

“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 24, 2019 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 – Cedar Rapids Concert Chorale's 60th Season (Molly Williams)
 - ❖ Proclamation – Healthiest State Month (Kaitlin Emrich)

PUBLIC HEARINGS

1. A public hearing will be held to consider an amendment to the Federal FY19 Annual Action Plan regarding the Refurbished Blighted Houses project and the First Time Homebuyer Program (Sara Buck). CIP/DID #OB246513
 - a. Resolution authorizing execution of an amendment to the Federal FY19 Annual Action Plan.
2. A public hearing will be held to consider the continuation of the disposition of excess City-owned property described as a nonconforming vacant lot located at 415 7th Avenue SW (Rita Rasmussen). CIP/DID #PRD-029049-2019
 - a. Resolution accepting a bid from James Stone in the amount of \$3,500 for excess City-owned property described as a nonconforming vacant lot located at 415 7th Avenue SW.

3. A public hearing will be held to consider the proposed Anderson Greene Urban Revitalization Area for property located at 55 Miller Avenue SW as requested by Woda Cooper Development, Inc. (Caleb Mason). CIP/DID #URTE-0033-2019
 - a. Resolution approving the Anderson Greene Urban Revitalization Area Plan.
 - b. First Reading: Ordinance establishing the Anderson Greene Urban Revitalization Area.
4. A public hearing will be held to consider a Development Agreement with LTRI, LLC for a proposed housing project located at 143 16th Avenue SW (Caleb Mason). CIP/DID #TIF-0031-2019
 - a. Resolution approving and authorizing execution of a Development Agreement with LTRI, LLC for a proposed housing project located at 143 16th Avenue SW.
5. A public hearing will be held to consider a Development Agreement with LTRI, LLC for a proposed housing project located at 2700 33rd Avenue SW (Caleb Mason). CIP/DID #TIF-0031-2019
 - a. Resolution approving and authorizing execution of a Development Agreement with LTRI, LLC for a proposed housing project located at 2700 33rd Avenue SW.
6. A public hearing will be held to consider a Development Agreement with Wright Capital Investment LLC for a proposed development project located at 650 Capital Drive SW (Caleb Mason). CIP/DID #TIF-0034-2019
 - a. Resolution approving and authorizing execution of a Development Agreement with Wright Capital Investment LLC for a proposed development project located at 650 Capital Drive SW.
7. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Cedar River Trail Rehabilitation Phase I project (estimated cost is \$150,000) (Steve Krug). CIP/DID #PUR0819-049
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Cedar River Trail Rehabilitation Phase I project.
8. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Old Orchard Road NE North of Plum Grove Court Storm Sewer Improvements project (estimated cost is \$97,000) (Dave Wallace). CIP/DID #304412-01
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Old Orchard Road NE North of Plum Grove Court Storm Sewer Improvements project.
9. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 11th Street NW North of M Avenue Detention Basin Improvements project (estimated cost is \$1,060,000) (Dave Wallace). CIP/DID #304427-03
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 11th Street NW North of M Avenue Detention Basin Improvements 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.

10. Motion to approve the minutes.
11. Resolution authorizing the Parks & Recreation Department to relinquish nine outdated disc golf baskets to the Cedar Rapids Parks Foundation for use in a fundraising auction to purchase new baskets. CIP/DID #PKS020-19
12. Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects. CIP/DID #FIN2019-13
13. Resolution to establish the City's new financial institution depository limits. CIP/DID #FIN2019-27
14. Resolution of support for an application to the Home Base Iowa Community initiative by the City and Linn County. CIP/DID #CM006-19
15. Resolution amending Resolution No. 1077-08-18 to revise the final assessment schedule for the 18th Street SW Extension from Wilson Avenue to 16th Avenue PCC Pavement – Grade and Replace project. CIP/DID #301500-00
16. Resolution accepting the established fair market values for the partial acquisitions of right-of-way and temporary construction easements on land from owners in connection with the IA922/1st Avenue E from approximately 300' south of 27th Street to 34th Street, 27th Street from A Avenue NE to approximately 250' east of IA 922, 29th Street from Franklin Avenue NE to approximately 200' east of IA 922 project. CIP/DID #301240-00
17. Resolution accepting the established fair market values for a permanent trail easement and temporary construction easements on land from owners in connection with the CeMar Trail Phase 3 from 29th Street, under 1st Avenue to Marion City Limits project. CIP/DID #325042-00

