

*“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, July 27, 2021 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 – Celebration of the ADA (Terry Bergen)
  - ❖ Presentation – Eviction Prevention Strategy (Sara Buck and Ashley Balius, Linn County)

## **PUBLIC HEARINGS**

1. A public hearing will be held to consider Amendment No. 1 to the Urban Renewal Plan for the BAE Systems Urban Renewal Area (Caleb Mason). CIP/DID #TIF-0047-2020
  - a. Resolution approving Amendment No. 1 to the Urban Renewal Plan for the BAE Systems Urban Renewal Area.
2. A public hearing will be held to consider Amendment No. 3 to the Urban Renewal Plan for the West Side Corporate Park Urban Renewal Area (Caleb Mason). CIP/DID #TIF-0033-2019
  - a. Resolution approving Amendment No. 3 to the Urban Renewal Plan for the West Side Corporate Park Urban Renewal Area.
3. A public hearing will be held to consider the vacation of public ways and grounds for a 0.486-acre parcel of City-owned right-of-way between 8th Street NW and the future 6th Street NW extension (Rita Rasmussen). CIP/DID #PRD-031989-2021
  - a. First Reading: Ordinance vacating public ways and grounds for a 0.486-acre parcel of City-owned right-of-way between 8th Street NW and the future 6th Street NW extension

4. A public hearing will be held to consider a change of zone for property at 812 Ellis Boulevard NW from U-VR, Urban Village Residential District, to U-VG, Urban Village General District, as requested by Father Filtered, LLC and Paul Desmond (David Houg). CIP/DID #RZNE-032041-2021
  - a. First Reading: Ordinance granting a change of zone for property at 812 Ellis Boulevard NW from U-VR, Urban Village Residential District, to U-VG, Urban Village General District, as requested by Father Filtered, LLC and Paul Desmond.
5. A public hearing will be held to consider a change of zone for property at 511 16th Avenue SW from T-R1, Traditional Residential Single Unit District, to T-MC, Traditional Mixed Use Center District, as requested by LK Properties, LLC (David Houg). CIP/DID #RZNE-032083-2021
  - a. First Reading: Ordinance granting a change of zone for property at 511 16th Avenue SW from T-R1, Traditional Residential Single Unit District, to T-MC, Traditional Mixed Use Center District, as requested by LK Properties, LLC.
6. A public hearing will be held to consider a change of zone for property at 810 9th Avenue SE from U-NG, Urban Neighborhood General District, to U-MF, Urban Medical Flex District, as requested by Mercy Medical Center (David Houg). CIP/DID #RZNE-032086-2021
  - a. First Reading: Ordinance granting a change of zone for property at 810 9th Avenue SE from U-NG, Urban Neighborhood General District, to U-MF, Urban Medical Flex District, as requested by Mercy Medical Center.
7. A public hearing will be held to consider amending Ordinance No. 068-12 to remove a requirement for a conservation easement on property located west of Highway 100 and north of Property Lane SE as requested by Indian Creek Nature Center (David Houg). CIP/DID #RZNE-032069-2021
  - a. First Reading: Ordinance amending Ordinance No. 068-12 to remove a requirement for a conservation easement on property located west of Highway 100 and north of Property Lane SE as requested by Indian Creek Nature Center.
8. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the A Street SW from 1st Street to Bowling Street Sanitary Sewer Lining project (estimated cost is \$3,220,000) (Doug Wilson). CIP/DID #6550077-02
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the A Street SW from 1st Street to Bowling Street Sanitary Sewer Lining project.
9. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Ellis Golf Course Clubhouse project (estimated cost is \$2,100,000) (Scott Hock). **(Derecho)** CIP/DID #PUR0521-286
  - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Ellis Golf Course Clubhouse 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 appointing Elizabeth Jacobi as Interim City Attorney effective July 31, 2021. CIP/DID #HR0066
12. Resolution fixing value of lots and adopting preliminary plat and schedule, estimate of cost and proposed preliminary plans and specifications for the replacement of sanitary sewer services within the public right-of-way with the 2022 Sanitary Sewer Service Replacement project. CIP/DID #6550043-00
13. 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 the Northwest Water Treatment Plant Softening Basin Addition project. CIP/DID #FIN2021-23
14. Resolution setting a public hearing for August 10, 2021 to consider the vacation and disposition of public ways and grounds for a 0.023-acre parcel of City-owned right-of-way southwesterly of and adjacent to 77 15th Avenue SW. CIP/DID #ROWV-032156-2021
15. Motion authorizing publication of a public notice that on August 10, 2021 a resolution will be considered to authorize a lease agreement with VirTra, Inc. for simulated firearm equipment for the Police Department. CIP/DID #PUR0621-345
16. Motions setting public hearing dates for:
  - a. August 10, 2021 – to consider amending Chapter 31 of the Municipal Code, Subdivisions, by repealing sections relating to final plats, plan review and City participation in public improvements, and enacting new sections in lieu thereof. CIP/DID #DSD-004-21
  - b. August 10, 2021 – to consider a proposed loan and disbursement agreement and the issuance of not to exceed \$20,000,000 in Water Revenue Capital Loan Notes. CIP/DID #FIN2021-24
  - c. August 10, 2021 – to consider the disposition of City-owned property at 816 Ellis Boulevard NW. CIP/DID #DISP-0038-2021

