1st Street SW and 1140 C Street SW (Jeff Wozencraft). CIP/DID #DISP-0044-2022
 - a. Resolution authorizing the disposition of two City-owned properties at 1223 1st Street SW and 1140 C Street SW.
4. A public hearing will be held to consider the vacation and disposition of a 0.24-acre parcel of F Avenue NE between Center Point Road NE and Interstate 380 as requested by Brajul Investments, Inc. (Rita Rasmussen). CIP/DID #ROWV-032910-2023
 - a. First Reading: Ordinance vacating public ways and grounds of a 0.24-acre parcel of F Avenue NE between Center Point Road NE and Interstate 380 as requested by Brajul Investments, Inc.
5. A public hearing will be held to consider the vacation and disposition of a 0.23-acre parcel of F Avenue NE between Center Point Road NE and Interstate 380 as requested by West Side Wolf Pack III LLC (Rita Rasmussen). CIP/DID #ROWV-032910-2023
 - a. First Reading: Ordinance vacating public ways and grounds of a 0.23-acre parcel of F Avenue NE between Center Point Road NE and Interstate 380 as requested by West Side Wolf Pack III LLC.

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.

6. Motion to approve the minutes.
7. Resolution amending Resolution No. 1656-11-22, which authorized submittal of the Annual Urban Renewal Area Report to the Iowa Department of Management, to correct the report summary. CIP/DID #OB163407
8. Resolution authorizing the establishment of two-way stop control at the intersection of Riviera Street and 31st Avenue SW, stopping all traffic on Riviera Street for traffic on 31st Avenue. CIP/DID #60-23-031

9. Resolution establishing “No Parking Anytime” on both sides of St. Martin Boulevard SW between the north and south intersections with 6th Street SW. CIP/DID #PARK-033407-2022
10. Resolution designating a 0.20-acre City-owned parcel as public right-of-way along the west side of 1st Street NW, north of 1st Avenue, to support flood mitigation and future development. CIP/DID #3311200-00
11. Resolution referring to the Linn County Compensation Commission the total acquisition of property owned by Ruth Fuessley and Richard Brown at 1927 Ellis Boulevard NW in connection with the West Side Flood Control System project. CIP/DID #3311200-00
12. Resolution authorizing the elimination of a half-time Treasury Cashier position, and the elimination of a part-time Administrative Assistant position and creation of a full-time Purchasing Agent position in the Purchasing Services Division. CIP/DID #FIN2022-18
13. Resolution setting a public hearing for December 6, 2022 to consider the vacation of 2nd Street NW right-of-way and an alley along 1st Avenue W between 1st Street and 2nd Street NW. CIP/DID #ROWV-032480-2021
14. Resolution setting a public hearing for December 6, 2022 to consider an agreement for an Underground Electric Line Easement with Interstate Power and Light Company on City-owned property at 3800 42nd Street NE. **(Paving for Progress)** CIP/DID #3012188-00
15. Motions setting public hearing dates for:
 - a. December 6, 2022 – to consider reallocating unspent proceeds of the Taxable General Obligation Bonds, Series 2019A; General Obligation Bonds, Series 2020A; and Taxable General Obligation Bonds, Series 2020B. CIP/DID #FIN2018-07
 - b. December 6, 2022 – to consider renaming a private frontage road from Newmire Court NE to Progressive Court NE, beginning at 51st Street NE and continuing approximately 300 feet northerly to the end of the road, as requested by Progressive Investments, Inc. CIP/DID #STREET-032735-2022
 - c. December 6, 2022 – to consider amending Ordinance No. 032-20 relating to the collection of tax increments within the Consolidated I-380 Corridor Urban Renewal Area. CIP/DID #TIF-0070-2022
 - d. December 6, 2022 – to consider Amendment No. 1 to the MidAmerican Urban Revitalization Area Plan for the redevelopment of property at 2519 16th Avenue SW. CIP/DID #TIF-0001-2015
16. 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. December 6, 2022 – 10th Street NE from A Avenue to 1st Avenue – MedQuarter Parkway Improvements project (estimated cost is \$750,000). CIP/DID #321554-04
 - b. December 6, 2022 – 11th Avenue SE and 5th Street SE Roadway and Utility Improvements project (estimated cost is \$600,000). CIP/DID #6550051-02
 - c. December 6, 2022 – 2023 Fair Oaks Addition Pavement Reconstruction project (estimated cost is \$1,860,000). **(Paving for Progress)** CIP/DID #3012285-02
 - d. December 6, 2022 – Colonial Building Renovation project (estimated cost is \$4,665,000). CIP/DID #PUR1022-103

