

AMENDED

*“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, February 11, 2014 at 12:00 noon 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 cell phones and pagers.)*

A G E N D A

- Invocation
- Pledge of Allegiance
- Proclamations/Presentations

PUBLIC HEARINGS

1. A public hearing will be held to consider the vacation and disposition of public ways and grounds described as a 9,252 square-foot parcel of excess 10th Avenue SW right-of-way located adjacent to and northeasterly of vacated 11th Street SW as requested by Cargill, Inc. (Rita Rasmussen)
 - a. First Reading: Ordinance vacating public ways and grounds described as a 9,252 square-foot parcel of excess 10th Avenue SW right-of-way located adjacent to and northeasterly of vacated 11th Street SW. CIP/DID #41-13-029
2. A public hearing will be held to consider amending the Future Land Use Map in the City's Comprehensive Plan from Office and Low Density Residential to Commercial and to consider a change of zone for property at 3135 J Street SW from R-3, Single Family Residence Zone District and O-S, Office/Service Zone District to C-3, Regional Commercial Zone District as requested by JKLR LLC and James M. Hoke. (Joe Mailander)
 - a. Resolution amending the Future Land Use Map in the City's Comprehensive Plan from Office and Low Density Residential to Commercial for property at 3135 J Street SW as requested by JKLR LLC and James M. Hoke; CIP/DID #FLUMA-007527-2013
 - b. First Reading: Ordinance granting a change of zone for property at 3135 J Street SW from R-3, Single Family Residence Zone District and O-S, Office/Service Zone District to C-3, Regional Commercial Zone District as requested by JKLR LLC and James M. Hoke. CIP/DID #RZNE-007161-2013

3. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Ushers Ferry Lodge project (estimated cost is \$1,180,000). (Sven Leff)
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Ushers Ferry Lodge project (**FLOOD**). CIP/DID #PRE136-20

PUBLIC COMMENT

If you wish to address the City Council on any subject pertaining to City Council action scheduled for today, please use the sign-up sheet (next to the agendas) located on the table outside the Council Chambers. Please approach the microphone when called upon.

MOTION TO APPROVE AGENDA

CONSENT AGENDA

***Note: These are routine items, some of which are old business and some of which are new business and will be approved by one motion without separate discussion unless Council requests an item be removed to be considered separately.**

4. Motion to approve minutes.
5. Motions setting public hearing dates for:
 - a. February 25, 2014 – to consider the continuation of the disposition of excess City-owned property described as a commercial building and land located at 3601 42nd Street NE; CIP/DID #52-14-006
 - b. February 25, 2014 – to consider the vacation and disposition of public ways and grounds described as a 20-foot wide strip of excess alley right-of-way located between 220 and 230 10th Street NW as requested by Olivet Presbyterian Church; CIP/DID #41-13-027
 - c. February 25, 2014 – to consider an Electric Line Easement Agreement with Interstate Power and Light Company in connection with an electric upgrade on City-owned land located adjacent to and easterly of 2178-2200 Chandler Street SW; CIP/DID #49-14-026
 - d. February 25, 2014 – to consider the disposition of excess City-owned property acquired through the Voluntary Property Acquisition program in the Neighborhood Revitalization Area for the fourth round of the Single Family New Construction Program (**FLOOD**); CIP/DID #540257
 - e. February 25, 2014 – to consider the disposition of City-owned property at 200, 210 and 212 3rd Avenue SW and inviting redevelopment proposals (**FLOOD**); CIP/DID #1058251
 - f. February 25, 2014 – to consider the disposition of City-owned commercial property at 615 K Avenue NW; 1129, 1127 and 1125 Ellis Boulevard NW; and 1130 and 1138 6th Street NW and inviting redevelopment proposals (**FLOOD**); CIP/DID #1058253
 - g. February 25, 2014 – to consider the disposition of City-owned commercial property at 720 1st Avenue NW and inviting redevelopment proposals (**FLOOD**); CIP/DID #1058254
 - h. March 11, 2014 – to consider the Fiscal Year 2015 annual budget; CIP/DID #1058217