- d. August 10, 2021 – to consider a change of zone for property at 1227 J Avenue NE from T-ML, Traditional Mixed Use Limited District, to T-MC, Traditional Mixed Use Center District, as requested by Lynn Allen Corp., LLC. CIP/DID #RZNE-032122-2021
  - e. August 10, 2021 – to consider amending Ordinance No. 048-20 relating to the collection of tax increments within the American Prairie Urban Renewal Area. CIP/DID #TIF-0049-2020
  - f. August 10, 2021 – to consider amending Ordinance No. 026-19 relating to the collection of tax increments within the Commerce Park Urban Renewal Area. CIP/DID #TIF-0021-2018
  - g. August 24, 2021 – to consider annexation of land generally located east of Earhart Lane SW and north of Walford Road as requested by Shirley Votroubek. CIP/DID #ANNX-032132-2021
17. 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. August 10, 2021 – FY 2022 Sidewalk Repair Program project (estimated cost is \$800,000). CIP/DID #3017022-01
  - b. August 10, 2021 – Tower Terrace Road Reconstruction from approximately 300' East of Edgewood Road to approximately 1,000' West of Miller Road project (estimated cost is \$1,550,000). CIP/DID #301975-03
18. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
- a. 30hop CR, 951 Blairs Ferry Road NE.
  - b. Applebee's Neighborhood Grill & Bar – Collins, 303 Collins Road NE.
  - c. Carlos O'Kelly's Mexican Cafe, 2635 Edgewood Road SW.
  - d. Cedar Rapids Jaycees, 225 5th Avenue SW (5-day permit for an event at the McGrath Amphitheatre Cedar Rapids, 475 1st Street SW).
  - e. Cedar Rapids Jaycees, 225 5th Avenue SW (5-day permit for an event at the McGrath Amphitheatre Cedar Rapids, 475 1st Street SW).
  - f. Cedar Rapids Softball Hall of Fame, PO Box 9254 (5-day permit for an event at Ellis Park Softball Diamonds, 2000 Ellis Boulevard NW).
  - g. Chipotle Mexican Grill #2275, 4444 1st Avenue NE.
  - h. The Double Z, 629 Ellis Boulevard NW (new – formerly Blue 42).
  - i. Eastbank Venue & Lounge, 97 3rd Avenue SE.
  - j. Hy-Vee #7 Market Grille, 5050 Edgewood Road NE.
  - k. Jimmy Z's, 112 2nd Street SE (5-day license for an event on 2nd Street SE).
  - l. Just Coz, 406 6th Street SW.
  - m. Linn County Blues Society, PO Box 2672 (5-day permit for an event at the City green space at C Street and 21st Avenue SW).
  - n. McGrath Amphitheatre Cedar Rapids, 475 1st Street SW (14-day license for an event).
  - o. McGrath Amphitheatre Cedar Rapids, 475 1st Street SW (5-day license for an event).
  - p. MIX Sushi & Kitchen, 210 3rd Avenue SE.
  - q. Orchestra Iowa, 119 3rd Avenue SE
  - r. The Rewind, 1010 2nd Avenue SW.
  - s. Smokin' Joe's Tobacco & Liquor Outlet #15, 455 Edgewood Road NW.
  - t. Walmart #1528, 2645 Blairs Ferry Road NE.

