

“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 23, 2024 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 – American Heart Month
 - ❖ Proclamation – George Washington Carver Day
 - ❖ Presentation – Micromobility Program (Betsy Borchardt and Adam Lindenlaub)

PUBLIC HEARINGS

1. A public hearing will be held to consider a Development Agreement with Matthew 25 for a housing redevelopment project at 1021-1033 8th Street NW under the City’s Above Standard Economic Development Program (Scott Mather). **(Council Priority)** CIP/DID #DISP-0035-2020
 - a. Resolution authorizing execution of a Development Agreement with Matthew 25 for a housing redevelopment project at 1021-1033 8th Street NW under the City’s Above Standard Economic Development Program.
2. A public hearing will be held 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 (Rob Davis). **(Council Priority)** CIP/DID #ROWV-030840-2020
 - a. First Reading: Ordinance vacating public ways and grounds of a 0.03-acre portion of the alley adjacent to 526 and 528 1st Avenue NW as requested by St. Patrick Church.

3. A public hearing will be held 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 (William Micheel). **(Council Priority)** CIP/DID #RZNE-034526-2023
 - a. First Reading: Ordinance granting 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.
4. A public hearing will be held 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 (William Micheel). **(Council Priority)** CIP/DID #RZNE-034395-2023
 - a. First Reading: Ordinance granting 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.
5. A public hearing will be held 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. (William Micheel). **(Council Priority)** CIP/DID #RZNE-034400-2023
 - a. First Reading: Ordinance granting 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.
6. A public hearing will be held to consider the Resolution of Necessity (Proposed) for the Taft and West Willow Safe Routes to School project (Ken DeKeyser). **(Council Priority)** CIP/DID #301948-00
 - a. Resolution with respect to the adoption of the Resolution of Necessity for the Taft and West Willow Safe Routes to School project.
7. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the FY 2024 Bridge Maintenance project (estimated cost is \$2,670,000) (Ken DeKeyser). CIP/DID #305150-04
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the FY 2024 Bridge Maintenance 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.

8. Motion to approve the minutes.
9. Resolution authorizing execution of the Certified Local Government 2023 Annual Report for submission to the State Historical Society of Iowa. CIP/DID #OB691376
10. Resolution approving the Cedar Rapids Historic Preservation Commission Work Plan for 2024. CIP/DID #OB691376
11. Resolution approving the Affordable Housing Commission Work Plan for 2024. CIP/DID #CDF-0040-2018
12. Resolution approving the Public Art Commission Work Plan for 2024. CIP/DID #OB625453
13. Resolution approving the Cedar Rapids Wellbeing Advisory Committee Work Plan for 2024. CIP/DID #CD-0044-2018
14. Resolution amending City support and confirming local match funds for a Workforce Housing Tax Credit award through the Iowa Economic Development Authority to Westdale CR Ventures #14, LLC for residential buildings as part of the Westdale Mall redevelopment project. **(Council Priority)** CIP/DID #OB812292
15. Resolution referring to the Linn County Compensation Commission 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
16. Resolution referring to the Linn County Compensation Commission the acquisition of a temporary construction easement for land 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
17. Resolution accepting work and fixing amount to be assessed for the 2023 Sanitary Sewer Service Replacement project. CIP/DID #6550043-00
18. Resolution accepting work and fixing amount to be assessed for the 6th Street SW from 33rd Avenue to Wilson Avenue Pavement, Sidewalk and Water Main Improvements project. **(Paving for Progress)** CIP/DID #301965-00
19. Resolution accepting work and fixing amount to be assessed for the O Avenue NW Improvements Phases II & III from 16th Street NW to Edgewood Road NW project. **(Paving for Progress)** CIP/DID #3012121-00
20. Resolution authorizing the addition of a WPC Maintenance Specialist position at the Water Pollution Control Facility. CIP/DID #HR0099

