

“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, March 10, 2020 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 – Census Awareness Month (Monica Vallejo)
 - ❖ Proclamation – Child Abuse Prevention Month (Jeanette Shoop and Kristen Peyton)
 - ❖ Proclamation – Week of the Young Child (Jeanette Shoop and Kristen Peyton)

PUBLIC HEARINGS

1. A public hearing will be held to consider an ordinance amending Chapter 18 of the Municipal Code, Historic Preservation, to designate the Strand Theatre at 316 3rd Avenue SE as a local historic landmark under Subsection 18.04.B (Adam Lindenlaub). CIP/DID #HPC-0004-2020
 - a. First Reading: Ordinance amending Chapter 18 of the Municipal Code, Historic Preservation, to designate the Strand Theatre at 316 3rd Avenue SE as a local historic landmark under Subsection 18.04.B.
2. A public hearing will be held to consider annexation of territory generally located west of Edgewood Road SW, north of 76th Avenue SW, and east of Old Bridge Road as requested by Iowa Land and Building Co. and Cedar Rapids and Iowa City Railway Company (Seth Gunnerson). CIP/DID #ANNX-30032-2020
 - a. Resolution authorizing the annexation of territory generally located west of Edgewood Road SW, north of 76th Avenue SW, and east of Old Bridge Road as requested by Iowa Land and Building Co. and Cedar Rapids and Iowa City Railway Company.

3. A public hearing will be held to consider annexation of territory generally located west of Rapids Ridge Road NE and north of Blairs Ferry Road as requested by Robarb I, LLC (Seth Gunnerson). CIP/DID #ANNX-029961-2019
 - a. Resolution authorizing the annexation of territory generally located west of Rapids Ridge Road NE and north of Blairs Ferry Road as requested by Robarb I, LLC.
4. A public hearing will be held to consider a change of zone for property located at 842 14th Street SE from T-R1, Traditional Residential Single Unit District, to T-MC, Traditional Mixed Use Center District, as requested by Koranda Enterprises, LLC (David Houg). CIP/DID #RZNE-030053-2020
 - a. First Reading: Ordinance granting a change of zone for property located at 842 14th Street SE from T-R1, Traditional Residential Single Unit District, to T-MC, Traditional Mixed Use Center District, as requested by Koranda Enterprises, LLC.
5. A public hearing will be held to consider a change of zone for property located at the west end of Prairie Stone Drive NE from A-AG, Agriculture District, to I-LI, Light Industrial District, as requested by Larry and Kimberly Musil (David Houg). CIP/DID #RZNE-030042-2020
 - a. First Reading: Ordinance granting a change of zone for property located at the west end of Prairie Stone Drive NE from A-AG, Agriculture District, to I-LI, Light Industrial District, as requested by Larry and Kimberly Musil.
6. A public hearing will be held to consider a change of zone for property located at 7708 6th Street SW from A-AG, Agriculture District, to I-GI, General Industrial District, as requested by TH Development, LLC (David Houg). CIP/DID #RZNE-030038-2020
 - a. First Reading: Ordinance granting a change of zone for property located at 7708 6th Street SW from A-AG, Agriculture District, to I-GI, General Industrial District, as requested by TH Development, LLC.
7. A public hearing will be held to consider the disposition of excess City-owned property described as a nonconforming vacant lot located at 500 6th Avenue SW (Rita Rasmussen). CIP/DID #PRD-027572-2018
 - a. Resolution authorizing acceptance of a bid from Gregory and Biewo Gbor in the amount of \$1,300 for excess City-owned property described as a nonconforming vacant lot located at 500 6th Avenue SW.
8. A public hearing will be held to consider the vacation and disposition of public ways and grounds in and to the property described as a 0.56-acre parcel of excess City-owned Jacolyn Drive SW right-of-way located westerly of and adjacent to 4515 20th Avenue SW as requested by Eagles Landing LLC (Rita Rasmussen). CIP/DID #ROWV-025009-2017
 - a. First Reading: Ordinance vacating public ways and grounds in and to the property described as a 0.56-acre parcel of excess City-owned Jacolyn Drive SW right-of-way located westerly of and adjacent to 4515 20th Avenue SW as requested by Eagles Landing LLC.