18. Resolution authorizing a Cedar Rapids Fire Department employee to attend Hexagon (Intergraph) Computer Aided Dispatch System Administration – Introduction training in Madison, AL from October 7-11, 2019 for a total amount of \$3,370. CIP/DID #FIR0919-0049
19. Motion setting a 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. October 8, 2019 – FY19 Draintile Program project (estimated cost is \$220,000). CIP/DID #304998-06
20. Motion assessing a civil penalty for violation of State Code regarding the sale of alcohol to minors against:
 - a. Kwik Shop #560, 3301 J Street SW (first offense – \$500). CIP/DID #LIQR000077-01-2013
21. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
 - a. Bricks Bar & Grill, 320 2nd Avenue SE.
 - b. Cedar Rapids Parks Foundation, PO Box 2641 (5-day permit for an event at Bever Park).
 - c. Chili's Grill & Bar, 1250 Collins Road NE (new – new ownership).
 - d. Kwik Star #581, 251 33rd Avenue SW.
 - e. Oyama Sushi Japanese Steakhouse, 5350 Council Street NE (new – new ownership).
 - f. Paramount Theatre, 123 3rd Avenue SE.
 - g. Shores Event Center, 700 16th Street NE.
 - h. Uptown Liquor & Tobacco, 2000 Wiley Boulevard SW.
 - i. Veterans of Foreign Wars Post #788, 3240 Southgate Place SW.
 - j. Walgreens #12580, 324 Edgewood Road NW.
 - k. Westside Lounge, 325 Edgewood Road NW.
 - l. White Star Ale House, 305 2nd Avenue SE.
22. Resolutions approving:
 - a. Payment of bills. CIP/DID #FIN2019-01
 - b. Payroll. CIP/DID #FIN2019-02
 - c. Transfer of funds. CIP/DID #FIN2019-03
23. Resolutions approving the special event applications for:
 - a. Five Seasons Invitational Marching Band Competition (includes road closures) on October 5, 2019. CIP/DID #SPEC-002528-2019
 - b. Especially for You Race Against Breast Cancer (includes road closures) on October 6, 2019. CIP/DID #SPEC-002546-2019
 - c. Federal Groundbreaking with U.S. Army Corps of Engineers (includes road closures) on October 8, 2019. CIP/DID #SPEC-004290-2019
24. Resolutions approving assessment actions:
 - a. Intent to assess – Solid Waste & Recycling – cleanup costs – two properties. CIP/DID #SWM-012-19
 - b. Levy assessment – Solid Waste & Recycling – cleanup costs – one property. CIP/DID #SWM-010-19
 - c. Intent to assess – Water Division – delinquent municipal utility bills – 49 properties. CIP/DID #WTR092419-01

