

“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 26, 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
 - ❖ Presentation – Citizen Review Board Annual Report (Haley Sevensing)
 - ❖ Presentation – LightLine Loop Update (Adam Lindenlaub)

PUBLIC HEARINGS

1. A public hearing will be held to consider repealing Chapter 18 of the Municipal Code, Historic Preservation, and enacting a new Chapter 18 in its place to update several provisions to current best practices; and adopting amended Historic Preservation Design Guidelines (Adam Lindenlaub). CIP/DID #HPC-0001-2017
 - a. First Reading: Ordinance repealing Chapter 18 of the Municipal Code, Historic Preservation, and enacting a new Chapter 18 in its place to update several provisions to current best practices.
 - b. Resolution adopting amended Historic Preservation Design Guidelines.
2. A public hearing will be held to consider the proposed amendments to the Section 8 Housing Choice Voucher Program Public Housing Agency Administrative Plan (Sara Buck). CIP/DID #OB363680
 - a. Resolution adopting amendments to the Section 8 Housing Choice Voucher Program Public Housing Agency Administrative Plan.

3. A public hearing will be held to consider annexation of land north of 76th Avenue SW and west of Tissel Hollow Road as requested by Iowa Land and Building Company (Jeff Wozencraft). CIP/DID #ANNX-033843-2023
 - a. Resolution authorizing the annexation of land north of 76th Avenue SW and west of Tissel Hollow Road as requested by Iowa Land and Building Company.
4. A public hearing will be held to consider the vacation of a 50-foot access easement at 1025 Kirkwood Parkway SW as requested by Cottonwood Apartments, LLC; JRM Prairie, LLC; LFB Prairie, LLC; RFM Prairie, LLC; and SG Prairie, LLC (Rob Davis). CIP/DID #EASE-033854-2023
 - a. Resolution vacating a 50-foot access easement and accepting a new access easement at 1025 Kirkwood Parkway SW as requested by Cottonwood Apartments, LLC; JRM Prairie, LLC; LFB Prairie, LLC; RFM Prairie, LLC; and SG Prairie, LLC.
5. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Repair of City Hall East Stairs project (estimated cost is \$350,000) (Jeff Koffron). CIP/DID #PUR0823-050
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Repair of City Hall East Stairs project.
6. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the FY24 Replacement of Hydrants, Valves, Blow-Offs and Mains project (estimated cost is \$325,000) (Cheyanne Wiegenstein). CIP/DID #PUR0823-060
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the FY24 Replacement of Hydrants, Valves, Blow-Offs and Mains 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.

