

“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, January 9, 2024 at 12:00 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 – Human Trafficking Prevention and Awareness Month

PUBLIC HEARINGS

1. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 9th Street SW Railroad Crossing Improvements between 10th Avenue SW and 14th Avenue SW project (estimated cost is \$120,000) (Ken DeKeyser). CIP/DID #301994-18
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 9th Street SW Railroad Crossing Improvements between 10th Avenue SW and 14th Avenue SW 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.

2. Motion to approve minutes.
3. Resolution approving the updated Debt Management Policy. CIP/DID #FIN2024-04
4. Resolution approving an extension of the maturity date of a \$5,500,000 Sewer Revenue Capital Loan with the Iowa Finance Authority from January 29 to September 30, 2024. CIP/DID #FIN2020-24
5. Resolution approving the Cedar Rapids Transit Title VI Program update for 2024 to 2027. CIP/DID #TRN2024-01
6. Resolution accepting the established fair market value in the amount of \$15,315 for the acquisition of right-of-way and a temporary construction easement for land at 1834 Blairs Ferry Road NE, owned by St. Andrews Office, LLC, in connection with the Blairs Ferry Road NE from North Towne Place NE to Sammi Drive NE Sidewalk Infill project. **(Council Priority)** CIP/DID #301878-00
7. Resolution accepting the established fair market value in the amount of \$2,050 for a temporary construction easement across St. Andrews Court NE at the intersection of Blairs Ferry Road, owned by St. Andrews Office, LLC, in connection with the Blairs Ferry Road NE from North Towne Place NE to Sammi Drive NE Sidewalk Infill project. **(Council Priority)** CIP/DID #301878-00
8. Resolution authorizing pay increases for the City Attorney and City Clerk effective January 1, 2024. CIP/DID #HR0098
9. Resolution authorizing the elimination of a full-time Appraisal and Acquisition Specialist position and the addition of two full-time Project Engineer positions in the Public Works Department to support the Paving for Progress and Flood Control System projects. CIP/DID #HR00097
10. Resolution setting a public hearing for January 23, 2024, to consider the vacation and disposition of a 0.03-acre portion of the alley adjacent to 526 and 528 1st Avenue NW as requested by St. Patrick Church. **(Council Priority)** CIP/DID #ROWV-030840-2020
11. Resolution setting a public hearing for February 13, 2024, and consultation with affected taxing entities on the proposed Amendment No. 6 to the Urban Renewal Plan for the Consolidated I-380 Corridor Urban Renewal Area. CIP/DID #TIF-0070-2022
12. Motions setting public hearing dates for:
 - a. January 23, 2024 – to consider a change of zone for property at 8205 6th Street SW from I-GI, General Industrial District, to I-LI, Light Industrial District, as requested by 380 Commerce Park, LLC. **(Council Priority)** CIP/DID #RZNE-034526-2023
 - b. January 23, 2024 – to consider a change of zone for property at 4301 6th Street SW from I-GI, General Industrial District, to P-IN, Public – Institutional District, as requested by the Grant Wood Area Education Agency. **(Council Priority)** CIP/DID #RZNE-034395-2023

