

“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, October 24, 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

PUBLIC HEARINGS

1. A public hearing will be held to consider repealing Chapter 59 of the Municipal Code, Massage Therapy Business License, and enacting a new Chapter 59, Massage Therapy, in its place to incorporate the existing Iowa State Code Chapter 152C (Annette Lorenz). CIP/DID #PD0033
 - a. First Reading: Ordinance repealing Chapter 59 of the Municipal Code, Massage Therapy Business License, and enacting a new Chapter 59, Massage Therapy, in its place to incorporate the existing Iowa State Code Chapter 152C.
2. A public hearing will be held to consider the disposition of City-owned property at 916 5th Street SE and 512 10th Avenue SE (Noah Zeker and Adam Lindenlaub). CIP/DID #DISP-0046-2023
 - a. Resolution authorizing the disposition of City-owned property at 916 5th Street SE and 512 10th Avenue SE.
3. A public hearing will be held to consider establishing the 80th Street NW South of E Avenue Sanitary Sewer Extension District and related sanitary sewer extension charge (Ben Worrell). CIP/DID #6550072-00
 - a. First Reading: Ordinance establishing the 80th Street NW South of E Avenue Sanitary Sewer Extension District and related sanitary sewer extension charge.

4. A public hearing will be held to consider the continuation of an approved public improvement project for the Taft and West Willow Safe Routes to School project (Rob Davis). CIP/DID #301948-00
 - a. Resolution to continue the previously approved Taft and West Willow Safe Routes to School capital improvement project and to proceed with the acquisition or condemnation of agricultural property and property interests not yet acquired for the project.
5. A public hearing will be held to consider a change of zone for property at 1119 Wenig Road NE from I-GI, General Industrial District, to I-LI, Light Industrial District, as requested by Ross Industrial Park, Inc. (Dave Houg). CIP/DID #RZNE-034047-2023
 - a. First Reading: Ordinance granting a change of zone for property at 1119 Wenig Road NE from I-GI, General Industrial District, to I-LI, Light Industrial District, as requested by Ross Industrial Park, Inc.
6. A public hearing will be held to consider a change of zone for property at 2125 Wilson Avenue SW from S-RL1, Suburban Residential Low Single Unit District, to T-ML, Traditional Mixed Use Limited District, as requested by Smokehouse Assets Company, LLC (Dave Houg). CIP/DID #RZNE-033869-2023
 - a. First Reading: Ordinance granting a change of zone for property at 2125 Wilson Avenue SW from S-RL1, Suburban Residential Low Single Unit District, to T-ML, Traditional Mixed Use Limited District, as requested by Smokehouse Assets Company, 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.

7. Motion to approve the minutes.
8. Resolution establishing “No Parking 8 AM to 4 PM School Days” on the south side of Crestridge Avenue SW between Atwood Drive and Broadmore Road. CIP/DID #PARK-034121-2023