- d. Levy assessment – Water Division – delinquent municipal utility bills – 17 properties. CIP/DID #WTR081319-01
25. Resolutions accepting subdivision improvements and approving Maintenance Bonds:
- a. Sanitary sewer in Crescent View 3rd Addition, Phase 2 and 2-year Maintenance Bond submitted by Abode Construction, Inc. in the amount of \$57,495.40. CIP/DID #FLPT-006801-2013
 - b. Storm sewer in Crescent View 3rd Addition, Phase 2 and 2-year Maintenance Bond submitted by Abode Construction, Inc. in the amount of \$109,052. CIP/DID #FLPT-006801-2013
 - c. PCC pavement in Sammi Drive NE Street Extension and 4-year Maintenance Bond submitted by Midwest Concrete, Inc. in the amount of \$128,148. CIP/DID #FLPT-026141-2018
 - d. PCC pavement in Whispering Pines 4th Addition and 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$81,212.50. CIP/DID #FLPT-027110-2018
 - e. Amending Resolution No. 1035-08-19 to correct the amount of the 2-year Maintenance Bond submitted by Connolly Construction, Inc. to \$7,948.20 for sanitary sewer in Whispering Pines Fourth Addition. CIP/DID #FLPT-027110-2018
 - f. Amending Resolution No. 1036-08-19 to correct the amount of the 2-year Maintenance Bond submitted by Connolly Construction, Inc. to \$36,362.10 for storm sewer in Whispering Pines Fourth Addition. CIP/DID #FLPT-027110-2018
26. Resolutions accepting projects, approving Performance Bonds and authorizing final payments:
- a. 4th Avenue SE and 5th Avenue SE from 3rd Street to 5th Street and 5th Street SE from 4th Avenue to 5th Avenue Roadway Improvements project, final payment in the amount of \$53,613.91 and 4-year Performance Bond submitted by Boomerang Corporation (original contract amount was \$973,092.27; final contract amount is \$1,072,278.26). CIP/DID #3012068-02
 - b. 2018 Asphalt Surface Sealing project, final payment in the amount of \$3,538.28 and 4-year Performance Bond submitted by Gee Asphalt Systems, Inc. (original contract amount was \$47,645.30; final contract amount is \$70,765.70). CIP/DID #3012241-01
 - c. Ellis Harbor Sidewalk Repairs Project, final payment in the amount of \$11,215.05 and 2-year Performance Bond submitted by Possibilities Unlimited LLC (original contract amount was \$213,131; final contract amount is \$224,301). CIP/DID #PUR0319-192
27. Resolution approving a final plat:
- a. Kingston Quarters First Addition for land located south of 2nd Avenue SW and west of L Street SW. CIP/DID #FLPT-029467-2019
28. Resolutions approving actions regarding purchases, contracts and agreements:
- a. Amendment No. 1 to renew the contract with W.W. Grainger, Inc. for the bin stock program for various City departments for two years for an annual amount not to exceed \$325,000 (original contract amount was \$325,000; renewal contract amount is \$325,000). CIP/DID #PUR0617-251
 - b. Amendment No. 9 to the contract with WT Group for ADA compliance consulting and independent licensed architect services for the City Manager’s Office to add additional services to the scope for an amount not to exceed \$90,422 (original contract amount was \$935,120; total contract amount with this amendment is \$1,472,152.70). CIP/DID #PUR0415-212

- c. Contract with Roto Rooter for sewer televising, cleaning and locating services for the Public Works Department for an annual amount not to exceed \$250,000. CIP/DID #PUR0819-024
- d. Contract with Express Employment Professionals for temporary staffing services for the Human Resources Department for an annual amount not to exceed \$150,000. CIP/DID #PUR0619-261
- e. Amendment No. 4 to the Master Agreement with Tyler Technologies for EnerGov application and maintenance in an amount not to exceed \$614,325.41 (original contract amount was \$1,495,489; final contract amount is \$4,123,685.41). CIP/DID #1009-095
- f. Amendment No. 1 to the contract with Boomerang Corporation for emergency sanitary sewer repair for the Sewer Division to reflect the actual cost of the work for an amount not to exceed \$70,584.57 (original contract amount was \$60,000; total contract amount with this amendment is \$130,584.57). CIP/DID #PUR0619-272
- g. Contract with Climate Engineers LLC for 13 HVAC units for Veterans Memorial Stadium in the amount of \$55,900. CIP/DID #PUR0719-022
- h. Amendment No. 4 to renew the contract with Crawford Quarry for storage of lime sludge for the Water Division for an annual amount not to exceed \$280,000 (original contract amount was \$179,000; renewal contract amount is \$280,000). CIP/DID #PUR1216-121
- i. Amendment No. 1 to renew the contract with Mailing Services Inc. for mailing services for the Water Division for an annual amount not to exceed \$205,000. CIP/DID #PUR0918-054
- j. Purchase order in the amount of \$275,110 to Alfa Laval, Inc. for the on-site machine reconditioning of one Winklepress belt filter press at the Water Pollution Control Facility. CIP/DID #WPC092419-01
- k. Amendment No. 1 to the Professional Services Agreement with Benchmark, Inc. for an amount not to exceed \$25,000 for the modified scope of work for the J Ave. Distribution Maintenance Building Roof Replacement project (original contract amount was \$45,860; total contract amount with this amendment is \$70,860). CIP/DID #6250063-01
- l. Professional Services Agreement with Hall & Hall Engineers, Inc. for an amount not to exceed \$71,012 for design services in connection with the 12th Avenue SE from 7th Street to 17th Street Roadway and Utility Improvements project. **(Paving for Progress)** CIP/DID #3012131-05
- m. Professional Services Agreement with HR Green, Inc. for an amount not to exceed \$380,743 for design services in connection with the Cottage Grove Avenue SE from 1st Avenue to West of Forest Drive Pavement Reconstruction project. **(Paving for Progress)** CIP/DID #3012286-01
- n. Amendment No. 2 to the Federal Lobbying Services agreement with Kutak Rock, LLP for an amount not to exceed \$78,881. CIP/DID #OB1326044
- o. Change Order No. 11 in the amount of \$99,611.16, plus three calendar days, with Boomerang Corporation for the Johnson Avenue NW Improvements from 1st Avenue SW to Midway Drive NW project (original contract amount was \$5,276,786.90; total contract amount with this amendment is \$5,827,496.18). **(Paving for Progress)** CIP/DID #3012043-02
- p. Change Order No. 4 in the amount of \$3,169.40 with BWC Excavating, LC for the Forest Drive SE from Grande Avenue SE to Mount Vernon Road SE Pavement and Water Main Improvements project (original contract amount was \$1,087,208.29; total contract amount with this amendment is \$1,186,842.99). **(Paving for Progress)** CIP/DID #3012102-02