7. Motion to approve the minutes.

8. Resolution authorizing the transfer of property taxes collected for the Cedar Rapids Medical Self-Supported Municipal Improvement District for an amount not to exceed \$375,579 through fiscal year 2024. CIP/DID #FIN2023-18
9. Resolution adopting and levying final schedule of assessments and providing for the payment thereof for the Trail Ridge Road SE from Red Fox Road to Indiandale Road project. **(Paving for Progress)** CIP/DID #3012291-00
10. Motions setting public hearing dates for:
 - a. October 10, 2023 – to consider the disposition of City-owned property at 1500 2nd Avenue SE, known as The Heights, and inviting competitive proposals for acquisition and management of the 25-unit affordable housing complex. CIP/DID #CDBG-DR-FY19
 - b. October 10, 2023 – to consider the disposition of City-owned property at 1319, 1323, 1327 and 1333 Ellis Boulevard NW. CIP/DID #PRD-034057-2023
 - c. October 10, 2023 – to consider a Development Agreement with TH Development LLC and Brown Truck Leasing Corporation for the construction of a new industrial building along 76th Avenue SW west of 6th Street. CIP/DID #TIF-0088-2023
 - d. October 10, 2023 – to consider a change of zone for property at 10000 6th Street SW from A-AG, Agriculture District, to I-LI, Light Industrial District, as requested by Williams Synergy Group, LLC. CIP/DID #RZNE-033946-2023
 - e. October 10, 2023 – to consider amending Ordinance No. 016-23, which established new rates for fiscal year 2024 under Chapter 24 of the Municipal Code, Solid Waste & Recycling, to correct the rates enacted on July 1, 2023. CIP/DID #SWM24-02
 - f. November 7, 2023 – to review preliminary information for a State Revolving Fund forgivable loan and to make available to the public the contents of an environmental information document and the project plan for the WPCF Process Improvement – Contract 2 project. CIP/DID #6150053-02
11. 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 10, 2023 – Cedar Rapids Horizontal Collector Well No. 7, Contract 1 – Caisson and Laterals project (estimated cost is \$5,110,000). CIP/DID #3317510-11
 - b. October 10, 2023 – Cedar Rapids Horizontal Collector Well No. 7, Contract 2 – Wellhouse project (estimated cost is \$17,810,000). CIP/DID #3317510-12
 - c. October 10, 2023 – Edgewood Road Trail Phase 2B – Bridge Modifications and Trail project (estimated cost is \$2,900,000). CIP/DID #305124-03
 - d. October 10, 2023 – Tower Terrace Road: Phase A – PCC Pavement project (estimated cost is \$5,380,000). CIP/DID #301666-06
12. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
 - a. Boulder Tap House, 4515 Westdale Parkway SW (new construction).
 - b. Buffalo Wild Wings – Blairs Ferry, 1100 Blairs Ferry Road NE.
 - c. Crab House, 2360 Edgewood Road SW (new – formerly Saucy Focaccia).
 - d. The Fun Station, 200 Collins Road NE.
 - e. The History Center, 800 2nd Avenue SE.
 - f. Hotel at Kirkwood Center, 7725 Kirkwood Boulevard SW (5-day license for an event at 801 76th Avenue SW).
 - g. Hy-Vee Drugstore #6, 505 Boyson Road NE.

- h. Kingston's Steakhouse, 568 Boyson Road NE (new – new ownership).
 - i. Kwik Spirits #560, 2846 Mount Vernon Road SE.
 - j. Kwik Star #581, 251 33rd Avenue SW (new – change in license class).
 - k. Kwik Star #947, 1001 Blairs Ferry Road NE (new – change in license class).
 - l. Oyama Sushi Japanese Steakhouse, 5350 Council Street NE.
 - m. Paramount Theatre, 123 3rd Avenue SE.
 - n. Sacred Cow Tavern, 1000 7th Street SE.
 - o. The Taco Depot 3, 35 Miller Avenue SW.
 - p. Westside Lounge, 325 Edgewood Road NW (new – new ownership).
 - q. Westside Spirits, 3330 16th Avenue SW.
13. Resolutions approving:
- a. Payment of bills. CIP/DID #FIN2023-01
 - b. Payroll. CIP/DID #FIN2023-02
 - c. Transfer of funds. CIP/DID #FIN2023-03
14. Resolutions appointing and thanking the following individuals:
- a. Appointing Geoff Franzenburg (effective through June 30, 2024) and Luke Swanson (effective through June 30, 2025) to the Plumbing Board of Appeals. CIP/DID #OB572851
 - b. Appointing Sandra Byard (effective through June 30, 2024) to the Cedar Rapids Wellbeing Advisory Committee. CIP/DID #CM001-16
 - c. Vote of thanks to Cydney Lovell for serving on the Board of Adjustment. CIP/DID #OB26303
 - d. Vote of thanks to India Snow-Watt for serving on the Cedar Rapids Citizen Review Board. CIP/DID #CM005-20
15. Resolutions approving the special event applications for:
- a. CCSD Homecoming Parade (includes road closures) on September 29, 2023. CIP/DID #EVENT-61439-2023
 - b. Especially for You Race Against Breast Cancer (includes road closures) on October 1, 2023. CIP/DID #EVENT-58306-2023
16. Resolutions approving assessment actions:
- a. Intent to assess – Solid Waste and Recycling – cleanup costs – four properties. CIP/DID #SWM-017-23
 - b. Levy assessment – Solid Waste and Recycling – cleanup costs – four properties. CIP/DID #SWM-014-23
 - c. Intent to assess – Water Division – delinquent municipal utility bills – 42 properties. CIP/DID #WTR092623-01
 - d. Levy assessment – Water Division – delinquent municipal utility bills – 20 properties. CIP/DID #STR082223-01
17. Resolutions accepting subdivision improvements and approving Maintenance Bonds:
- a. Hot mix asphalt pavement in the Cedar Rapids Distribution Facility – FedEx site and 4-year Maintenance Bond submitted by L.L. Pelling Company, Inc. in the amount of \$8,059.80. CIP/DID #ASDP-031740-2021
 - b. Water system improvements in Gardenview Fifth Addition and 4-year Maintenance Bond submitted by Connolly Construction Inc. in the amount of \$77,333.50. CIP/DID #202039-01