9. A public hearing will be held to consider the vacation and disposition of public ways and grounds in and to the property described as a 0.48-acre parcel of excess City-owned Jacolyn Drive SW right-of-way located westerly of and adjacent to 4500 Wilson Avenue SW as requested by Fusion Incorporated (Rita Rasmussen). CIP/DID #ROWV-029962-2019
 - a. First Reading: Ordinance vacating public ways and grounds in and to the property described as a 0.48-acre parcel of excess City-owned Jacolyn Drive SW right-of-way located westerly of and adjacent to 4500 Wilson Avenue SW as requested by Fusion Incorporated.

10. A public hearing will be held to consider the vacation and disposition of public ways and grounds in and to the property described as a 0.25-acre parcel of excess City-owned Jacolyn Drive SW right-of-way located westerly of and adjacent to 2150 Sadler Drive SW as requested by Sadler Brothers Ltd (Rita Rasmussen). CIP/DID #ROWV-029979-2019
 - a. First Reading: Ordinance vacating public ways and grounds in and to the property described as a 0.25-acre parcel of excess City-owned Jacolyn Drive SW right-of-way located westerly of and adjacent to 2150 Sadler Drive SW as requested by Sadler Brothers Ltd.

11. ~~A public hearing will be held to consider the Resolution of Necessity (Proposed) for the construction of the 2020 Sidewalk Infill Project. CIP/DID #3012074-00~~ **CANCELLED AT THE REQUEST OF THE PUBLIC WORKS DEPARTMENT – WILL BE RESCHEDULED.**

12. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 1st Avenue E Between 2nd Street and 5th Street Pedestrian Crossing Upgrade project (estimated cost is \$1,400,000) (Brenna Fall). CIP/DID #3012078-01
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 1st Avenue E Between 2nd Street and 5th Street Pedestrian Crossing Upgrade project.

13. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Chandler Street SW from 18th Street to 10th Avenue Pavement and Water Main Improvements – Phase 1B project (estimated cost is \$1,750,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #3012089-03
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Chandler Street SW from 18th Street to 10th Avenue Pavement and Water Main Improvements – Phase 1B 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.

14. Motion to approve the minutes.
15. Resolution extending the deadline to receive redevelopment proposals for City-owned property at 1527 2nd Avenue SE to April 10, 2020. CIP/DID #DISP-0029-2020
16. Resolution of support for the CR Parks Foundation's submittal of a grant application to the Washington County Riverboat Foundation for the Rollin' Recmobile project. CIP/DID #REC005-2020
17. Resolution directing preparation of detailed plans, specifications, form of contract and notice to bidders for the Williams Boulevard SW Improvements from West Corporate Limit to 16th Avenue SW project. CIP/DID #301968-00
18. Resolution accepting work and fixing amount to be assessed for the Collins Road (IA100) Phase 1 Complete Streets Project from East of Northland Avenue NE to Twixt Town Road NE project. CIP/DID #301446-00
19. Resolution adopting and levying final schedule of assessments for sanitary sewer service replacement and providing for the payment thereof for the 14th Avenue SE from 36th Street to 42nd Street Roadway and Utility Improvements project. **(Paving for Progress)** CIP/DID #3012127-00
20. Resolution adopting and levying final schedule of assessments for curb and gutter pavement and sidewalk extension and providing for the payment thereof for the 76th Avenue SW from East of Interstate 380 to Prairie Hawk Drive SW Improvements project. CIP/DID #3012049-00
21. Resolution adopting and levying final schedule of assessments for curb and gutter pavement plus sidewalk and providing for the payment thereof for the E Avenue NW from Iowa Highway 100 to Stoney Point Road project. **(Paving for Progress)** CIP/DID #3012181-00
22. Resolution setting a public hearing for April 14, 2020 to consider the Resolution of Necessity (Proposed) for the construction of the 2020 Sidewalk Infill Project. CIP/DID #3012074-00
23. Resolution setting a public hearing for April 14, 2020 to consider the Resolution of Necessity (Proposed) for the construction of concrete sidewalk with the 66th Avenue SW from CRANDIC Railroad to 8th Street Pavement and Drainage Improvements project. **(Paving for Progress)** CIP/DID #3012129-00
24. Resolution setting a public hearing for March 24, 2020 to consider the vacation and disposition of public ways and grounds in and to the property described as a 0.35-acre parcel of excess alley located between 3rd and 4th Streets SE, and 30 feet of south 4th Street SE right-of-way lying between 9th and 10th Avenues SE, as requested by O'Connell Family LLC. CIP/DID #ROWV-027852-2018

