

*“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, May 23, 2023 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 – National Public Works Week: Connecting the World Through Public Works
  - ❖ Presentation – Greene Square Ambassador Program (Todd Simonson)

## **PUBLIC HEARINGS**

1. A public hearing will be held to consider the fiscal year 2023 budget amendment (Heidi Stiffler). CIP/DID #FIN2022-06
  - a. Resolution adopting the fiscal year 2023 budget amendment and transfers.
2. A public hearing will be held to consider amending Chapter 24 of the Municipal Code, Solid Waste and Recycling, by repealing existing rates and establishing new rates for fiscal year 2024 (Roy Hesemann). CIP/DID #SWM24-01
  - a. First Reading: Ordinance amending Chapter 24 of the Municipal Code, Solid Waste and Recycling, by repealing existing rates and establishing new rates for fiscal year 2024.
3. A public hearing will be held to consider a Development Agreement with Cedar Rapids Bank and Trust Company for the construction of a new commercial building at 116 6th Street NE (Scott Mather). CIP/DID #TIF-0079-2023

4. A public hearing will be held to consider the proposed Amendment No. 17 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area (Scott Mather). CIP/DID #OB283396
  - a. Resolution approving Amendment No. 17 to the Amended and Restated Urban Renewal Plan for the Consolidated Central Urban Renewal Area.
5. A public hearing will be held to consider a change of zone for property at 124 19th Street NE and 1903, 1907, 1911 and 1917 A Avenue NE from T-RF, Traditional Residential Flex District, to T-MC, Traditional Mixed Use Center District, as requested by Reif Oil Company (Seth Gunnerson). CIP/DID #RZNE-033687-2023
  - a. First Reading: Ordinance granting a change of zone for property at 124 19th Street NE and 1903, 1907, 1911 and 1917 A Avenue NE from T-RF, Traditional Residential Flex District, to T-MC, Traditional Mixed Use Center District, as requested by Reif Oil Company.
6. A public hearing will be held to consider a change of zone for property south of Wright Brothers Boulevard and Kirkwood Boulevard SW from S-RMF, Suburban Residential Medium Flex District, to S-MC, Suburban Mixed Use Community Center District, as requested by Prairie Land Development LLC (Mathew Langley). CIP/DID #RZNE-033672-2023
  - a. First Reading: Ordinance granting a change of zone for property south of Wright Brothers Boulevard and Kirkwood Boulevard SW from S-RMF, Suburban Residential Medium Flex District, to S-MC, Suburban Mixed Use Community Center District, as requested by Prairie Land Development LLC.
7. A public hearing will be held to consider the continuation of an approved public improvement project for the Wright Brothers Blvd SW from 6th Street to Earhart Lane Intersection Rehabilitation project (Rob Davis). CIP/DID #3018027-00
  - a. Resolution to continue a previously approved capital improvement project and to proceed with the acquisition or condemnation of agricultural property and property interests not yet acquired for the Wright Brothers Blvd SW from 6th Street to Earhart Lane Intersection Rehabilitation project.
8. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Blairs Ferry Road NE Improvements and 18th Avenue Extension project (estimated cost is \$1,000,000) (Tim Mroch). CIP/DID #301881-02
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Blairs Ferry Road NE Improvements and 18th Avenue Extension project.
9. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for 2023 On-Call Concrete Repairs project (estimated cost is \$375,000) (Dave Wallace). CIP/DID #2023009-01
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 2023 On-Call Concrete Repairs project.

10. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 2023 Pavement Milling and Curb Repair project (estimated cost is \$3,170,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #301998-12
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 2023 Pavement Milling and Curb Repair 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.*

11. Motion to approve the minutes.
12. Resolution authorizing and providing for the issuance of \$53,670,000 General Obligation Bonds, Series 2023A; amending the levy of taxes to pay the bonds; and approving the Tax Exemption Certificate and the Continuing Disclosure Certificate. CIP/DID #FIN2022-11
13. Resolution authorizing and providing for the issuance of \$6,045,000 Taxable General Obligation Bonds, Series 2023B; levying a tax to pay the bonds; and approving the Continuing Disclosure Certificate. CIP/DID #FIN2022-11
14. Resolution authorizing and providing for the issuance and securing the payment of \$10,030,000 Water Revenue Bonds, Series 2023C; providing for a method of payment of the bonds; and approving the Tax Exemption Certificate and the Continuing Disclosure Certificate. CIP/DID #FIN2022-11
15. Resolution adopting and levying final schedule of assessments and providing for the payment thereof for the Williams Boulevard SW Improvements from West Corporate Limit to 16th Avenue SW project. CIP/DID #301968-00
16. Resolution authorizing the Assistant City Manager to attend the Harvard Kennedy School of Government Senior Executives in State and Local Government program in Cambridge, MA in July 2023 for an amount not to exceed \$20,866.34. CIP/DID #CM001-23