18. Resolution accepting project, approving Performance Bond and authorizing final payment:
 - a. FY23 Storm Inlet Safety Improvements project, final payment in the amount of \$2,721.85 and 2-year Performance Bond submitted by Dave Schmitt Construction Co., Inc. (original contract amount was \$53,030; final contract amount is \$54,437). CIP/DID #304429-11
19. Resolution approving final plat:
 - a. Airport Commerce Park Twenty-Fourth Addition for land south of Wright Brothers Boulevard SW and west of Atlantic Drive SW. CIP/DID #FLPT-033077-2022
20. Resolutions approving actions regarding purchases, contracts and agreements:
 - a. Preconstruction Agreement with the Iowa Department of Transportation for the Bridge Deck Overlay on Blairs Ferry Road over I-380 project. CIP/DID #306289-00
 - b. 28E Agreement for mutual assistance between the Cedar Rapids Fire Department and the Marion Fire Department for fire, rescue and emergency medical services in Linn County. CIP/DID #FIR0923-0082
 - c. License for Multi-Use Pathway/Sidewalk agreement with the Chicago, Central & Pacific Railroad Company in the amount of \$1,000 for the Lindale Trail Phase 2 project. CIP/DID #325071-00
 - d. Memorandum of Understanding with Cargill Corn Milling for a non-contact cooling water system and piping infrastructure system related to the Cedar River Flood Control System project. CIP/DID #3317510
 - e. Development Agreement and related documents with High Development Corp. for an amount not to exceed \$3,495,000 for participation in the CDBG-DR MFNC Program. CIP/DID #CDBG-DR-FY22
 - f. Amendment No. 4 to the contract with Per Mar Security Services for Citywide courier and security guard services to increase volume in the amount of \$60,000 (original contract amount was \$150,000; total contract amount with this amendment is \$210,000). CIP/DID #PUR1219-132
 - g. Amendment No. 2 to renew the contract with Roto Rooter for the televising of sanitary service lines for the Public Works Department for an annual amount not to exceed \$125,000 (original contract amount was \$125,000; renewal contract amount is \$125,000). CIP/DID #PUR0519-250
 - h. Amendment No. 1 to the contract with Century Fence to install a security gate at the Police Department for the Facilities Maintenance Services Division to add work for an amount not to exceed \$5,525 (original contract amount was \$45,600; total contract amount with this amendment is \$51,125). CIP/DID #PUR0623-321
 - i. Amendment No. 35 to the contract with Willett Hofmann & Associates Inc. for architectural design services for ADA compliance of various City facilities to add work for an amount not to exceed \$5,948.40 (original contract amount was \$156,580; total contract amount with this amendment is \$409,277.95). CIP/DID #PUR1216-135
 - j. Amendment No. 22 to the contract with Willett Hofmann & Associates Inc. for architectural design services for ADA compliance at Group 2 facilities to add work for an amount not to exceed \$4,367.10 (original contract amount was \$356,700; total contract amount with this amendment is \$559,984.30). CIP/DID #PUR0317-204
 - k. Amendment No. 2 to renew the contract with Express Employment Professionals for temporary staffing services for the Human Resources Department for an annual amount not to exceed \$150,000 (original contract amount was \$150,000; renewal contract amount is \$150,000). CIP/DID #PUR0619-261