- c. January 23, 2024 – to consider a change of zone for property north of 76th Avenue SW and west of Tissel Hollow Road from A-AG, Agricultural District, to I-GI, General Industrial District, as requested by Iowa Growth & Development LLC and Iowa Land and Building Co. **(Council Priority)** CIP/DID #RZNE-034400-2023
 - d. January 23, 2024 – to consider a Development Agreement with Matthew 25 for a housing redevelopment project at 1021-1033 8th Street NW. **(Council Priority)** CIP/DID #DISP-0035-2020
13. Motion setting public hearing date 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. January 23, 2024 – FY 2024 Bridge Maintenance project (estimated cost is \$2,670,000). CIP/DID #305150-04
14. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
- a. Gilligan's Pub & Grub, 912 1st Avenue NW.
 - b. JW's Pub & Grub, 58 Miller Avenue SW.
 - c. Mulligan's Pub, 1060 Old Marion Road NE.
 - d. Perkins #1175, 315 Collins Road NE (new – adding alcohol to existing business).
 - e. St. Jude Catholic Church, 50 Edgewood Road NW (5-day license for an event).
 - f. Stadium Bar & Grill, 957 Rockford Road SW.
15. Resolutions approving:
- a. Payment of bills. CIP/DID #FIN2024-01
 - b. Payroll. CIP/DID #FIN2024-02
16. Resolutions appointing, reappointing and thanking the following individuals:
- a. Appointing Clifton Trebil-Smith (effective through June 30, 2026) to the Czech Village-New Bohemia Self-Supported Municipal Improvement District Commission. CIP/DID #CD-0013-2015
 - b. Appointing Abhijit Deshpande (effective through December 31, 2026) to the Area Ambulance Board of Directors. CIP/DID #OB178151
 - c. Reappointing Tiffany O'Donnell (effective through December 31, 2026) to the Cedar Rapids/Linn County Solid Waste Agency Board. CIP/DID #OB534305
 - d. Appointing Brad DeBrower (effective through December 31, 2027) and Dale Todd (effective through December 31, 2025) and reappointing Roy Hesemann (effective through December 31, 2027) as members to the Corridor Metropolitan Planning Organization. CIP/DID #OB542014
 - e. Appointing David Maier and Scott Overland and reappointing Rob Davis, Casey Dix, Mike Duffy, Brenna Fall, Amanda Grieder, Ron Griffith, Seth Gunnerson, Marty Hoeger, Christine Knapp, Mathew Langley, Tyler Olson, Lauren O'Neil, Cari Pauli, Ann Poe, Hashim Taylor, Alissa Van Sloten, Dave Wallace, Doug Wilson and Ben Worrell (effective through December 31, 2024) as alternate representatives to the Corridor Metropolitan Planning Organization. CIP/DID #OB542014
 - f. Vote of thanks to David Maier for serving on the Public Art Commission. CIP/DID #OB572855
 - g. Vote of thanks to Leah Thompson for serving on the Section 8 Housing Choice Voucher (HCV) Program Resident Advisory Board. CIP/DID #OB400545
 - h. Vote of thanks to Casey Drew for serving on the Area Ambulance Board of Directors. CIP/DID #OB178151

- i. Vote of thanks to Angie Charipar and Patrick Loeffler for serving as members and to Mitch Ahrendsen for serving as an alternate representative on the Corridor Metropolitan Planning Organization. CIP/DID #OB542014
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17. Resolutions approving assessment actions:
 - a. Intent to assess – Solid Waste and Recycling – cleanup costs – two properties. CIP/DID #SWM-001-24
 - b. Intent to assess – Water Division – delinquent municipal utility bills – 44 properties. CIP/DID #WTR010924-01
 - c. Levy assessment – Water Division – delinquent municipal utility bills – 14 properties. CIP/DID #WTR112123-01
 - d. Levy assessment – Water Division – delinquent municipal utility bills – 18 properties. CIP/DID #WTR120523-01

 18. Resolutions accepting projects, approving Performance Bonds and authorizing final payments:
 - a. 2023 Sanitary Sewer Service Replacement project, final payment in the amount of \$2,513.79 and 4-year Performance Bond submitted by B.G. Brecke, Inc. (original contract amount was \$98,117.50; final contract amount is \$50,275.85). CIP/DID #6550043-02
 - b. FY22 Sanitary Sewer Point Repairs Contract 2 project, final payment in the amount of \$5,731.88 and 4-year Performance Bond submitted by B.G. Brecke, Inc. (original contract amount was \$110,095; final contract amount is \$114,637.70). CIP/DID #655996-22
 - c. Flood Control System – Storm Sewer Relocation – Cedar River to 8th Avenue SW project, final payment in the amount of \$64,511.65 and 4-year Performance Bond submitted by Boomerang Corp. (original contract amount was \$1,417,858; final contract amount is \$1,310,233.02). **(Council Priority)** CIP/DID #3312530-62
 - d. Installation of Condensing Units at the ImOn Ice Arena, final payment in the amount of \$2,770 and 2-year Performance Bond submitted by Bowker Mechanical Contractors, LLC (original contract amount was \$55,400; final contract amount is \$55,400). CIP/DID #PUR0523-284
 - e. 2022 Traffic Signal and Curb Ramp Repair project, final payment in the amount of \$82,455.07 and 4-year Performance Bond submitted by Eastern Iowa Excavating & Concrete, LLC (original contract amount was \$1,616,296.20; final contract amount is \$1,649,101.40). CIP/DID #3016016-22
 - f. Innovation Drive SW from 18th Street to 6th Street SW Roadway Construction Bid Package 2A project, final payment in the amount of \$12,915.09 and 4-year Performance Bond submitted by Maxwell Construction, Inc. (original contract amount was \$289,605; final contract amount is \$258,301.85). **(Council Priority)** CIP/DID #3018004-03
 - g. FY 2023 Bridge Maintenance – Bid Package 1 project, Change Order No. 6 deducting the amount of \$36,459.64, final payment in the amount of \$106,835.74 and 4-year Performance Bond submitted by Minturn, Inc. (original contract amount was \$1,961,921; final contract amount is \$2,136,714.72). CIP/DID #305150-03
 - h. 80th Street NW South of E Avenue Sanitary Sewer Extension project, Change Order No. 8 deducting the amount of \$79,153.27, final payment in the amount of \$66,050.06 and 4-year Performance Bond submitted by Rathje Construction Co. (original contract amount was \$1,322,853.30; final contract amount is \$1,321,001.11). CIP/DID #6550072-03
 - i. Flood Control System Training Wall Phase 2 project, final payment in the amount of \$4,870 and 4-year Performance Bond submitted by Tricon General Construction, Inc. (original contract amount was \$97,400; final contract amount is \$97,400). **(Council Priority)** CIP/DID #3311520-73