19. Resolutions approving:
  - a. Payment of bills. CIP/DID #FIN2021-01
  - b. Payroll. CIP/DID #FIN2021-02
  
20. Resolutions reappointing and thanking the following individuals:
  - a. Reappointing David Drown, Darryl High and Joseph Terfler (effective through June 30, 2024) to the Downtown Cedar Rapids Self-Supported Municipal Improvement District Commission. CIP/DID #OB572853
  - b. Reappointing Susan Forinash (effective through June 30, 2024) to the Zoning Advisory Group. CIP/DID #CD-0048-2018
  - c. Vote of thanks to Lynn Barrett for serving on the Affordable Housing Commission. CIP/DID #CDF-0040-2018
  - d. Vote of thanks to Matthew Miller and Andrew Morf for serving on the Downtown Cedar Rapids Self-Supported Municipal Improvement District Commission. CIP/DID #OB572853
  - e. Vote of thanks to Aaron Curtis and James Piersall for serving on the Zoning Advisory Group. CIP/DID #CD-0048-2018
  
21. Resolutions approving assessment actions:
  - a. Intent to assess – Solid Waste and Recycling – cleanup costs – two properties. CIP/DID #SWM-013-21
  - b. Levy assessment – Solid Waste and Recycling – cleanup costs – nine properties. CIP/DID #SWM-008-21
  - c. Levy assessment – Solid Waste and Recycling – delinquent weed mowing charges – 64 properties. CIP/DID #FIN2021-07
  - d. Intent to assess – Water Division – delinquent municipal utility bills – 25 properties. CIP/DID #WTR072721-01
  - e. Levy assessment – Water Division – delinquent municipal utility bills – five properties. CIP/DID #WTR062221-01
  
22. Resolutions accepting projects, approving Performance Bonds and authorizing final payments:
  - a. Audio Visual Equipment for Council Chambers project, final payment in the amount of \$4,511.60 and 2-year Performance Bond submitted by Tri-City Electric Company of Iowa (original contract amount was \$65,530.97; final contract amount is \$90,232.03). CIP/DID #PUR1020-094
  - b. Hoover Trail Lift Station Improvements project, final payment in the amount of \$19,687.19 and 4-year Performance Bond submitted by Pirc-Tobin Construction, Inc. (original contract amount was \$393,306.50; final contract amount is \$393,743.87). CIP/DID #6550006-02
  - c. Peace Avenue NW from Midway Drive to Jacolyn Drive Pavement and Water Main Improvements project, final payment in the amount of \$13,977.23 and 4-year Performance Bond submitted by BWC Excavating, LC (original contract amount was \$297,861.75; final contract amount is \$279,544.60). **(Paving for Progress)** CIP/DID #3012152-01
  
23. Resolutions approving final plats:
  - a. Heartland Youth for Christ First Addition for land located north of 3rd Avenue SW and east of 5th Street SW. CIP/DID #FLPT-032105-2021
  - b. Ushers Ridge Thirteenth Addition for land located south of 42nd Street NE and east of Seminole Valley Road NE. CIP/DID #FLPT-030849-2020

24. Resolutions approving actions regarding purchases, contracts and agreements:
- a. Contract with Aramark Uniform Services for rental and laundering of uniforms, linens and towels for various City Departments for three years for an annual amount not to exceed \$75,000. CIP/DID #PUR0421-270
  - b. Amendment No. 9 to the contract with Altorfer, Inc. for generator maintenance and repair services for various City departments to add a new generator for the Water Pollution Control Facility Beaver Hollow Lift Station for an amount not to exceed \$4,218 (original contract amount was \$475,000; total contract amount with this amendment is \$661,397). CIP/DID #PUR1217-102
  - c. Contract with KZIA, Inc. for radio advertising for the Communications Division for an annual amount not to exceed \$55,000. CIP/DID #PUR0721-014
  - d. Amendment No. 3 to the contract with TEAM Services, Inc. for material testing services to increase volume for an amount not to exceed \$20,000 (original contract amount was \$35,000; total contract amount with this amendment is \$55,000). CIP/DID #PUR1018-077
  - e. Information Technology Department purchase of technical services for OnBase content management software from Integrated Data Products for an amount not to exceed \$75,000 for fiscal year 2022. CIP/DID #IT2022-002
  - f. Information Technology Department purchase of upgrade services for OnBase content management software from Integrated Data Products for an amount not to exceed \$25,000. CIP/DID #IT2022-003
  - g. Police Department purchase of a Mini-Caliber robot and supporting equipment from ICOR Technology in the amount of \$54,724.57. CIP/DID #PD0054
  - h. Amendment No. 2 to the contract with Carrico Aquatic Resources for pool chemicals for the Parks and Recreation Department to increase volume for an amount not to exceed \$20,000 (original contract amount was \$40,000; total contract amount with this amendment is \$60,000). CIP/DID #PUR0120-150
  - i. Amendment No. 1 to the Professional Services Agreement with Bolton & Menk, Inc. for an amount not to exceed \$62,871 for design services in connection with the 12th Avenue SE and 2nd Street Mini Roundabout project (original contract amount was \$69,784; total contract amount with this amendment is \$132,655.) CIP/DID #301886-01
  - j. Amendment No. 2 to the Professional Services Agreement with Hall & Hall Engineers, Inc. for an amount not to exceed \$2,244 for engineering design services in connection with the 12th Avenue SE from 7th Street to 17th Street Roadway and Utility Improvements project (original contract amount was \$71,012; total contract amount with this amendment is \$101,624). **(Paving for Progress)** CIP/DID #3012131-05
  - k. Amendment No. 13 to the Professional Services Agreement with HR Green, Inc. for an amount not to exceed \$6,577,635 in connection with the Cedar Rapids Flood Mitigation System – West Side Phase 1 Consulting Services project (original contract price was \$3,409,543; total contract price with this amendment is \$25,648,232). CIP/DID #331001-01
  - l. Amendment No. 1 to the Professional Services Agreement with Snyder & Associates, Inc. for an amount not to exceed \$91,517 for engineering design services in connection with the Ellis Boulevard and 6th Street NW Connector project (original contract amount was \$325,950; total contract amount with this amendment is \$417,467). **(Paving for Progress)** CIP/DID #301963-02
  - m. Amendment No. 1 to the Professional Services Agreement with Watersmith Engineering for an amount not to exceed \$13,800 for design services in connection with the Old Orchard Knolls 8th Addition Lift Station Improvements project (original contract amount was \$39,900; total contract amount with this amendment is \$53,700). CIP/DID #6550007-01