- i. April 8, 2014 – to consider the Fiscal Year 2015 Consolidated Transit Funding Application to the Iowa Department of Transportation (IDOT). CIP/DID #1058103
6. Motion filing plans, specifications, form of contract, estimated cost, setting a public hearing date for February 25, 2014 and advertising for bids by publishing notice to bidders for the 2014 Water Pollution Control Facility Roof Replacements – Administration & Solids Pump Buildings project and authorizing the Utilities Director, or designee, to receive and open bids and publicly announce the results on March 12, 2014 (estimated cost is \$282,900). CIP/DID #615190-04
 7. Motion filing plans, specifications, form of contract, estimated cost, setting a public hearing date for February 25, 2014 and advertising for bids by publishing notice to bidders for the US Highway 30/151 South to Ely Road (Along Cedar Trail) – Sanitary Sewer Improvements project and authorizing the City Engineer, or designee, to receive and open bids and publicly announce the results on February 26, 2014 (estimated cost is \$220,000). CIP/DID #655149-04
 8. Motion approving the beer/liquor/wine applications of: CIP/DID #1057580
 - a. Chrome Horse Slop House & Saloon, 1202 3rd Street SE (outdoor service for an event on March 16-17, 2014);
 - b. Club CO2, 616 2nd Avenue SE;
 - c. JM O'Malley's, 1502 H Avenue NE (outdoor service for an event on March 7-22, 2014);
 - d. NewBo Ale House & Sushi, 1201 3rd Street SE (new – formerly Capone's);
 - e. Paddy O'Rourke's, 608 16th Street NE (outdoor service for an event on March 9-10, 2014);
 - f. Paddy O'Rourke's, 608 16th Street NE (outdoor service for an event on March 15-17, 2014);
 - g. St. Matthews Church, 2310 1st Avenue NE (5-day permit for an event on March 1, 2014 at Regis Middle School, 735 Prairie Drive NE);
 - h. Sushi House, 2665 Edgewood Parkway SW;
 - i. TJ's Steakhouse, 1810 6th Street SW.
 9. Resolutions (3) approving payment of bills and payroll. CIP/DID #1057578
 10. Resolution of intent to assess for delinquent municipal utility bills which have not been paid to date by the property owner at various locations. CIP/DID #1058115
 11. Resolutions accepting subdivision improvements, approving Maintenance Bonds and/or authorizing reimbursements:
 - a. Sanitary sewer in Riviera Second Addition (Phase II) and 2-year Maintenance Bond submitted by Rathje Construction Company in the amount of \$16,364; CIP/DID #47-13-002
 - b. Storm sewer in Riviera Second Addition (Phase II) and 2-year Maintenance Bond submitted by Rathje Construction Company in the amount of \$34,417; CIP/DID #47-13-002
 - c. Portland Cement Concrete pavement in Riviera Second Addition (Phase II) and 4-year Maintenance Bond submitted by E & F Paving Company, LLC in the amount of \$50,000; CIP/DID #47-13-002
 - d. Sanitary sewer in Hidden Springs First Addition and 2-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$76,317; CIP/DID #47-09-024
 - e. Storm sewer in Hidden Springs First Addition and 2-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$49,976.15; CIP/DID #47-09-024
 - f. Portland Cement Concrete pavement in Hidden Springs First Addition and 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$16,696.75; CIP/DID #47-09-024

- g. Portland Cement Concrete pavement in Hidden Springs First Addition and 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$26,280. CIP/DID #47-09-024
12. Resolutions accepting projects, approving Performance Bonds and/or authorizing issuance of final payments:
 - a. E and F Avenue at 1st Street NW and 1st Street NE Traffic Signal Improvements project, final payment in the amount of \$17,272.97 and 4-year Performance Bond submitted by Price Industrial Electric, Inc. (original contract amount was \$318,463; final contract amount is \$345,459.37); CIP/DID #306222-01
 - b. Paramount Theatre Flood Recovery & Renovation – Bid Package 2 – General Contractor project, final payment in the amount of \$13,750 and 2-year Performance Bond submitted by Miron Construction Co., Inc. (original contract amount was \$6,436,900; final contract amount is \$7,173,965) **(FLOOD)**; CIP/DID #PTE001-21
 - c. Sanitary Sewers Quadrant Flood Repair Lining Package #3 – 2012 project, final payment in the amount of \$29,610.05 and 4-year Performance Bond by Municipal Pipe Tool Company, LLC (original contract amount was \$654,518; final contract amount is \$592,201) **(FLOOD)**; CIP/DID #SSD101-06
 - d. Cedar Rapids Convention Complex Staging and Setup Logistics Services project, final payment in the amount of \$11,873.12 to Dynamic Furniture Services dba FF&E Solutions (original contract amount was \$202,000; final contract amount is \$237,462.50). CIP/DID #1212-145
 13. Resolution approving final plat of The Commons on Ellis Boulevard First Addition located at 1320, 1324 and 1328 Ellis Boulevard NW. CIP/DID #FLPT-007583-2013
 14. Resolution adopting and levying final schedule of assessments and providing for the payment thereof for the 1st Avenue East from the Cottage Grove Place Entrance to Thompson Drive SE Sidewalk Extension project. CIP/DID #301697-00
 15. Resolution adopting and levying final schedule of assessments and providing for the payment thereof for the 3rd Street SE Reconstruction and Streetscape Improvements from 8th Avenue SE to 14th Avenue SE project. CIP/DID #321526-00
 16. Resolution amending final assessment of Parcel No. 60 for the 1st Avenue and Collins Road NE and 40th Street NE Improvements project. CIP/DID #301447-00
 17. Resolution authorizing execution of the Offer(s) to Buy Real Estate and Acceptance and the Addendum(s) to Offer to Buy Real Estate and Acceptance for one property in connection with the HUD Community Development Block Grant (CDBG) **(FLOOD)**. CIP/DID #3302500001
 18. Resolutions approving actions regarding Purchases/Contracts/Agreements:
 - a. Amendment No. 1 to the Professional Services Agreement with CH2M-Hill specifying an increased amount not to exceed \$23,712 for additional design services in connection with the Highway 100 Sanitary Sewer and Water Main Crossing Improvements project (original contract amount was \$119,055; total contract amount with this amendment is \$142,767); CIP/DID #655762-02