25. Resolution authorizing the mailing and publication of a Notice of Intent to Proceed with an approved public improvement project, known as the 80th Street South of E Avenue NW Sanitary Sewer Extension project, and to commence the acquisition of permanent sanitary sewer easements and temporary construction easements from portions of agricultural property; and setting a public hearing date for April 14, 2020. CIP/DID #6550072-00
26. Motion authorizing publication of a public notice that on March 24, 2020 a Resolution will be considered to enter into a lease agreement with Jeannette Finn, Donald Santee III and Crystal Santee at 2301 6th Street SW for Fire Station 5 parking and vehicle access. CIP/DID #301695-00
27. Motions setting public hearing dates for:
 - a. March 24, 2020 – to consider the fiscal year 2021 annual budget. CIP/DID #FIN2020-13
 - b. March 24, 2020 – to consider amending Chapter 12 of the Municipal Code, Water Service, by repealing existing rates and establishing new rates for FY21. CIP/DID #WTR21-01
 - c. March 24, 2020 – to consider amending Chapter 13 of the Municipal Code, Wastewater Facilities, by repealing existing service charges and establishing new service charges for FY21. CIP/DID #WPC21-01
 - d. March 24, 2020 – to consider amending Chapter 72 of the Municipal Code, Stormwater Management, by repealing existing rates and establishing new rates for FY21. CIP/DID #STRMWTR21-01
 - e. March 24, 2020 – to consider amending Chapter 10 of the Municipal Code, Parks and Public Places, to establish revised rules during the hours parks are closed. CIP/DID #PKS024-2020
 - f. March 24, 2020 – to consider establishing the C Avenue Northeast (East of) Sanitary Sewer Extension District and related sanitary sewer extension fees. CIP/DID #6550053-00
28. 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. March 24, 2020 – 1st Avenue E from 6th Street to 10th Street – MedQuarter Parkway Improvements project (estimated cost is \$1,490,000). CIP/DID #321554-02
 - b. March 24, 2020 – 2020 Pavement Milling project (estimated cost is \$140,000). **(Paving for Progress)** CIP/DID #301990-21
 - c. March 24, 2020 – 6th Street SW Pavement Rehabilitation and Water Main Improvements from 33rd Avenue to Wilson Avenue project (estimated cost is \$4,400,000). **(Paving for Progress)** CIP/DID #301695-03
 - d. March 24, 2020 – Bever Reservoir Rehabilitation project (estimated cost is \$850,000). CIP/DID #6250069-03
 - e. March 24, 2020 – WPCF Centrifuge, Biogas, and Chemical Buildings Roof Replacement project (estimated cost is \$535,000). CIP/DID #6150031-02
29. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
 - a. Blue 42 Sports Bar & Grill, 629 Ellis Boulevard NW.
 - b. Cedar Rapids Country Club, 550 27th Street Drive SE.
 - c. Cottage Grove Place, 2115 1st Avenue SE.
 - d. Dancers Ranch, 3000 6th Street SW.

- e. Dollar General #21527, 6905 C Avenue NE (new).
 - f. Emil's Hideaway, 222 Glenbrook Drive SE.
 - g. Fat Wally's, 429 2nd Avenue SE.
 - h. Gianna's Italian Beef, 375 3rd Street SE (new).
 - i. Hawkeye Downs Sinclair, 4713 6th Street SW.
 - j. Hazzard County Saloon, 402 2nd Avenue SE.
 - k. Hy-Vee Drugstore #1, 1520 6th Street SW.
 - l. Hy-Vee Food Store #1, 1843 Johnson Avenue NW (5-day license for an event at KSA Lighting, 5820 Dry Creek Lane NE).
 - m. The Local Craft Ale House, 4001 Center Point Road NE.
 - n. Moniker 86 Social Club, 821 3rd Avenue SE.
 - o. New Pioneer Food Co-op, 3338 Center Point Road NE (new – changing to on-site consumption license).
 - p. NewBo City Market, 1100 3rd Street SE (5-day Class C license for an event).
 - q. Old Neighborhood Pub, 608 16th Street NE.
 - r. Playtime Tap, 933 14th Avenue SW (new – new ownership).
 - s. The Olympic South Side Theater, 1202 3rd Street SE, Suite 200 (new).
 - t. Tycoon, 427 2nd Avenue SE (5-day license for an event).
30. Resolutions approving:
- a. Payment of bills. CIP/DID #FIN2020-01
 - b. Payroll. CIP/DID #FIN2020-02
31. Resolutions approving assessment actions:
- a. Intent to assess – Solid Waste & Recycling – cleanup costs – seven properties. CIP/DID #SWM-004-20
 - b. Levy assessment – Solid Waste & Recycling – cleanup costs – one property. CIP/DID #SWM-018-19
 - c. Levy assessment – Solid Waste & Recycling – delinquent weed mowing charges – four properties. CIP/DID #FIN2020-11
 - d. Levy assessment – Solid Waste & Recycling – delinquent snow removal charges – seven properties. CIP/DID #FIN2020-12
 - e. Intent to assess – Water Division – delinquent municipal utility bills – 47 properties. CIP/DID #WTR031020-01
 - f. Levy assessment – Water Division – delinquent municipal utility bills – 28 properties. CIP/DID #WTR012820-01
32. Resolution accepting subdivision improvements, approving Maintenance Bond and authorizing reimbursement:
- a. Water system improvements in Edgewood Town Centre 1st Addition, Lot 13 (Fleet Farm), 4-year Maintenance Bond submitted by Schrader Excavating and Grading Co. in the amount of \$41,820, and reimbursement to developer SoDak Hawks, LLC in the amount of \$10,081.50 for additional requested work and oversized water main. CIP/DID #2019058-01
33. Resolutions accepting projects, approving Performance Bonds and/or authorizing final payments:
- a. TIF 2nd St 1st-3rd Av UFG Land project, final payment in the amount of \$5,311.62 and 4-year Performance Bond submitted by Hardscape Solutions of Iowa, Inc. (original contract amount was \$107,984; final contract amount is \$106,232.40). CIP/DID #321614-01