- q. Change Order No. 4 in the amount of \$30,613 with Eastern Iowa Excavating & Concrete, LLC for the 1st Avenue East (Iowa Highway 922) from 13th Street SW to 16th Street NE – Curb Ramp Design project (original contract amount was \$228,437.20; total contract amount with this amendment is \$319,972.56). CIP/DID #3012036-02
- r. Change Order No. 3 in the amount of \$166,208.56, plus 40 calendar days, with Eastern Iowa Excavating & Concrete, LLC for the 3rd Avenue SE from 1st Street to 5th Street Pavement Rehabilitation and One-Way to Two-Way Conversion project (original contract amount was \$2,041,641.65; total contract amount with this amendment is \$2,350,769.06). **(Paving for Progress)** CIP/DID #3012155-06
- s. Change Order No. 3 in the amount of \$21,289.23 with InRoads, LLC for the 2019 Pavement Milling Project (original contract amount was \$1,050,990; total contract amount with this amendment is \$1,387,149.38). **(Paving for Progress)** CIP/DID #301990-14
- t. Change Order No. 6 in the amount of \$11,206.53 with Pirc-Tobin Construction, Inc. for the 12th Avenue SE Roadway and Utility Improvements from 17th Street to 400' East of 19th Street project (original contract amount was \$845,888.95; total contract amount with this amendment is \$916,534.83). **(Paving for Progress)** CIP/DID #3012131-04
- u. Change Order No. 5 in the amount of \$24,996.45, plus three calendar days, with Pirc-Tobin Construction, Inc. for the Council Street NE Improvements from Collins Road to South of 46th Street project (original contract amount was \$1,241,355; total contract amount with this amendment is \$1,350,961.63). **(Paving for Progress)** CIP/DID #3012236-02
- v. Change Order No. 17 in the amount of \$34,152.07 with Pirc-Tobin Construction, Inc. for the IA 100: East of Northland Avenue NE to East of Twixt Town Road NE and Lindale Drive to approximately 800 feet North PCC Pavement Widening, Miscellaneous project (original contract amount was \$7,444,280.31; total contract amount with this amendment is \$7,970,881.88). CIP/DID #301446-06
- w. Change Order No. 9 in the amount of \$58,128.55 with Rathje Construction Company for the Center Point Road NE from 29th Street to 32nd Street Pavement Rehabilitation and Oakland Road NE from H Avenue to 32nd Street One-Way to Two-Way Conversion project (original contract amount was \$3,080,065.93; total contract amount with this amendment is \$3,540,018.61). **(Paving for Progress)** CIP/DID #3012148-06
- x. Change Order No. 9 in the amount of \$16,411.49 with Rathje Construction Company for the E Avenue NW from Iowa Highway 100 to Stoney Point Road project (original contract amount was \$4,748,175.30; total contract amount with this amendment is \$4,897,157.64). **(Paving for Progress)** CIP/DID #3012181-02
- y. Change Order No. 19 in the amount of \$25,518.96 with Rathje Construction Company for the Memorial Drive SE from Mount Vernon Road to Bever Avenue Roadway and Utility Improvements project (original contract amount was \$2,961,441.41; total contract amount with this amendment is \$3,486,284.64). **(Paving for Progress)** CIP/DID #301379-02
- z. Joint Funding Agreement with the U.S. Geological Survey for water resource investigations for an amount not to exceed \$89,000 for services in connection with the Cedar River Flood Control System for simulation of proposed flood wall effects on groundwater flow in the Cedar River alluvial aquifer. CIP/DID #3317400-02
- aa. Reimbursement to Great Western Bank in the amount of \$62,570 for its share of the cost of the water main extension in George T Hedges 1st Addition. CIP/DID #2019028-01
- ab. Transfer of operating funds in the amount of \$87,916.16 to fund the fiscal year 2019 McGrath Amphitheatre operating loss. CIP/DID #REC004-19