- b. Amendment No. 1 to the Agreement with Guaranteed On Site for an increased amount of \$5,409.60 for the Veterans Memorial Stage Curtains project (original contract amount was \$34,118; total contract amount with this amendment is \$39,527.60) (**FLOOD**); CIP/DID #VME001-09
- c. Amendment No. 1 to the Development Agreement with The Fountains, LLC for property at 600 and 616 1st Street SE (former Great Furniture Mart); CIP/DID #897672
- d. Amendment No. 1 to Agreement for Comprehensive Plan Update for the Community Development Department with RDG Planning & Design for an amount not to exceed \$49,508 (original contract amount was \$150,000, total contract amount with this amendment is \$199,508); CIP/DID #0513-262
- e. Amendment No. 3 to renew Agreement for Integration Services for the Utilities Department with Control System Integrators, Inc. for an amount not to exceed \$100,000 (original contract amount was \$100,000; renewal contract amount is \$100,000); CIP/DID #1110-113
- f. Amending Resolution No. 0547-04-12, which authorized the submittal of the FY13 Consolidated Transit Funding Application, to increase the estimated amounts received from the Iowa Department of Transportation (IDOT) for Section 5316 and Section 5317 funding; CIP/DID #747394
- g. Amending Resolution No. 0071-01-14, which authorized the purchase of golf merchandise, for an increase in golf merchandise for resale from Titleist and Foot Joy, both companies of Acushnet from the original estimated amount of \$59,244.90, with future purchases not to exceed \$80,000 (**sole source**); CIP/DID #1026256
- h. Change Order No. 2 deducting the amount of \$3,791 with Seedorff Masonry, Inc. for the Veterans Memorial Phase III – Bid Package #3 – Masonry project (original contract amount was \$490,650; total contract amount with this amendment is \$493,414) (**FLOOD**); CIP/DID #VME001-06
- i. Change Order No. 8 (Final) in the amount of \$119,106.27 with Horsfield Construction, Inc. for the 33rd Avenue SW, from West of 18th Street to West of 10th Street, Paving project (original contract amount was \$1,841,892.77; total contract amount with this amendment is \$1,924,489.22); CIP/DID #301136-03
- j. Change Order No. 3 in the amount of \$24,987 plus an additional four calendar days, with Garling Construction, Inc. for the Cedar Rapids Fire Station No. 3 project (original contract amount was \$1,899,000; total contract amount with this amendment is \$1,952,753); CIP/DID #308141-20
- k. Change Order No. 7 in the amount of \$39,178 with Modern Piping, Inc. for the Cedar Rapids City Services Center – Bid Package 2 – Phase 2 Demolition, Sitework and New Building Construction Project – Mechanical & Plumbing project (original contract amount was \$4,574,000; total contract amount with this amendment is \$4,591,262) (**FLOOD**); CIP/DID #PWE006-23
- l. Change Order No. 5 in the amount of \$40,045 with Acme Electric Company, Inc. for the Cedar Rapids City Services Center – Bid Package 2 – Phase 2 Demolition, Sitework and New Building Construction Project – Electrical project (original contract amount was \$4,239,912; total contract amount with this amendment is \$4,258,367) (**FLOOD**); CIP/DID #PWE006-24
- m. Change Order No. 10 in the amount of \$21,117.84 with Maxwell Construction, Inc. for the 2nd Street SE From 9th Avenue to the Sinclair Site Sanitary Sewer Reconstruction project (original contract amount was \$2,791,496.24; total contract amount with this amendment is \$3,014,131.30) (**FLOOD**); CIP/DID #SSD005-02
- n. Change Order No. 3 in the amount of \$18,629 with Woodruff Construction, LLC for the Ground Transportation Center Renovation project (original contract amount was \$9,097,000; total contract amount with this amendment is \$9,233,074) (**FLOOD**); CIP/DID #TRE001-20