21. Resolution authorizing the Water Pollution Control Plant Manager to attend the Utility Management Conference in Portland, OR in February 2024 for an estimated amount of \$3,005. CIP/DID #WPC012324-01
22. Motions setting public hearing dates for:
- a. February 13, 2024 – to consider the proposition to issue not to exceed \$51,000,000 General Obligation Bonds (Essential Corporate Purpose). CIP/DID #FIN2023-10
 - b. February 13, 2024 – to consider the proposition to issue not to exceed \$1,000,000 General Obligation Bonds (General Corporate Purpose – 1). CIP/DID #FIN2023-10
 - c. February 13, 2024 – to consider the proposition to issue not to exceed \$500,000 General Obligation Bonds (General Corporate Purpose – 2). CIP/DID #FIN2023-10
 - d. February 13, 2024 – to consider the proposition to issue not to exceed \$1,000,000 General Obligation Bonds (General Corporate Purpose – 3). CIP/DID #FIN2023-10
 - e. February 13, 2024 – to consider the proposition to issue not to exceed \$11,500,000 Water Revenue Bonds. CIP/DID #FIN2023-10
 - f. February 13, 2024 – to consider public comments regarding identification of community development needs, program funding for development of proposed activities and program performance for the Community Development Block Grant and HOME Investment Partnership Programs, prior to developing an Annual Action Plan for July 1 to June 30, 2025. **(Council Priority)** CIP/DID #CDBG-FY24
 - g. February 13, 2024 – to consider the disposition of City-owned property at 2000 Mount Vernon Road SE. **(Council Priority)** CIP/DID #DISP-0010-2017
 - h. February 13, 2024 – to consider a Fringe Area Agreement with the City of Swisher and Johnson County. CIP/DID #CD-0083-2022
 - i. February 27, 2024 – to consider repealing Chapter 61 of the Municipal Code, Traffic Regulations, and enacting a new Chapter 61 in its place to include new and updated definitions; regulate the use of all-terrain vehicles, off-road vehicles, golf carts and snowmobiles; add or increase parking fees; and comply with current practice and relevant law. CIP/DID #FIN2024-09
23. 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. February 27, 2024 – 16th Avenue SE from 2nd Street to 4th Street and 3rd Street SE from 16th Avenue to Sinclair Basin Pavement and Water Main Improvements project (estimated cost is \$1,760,000). CIP/DID #301964-02
24. Motion assessing civil penalties for violation of State Code regarding the sale of tobacco/vapor products to minors against:
- a. Pink Clouds Smoke Shop, 5524 Center Point Road NE (first offense – \$300). CIP/DID #CIG006342-10-2023
25. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
- a. Cedar Creek Lanes, 3203 6th Street SW (new – formerly Lancer Lanes).
 - b. Cobble Hill Eatery & Dispensary, 219 2nd Street SE.
 - c. Czech Town Station, 69 16th Avenue SW.
 - d. Flamingo, 1211 Ellis Boulevard NW.
 - e. Godfather's Pizza, 3647 1/2 1st Avenue SE.
 - f. Hawkeye Downs BP, 4713 6th Street SW (new – new ownership).
 - g. Irish Democrat, 3207 1st Avenue SE.

- h. La Taqueria Grill Bar, 2665 Edgewood Parkway SW, Suite 104.
 - i. Local Pour, 302 3rd Avenue SW.
 - j. Lucky's on 16th, 86 16th Avenue SW.
 - k. May City Bowl, 1648 Trent Street SW.
 - l. Point Liquor & Tobacco, 3221 Center Point Road NE.
 - m. Scores on 33rd, 3287 6th Street SW.
 - n. Spare Time Cedar Rapids, 4601 1st Avenue SE.
 - o. Tomaso's Pizza, 2706 1st Avenue NE.
 - p. Tru by Hilton, 3900 Westdale Parkway SW.
 - q. Viking Lounge, 1971 16th Avenue SW.
26. Resolutions approving:
- a. Payment of bills. CIP/DID #FIN2024-01
 - b. Payroll. CIP/DID #FIN2024-02
 - c. Transfer of funds. CIP/DID #FIN2024-03
27. Resolution appointing the following individual:
- a. Appointing Graig Cone (effective through June 30, 2024) to the Downtown Cedar Rapids Self-Supported Municipal Improvement District Commission. CIP/DID #OB572853
28. Resolutions approving assessment actions:
- a. Intent to assess – Water Division – delinquent municipal utility bills – 38 properties. CIP/DID #WTR012324-01
 - b. Levy assessment – Water Division – delinquent municipal utility bills – 26 properties. CIP/DID #WTR121923-01
 - c. Intent to assess – Solid Waste and Recycling – cleanup costs – nine properties. **(Council Priority)** CIP/DID #SWM-002-24
 - d. Levy assessment – Solid Waste and Recycling – cleanup costs – three properties. **(Council Priority)** CIP/DID #SWM-021-23
29. Resolutions accepting subdivision improvements and approving Maintenance Bonds:
- a. Water system improvements in American Prairie 1st Addition, 4-year Maintenance Bond submitted by Concise Earth Construction, LLC in the amount of \$183,636 and authorizing reimbursement to Prairie Land Development in the amount of \$19,112 for upsized water main. CIP/DID #2022090-01
 - b. Sanitary sewer in the Douglas on First site and 4-year Maintenance Bond submitted by Maxwell Construction, Inc. in the amount of \$6,200. CIP/DID #ASDP-032737-2022
 - c. Storm sewer in the Douglas on First site and 4-year Maintenance Bond submitted by Maxwell Construction, Inc. in the amount of \$2,510. CIP/DID #ASDP-032737-2022
 - d. Water system improvements in Mercy Heart Center of Mercy Cedar Rapids and 4-year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$13,419.85. CIP/DID #2022045-01
 - e. PCC pavement in Prairie Industrial 2nd Addition and 4-year Maintenance Bond submitted by E & F Paving Company, LLC in the amount of \$155,530. CIP/DID #FLPT-033015-2022
 - f. Sanitary sewer in Prairie Industrial 2nd Addition and 4-year Maintenance Bond submitted by Maxwell Construction, Inc. in the amount of \$18,908. CIP/DID #FLPT-033015-2022
 - g. Storm sewer in Prairie Industrial 2nd Addition and 4-year Maintenance Bond submitted by Maxwell Construction, Inc. in the amount of \$160,764. CIP/DID #FLPT-033015-2022