9. Resolution authorizing the elimination of three positions from the Information Technology Department and one position from the Finance Department, and the addition of four positions to the Information Technology Department. CIP/DID #HR0092
10. Preliminary resolution for the construction of driveway improvements for the 35th Street NE from Oakland Road to F Avenue Pavement Reconstruction project. **(Paving for Progress)** CIP/DID #3012336-00
11. Resolution fixing value of lots and adopting preliminary plat and schedule, estimate of cost and proposed preliminary plans and specifications for the construction of the 35th Street NE from Oakland Road to F Avenue Pavement Reconstruction project. **(Paving for Progress)** CIP/DID #3012336-00
12. Resolution to consider the Resolution of Necessity for the 35th Street NE from Oakland Road to F Avenue Pavement Reconstruction project. **(Paving for Progress)** CIP/DID #3012336-00
13. Resolution directing preparation of detailed plans, specifications, form of contract and notice to bidders for the 35th Street NE from Oakland Road to F Avenue Pavement Reconstruction project. **(Paving for Progress)** CIP/DID #3012336-00
14. Resolution fixing value of lots and adopting preliminary plat and schedule, estimate of cost and proposed preliminary plans and specifications for the construction of the 2024 Blairs Ferry Road NE from North Towne Place to Sammi Drive Sidewalk Infill project. CIP/DID #301878-00
15. Resolution fixing value of lots and adopting preliminary plat and schedule, estimate of cost and proposed preliminary plans and specifications for the construction of the Crestwood Drive NW Roadway and Pedestrian Improvements project. CIP/DID #301946-00
16. Resolution amending the final assessment schedule for the FY 2022 Sidewalk Repair Program project. CIP/DID #3017022-00
17. Motions setting public hearing dates for:
 - a. November 7, 2023 – to consider a change of zone for property at 10000 6th Street SW from A-AG, Agricultural District, to I-LI, Light Industrial District, as requested by Williams Synergy Group, LLC. CIP/DID #RZNE-033946-2023
 - b. November 7, 2023 – to consider a Development Agreement with D Taggart Holdings, Inc. for a housing project along the 900 block of M Street and at 1213 N Street SW. CIP/DID #TIF-0081-2023
 - c. November 7, 2023 – to consider a Development Agreement with FXLK, LC for the redevelopment of property at 512 3rd Avenue SE. CIP/DID #TIF-0085-2023
 - d. November 7, 2023 – to consider a Development Agreement with Modern Home Builders LLC for the redevelopment of property at 1627 Hamilton Street SW. CIP/DID #TIF-0087-2023
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. November 7, 2023 – Edgewood Road Transit Stops and Sidewalk project (estimated cost is \$764,000). CIP/DID #3018005-02

- b. November 7, 2023 – Kenilworth Court Streambank Stabilization project (estimated cost is \$120,000). CIP/DID #304548-01
19. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
- a. Casey's General Store #3382, 560 33rd Avenue SW.
 - b. Cliff's Dive Bar & Grill, 227 2nd Avenue SE.
 - c. The Cooler, 4920 Johnson Avenue NW.
 - d. Dobry Gift + Home, 102 16th Avenue SW (new – change in license class).
 - e. Epic Catering, 319 7th Street SE.
 - f. Essentials, 1500 1st Avenue NE (new – formerly In n' Out Wine & Spirits).
 - g. Fareway Store #963, 4220 16th Avenue SW.
 - h. Home Port, 624 Center Point Road NE.
 - i. Kwik Star #1146, 4201 16th Avenue SW.
 - j. Mezcal Tequila Cocina, 5070 Lindale Drive NE (new – formerly Happy Joe's).
 - k. Quinton's Bar & Deli, 450 1st Street SW.
 - l. Staybridge Suites, 4444 Czech Lane NE.
 - m. Tienda Mexicana La Guanajuato, 3915 Center Point Road NE (new – change in license class).
 - n. Vernon Bar & Grill, 2835 Mount Vernon Road SE.
 - o. Village Tap, 1616 6th Street 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. Resolution thanking the following individual:
- a. Vote of thanks to Julie Sterling for serving on the Cedar Rapids Medical Self-Supported Municipal Improvement District Commission. CIP/DID #OB720222
22. Resolution approving the special event application for:
- a. Resiliency Fair and Ribbon Cutting (including street closures) on October 29, 2023. CIP/DID #EVENT-63923-2023
23. Resolutions approving assessment actions:
- a. Intent to assess – Solid Waste and Recycling – cleanup costs – 11 properties. CIP/DID #SWM-018-23
 - b. Levy assessment – Solid Waste and Recycling – cleanup costs – four properties. CIP/DID #SWM-016-23
 - c. Intent to assess – Water Division – delinquent municipal utility bills – 40 properties. CIP/DID #WTR102423-01
 - d. Levy assessment – Water Division – delinquent municipal utility bills – 24 properties. CIP/DID #WTR091223-01
24. Resolutions accepting subdivision improvements and approving Maintenance Bonds:
- a. PCC pavement in Gardenview Fifth Addition and 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$116,804.72. CIP/DID #FLPT-033034-2022
 - b. Storm sewer in Gardenview Fifth Addition and 4-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$128,822.13. CIP/DID #FLPT-033034-2022