- ac. Real Estate Purchase and Sale Agreement in the amount of \$1 for the former Rock Island Bridge and real estate located at the southern foot of the bridge owned by Cedar Rapids and Iowa City Railway Company for the Smokestack Bridge project in association with ConnectCR. CIP/DID #327002-00
- ad. Settlement & Release Agreement with Jerry's Homes Inc. in relation to the final assessment for the parcel identified as 10AN on the final assessment plat for the 18th Street SW Extension from Wilson Avenue to 16th Avenue PCC Pavement – Grade and Replace project. CIP/DID #301500-00
- ae. Assignment of Development Agreement with Green Development 12th Avenue, LLC and Gutschmidt Properties, Inc. in connection with a redevelopment project at 1203 and 1205 7th Street SE. CIP/DID #DISP-0002-2015
- af. Awarding and approving contract in the amount of \$849,990.54, bond and insurance of Performance Pipelining, Inc. for the FY20 Sanitary Sewer Lining project. CIP/DID #655999-07

REGULAR AGENDA

- 29. Report on bids for the FY20 Sanitary Sewer Point Repairs project (estimated cost is \$250,000) (Dave Wallace). CIP/DID #655996-18
 - a. Resolution awarding and approving contract in the amount of \$221,107.50, bond and insurance of B.G. Brecke, Inc. for the FY20 Sanitary Sewer Point Repairs project.
- 30. Report on bids for the C Avenue NE (East of) and East Robins Road (North of) Sanitary Sewer Extension project (estimated cost is \$390,000) (Dave Wallace). CIP/DID #6550053-02
 - a. Resolution awarding and approving contract in the amount of \$282,368.10, bond and insurance of Rathje Construction Company for the C Avenue NE (East of) and East Robins Road (North of) Sanitary Sewer Extension project.
- 31. Discussion and Resolution authorizing staff to negotiate a Development Agreement with Forest & Fish Development, LLC for the disposition and redevelopment of City-owned property located at 2000 Mount Vernon Road SE (the former Ambroz recreation building) (Caleb Mason). CIP/DID #DISP-0010-2017
- 32. Discussion and Resolution authorizing staff to negotiate a Development Agreement with Capital B, LLC for the disposition and redevelopment of City-owned property located at 1028 and 1032 5th Street SE (Caleb Mason). CIP/DID #DISP-0026-2019

ORDINANCES

Second and possible Third Readings

33. Ordinance amending Chapter 5 of the Municipal Code, City Officers, by deleting sections 5.04, 5.06 and 5.07 and enacting new sections 5.06 and 5.07 regarding the offices of City Treasurer, Controller-Auditor and Disbursement Officer and the receipt, management and disbursement of city funds and the duties of the City Finance Director. CIP/DID #FIN2019-22
34. Ordinance vacating public ways and grounds in and to the property described as a 3.550-acre parcel of vacant City-owned land known as Sokol Park, located between 16th Avenue SW and 20th Avenue SW and A Street SW and the Cedar River, as requested by the City in connection with the Cedar River Flood Control System project. CIP/DID #PRD-028058-2019
35. Ordinance relating to the collection of tax increment within the proposed REM Mentor Urban Renewal Area for property located at 2700 33rd Avenue SW. CIP/DID #TIF-0031-2019
36. Ordinance establishing the 3233 6th Street SW Urban Revitalization Area at 3233 6th Street SW. CIP/DID #URTE-0032-2019

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.