30. Resolution accepting project, approving Performance Bond and authorizing final payments:
- a. 500 3rd Ave SE Vault Repairs project, final payment in the amount of \$10,388.91 and 4-year Performance Bond submitted by Minturn, Inc. (original contract amount was \$171,109; final contract amount is \$207,778.25). **(Council Priority)** CIP/DID #635216-04
31. Resolution approving final plat:
- a. Prairie Ridge Business Park Seventh Addition for land south of Wilson Avenue SW and west of 12th Street SW. **(Council Priority)** CIP/DID #FLPT-034693-2023
32. Resolutions approving actions regarding purchases, contracts and agreements:
- a. Amendment No. 3 to renew the contract with Per Mar Security Services for Citywide burglar alarm services for two years for a total amount not to exceed \$100,000 (original contract amount was \$50,000; renewal contract amount is \$100,000). CIP/DID #PUR1219-129
 - b. Amendment No. 5 to renew the contract with Per Mar Security Services for Citywide courier and security guard services for two years for a total amount not to exceed \$500,000 (original contract amount was \$200,000; renewal contract amount is \$500,000). CIP/DID #PUR1219-132
 - c. Amendment No. 3 to the contract with Communications Engineering Company for physical security systems management platform hardware, software and services for the Information Technology Department to reflect additional services for an amount not to exceed \$50,000 (original contract amount was \$67,426.50; total contract amount with this amendment is \$374,565.78). CIP/DID #PUR0723-004
 - d. Amendment No. 3 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 \$1,017,713.20 (original contract amount was \$440,848.85; total contract amount with this amendment is \$2,304,152.55). CIP/DID #PUR0322-254
 - e. Purchase of wholesale beer and related products from 7G Distributing LLC and Iowa Beverage for a total amount of \$243,000 for 2024 concession sales for the Golf and Recreation Divisions. **(Council Priority)** CIP/DID #GLF017-24
 - f. Amendment No. 3 to renew the contract with Ride Systems for a GPS system for bus tracking for the Transit Division for an annual amount not to exceed \$63,600 (original contract amount was \$259,500 for three years; renewal contract amount is \$63,600 for one year). CIP/DID #0614-210
 - g. Fleet Services Division purchase of two dump bodies for the Sewer Division from Henderson Products, Inc. for a total amount of \$76,188. CIP/DID #FLT143
 - h. Professional Services Agreement with AECOM, Inc. for an amount not to exceed \$150,000 for on-call consulting services in connection with various projects. CIP/DID #PUR1223-163
 - i. Professional Services Agreement with Bolton & Menk, Inc. for an amount not to exceed \$150,000 for on-call consulting services in connection with various projects. CIP/DID #PUR1223-164
 - j. Professional Services Agreement with Brown and Caldwell for an amount not to exceed \$1,180,500 for the WPCF Influent and Effluent Per- and Polyfluoroalkyl Substances Study project. **(Council Priority)** CIP/DID #6150071-03
 - k. Professional Services Agreement with Carollo Engineers, Inc. for an amount not to exceed \$75,000 for the WPCF Clean Hydrogen Study project. **(Council Priority)** CIP/DID #6150075-01