- j. 3rd Ave SE Pump Station (CRST) & 2nd/3rd Ave SE Gatewells project, Change Order No. 7 deducting the amount of \$20,000, final payment in the amount of \$135,316.72 and 4-year Performance Bond submitted by WRH, Inc. (original contract amount was \$2,627,000; final contract amount is \$2,706,334.30). **(Council Priority)** CIP/DID #3315510-63
19. Resolutions approving final plats:
- a. Airport Plaza Sixth Addition for land north of Wright Brothers Boulevard SW and west of Interstate 380. CIP/DID #FLPT-033399-2022
 - b. Kestrel Heights First Addition for land north of Otis Road SE and east of Stewart Road SE. CIP/DID #FLPT-033471-2022
20. Resolutions approving actions regarding purchases, contracts and agreements:
- a. 28E Agreement with Linn County for the creation of a Homeless Systems Manager position. **(Council Priority)** CIP/DID #CD-0093-2024
 - b. Amendment to the American Rescue Plan Act subrecipient agreement with Hope Community Development Association for housing rehabilitation. **(Council Priority)** CIP/DID #CD-0074-2021
 - c. Memorandum of Agreement for an estimated amount of \$2,326,813 with the Department of the Army for the relocation of City-owned water utilities upstream of Quaker Oats in connection with Cedar River Flood Risk Management project. **(Council Priority)** CIP/DID #3314550
 - d. Purchase of excess casualty insurance coverage through TrueNorth Companies, LC from States Self-Insurers Risk Retention Group in the amount of \$676,077. CIP/DID #FIN2024-09
 - e. Amendment No. 3 to renew the contract with Copyworks for as-needed printing and high-speed copying for all City departments for an annual amount not to exceed \$100,000 (original contract amount was \$100,000; renewal contract amount is \$100,000). CIP/DID #PUR0920-075
 - f. Amendment No. 38 to the contract with Willett Hofmann & Associates Inc. for architectural design services for ADA compliance at various City facilities to add services for an amount not to exceed \$2,256.45 (original contract amount was \$156,580; total contract amount with this amendment is \$418,397.50). CIP/DID #PUR1216-135
 - g. Amendment No. 2 to renew the contract with Electronic Engineering for electrical component installation for the Fleet Services Division for an amount not to exceed \$95,000 (original contract amount was \$150,000; renewal contract amount is \$95,000). CIP/DID #PUR1122-121
 - h. Amendment No. 2 to the contract with Heartland Business Systems, LLC for a video storage solution for the Information Technology Department to add items in the amount of \$317,095.84 (original contract amount was \$440,848.85; total contract amount with this amendment is \$1,286,439.35). CIP/DID #PUR0322-254
 - i. Fleet Services Division purchase of two hook lift patcher bodies for the Streets Division from Henderson Products, Inc. for a total amount of \$289,166. **(Paving for Progress)** CIP/DID #FLT142
 - j. Fleet Services Division purchase of one cargo van for the Water Division from Lynch Ford Mt. Vernon, Inc. in the amount of \$61,348. CIP/DID #FLT141
 - k. Amendment No. 3 to the contract with ESCO Electric for low and medium voltage electrical services for the Water Pollution Control Facility to increase the volume of services for an amount not to exceed \$50,000 (original contract amount was \$150,000; total contract amount with this amendment is \$200,000). CIP/DID #PUR0118-114