- l. Contract with Capital Rx, Inc. for pharmacy benefit management services for the Human Resources Department for three years for a total amount not to exceed \$13,469,600. CIP/DID #PUR0423-257
- m. Renewal of Microsoft volume licensing enterprise and server cloud enrollment agreements with Insight Public Sector for three years for a total amount not to exceed \$1,800,000 (original contract amount was \$1,425,000; renewal contract amount is \$1,800,000). CIP/DID #IT2023-016
- n. Contract with L.L. Pelling Company Inc. for parking area repairs and additions for the Parks & Recreation Department for an amount not to exceed \$144,070. CIP/DID #PUR0623-327
- o. Amendment No. 4 to the contract with Willis Dady Homeless Services for litter collection on City properties for the Solid Waste and Recycling Division to add work for an amount not to exceed \$26,000 (original contract amount was \$45,000; total contract amount with this amendment is \$116,000). CIP/DID #PUR0421-263
- p. Amendment No. 1 to the contract with Empire Netting & Fence for ballpark net expansion at Veterans Memorial Stadium to add work in the amount of \$22,525 (original contract amount was \$203,050; total contract amount with this amendment is \$225,575). CIP/DID #PUR0623-342
- q. Amendment No. 7 to the Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. for an amount not to exceed \$59,001 for design services in connection with the Tower Terrace Road from West of C Avenue to Alburnett Road project (original contract amount was \$691,616; total contract amount with this amendment is \$1,485,696). CIP/DID #301666-02
- r. Change Order No. 10 in the amount of \$197,055.60 with Peak Construction Group Inc. for the ADA Compliance – Cedar Rapids Transit, Ground Transportation Center, and Animal Care & Control project (original contract amount was \$521,800; total contract amount with this amendment is \$826,928.74). CIP/DID #PUR0121-176
- s. Change Order No. 11 deducting the amount of \$224,767.93 with Pirc-Tobin Construction, Inc. for the 1st Avenue W from 6th Street to 1st Street Pavement Rehabilitation and Traffic Signal Improvements project (original contract amount was \$3,066,077.50; total contract amount with this amendment is \$3,492,448.48). CIP/DID #301987-03
- t. Agreements for Temporary Construction Easement with the owners of two properties for a total amount of \$485 in connection with the 5th Avenue SE from 5th Street to 19th Street Pavement Rehabilitation project. **(Paving for Progress)** CIP/DID #3012381-00
- u. Supplemental Agreement in the amount of \$9,452 with Stephen and Laurene Lanich at 3618 Meadowknolls Road in Marion in connection with the Tower Terrace Road: Phase B PCC Pavement from C Ave NE to East of Meadowknolls Road project. CIP/DID #301666-00
- v. Purchase Agreement in the amount of \$22,500 and accepting a Warranty Deed for right-of-way and a Temporary Grading Easement for Construction from Dyer Family, LLC for vacant land northeast of the intersection of Wright Brothers Boulevard and Earhart Lane SW in connection with the Wright Brothers Blvd SW from 6th Street to Earhart Lane Intersection Rehabilitation project. CIP/DID #3018027-00
- w. Purchase Agreement in the amount of \$7,500 and accepting a Temporary Grading Easement for Construction from Dyer Family, LLC for vacant land northeast of the intersection of Prairie View Lane and Wright Brothers Boulevard SW in connection with the Wright Brothers Blvd SW from 6th Street to Earhart Lane Intersection Rehabilitation project. CIP/DID #3018027-00

- x. Awarding and approving contract in the amount of \$171,109, bond and insurance of Minturn, Inc. for the 500 3rd Avenue SE Vault Repairs project (estimated cost was \$85,000). CIP/DID #635216-04

REGULAR AGENDA

- 21. Report on bids for the Package 5 – Drainageway Derecho Cleanup project (estimated cost is \$510,000) (Ben Worrell). **(Derecho)** CIP/DID #333671000-06
 - a. Resolution awarding and approving contract in the amount of \$257,065, bond and insurance of Bill Miller Logging, Inc. for the Package 5 – Drainageway Derecho Cleanup project.
- 22. Presentation and resolution authorizing the use of \$683,515 in American Rescue Plan Act funding for two projects serving residents disproportionately impacted by the COVID-19 pandemic (Jennifer Pratt). CIP/DID #CD-0074-2021

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 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.