17. Resolution amending Resolution No. 0460-03-23, which authorized a Systems Support Administrator to attend the Midwest Management Summit in Bloomington, MN in April and May 2023, to reflect the final trip cost of \$3,345.89. CIP/DID #IT2023-005
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. June 13, 2023 – Middle McCloud Run Advanced Grading project (estimated cost is \$1,200,000). CIP/DID #3314551-01
  - b. June 13, 2023 – Tait Cummins Field Lights LED Upgrade project (estimated cost is \$270,000). CIP/DID #PUR0423-272
19. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
  - a. Avacentre – Cedar Rapids, 2121 Bowling Street SW.
  - b. Benz Beverage Depot, 501 7th Avenue SE.
  - c. Benz Beverage Depot, 501 7th Avenue SE (5-day license for an event).
  - d. The Break Room, 3108 1st Avenue NE.
  - e. Casa Las Glorias, 2245 Blairs Ferry Road NE.
  - f. Casey's General Store #2791, 9125 Atlantic Drive SW.
  - g. Cedar River Landing, 301 F Avenue NW.
  - h. Cross Roads Bistro, 232 16th Avenue SW.
  - i. CVS/Pharmacy #8526, 4116 Center Point Road NE.
  - j. CVS/Pharmacy #8532, 2711 Mount Vernon Road SE.
  - k. Family Dollar #32303, 1531 32nd Street NE (new – change in license class).
  - l. Granite City Food & Brewery, 4755 1st Avenue SE.
  - m. Hy-Vee Market Cafe #1, 1843 Johnson Avenue NW.
  - n. La Taqueria Taco Depot & Bar, 3801 1st Avenue SE.
  - o. La Taqueria Taco Depot & Bar, 3801 1st Avenue SE (adding permanent outdoor service area).
  - p. The Lucky Cat, 301 2nd Avenue SW.
  - q. Mac's Shack, 2545 Old River Road SW (new – formerly New Shack Tavern).
  - r. Pho House, 5300 Fountains Drive NE (new – change in license class).
  - s. Pilot Travel Center #1092, 8950 Earhart Lane SW (change in license class).
  - t. Red Ginger, 2230 Edgewood Road SW.
  - u. Red Robin America's Gourmet Burgers & Spirits, 4625 1st Avenue SE.
  - v. Smokin' Joe's Tobacco & Liquor Outlet #14, 225 Edgewood Road NW.
  - w. Traveling Tapster, 3316 Rosewood Court NE (5-day license for an event at TrueNorth, 500 1st Street SE).
  - x. Whiskey Jo's Pub & Grub, 4617 J Street SW (adding permanent outdoor service area).
  - y. Wild Hog Saloon & Eatery, Walford, IA (5-day license for an event at Metro Harley Davidson, 2415 Westdale Drive SW).
20. Resolutions approving:
  - a. Payment of bills. CIP/DID #FIN2023-01
  - b. Payroll. CIP/DID #FIN2023-02
  - c. Transfer of funds. CIP/DID #FIN2023-03
21. Resolutions thanking the following individuals:
  - a. Vote of thanks to Edwin Montgomery for serving on the Parks, Waterways & Recreation Commission. CIP/DID #OB1187380