- l. Amendment No. 7 to the contract with Roto-Rooter for jetting and cleanout services for various City departments to add emergency work in the amount of \$377,626.87 (original contract amount was \$400,000; total contract amount with this amendment is \$777,926.87). CIP/DID #PUR0719-010
- m. Professional Services Agreement with Anderson-Bogert Engineers & Surveyors, Inc. for an amount not to exceed \$150,000 for on-call consulting services in connection with various projects. CIP/DID #PUR1223-162
- n. Professional Services Agreement with Hall & Hall Engineers, Inc. for an amount not to exceed \$150,000 for on-call consulting services in connection with various projects. CIP/DID #PUR1223-159
- o. Professional Services Agreement with Snyder & Associates, Inc. for an amount not to exceed \$150,000 for on-call consulting services in connection with various projects. CIP/DID #PUR1223-160
- p. Professional Services Agreement with Foth Infrastructure & Environment, LLC for an amount not to exceed \$214,240 for engineering design services in connection with the 2024 Pavement Milling and Curb Repair project. **(Paving for Progress)** CIP/DID #301998-14
- q. Change Order No. 14 in the amount of \$85,465.08 with Boomerang Corp. for the 1st Street NW/SW Flood Control System from E Avenue NW to 2nd Avenue SW project (original contract amount was \$8,852,304; total contract amount with this amendment is \$9,671,011.08). **(Council Priority)** CIP/DID #3312510-30
- r. Change Order No. 3 in the amount of \$5,538.16 with Boomerang Corp. for the Middle McLoud Run Advanced Grading project (original contract amount was \$2,646,566.50; total contract amount with this amendment is \$3,173,951.66). **(Council Priority)** CIP/DID #3314551-01
- s. Change Order No. 7 in the amount of \$12,000 with Boulder Contracting, LLC for the FY 2022 Bridge Maintenance project (original contract amount was \$1,975,486; total contract amount with this amendment is \$2,570,521.44). **(Paving for Progress)** CIP/DID #305145-02
- t. Change Order No. 7 in the amount of \$3,997.49 with Eastern Iowa Excavating & Concrete, LLC for the 2023 Fair Oaks Addition Pavement Reconstruction project (original contract amount was \$1,832,924.95; total contract amount with this amendment is \$1,899,686.56). **(Paving for Progress)** CIP/DID #3012285-02
- u. Change Order No. 1 in the amount of \$36,669.25 with Minturn, Inc. for the 500 3rd Avenue SE Vault Repairs project (original contract amount was \$171,109; total contract amount with this amendment is \$207,778.25). **(Council Priority)** CIP/DID #635216-04
- v. Change Order No. 15 in the amount of \$98,946 with Peterson Contractors, Inc. for the Cedar Lake North Shore & Levee Construction project (original contract amount was \$18,359,172.85; total contract amount with this amendment is \$20,315,256.30). **(Council Priority)** CIP/DID #3314510-20
- w. Change Order No. 7 in the amount of \$4,749.50 with Pirc-Tobin Construction, Inc. for the Cedar River Trail SE Reconstruction, CRANDIC Railroad to 16th Avenue project (original contract amount was \$655,010.05; total contract amount with this amendment is \$799,098.28). **(Council Priority)** CIP/DID #3316510-72
- x. Change Order No. 6 in the amount of \$40,396.44 with Pirc-Tobin Construction, Inc. for the Mount Vernon Road SE from 14th Street to 20th Street Pavement Improvements project (original contract amount was \$7,877,664.14; total contract amount with this amendment is \$8,077,163.34). **(Paving for Progress)** CIP/DID #3012149-05