- n. Change Order No. 4 in the amount of \$6,582.57 with McComas-Lacina Construction LC for the ADA Compliance – NW Quadrant Parks Improvements project (original contract amount was \$863,000; total contract amount with this amendment is \$1,065,619.13). CIP/DID #PUR0121-178
- o. Change Order No. 11 in the amount of \$27,503 with Modern Piping, Inc. for the ImOn Ice Arena Facility Infrastructure Improvements project (original contract amount was \$775,080; total contract amount with this amendment is \$1,208,648). CIP/DID #PUR0420-191
- p. Change Order No. 3 in the amount of \$117,689.81 with Peak Construction Group, Inc. for the NE Quadrant Parks ADA Compliance project (original contract amount was \$2,554,000; total contract amount with this amendment is \$3,728,308.20). CIP/DID #PUR1019-091
- q. Joint Funding Agreement with the U.S. Geological Survey in the amount of \$243,520 for various projects, including the operation of two stream gages on the Cedar River and continuing assessment of water quality and availability, from October 1, 2021 through September 30, 2022. CIP/DID #621011-22
- r. Agreement with the Cedar Rapids Community School District to renew the Police PAL Program through July 31, 2022. CIP/DID #PD0011
- s. Memorandum of Understanding with Hawkeye Area Community Action Program, Waypoint Services, and Willis Dady Emergency Services for the use of Emergency Housing Vouchers received through the U.S. Department of Housing and Urban Development. CIP/DID #PHA-0002-2021
- t. Amending Resolution No. 0956-06-21 to correct the company name to Walgreen Co. for a Stipulation of Settlement in the amount of \$25,000 for property at 2821 1st Avenue SE 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 IA922, 29th Street from Franklin Avenue NE to approximately 200' east of IA922 project. CIP/DID #301240-00
- u. Accepting Easements for Recreational Trail, Easements for Sanitary Sewer, Temporary Grading Easements for Construction, and Temporary Construction Access Easements from Hunter Companies LLC for land in Northtowne Market Addition in connection with the Lindale Trail Phase I from Council Street to East of C Avenue NE improvements project. CIP/DID #325071-00
- v. Agreement for Temporary Construction Easement from David Boner for land at 350 11th Street SW in connection with the 8th Avenue SW from 15th Street to Rockford Road Reconstruction and Water Main Improvements project. **(Paving for Progress)** CIP/DID #3012101-00
- w. Purchase Agreements and Temporary Grading Easements for Construction from Busse Investments, Inc. for land at 1130 Continental Place NE, 5255 Rockwell Drive NE, and adjacent vacant land, in conjunction with the Lindale Trail Phase I from Council Street to East of C Avenue NE project. CIP/DID #325071-00
- x. Agreement for Temporary Construction Easement in the amount of \$495 from KN Properties 17, LLC for land at 624 Center Point Road NE in connection with the Center Point Road NE from Coe Road to Lincoln Avenue Pavement Reconstruction and One-Way to Two-Way Conversion project. **(Paving for Progress)** CIP/DID #3012094-00
- y. Agreements for Temporary Construction Easement with multiple owners and land in connection with the 15th Avenue SW from 4th Street to C Street Rehabilitation project. **(Paving for Progress)** CIP/DID #3012100-00