- e. December 6, 2022 – Glass Road NE Frontage Road project (estimated cost is \$140,000). CIP/DID #301949-02
 - f. December 6, 2022 – Pickleball Courts at Jones Park project (estimated cost is \$675,000). CIP/DID #PUR1022-104
 - g. December 6, 2022 – Tower Terrace Road: Phase B Grading project (estimated cost is \$1,990,000). CIP/DID #301666-05
 - h. December 6, 2022 – Wiley Boulevard Trail Improvements from Williams Boulevard to 16th Avenue SW project (estimated cost is \$1,500,000). CIP/DID #325052-02
17. Motion assessing a civil penalty for violation of State Code regarding the sale of alcohol to minors against:
- a. Los Compadres Mexican Bar & Grill, 448 33rd Avenue SW (first offense – \$500). CIP/DID #LIQR005207-06-2021
18. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
- a. Fas Mart #5148, 550 Wilson Avenue SW.
 - b. Mas Margaritas, 588 Boyson Road NE.
 - c. Murphy USA #7775, 3030 Edgewood Road SW.
 - d. Outback Steakhouse, 3939 1st Avenue SE.
 - e. Ringer Golf, 1701 C Street SW (new – formerly office space).
 - f. Stadium Lounge Bar & Grill, 957 Rockford Road SW.
19. Resolutions approving:
- a. Payment of bills. CIP/DID #FIN2022-01
 - b. Payroll. CIP/DID #FIN2022-02
 - c. Transfer of funds. CIP/DID #FIN2022-03
20. Resolutions approving the special event applications for:
- a. Cedar Rapids Turkey Trot 5K (includes road closures) on November 24, 2022. CIP/DID #SPEC-011271-2022
 - b. Holiday Tree Lighting Event (includes road closures) on December 3, 2022. CIP/DID #SPEC-011511-2022
21. Resolutions approving assessment actions:
- a. Intent to assess – Solid Waste and Recycling – cleanup costs – two properties. CIP/DID #SWM-017-22
 - b. Intent to assess – Water Division – delinquent municipal utility bills – 33 properties. CIP/DID #WTR112222-01
 - c. Levy assessment – Water Division – delinquent municipal utility bills – 25 properties. CIP/DID #WTR101122-01
22. Resolution accepting subdivision improvements and approving Maintenance Bond:
- a. Water system improvements in Stoney Point 26th Addition and 4-year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$45,476. CIP/DID #2022054-01
23. Resolutions accepting projects, approving Performance Bonds and authorizing final payments:
- a. 5th Avenue West of 17th Street SE Sanitary Sewer Improvements project, final payment in the amount of \$2,431.30 and 4-year Performance Bond submitted by B.G. Brecke, Inc. (original contract amount was \$46,626; final contract amount is \$48,626). CIP/DID #6550105-02