- b. Kirkwood Elevated Water Storage Tank project, final payment in the amount of \$164,865.29 and 2-year Performance Bond submitted by Landmark Structures I, L.P. (original contract amount was \$3,468,000; final contract amount is \$3,297,305.79). CIP/DID #6250040-03
 - c. 12th Avenue SE Roadway and Utility Improvements from 17th Street to 400' East of 19th Street project, final payment in the amount of \$45,336.71 and 4-year Performance Bond submitted by Pirc-Tobin Construction, Inc. (original contract amount was \$845,888.95; final contract amount is \$906,734.17). **(Paving for Progress)** CIP/DID #3012131-04
 - d. Council Street NE Improvements from Collins Road to South of 46th Street project, final payment in the amount of \$67,559.90 and 4-year Performance Bond submitted by Pirc-Tobin Construction, Inc. (original contract amount was \$1,241,355; final contract amount is \$1,351,197.99). **(Paving for Progress)** CIP/DID #3012236-02
 - e. NW Water Treatment Plant HVAC Improvements – Building 20 project, final payment in the amount of \$82,823.49 and 2-year Performance Bond submitted by Unzeitig Construction Company (original contract amount was \$1,628,500; final contract amount is \$1,656,469.70). CIP/DID #6250041-03
34. Resolution approving final plat:
- a. Midwest Commerce Park First Addition for land located south of Wright Brothers Boulevard SW and west of 6th Street SW. CIP/DID #FLPT-029450-2019
35. Resolutions approving actions regarding purchases, contracts and agreements:
- a. Amendment No. 5 to renew the contract with Apparel 1 Screenprinting and Embroidery for Citywide purchases of t-shirts, sweatshirts and polo shirts (original contract amount was \$30,000; renewal contract amount is \$50,000). CIP/DID #PUR0116-128
 - b. Amendment No. 4 to renew the contract with Cutting Edge Lawn and Landscapes, Inc. for median landscape maintenance for the Streets Division for an annual amount not to exceed \$75,000 (original contract amount was \$45,000; renewal contract amount is \$75,000). CIP/DID #PUR0118-115
 - c. Agreement with Allbridge, LLC for television services and support for the Cedar Rapids Convention Complex for five years for a total amount not to exceed \$158,000. CIP/DID #FIN2020-14
 - d. Professional Services Agreement with ADS Environmental Services for an amount not to exceed \$136,104 for design services in connection with the Flowmeter Data Management and Quarterly Verifications project. CIP/DID #655032-04
 - e. Professional Services Agreement with HDR Engineering, Inc. for an amount not to exceed \$3,611,000 for the preliminary engineering design services for the WPCF Phase 1 Improvements – Solids Facilities project. CIP/DID #6150053-01
 - f. Professional Services Agreement with Snyder & Associates, Inc. for an amount not to exceed \$301,800 for design services in connection with the 1st Avenue W from 6th Street to Cedar River Bridge Pavement Rehabilitation and Traffic Signal Improvements project. CIP/DID #301987-02
 - g. Change Order No. 7 in the amount of \$4,200 with Boomerang Corp. for the Mt. Vernon Road SE from 38th Street to East Post Road project (original contract amount was \$1,906,272.25; total contract amount with this amendment is \$2,101,442.97). **(Paving for Progress)** CIP/DID #3012199-02
 - h. Change Order No. 12 in the amount of \$8,750.50, plus two calendar days, with Boomerang Corp. for the O Avenue NW Roadway Improvements Phase 1 project (original contract amount was \$3,303,191; total contract amount with this amendment is \$3,676,598.53). **(Paving for Progress)** CIP/DID #3012121-02