- l. Amendment No. 4 to the Professional Services Agreement with Shive-Hattery, Inc. for an amount not to exceed \$32,000 for design services in connection with the 35th Street NE from Oakland Road to F Avenue Pavement Reconstruction project (original contract amount was \$540,640; total contract amount with this amendment is \$620,640). **(Paving for Progress)** CIP/DID #3012336-01
- m. Amendment No. 3 to the Professional Services Agreement with Snyder & Associates, Inc. for an amount not to exceed \$60,200 for design services in connection with the Mount Vernon Road SE from 14th Street to 20th Street Final Design project (original contract amount was \$198,200; total contract amount with this amendment is \$332,178). **(Paving for Progress)** CIP/DID #3012149-04
- n. Amendment No. 8 to the Professional Services Agreement with T.Y. Lin International in the amount of \$0 for the FCS Bridge and Riverfront Improvements project. **(Council Priority)** CIP/DID #3316410-01
- o. Change Order No. 7 in the amount of \$37,178.77 with Garling Construction, Inc. for the Colonial Building Renovation project (original contract amount was \$5,124,000; total contract amount with this amendment is \$5,636,979.71). CIP/DID #PUR1222-125
- p. Change Order No. 5 in the amount of \$8,632.17 with Midwest Concrete, Inc. for the 12th Avenue SE and 2nd Street SE Roundabout project (original contract amount was \$1,449,903; total contract amount with this amendment is \$1,504,177.98). CIP/DID #301886-02
- q. Change Order No. 10 deducting the amount of \$110,424.17 with Midwest Concrete, Inc. for the 15th Avenue SW from 4th Street to C Street Rehabilitation project (original contract amount was \$1,779,551.08; total contract amount with this amendment is \$2,045,022.35). **(Paving for Progress)** CIP/DID #3012100-04
- r. Change Order No. 5 in the amount of \$118,894.70 with Midwest Concrete, Inc. for the 2023 Pavement Milling and Curb Repair project (original contract amount was \$2,653,297.30; total contract amount with this amendment is \$3,003,674.05). **(Paving for Progress)** CIP/DID #301998-12
- s. Purchase Agreement in the amount of \$2,060 and accepting a Permanent Retaining Wall Easement and a Temporary Construction Easement from Roger Johnson for land at 1702 O Avenue NW in connection with the O Avenue NW Improvements Phase II & III from 16th Street NW to Edgewood Road NW project. **(Paving for Progress)** CIP/DID #3012121-00
- t. Purchase Agreement in the amount of \$9,217 and accepting a Temporary Construction Easement from McGrath Automotive Group, Inc. for land at 1600 51st Street NE in connection with the Lindale Trail Phase II project. **(Council Priority)** CIP/DID #325071-00
- u. Purchase Agreement in the amount of \$6,120 and accepting a Warranty Deed for right-of-way and a Temporary Construction Easement from Greg Squared, LLC for land at 1960 51st Street NE in connection with the Lindale Trail Phase II project. **(Council Priority)** CIP/DID #325071-00
- v. Amending Resolution No. 1460-09-23, which authorized a Development Agreement and related documents for participation in the Community Development Block Grant – Disaster Recovery Multi-Family New Construction Program, to correct the developer's name to Grey Hawk LC and the project address to 8520 Prairie View Lane SW. CIP/DID #CDBG-DR-FY22
- w. Awarding and approving contract in the amount of \$4,924,259.71, bond and insurance of Rathje Construction Co. for the Tower Terrace Road: Phase B – PCC Pavement project (estimated cost was \$6,400,000). CIP/DID #301666-07

REGULAR AGENDA

33. Report on bids 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 awarding and approving contract in the amount of \$83,214.15, bond and insurance of Eastern Iowa Excavating & Concrete, LLC for the 9th Street SW Railroad Crossing Improvements between 10th Avenue SW and 14th Avenue SW project.
34. Presentation and resolution adopting the Rockford Road Micro-Area Action Plan and incorporating it into EnvisionCR (Haley Sevensing). **(Council Priority)** CIP/DID #CD-0094-2024
35. Presentation regarding a housing project at 1319, 1323, 1327 and 1333 Ellis Boulevard NW as proposed by Mods Enterprises (Jeff Wozencraft and Scott Mather). **(Council Priority)** CIP/DID #PRD-034057-2023
 - a. Resolution accepting a proposal and authorizing negotiation of a Development Agreement with Mods Enterprises for the disposition of City-owned property at 1319, 1323, 1327 and 1333 Ellis Boulevard NW.
 - b. Resolution of support for a Workforce Housing Tax Credit application by Mods Enterprises for a housing project at 1319, 1323, 1327 and 1333 Ellis Boulevard NW and authorizing financial support under the City's Local Match Economic Development Program.

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.