- b. Pedestrian Improvements at 3rd Avenue SE between 12th Street and 10th Street project and 1-year Performance Bond submitted by Eastern Iowa Excavating & Concrete, LLC (original contract amount was \$56,877.60; final contract amount is \$72,575.35). CIP/DID #306287-01
- 24. Resolution approving final plat:
 - a. Edgewood Road Industrial Park Third Addition located south of 60th Avenue SW and east of Edgewood Road SW. CIP/DID #FLPT-033394-2022
- 25. Resolutions approving actions regarding purchases, contracts and agreements:
 - a. Purchase of property insurance, including \$100 million in excess flood insurance, through TrueNorth Companies, LLC in the amount of \$4,053,000. CIP/DID #FIN2022-19
 - b. Contract with SumTotal Systems LLC for a time and attendance system for the Finance Department for an amount not to exceed \$388,053.75. CIP/DID #PUR0722-023
 - c. Amendment No. 1 to the contract with Raftelis for a fire station study for the Fire Department to add services in the amount of \$18,000 (original contract amount was \$57,500; total contract amount with this amendment is \$75,500). CIP/DID #PUR0222-211
 - d. Resolution amending Resolution No. 1015-07-22, which authorized Amendment No. 1 to renew the contract with Heartland Business Systems, LLC for Aruba wireless devices for the Information Technology Department, to correct the amendment amount to \$74,990.19. CIP/DID #PUR0921-090
 - e. Amendment No. 3 to renew the contract with Heartland Business Systems, LLC for technical consultant services for the Information Technology Department for an annual amount not to exceed \$300,000 (original contract amount was \$35,000; renewal contract amount is \$300,000). CIP/DID #PUR0720-025
 - f. Amendment No. 1 to the contract with L.L. Pelling Company, Inc. for asphalt for the Streets Division to add volume for an amount not to exceed \$400,000 (original contract amount was \$800,000; total contract amount with this amendment is \$1,200,000). CIP/DID #PUR0322-245
 - g. Amendment No. 4 to renew the contract with Ranch Cryogenics, Inc. for cryogenic oxygen system maintenance and repair services for the Water Pollution Control Facility for an annual amount not to exceed \$60,000 (original contract amount was \$60,000; renewal contract amount is \$60,000). CIP/DID #PUR1018-079
 - h. Amendment No. 8 to the Professional Services Agreement with HDR Engineering, Inc. specifying an increased amount not to exceed \$23,130 for design services in connection with the FY19 Sanitary Sewer Master Plan Update project (original contract amount was \$210,107; total contract amount with this amendment is \$322,427). CIP/DID #6550016-04
 - i. Change Order No. 3 in the amount of \$70,000 with Possibilities Unlimited, LLC for the 2022 On-Call Concrete Repair project (original contract amount was \$102,323.98, total contract amount with this amendment is \$192,339.58). CIP/DID #2022009-01
 - j. Purchase Agreement in the amount of \$5,245 and accepting a Temporary Easement for Construction from Central States Warehousing, Inc. for vacant land at the northeast corner of 3rd Street SE, east of 16th Avenue SE, in connection with the 3rd Street SE from 16th Avenue to Sinclair Basin Improvements project. CIP/DID #3018023-00