- z. Purchase Agreement in the amount of \$50 with Air Management for tenant leasehold interest at 405 1st Avenue SW in connection with the 1st Avenue W from 6th Street to Cedar River Bridge Pavement Rehabilitation & Traffic Signal Improvements project. CIP/DID #301987-00
- aa. Encroachment Agreement to permit the construction of a concrete turnaround and erosion stone to encroach onto the City-owned public utility easement at 1846 16th Avenue SW as requested by Berns Real Estate, LLC. CIP/DID #ENCR-003417-2021
- ab. Encroachment Agreement to permit the refacing of a sign to encroach onto a public utility easement at 5351 North Park Place NE as requested by Hoffman Family Investment LC. CIP/DID #ENCR-007634-2021
- ac. Encroachment Agreement to permit the construction of a chain link fence to encroach onto public utility and drainage easements at 7512 Princeton Drive NE as requested by Kenneth and Sara Koers. CIP/DID #ENCR-004500-2021
- ad. Encroachment Agreement to permit the construction of 14 concrete parking stalls to encroach onto the City-owned public utility easement on vacant land south of 129 12th Street SE as requested by Olinger Investment Corp. CIP/DID #ENCR-009920-2021
- ae. Encroachment Agreement to permit the construction of a chain link fence to encroach onto a drainage easement at 6903 Underwood Avenue SW as requested by Mitchell and Kylee Vargason. CIP/DID #ENCR-011590-2021

## **REGULAR AGENDA**

- 25. Report on bids for the Cedar Lake North Shore & Levee Construction project (estimated cost is \$20,840,000) (Rob Davis). CIP/DID #3314510-20
- 26. Report on bids for the NCSML Floodwall & 16th Ave SW Road Gate project (estimated cost is \$7,900,000) (Rob Davis). CIP/DID #3313520-30
- 27. Report on bids for the 1st Street SE from 3rd Avenue SE to 5th Avenue SE Storm Sewer Improvements project (estimated cost is \$1,510,000) (Rob Davis). CIP/DID #3315510-66
  - a. Resolution awarding and approving contract in the amount of \$1,246,579.65, plus incentive up to \$29,000, bond and insurance of BWC Excavating, LC for the 1st Street SE from 3rd Avenue SE to 5th Avenue SE Storm Sewer Improvements project.
- 28. Report on bids for the 6th Street SW from 76th Avenue to 2,000' South project (estimated cost is \$4,010,000) (Tim Mroch). CIP/DID #301882-02
  - a. Resolution awarding and approving contract in the amount of \$3,260,500, plus incentive up to \$75,000, bond and insurance of E & F Paving Co., LLC for the 6th Street SW from 76th Avenue to 2,000' South project.
- 29. Report on bids for the Seminole River Bank Armoring and Access Improvements project (estimated cost is \$880,000) (Jonathan Mouw). CIP/DID #6250100-02
  - a. Resolution awarding and approving contract in the amount of \$618,790, bond and insurance of Peterson Contractors, Inc. for the Seminole River Bank Armoring and Access Improvements project.



30. Report on bids for the Jones Park Restroom Facility project (estimated cost is \$270,000) (Steve Krug). CIP/DID #PUR0621-317
  - a. Resolution rejecting all bids for the Jones Park Restroom Facility project.
31. Presentation and resolution authorizing negotiation of a Development Agreement with Matthew 25 for the redevelopment of City-owned properties at 1021, 1027 and 1033 8th St NW (Seth Gunnerson). CIP/DID #DISP-0035-2020

## **ORDINANCES**

### **Second and possible Third Readings**

32. Ordinance amending Chapter 9 of the Municipal Code, Streets, Alleys and Sidewalks, by repealing Section 9.11, Clearing Snow from Sidewalk, and enacting a new Section 9.11 to promote a more inclusive and walkable community and provide safer accessible routes for pedestrians, particularly vulnerable populations. CIP/DID #SWM-010

## **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](mailto: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](http://www.cedar-rapids.org).*