

“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 21, 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 – Four Oaks Celebrates 50 Years of Service to Children and Families

PUBLIC HEARINGS

1. A public hearing will be held to consider the reallocation of \$4,248.31 in unspent proceeds of the General Obligation Bonds, Series 2018A; \$69,233.80 in unspent proceeds of the General Obligation Bonds, Series 2019A; and \$19,349.35 in unspent proceeds of the General Obligation Bonds, Series 2020A (Chad Mittan). CIP/DID #FIN2019-13
 - a. Resolution instituting proceedings to take additional action and approving the reallocation of certain unspent proceeds of the General Obligation Bonds, Series 2018A, 2019A and 2020A.
2. A public hearing will be held to consider a change of zone for property at 5104 J Street SW from I-GI, General Industrial District, to T-IM, Traditional Industrial Mixed Use District, as requested by Cedar Valley Properties, LLC (William Micheel). CIP/DID #RZNE-034102-2023
 - a. First Reading: Ordinance granting a change of zone for property at 5104 J Street SW from I-GI, General Industrial District, to T-IM, Traditional Industrial Mixed Use District, as requested by Cedar Valley Properties, LLC.
3. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Cedar Lake Amenities Bid Package 1: Trail, Shoreline and Lake Improvements project (estimated cost is \$1,110,000) (Brenna Fall). CIP/DID #327003-02
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Cedar Lake Amenities Bid Package 1: Trail, Shoreline and Lake Improvements project.

4. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the FY 2024 Tree and Vegetation Removal project (estimated cost is \$260,000) (Ben Worrell). CIP/DID #301990-31
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the FY 2024 Tree and Vegetation Removal project.
5. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the NWTP Chlorine Contact Basin Repairs project (estimated cost is \$363,000) (Paul Bestick). CIP/DID #6250113-02
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the NWTP Chlorine Contact Basin Repairs project.
6. A public hearing will be held to consider the proposed plans and specifications, form of contract and estimated cost for the Nixon Park Pedestrian Bridge Replacement project (estimated cost is \$260,000) (Steve Krug). CIP/DID #PUR1023-104
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Nixon Park Pedestrian Bridge Replacement 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 accepting the repetitive loss area analysis addendum and annual reports required for recertification of the City's Community Rating System program with the Federal Emergency Management Agency so property owners can continue to receive discounts on flood insurance. CIP/DID #DSD-001-2023
9. Resolution authorizing the Finance Department to electronically file the City Street Financial Report for the fiscal year ending in 2023 with the Iowa Department of Transportation. CIP/DID #FIN2023-21

10. Resolution rescinding Resolution No. 1001-07-06, which established stop control on Carpenter Road NE at Wolf Creek Trail, and establishing stop control on Wolf Creek Trail NE at Carpenter Road. CIP/DID #60-24-031
11. Resolution authorizing the establishment of angled parking on the west side of 9th Street SW from a point 340 feet north of 14th Avenue SW to a point 250 feet north of 14th Avenue SW. CIP/DID #PARK-034154-2023
12. Resolution fixing value of lots for the construction of concrete sidewalk improvements for the Taft and West Willow Safe Routes to School project. CIP/DID #301948-00
13. Resolution granting an extension of time through December 30, 2023, for the Business Closeout Sale License issued to Ginsberg Jewelers, 4647 1st Avenue SE. CIP/DID #BUS006366-11-2023
14. Resolution authorizing the addition of a Safety Program Coordinator position and the elimination of the Administrative Assistant position in the City Manager's Office. CIP/DID #HR0095
15. Motion setting public hearing date for:
 - a. December 5, 2023 – to consider a Development Agreement with Matthew 25 for a housing redevelopment project at 1021-1033 8th Street NW. CIP/DID #DISP-0035-2020
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 5, 2023 – 35th Street NE from Oakland Road to F Avenue Pavement Reconstruction project (estimated cost is \$4,630,000). **(Paving for Progress)** CIP/DID #3012336-02
 - b. December 5, 2023 – FY24 Draintile Program project (estimated cost is \$280,000). CIP/DID #304998-09
17. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
 - a. Aldi #61, 5425 Blairs Forest Boulevard NE (new – change in license class).
 - b. Aldi #62, 1860 Edgewood Road SW (new – change in license class).
 - c. Big Grove Cedar Rapids, 170 1st Street SW (new – new construction).
 - d. Casey's General Store #3561, 1532 Ellis Boulevard NW.
 - e. Casey's General Store #3756, 4560 16th Avenue SW.
 - f. Fas Mart #5148, 550 Wilson Avenue SW.
 - g. Jim's Foods, 812 6th Street SW.
 - h. Napoli's, 2360 Edgewood Road SW, Suite 600 (new – formerly Saucy Focaccia).
 - i. Quick Stop, 380 Blairs Ferry Road NE.
18. Resolutions approving:
 - a. Payment of bills. CIP/DID #FIN2023-01
 - b. Payroll. CIP/DID #FIN2023-02
 - c. Transfer of funds. CIP/DID #FIN2023-03