- y. Change Order No. 17 in the amount of \$1,000 with Rathje Construction Co. for the 1st Avenue E and 1st Street NE Temporary Traffic Signal and Pavement Improvements project (original contract amount was \$500,925.14; total contract amount with this amendment is \$697,874.16). **(Council Priority)** CIP/DID #3315510-67
- z. Change Order Nos. 6 and 7 for a total amount of \$280,711.17 with Rathje Construction Co. for the 1st Avenue W from 18th Street to 10th Street Pavement Rehabilitation and Traffic Signal Improvements project (original contract amount was \$3,795,065.14; total contract amount with these amendments is \$4,239,642.71). CIP/DID #3018002-02
- aa. Change Order No. 8 deducting the amount of \$124,459.56 with Rathje Construction Co. for the 6th Street SW & Commerce Park Drive SW Intersection Improvements project (original contract amount was \$2,256,895.41; total contract amount with this amendment is \$2,449,994.68). **(Council Priority)** CIP/DID #301875-03
- ab. Change Order No. 21 in the amount of \$16,416.53 with Rathje Construction Co. for the Cherokee Trail (Phase 2B) from Cherry Hill Park to Sharon Lane, Along Gordon Avenue through Cherokee Park to Midway Drive NW project (original contract amount was \$3,910,292.97; total contract amount with this amendment is \$4,604,726.63). **(Council Priority)** CIP/DID #325069-07
- ac. Change Order No. 6 deducting the amount of \$25,289.91 with Rathje Construction Co. for the Ingleside Drive SW Reconstruction project (original contract amount was \$2,247,894.79; total contract amount with this amendment is \$2,406,128.04). **(Paving for Progress)** CIP/DID #3012344-03
- ad. Change Order No. 6 in the amount of \$19,117.98 with Rathje Construction Co. for the Valor Way SW and 1st Street SW Sanitary Sewer Relocation project (original contract amount was \$1,053,349; total contract amount with this amendment is \$1,128,469.14). **(Council Priority)** CIP/DID #3312520-70
- ae. Change Order No. 6 in the amount of \$26,502.09 with Rathje Construction Co. for the Wiley Boulevard Trail Improvements from Williams Boulevard to 16th Avenue SW project (original contract amount was \$1,487,704.68; total contract amount with this amendment is \$1,577,393.83). **(Council Priority)** CIP/DID #325052-02
- af. Partial final payment in the amount of \$37,494.17 to General Constructors for the NCSML Floodwall & 16th Ave SW Road Gate project. **(Council Priority)** CIP/DID #3313520-30
- ag. Purchase Agreement in the amount of \$750 and accepting a Temporary Grading Easement for Construction from Sarah and Brian Crandall for land at 3750 Crestwood Drive NW in connection with the Crestwood Drive NW Roadway and Pedestrian Improvements project. **(Council Priority)** CIP/DID #301946-00
- ah. Purchase Agreement in the amount of \$250 and accepting a Release of Permanent Easement from Mediacom Communications for land owned by Cargill partly lying between the railroad and the Cedar River, east of 16th Street SE, in connection with the Cedar River Flood Control System. **(Council Priority)** CIP/DID #3317200-00
- ai. Accepting a Warranty Deed from Chad Keune for right-of-way at 2906 Oakland Road NE. **(Council Priority)** CIP/DID #00-24-113
- aj. Accepting a Warranty Deed from Northtowne Lot 2 LLC for the dedication of street right-of-way along the south side of Blairs Ferry Road NE, west of Sammi Drive NE. CIP/DID #ASDP-033587-2023
- ak. Accepting a Revised Final Plat Development Agreement from 1st & 1st LLC and 275 Rentals LLC for land east of 3rd Street SW and south of 1st Avenue W in the 1st and 1st West Second Addition. CIP/DID #FLPT-033690-2023
- al. Encroachment Agreement to pave a portion of City right-of-way at the Custom Hose & Supplies, Inc. property at 805 66th Avenue SW as requested by Margaret Shebetka. **(Council Priority)** CIP/DID #ENCR-000360-2023

REGULAR AGENDA

21. Presentation and resolution authorizing financial support under the City's Local Match Economic Development Program for a proposed affordable housing project at 1220 Jacolyn Drive SW as proposed by KCG Development, LLC (Scott Mather). **(Council Priority)** CIP/DID #URTE-0052-2022
22. Presentation and resolution accepting the donation of a windmill sculpture at Hughes Park from Dwight Hughes (Stephanie Schrader). **(Council Priority)** CIP/DID #OB572855

ORDINANCES

23. Ordinance vacating public ways and grounds of Edgewood Road SW south of Wright Brothers Boulevard SW, and the former Wright Brothers Boulevard SW from approximately 2,100 feet east of Cessna Place SW to 1,500 feet west of Cessna Place SW, to the Cedar Rapids Airport Commission and the City of Cedar Rapids. **(Council Priority)** CIP/DID #00-24-101
 - a. Resolution authorizing the disposition of Edgewood Road SW south of Wright Brothers Boulevard SW, and the former Wright Brothers Boulevard SW from approximately 2,100 feet east of Cessna Place SW to 1,500 feet west of Cessna Place SW, to the Cedar Rapids Airport Commission and the City of Cedar Rapids.
24. Ordinance granting a change of zone for property at 3233 Blairs Ferry Road NE from S-RMF, Suburban Residential Medium Flex District, and A-AG, Agricultural District, to S-MC, Suburban Mixed Use Community Center District, as requested by First Assembly of God Church. **(Council Priority)** CIP/DID #RZNE-034158-2023

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.