- k. Purchase Agreement in the amount of \$450 and accepting a Temporary Construction Easement from 4th Avenue Properties, LLC for land at 218 4th Avenue SW in connection with the 3rd Street SW from Diagonal Drive to 3rd Avenue Reconstruction project. **(Paving for Progress)** CIP/DID #3012347-00
- l. Purchase Agreement in the amount of \$85 and accepting a Temporary Construction Easement from Gutschmidt Properties, Inc. for land at 227 4th Avenue SW in connection with the 3rd Street SW from Diagonal Drive to 3rd Avenue Reconstruction project. **(Paving for Progress)** CIP/DID #3012347-00
- m. Purchase Agreement in the amount of \$1,000 and accepting a Temporary Construction Easement from MAWM, LLC for land at 225 5th Avenue SW in connection with the 3rd Street SW from Diagonal Drive to 3rd Avenue Reconstruction project. **(Paving for Progress)** CIP/DID #3012347-00
- n. Purchase Agreement in the amount of \$300 and accepting a Temporary Construction Easement from Whittaker & Finch Real Estate, LLC for land at 417 3rd Street SW in connection with the 3rd Street SW from Diagonal Drive to 3rd Avenue Reconstruction project. **(Paving for Progress)** CIP/DID #3012347-00
- o. Purchase Agreement in the amount of \$15,300 and accepting a Warranty Deed and a Temporary Grading Easement for Construction from AJR Properties, LLC for land at 1445 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
- p. Agreement for Temporary Construction Easement in the amount of \$3,030 with Erected Development LLC for land at 865 Camburn Court 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
- q. Agreement for Temporary Construction Easement in the amount of \$375 with Cory Mann and Jennifer Riselli for land at 869 17th Street 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
- r. Agreement for Temporary Construction Easement in the amount of \$665 with Matthew Walter for land at 1800 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
- s. Purchase Agreement in the amount of \$1,425 and accepting a Temporary Construction Easement from Linn County Rural Electric Cooperative for land at 765 Walford Road SW in connection with the Walford Road SW from 6th Street SW to 2,000 Feet West project. CIP/DID #301919-00
- t. Access Agreement in the amount of \$1 with the Cedar Rapids and Iowa City Railway Company for the railroad crossing at Ingleside Drive SW in connection with the Ingleside Drive SW Rehabilitation project. **(Paving for Progress)** CIP/DID #3012344-00
- u. Accepting a Warranty Deed from Gary Carleton for the dedication of street right-of-way along the east side of West Post Road SW, south of Beverly Road SW and west of Pro Farmer Road SW. CIP/DID #PLSV-033318-2022
- v. Encroachment Agreement for the construction of perimeter security fencing and installation of pavement on sanitary and detention easements at 1420 14th Avenue SW as requested by the Cedar Rapids Community School District. CIP/DID #ENCR-001481-2022
- w. Amendment No. 2 to the Development Agreement with NewBo Lofts, LLC for a redevelopment project at 455 16th Avenue SE. CIP/DID #CD-0019-2016

- x. Consent to an Assignment of Development Agreement and an Assignment and Assumption of Minimum Assessment Agreement between Ryan Companies US, Inc. and RCS-Cedar Rapids Facility, LLC, for property at 7825 6th Street SW. CIP/DID #TIF-0047-2020

REGULAR AGENDA

- 26. Report on bids for the 12th Avenue SE and 2nd Street SE Roundabout project (estimated cost is \$1,600,000) (Tim Mroch). CIP/DID #301886-02
 - a. Resolution awarding and approving contract in the amount of \$1,424,903, plus incentive up to \$25,000, bond and insurance of Midwest Concrete, Inc. for the 12th Avenue SE and 2nd Street SE Roundabout project.
- 27. Report on bids for the FY 2023 Tree and Vegetation Removal project (estimated cost is \$370,000) (Tim Mroch). **(Paving for Progress)** CIP/DID #301990-30
 - a. Resolution awarding and approving contract in the amount of \$230,946.60, bond and insurance of Brown's Tree Service, LLC for the FY 2023 Tree and Vegetation Removal project.
- 28. Report on bids for the L Street SW from 28th Avenue to Wilson Avenue Reconstruction project (estimated cost is \$1,140,000) (Tim Mroch). **(Paving for Progress)** CIP/DID #3012403-02
 - a. Resolution awarding and approving contract in the amount of \$989,111.18, plus incentive up to \$15,000, bond and insurance of Rathje Construction Co. for the L Street SW from 28th Avenue to Wilson Avenue Reconstruction project.

ORDINANCES

Third Reading

- 29. Ordinance granting a change of zone for property at 2424 18th Street SW from S-RL1, Suburban Residential Low Single Unit District, to S-RLF, Suburban Residential Low Flex District, as requested by OFB LLC. CIP/DID #RZNE-033236-2022

Second and possible Third Readings

- 30. Ordinance granting a change of zone for property at 900 3rd Street SE from U-NG, Urban Neighborhood General District, to remove the Urban form district zoning classification along adjoining portions of 9th Avenue SE as requested by DOMOV LLC. CIP/DID #RZNE-033321-2022

31. Ordinance establishing the Cedar Rapids Central Reinvestment District. CIP/DID #CM001-21
32. Ordinance amending Chapter 74 of the Municipal Code, Citizen Review Board, to consider diversity in lived experience rather than race as a factor in appointing members. CIP/DID #CM005-20

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 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.