- c. Storm sewer in Prairie Creek Second Access on Kirkwood Boulevard and 4-year Maintenance Bond submitted by Pirc-Tobin Construction, Inc. in the amount of \$104,241.13. CIP/DID #ASDP-033315-2022
 - d. PCC pavement in Prairie Creek Second Access on Kirkwood Boulevard and 4-year Maintenance Bond submitted by Pirc-Tobin Construction, Inc. in the amount of \$356,648.03. CIP/DID #ASDP-033315-2022
 - e. Water system improvements in Prairie Creek Second Access on Kirkwood Boulevard and 4-year Maintenance Bond submitted by Pirc-Tobin Construction, Inc. in the amount of \$18,976.86. CIP/DID #2023073-01
25. Resolutions accepting projects, approving Performance Bonds and authorizing final payments:
- a. NW Water Treatment Plant Emergency Generator Building Rehabilitation project, final payment in the amount of \$13,310 and 2-year Performance Bond submitted by Baker Mechanical Inc. (original contract amount was \$332,800; final contract amount is \$266,200). CIP/DID #6250087-02
 - b. Riverside Park Playground project, Amendment No. 1 deducting the amount of \$1,500, final payment in the amount of \$9,920.85 and 2-year Performance Bond submitted by Park Planet (original contract amount was \$199,917; final contract amount is \$198,417). CIP/DID #PUR0123-151
26. Resolution approving final plat:
- a. Prairie Crossings Second Addition for land south of Kirkwood Parkway SW and west of C Street SW. CIP/DID #FLPT-033916-2023
27. Resolutions approving actions regarding purchases, contracts and agreements:
- a. Subaward Agreement with the Iowa Department of Homeland Security and Emergency Management in the amount of \$1,955,000 for the 5th Avenue SE Gatewell and Pump Station project. **(Flood)** CIP/DID #3315553-00
 - b. Application for a Water Quality Initiative grant from the Iowa Department of Agriculture and Land Stewardship for the Cherokee Trail Phase III project. CIP/DID #325069-09
 - c. Supplemental No. 3 to the Agreement for Preliminary Engineering Services with Union Pacific Railroad Company for an amount not to exceed \$25,000 for floodgate construction in connection with the Cedar River Flood Control System project at the Union Pacific rail crossing south of the Cargill Corn Facility property (original contract amount was \$55,000; total contract amount with this amendment is \$125,000). CIP/DID #3317400-01
 - d. Agreement for payment in the amount of \$185,815 from the Public Works Department to the Transit Department to compensate for the removal of a structure at 427 8th Street NW in connection with the Ellis Boulevard and 6th Street NW Connector project. **(Paving for Progress)** CIP/DID #301963-00
 - e. Parking Lease Agreement with International Paper Corporation in the amount of \$1 for two years for City-owned property adjacent to 950 Shaver Road NE in connection with the Cedar River Flood Control System project. CIP/DID #3314200-00
 - f. Development Agreement and Special Warranty Deed with Cedar Valley Habitat for Humanity, Inc. for City-owned property at 1140 C Street SW. CIP/DID #DISP-0044-2022
 - g. Contract with Midwest Demolition Contractors, Inc. for environmental remediation and demolition of three structures for the Building Services Department for an amount not to exceed \$64,820. CIP/DID #PUR0923-080