19. Resolutions approving assessment actions:
 - a. Levy assessment – Solid Waste and Recycling – cleanup costs – six properties. CIP/DID #SWM-018-23
 - b. Intent to assess – Water Division – delinquent municipal utility bills – 30 properties. CIP/DID #WTR112123-01
 - c. Levy assessment – Water Division – delinquent municipal utility bills – 17 properties. CIP/DID #WTR101023-01
20. Resolutions accepting subdivision improvements and approving Maintenance Bonds:
 - a. Sanitary sewer in 4th Street SW and 4-year Maintenance Bond submitted by Bushman Excavating, Inc. in the amount of \$62,960. CIP/DID #FLPT-032782-2022
 - b. Storm sewer in 4th Street SW and 4-year Maintenance Bond submitted by Bushman Excavating, Inc. in the amount of \$116,160. CIP/DID #FLPT-032782-2022
 - c. Water system improvements in 4th Street SW and 4-year Maintenance Bond submitted by Bushman Excavating, Inc. in the amount of \$65,898. CIP/DID #2022094-01
 - d. Water system improvements in 60th Avenue SW from 4th Street to 6th Street SW – Phase 2 and 4-year Maintenance Bond submitted by Bushman Excavating, Inc. in the amount of \$39,236. CIP/DID #2022097-02
 - e. Water system improvements in Douglas on 1st and 4-year Maintenance Bond submitted by Maxwell Construction, Inc. in the amount of \$6,700. CIP/DID #2022091-01
21. Resolutions accepting projects, approving Performance Bonds and authorizing final payments:
 - a. Rockford Road SW Culvert Repairs project and 4-year Performance Bond submitted by Bowker Mechanical Contractors, Inc. (original contract amount was \$23,915.95; final contract amount is \$10,521.17). CIP/DID #304551-01
 - b. Canton Drive at 30th Street Drive SE Drainage Improvements project, final payment in the amount of \$4,749.16 and 4-year Performance Bond submitted by Rathje Construction Co. (original contract amount was \$87,309; final contract amount is \$94,983.25). CIP/DID #304512-01
22. Resolutions approving final plats:
 - a. Ross Industrial Park First Addition for land south of J Avenue NE and west of Wenig Road NE. CIP/DID #FLPT-032092-2021
 - b. TH Development Fifth Addition for land west of 6th Street SW and south of 76th Avenue SW. CIP/DID #FLPT-033808-2023
23. Resolutions approving actions regarding purchases, contracts and agreements:
 - a. 28E Agreement with the Linn County Conservation Board for the development of a Linn County and City of Cedar Rapids Trails and Bikeways Plan. CIP/DID #325068-00
 - b. Amending Resolution No. 1379-09-23 and authorizing an amended 28E Agreement with the Cedar Rapids Community School District for the adult crossing guard program for fiscal year 2024 to increase the hourly wage to \$13.03, with no change in the maximum reimbursement amount of \$62,009.03. CIP/DID #60-24-011
 - c. Grant application to the Corridor Metropolitan Planning Organization for federal Surface Transportation Block Grant funding for maintenance to the Cedar Valley Nature Trail. CIP/DID #PKS046-23
 - d. Grant application to the Corridor Metropolitan Planning Organization for federal Transportation Alternative Set-Aside funding for maintenance to the Cedar Valley Nature Trail. CIP/DID #PKS045-23