- b. Vote of thanks to Yaholi Machado for serving on the Cedar Rapids Wellbeing Advisory Committee. CIP/DID #CM001-16
22. Resolutions approving the special event applications for:
- a. CR Pride Parade (includes road closures) on June 10, 2023. CIP/DID #EVENT-52370-2023
  - b. Benz Beerfest (includes road closures) on June 17, 2023. CIP/DID #EVENT-52375-2023
  - c. ROC the Block 5k Fun Run/Walk and ROC the Block Party (includes road closures) on June 17, 2023. CIP/DID #EVENT-52033-2023
23. Resolutions approving assessment actions:
- a. Intent to assess – Solid Waste and Recycling – cleanup costs – 13 properties. CIP/DID #SWM-009-23
  - b. Levy assessment – Solid Waste and Recycling – cleanup costs – 10 properties. CIP/DID #SWM-006-23
  - c. Intent to assess – Water Division – delinquent municipal utility bills – 35 properties. CIP/DID #WTR052323-01
  - d. Levy assessment – Water Division – delinquent municipal utility bills – 18 properties. CIP/DID #WTR041123-01
24. Resolution accepting project, approving Performance Bond and authorizing final payment:
- a. Building 16 Roof Repairs project, final payment in the amount of \$17,657 and 2-year Performance Bond submitted by For Sure Roofing and Sheet Metal (original contract amount was \$352,661; final contract amount is \$363,198). **(Derecho)** CIP/DID #PUR0321-239
25. Resolutions approving final plats:
- a. 1st and 1st West Second Addition for land east of 3rd Street SW and south of 1st Avenue W. CIP/DID #FLPT-033690-2023
  - b. Prairie Landing Second Addition for land east of C Avenue NE and north of East Main Street. CIP/DID #FLPT-032147-2021
26. Resolutions of support for applications to the Iowa Economic Development Authority for Workforce Housing Tax Credits and authorizing local match funds for the following developers:
- a. 1st & 1st LLC for the redevelopment of City-owned property along 1st Avenue West between 1st Street SW and 3rd Street SW. CIP/DID #DISP-0023-2018
  - b. 4th Avenue Properties, LLC for a redevelopment project along 4th Avenue SW between 2nd Street SW and 3rd Street SW. CIP/DID #TIF-0072-2022
  - c. Butterfield Holdings LLC for a housing project at 1003 and 1007 6th Street SE. CIP/DID #TIF-0074-2022
  - d. The Hub, LLC for a redevelopment project at the former Terex property at 916 16th Street NE. CIP/DID #TIF-0059-2021
  - e. LTRI, LLC for a redevelopment project at Ellis Boulevard NW and J Avenue NW. CIP/DID #URTE-0043-2021
  - f. Sinclair on Sixteenth, LLC for a redevelopment project at 615 16th Avenue SE. CIP/DID #TIF-0077-2022
  - g. Westdale CR Ventures #14, LLC for residential buildings as part of the Westdale Mall redevelopment project. CIP/DID #OB812292

27. Resolutions approving actions regarding purchases, contracts and agreements:
- a. 28E Agreement with the City of Hiawatha for Springbrook Drive Lift Station improvements for an amount not to exceed \$5,500. CIP/DID #655990-00
  - b. Amendment No. 2 to extend the contract with EMC Risk Services, LLC to serve as third-party administrator for the workers' compensation program for the Risk Division for an amount not to exceed \$150,000 (original contract amount was \$455,000 for three years; extension contract amount is \$150,000 for 18 months). CIP/DID #PUR1216-146
  - c. Amendment No. 3 to the contract with Emergency Services Consulting International for a promotional assessment center and hiring plan for the Fire Department in the amount of \$2,957.37 to reflect the final cost of services (original contract amount was \$25,000; total contract amount with this amendment is \$62,480.07). CIP/DID #131600-13
  - d. Amendment No. 3 to renew the contract with KELTEK, Inc. for police pursuit vehicle upfit services for the Fleet Services Division for an annual amount not to exceed \$80,000 (original contract amount was \$80,000; renewal contract amount is \$80,000). CIP/DID #PUR052-197
  - e. Amendment No. 2 to the contract with Iowa Landscape LLC for median bioswale maintenance for the Streets Division to add services for an annual amount not to exceed \$75,000 (original contract amount was \$20,000; total contract amount with this amendment is \$95,000). CIP/DID #PUR0122-192
  - f. Contract with C.J. Moyna & Sons, LLC for quarry materials for the Streets Division for an annual amount not to exceed \$100,000. CIP/DID #PUR0223-212
  - g. Contract with Crawford Quarry for quarry materials for the Streets Division for an annual amount not to exceed \$150,000. CIP/DID #PUR0223-212
  - h. Contract with Croell, Inc. for concrete for the Streets Division for an annual amount not to exceed \$60,000. CIP/DID #PUR0223-213
  - i. Contract with Hawkeye Ready Mix for concrete for the Streets Division for an annual amount not to exceed \$111,000. CIP/DID #PUR0223-213
  - j. Contract with King's Material, Inc. for concrete for the Streets Division for an annual amount not to exceed \$1,000,000. CIP/DID #PUR0223-213
  - k. Contract with Wendling Quarries, Inc. for quarry materials for the Streets Division for an annual amount not to exceed \$192,000. CIP/DID #PUR0223-212
  - l. Amendment No. 3 to the contract with Altorfer Power Systems to install scale systems on trucks for the Solid Waste Division to add work for an amount not to exceed \$30,000 (original contract amount was \$75,000; total contract amount with this amendment is \$105,000). CIP/DID #PUR0722-024
  - m. Change Order No. 5 in the amount of \$776.47 with Garling Construction for the CR Transit Maintenance Garage project (original contract amount was \$2,774,000; total contract amount with this amendment is \$2,989,856.18). CIP/DID #PUR0821-050
  - n. Change Order No. 6 in the amount of \$6,537.52 with Garling Construction for the Vets Stadium Annex Building project (original contract amount was \$1,579,000; total contract amount with this amendment is \$1,642,337.55). CIP/DID #PUR0422-284
  - o. Change Order No. 4 in the amount of \$28,945.38 with McComas-Lacina Construction LC for the ADA Compliance – SE Quadrant Parks project (original contract amount was \$1,927,000; total contract amount with this amendment is \$2,108,776.52). CIP/DID #PUR0322-255
  - p. Change Order No. 6 in the amount of \$8,475.16 with Woodruff Construction, Inc. for the Vets Stadium Renovations project (original contract amount was \$1,013,225; total contract amount with this amendment is \$1,206,264.68). CIP/DID #PUR0622-351