- i. Change Order No. 10 in the amount of \$193.36, plus six working days, with Metro Pavers, Inc. for the Edgewood Road NW Multiuse Pathway from O Avenue to Ellis Road, Phase 2 – Paving project (original contract amount was \$940,040; total contract amount with this amendment is \$1,005,304.41). CIP/DID #325008-03
- j. Agreement for Utility Relocation in the amount of \$100,668.74 with South Slope Cooperative Communications for the Williams Boulevard SW at Dean Road SW Roundabout project. CIP/DID #301972-00
- k. Purchase Agreement in the amount of \$3,165 and accepting a Temporary Construction Easement from Bank of the West from land located at 700 1st Avenue NE in connection with the 1st Avenue E from 6th Street to 10th Street MedQuarter Parkway Improvements project. CIP/DID #321554-00
- l. Development Agreement and Special Warranty Deed for the sale of City-owned properties at 400 2nd Street SW and 207 and 217 4th Avenues SW to 2nd Street Properties, LLC for the construction of a mixed-use building. CIP/DID #TIF-0044-2020
- m. Awarding and approving contract in the amount of \$7,958,886.90, plus incentive up to \$19,000, bond and insurance of Boomerang Corp. for the IA 922 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, CeMar Trail 29th Street NE to Marion City Limit project (estimated cost was \$8,446,000). CIP/DID #301240-11
- n. Awarding and approving purchase order in the amount of \$84,528, bond and insurance of Minturn, Inc. for the 3rd Avenue Cedar River Bridge Rail Repair project (estimated cost was \$65,000). CIP/DID #305139-02

REGULAR AGENDA

- 36. Report on bids for the Floodwall/McGrath Amphitheater Restroom and Storage Building project (estimated cost is \$4,000,000) (Rob Davis). CIP/DID #3312530-30
- 37. Report on bids for the Reach 3 Newbo Levee project (estimated cost is \$2,800,000) (Rob Davis). CIP/DID #3316510-21
- 38. Report on bids for the Union Pacific Railroad at Quaker, Rail Improvements project (estimated cost is \$910,000) (Rob Davis). CIP/DID #3314520-70
 - a. Resolution awarding and approving contract in the amount of \$626,835, bond and insurance of Brandt Construction Co. for the Union Pacific Railroad at Quaker, Rail Improvements project.
- 39. Report on bids for the 34th St SE Bridge Replacement and Roadway Improvements project (estimated cost is \$1,450,000) (Doug Wilson). **(Paving for Progress)** CIP/DID #304361-04
 - a. Resolution awarding and approving contract in the amount of \$1,259,533.25, plus incentive up to \$50,000, bond and insurance of Rathje Construction Company for the 34th Street SE Bridge Replacement and Roadway Improvements project.

40. Presentation and Resolution authorizing staff to negotiate a Development Agreement with Gelid, LLC for the disposition and redevelopment of City-owned property located at 415 and 421 C Avenue NW (Lauren Freeman). CIP/DID #DISP-0028-2019
41. Presentation and Resolution authorizing staff to negotiate a Development Agreement with Teri Skelton for the disposition and redevelopment of City-owned property located at 1021 8th Street NW (Lauren Freeman). CIP/DID #DISP-0030-2020

ORDINANCES

Third Reading

42. Ordinance granting a change of zone for property west of Council Street NE and north of Woodcrest Street NE from A-AG, Agriculture District, to S-RMF, Suburban Residential Medium Flex District, as requested by Abode Construction Inc. CIP/DID #RZNE-029757-2019

Second and possible Third Readings

43. Ordinance amending Chapter 32 of the Municipal Code, Zoning, to update use and development standards and to amend the zoning map to correct errors. CIP/DID #CD-0048-2018

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.