- e. Accepting a Public Sanitary Sewer and Access Easement from 1st & 1st, LLC for sanitary sewer facilities east of 3rd Street SW and south of 1st Avenue W. CIP/DID #FLPT-033690-2023
- f. Settlement agreement in the personal injury case of Jeri Manery v. Rick Niemier and City of Cedar Rapids, Linn County District Court Case No. LACV099654. CIP/DID #ATT000043
- g. Purchase of property insurance, including \$100 million in excess flood insurance, through TrueNorth Companies, LLC in the amount of \$4,658,672. CIP/DID #FIN2023-22
- h. Contract with Appliance Barn for appliances for The Heights affordable housing complex for the Community Development Department for an amount not to exceed \$66,842. CIP/DID #PUR0923-076
- i. Contract with Joshua Pruitt, MD for medical director services for the Fire Department for five years for a total amount not to exceed \$193,500. CIP/DID #PUR1023-126
- j. Renewal of the health insurance administration agreement with Wellmark Blue Cross Blue Shield for an amount not to exceed \$1,292,114 for 2024. CIP/DID #HR0094
- k. Contract with Wellmark Blue Cross Blue Shield for wellness program services for the Human Resources Department for three years for a total amount not to exceed \$360,000. CIP/DID #PUR0523-302
- l. Amendment No. 1 to renew the contract with Kiesler Police Supply, Inc. for ammunition for the Police Department for an annual amount not to exceed \$100,000 (original contract amount was \$100,000; renewal contract amount is \$100,000). CIP/DID #PUR0922-081
- m. Fleet Services Division rental of a wheeled loader for the Streets Division from Martin Equipment in the amount of \$57,500. CIP/DID #FLT140
- n. Amendment No. 2 to renew the contract with Crawford Quarry Company, Inc. for storage of lime sludge for the Water Division for an annual amount not to exceed \$200,000 (original contract amount was \$200,000; renewal contract amount is \$200,000). CIP/DID #PUR1021-116
- o. Amendment No. 7 to renew the contract with Crawford Quarry Company, Inc. for lagoon ash sand storage for the Water Pollution Control Facility for an annual amount not to exceed \$180,000 (original contract amount was \$180,000; renewal contract amount is \$180,000). CIP/DID #PUR1119-112
- p. Amendment No. 1 to renew the contract with Gillespie and Powers, Inc. for incinerator maintenance services for the Water Pollution Control Facility for an annual amount not to exceed \$75,000 (original contract amount was \$75,000; renewal contract amount is \$75,000). CIP/DID #PUR1022-106
- q. Amendment No. 5 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
- r. Amendment No. 3 to the Professional Services Agreement with Black & Veatch Corporation for an amount not to exceed \$215,653 for additional services for the NWTP Softening Basin Improvements project (original contract amount was \$2,492,021; total contract amount with this amendment is \$2,871,119). CIP/DID #6250072-02
- s. Awarding and approving contract in the amount of \$4,017,200, bond and insurance of Reynolds Construction, LLC for the Cedar Rapids Horizontal Collector Well No. 7, Contract 1 – Caisson and Laterals project (estimated cost was \$5,110,000). CIP/DID #3317510-11

- t. Awarding and approving contract in the amount of \$13,888,000, bond and insurance of WRH, Inc. for the Cedar Rapids Horizontal Collector Well No. 7, Contract 2 – Wellhouse project (estimated cost was \$17,810,000). CIP/DID #3317510-12

REGULAR AGENDA

- 24. Report on bids for the Kenilworth Court Streambank Stabilization project (estimated cost is \$120,000) (Ben Worrell). CIP/DID #304548-01
 - a. Resolution awarding and approving contract in the amount of \$63,587, bond and insurance of Boomerang Corp. for the Kenilworth Court Streambank Stabilization project.
- 25. Presentation and resolution accepting a proposal from Hawkeye Area Community Action Program for the disposition of a City-owned property at 1500 2nd Avenue SE, known as The Heights, and authorizing negotiation of a development agreement (Sara Buck). CIP/DID #CDBG-CV-FY19

ORDINANCES

Second and possible Third Readings

- 26. Ordinance amending Chapter 9 of the Municipal Code, Streets, Alleys, and Sidewalks, to update a reference to the State of Iowa Income Offset program in Section 9.11(p). CIP/DID #AMD-SEC-911P

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.