- q. Residential Tenant Agreement for an estimated amount of \$5,658 in relocation benefits with Jodi Eby and Protective Rental Agreement for an amount not to exceed \$7,644 with the Van Deusen Joint Revocable Trust for land at 1326 4th Street NW in connection with the West Side Flood Control System project. CIP/DID #3311200-00
- r. Purchase Agreement in the amount of \$21,505 and accepting an Easement for Storm Sewer and a Temporary Work Area and Grading Easement for Construction from GreatAmerica Building LLC for land at 625 1st Street SE in connection with the 1st Street Storm Sewer from 5th to 7th Avenue – Flood Control System project. CIP/DID #3315200-00
- s. Purchase Agreement in the amount of \$1,500 and accepting a Release of Easement from CenturyLink QC for City-owned land within the 9th Avenue SE right-of-way, between the parking lot adjacent to 2nd Street SE and the Cedar River, in connection with the Cedar River Flood Risk Management project. CIP/DID #3316200-00
- t. Right of Entry and Temporary Construction Easement Agreement in the amount of \$1,000 with Aaron and Dawniell Balderston for land 2 miles west and 4 miles south of Central City in connection with the Cedar River Clean Water Partnership project. CIP/DID #6150069-00
- u. Right of Entry and Temporary Construction Easement Agreement in the amount of \$2,000 with Aaron and Dawniell Balderston for land 3 miles west and 2 miles south of Central City in connection with the Cedar River Clean Water Partnership project. CIP/DID #6150069-00
- v. Right of Entry and Temporary Construction Easement Agreement in the amount of \$3,000 with Meythaler Farms Inc. for land 7.5 miles south and a mile east of Central City in connection with the Cedar River Clean Water Partnership project. CIP/DID #6150069-00
- w. Right of Entry and Temporary Construction Easement Agreement in the amount of \$1,000 with Curtis and Gayle Zingula for land 4.5 miles south of Central City in connection with the Cedar River Clean Water Partnership project. CIP/DID #6150069-00
- x. Agreements for Temporary Construction Easement with the owners of five properties for a total amount of \$1,275 in connection with the 5th Avenue SE from 5th Street to 19th Street Pavement Rehabilitation project. **(Paving for Progress)** CIP/DID #3012381-00
- y. Purchase Agreement in the amount of \$3,725 and accepting a Temporary Construction Easement from Westgate Communities, L.L.C. for land at 3404 Rogers Road NW in connection with the Edgewood Road Transit Stops and Sidewalk project. CIP/DID #3018005-00
- z. Purchase Agreement in the amount of \$2,000 and accepting a Warranty Deed for right-of-way from Ahmad Waqar and Uzma Sultana for land at 1455 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
- aa. Granting a Public Sanitary Sewer Easement on City-owned property east of 18th Street SW and south of 76th Avenue SW as requested by Midwest Commerce North LLC. CIP/DID #FLPT-033392-2022
- ab. Granting a Temporary Staging Easement on City-owned property at 107 and 111 10th Street NW as requested by Rathje Construction Co. CIP/DID #3018002-00

## **REGULAR AGENDA**

28. Presentation and resolution of support for an application to the Iowa Economic Development Authority for Workforce Housing Tax Credits by Aspect Investments, LC for an adaptive reuse project at 329 2nd Avenue SE and authorizing local match funds (Scott Mather). CIP/DID #TIF-0084-2023
29. Presentation and resolution of support for an application to the Iowa Economic Development Authority for Workforce Housing Tax Credits by TBD Investments LLC for a housing project at 3851 River Ridge Drive NE and authorizing local match funds (Scott Mather). CIP/DID #URTE-0056-2023
30. Presentation and resolution of support for an application to the Iowa Economic Development Authority for Workforce Housing Tax Credits by West Side Wolf Pack IV LLC for an adaptive reuse project at 550 Oakland Road NE and authorizing local match funds (Scott Mather). CIP/DID #TIF-0086-2023

## **ORDINANCES**

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

31. Ordinance amending Ordinance No. 035-21 relating to the exemption of taxes within the 16th Ave and Burdette Drive SW Urban Revitalization Area. CIP/DID #URTE-0044-2021

## **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).*