- h. Information Technology Department purchase of cyber liability insurance coverage through TrueNorth Companies, LLC from Travelers Casualty and Surety Company and Corvus Smart Cyber Insurance in the amount of \$107,445. CIP/DID #FIN2023-19
- i. Amendment No. 37 to the contract with Willett Hofmann & Associates Inc. for architectural design services for ADA compliance of various City facilities to add services for an amount not to exceed \$4,363.10 (original contract amount was \$156,580; total contract amount with this amendment is \$416,141.05). CIP/DID #PUR1216-135
- j. Amendment No. 23 to the contract with Willett Hofmann & Associates Inc. for architectural design services for ADA compliance at Group 2 facilities to add services for an amount not to exceed \$6,723.15 (original contract amount was \$356,700; total contract amount with this amendment is \$566,707.45). CIP/DID #PUR0317-204
- k. Amending Resolution No. 0200-02-23, which authorized the purchase of wholesale beer and related products from 7G Distribution LLC and Iowa Beverage for 2023 concession sales for the Golf and Recreation Divisions, to authorize additional purchases in the amount of \$30,000 (original purchase amount was \$147,000; total purchase amount with this amendment is \$206,500). CIP/DID #GLF012-23
- l. Information Technology Department purchase of technology professional services from Computer Aid, Inc. for an amount not to exceed \$400,000 from July 1, 2023 through June 30, 2024. CIP/DID #IT2023-018
- m. Contract with Granicus, LLC for record request management software for the Police Department for three years for a total amount not to exceed \$78,500. CIP/DID #PUR0323-224
- n. Public Works Department purchase of up to 7,900 tons of rock salt from Compass Minerals America Inc. for an amount not to exceed \$730,118 for winter snow and ice control. CIP/DID #80-24-006
- o. Amendment No. 1 to the contract with Rowell Chemical Corporation for sodium hypochlorite 12 percent for the Water Pollution Control Facility to add volume in the amount of \$150,000 (original contract amount was \$70,500; total contract amount with this amendment is \$220,500). CIP/DID #PUR1022-100
- p. Amendment No. 1 to the Professional Services Agreement with Bolton & Menk, Inc. for an amount not to exceed \$78,046 for design services in connection with the Crestwood Drive NW Roadway and Pedestrian Improvements project (original contract amount was \$175,500; total contract amount with this amendment is \$253,546). CIP/DID #301946-02
- q. Professional Services Agreement with Foth Infrastructure & Environment, LLC for an amount not to exceed \$87,634 for design services in connection with the 8th Avenue SW Box Culvert Replacement project. CIP/DID #304536-01
- r. Change Order No. 1 in the amount of \$66,806.62 with McComas-Lacina Construction LC for the SW Quadrant ADA Compliance project (original contract amount was \$1,115,725; total contract amount with this amendment is \$1,182,531.62). CIP/DID #PUR0323-229
- s. Granting a Temporary Access Easement on City-owned property at 1215 and 1219 2nd Street SE to the African-American Heritage Foundation, Inc. in connection with the Cedar River Flood Control System project. CIP/DID #3315200-00

REGULAR AGENDA

28. Report on bids for the Edgewood Trail Bridge Phase 2B – Bridge Modifications and Trail project (estimated cost is \$2,800,000) (Ken DeKeyser). CIP/DID #305124-03
29. Report on bids for the Tower Terrace Road: Phase A – PCC Pavement project (estimated cost is \$5,380,000) (Ken DeKeyser). CIP/DID #301666-06

ORDINANCES

Second and possible Third Readings

30. Ordinance amending Chapter 7 of the Municipal Code, Police Department, to update a reference to the State of Iowa Income Offset program in Section 7.31.b.2. CIP/DID #OB0053
31. Ordinance amending Chapter 61 of the Municipal Code, Traffic Regulations, to update a reference to the State of Iowa Income Offset program in Section 61.138(f). CIP/DID #OB449776
32. Ordinance amending Ordinance No. 016-23, which established new collection rates for fiscal year 2024 under Chapter 24 of the Municipal Code, Solid Waste and Recycling, to correct the rates. CIP/DID #SWM24-02

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.