- o. Accepting a bid in the amount of \$346 from Dee Nielson and approving a Quit Claim Deed for the disposition of 830 3rd Avenue SW; CIP/DID #3302500004
- p. Agreement in the amount of \$25,000 with Chris Eden and Jesse McElmeel, owners of the temporary Animal Care and Control facility located at 2109 North Towne Lane NE (**FLOOD**); CIP/DID #PDE001-00
- q. Awarding and approving contract in the amount of \$1,765,564.20 plus incentive up to \$50,000, bond and insurance of Ricklefs Excavating, Ltd. for the SW Quadrant, 2008 Flood Area Sanitary Sewer Restoration, Phase 2, Part 2 project (estimated cost is \$2,400,000) (**FLOOD**); CIP/DID #SSD103-11
- r. Awarding and approving contract in the amount of \$139,741, bond and insurance of Vieth Construction Corporation for the Prairie Drive NE from 29th Street to Franklin Avenue Portland Cement Concrete (PCC) Sidewalk project (estimated cost is \$155,000); CIP/DID #301385-01
- s. Awarding and approving contract in the amount of \$240,586, bond and insurance of Trey Electric Corp. for the 76th Avenue SW and Kirkwood Boulevard SW Traffic Signalization project (estimated cost is \$247,000); CIP/DID #3012025-02
- t. Purchase Order in the amount of \$30,117.08 with Water Research Foundation for the Water Division's annual membership subscription fee; CIP/DID #1058117
- u. Professional Services Agreement with Strand Associates, Inc. for an amount not to exceed \$95,000 for the Water Pollution Control Anaerobic Digester Heat Exchanger Study; CIP/DID #615164-02
- v. Special Warranty Deed for conveyance of City-owned property with Little House LLC for property at 1301 3rd Street SE (**FLOOD**); CIP/DID #811372
- w. Development Plan for an initial allocation of funding from the Fourth Round of the Single Family New Construction (SFNC) Program to be submitted to the Iowa Economic Development Authority (IEDA); CIP/DID #540257
- x. Sponsorship of a Business Financial Assistance application to the State by Diamond V Mills, Inc. for creation of new high quality jobs through the expansion of the existing facility at 2525 60th Avenue SW; CIP/DID #669673
- y. Parks & Recreation Agreement for Design Plan for Timecheck Greenway Park with Confluence for an amount not to exceed \$57,000; CIP/DID #1113-093
- z. Parks & Recreation Agreement for Design Plan for Riverfront Greenway Park with Confluence for an amount not to exceed \$36,575; CIP/DID #1113-092
- aa. Parks & Recreation Agreement for Design Plan for Czech Village Greenway Park with Confluence for an amount not to exceed \$47,025; CIP/DID #1113-091
- bb. Agreement for the purchase of Turf Care Products for the Golf and Parks Divisions with D & K Products for an amount not to exceed \$50,000; CIP/DID #1113-090B
- cc. Rental Agreement with Koch Brothers for the rental of one Lanier digital copier for the City Clerk's Office; CIP/DID #1213-113
- dd. Land Lease Agreement in the amount of \$1 with Interstate Power and Light Company for rental of the parking lot at 430 16th Avenue SW; CIP/DID #1039448
- ee. Fleet Services Division purchase of one 2014 Ford F-550 pick-up truck from Ed Stivers Ford for use by Public Works Department – Sewer Maintenance Division, in the amount of \$43,390; CIP/DID #4476-14
- ff. Fleet Services Division purchase of one 2014 Ford F-250 pick-up truck from Ed Stivers Ford for use by Parks Department – Recreation Maintenance, in the amount of \$26,338; CIP/DID #4416-13
- gg. Utilities Department – Water Operations purchase of two Wemco centrifuge sludge pumps from Leigh Environmental Equipment, Inc. in the amount of \$35,308; CIP/DID #0114-130

- hh. Agreement for Comprehensive Historic Preservation Plan for the Community Development Department with Winter & Company for an amount not to exceed \$58,790) (**FLOOD**). CIP/DID #0813-040

REGULAR AGENDA

19. Report on bids for the FY 2014 Curb Repair Project – Contract 1 project (estimated cost is \$320,000). (Doug Wilson)
- a. Resolution awarding and approving contract in the amount of \$307,074.25 plus incentive up to \$3,000, bond and insurance of Dave Schmitt Construction Co., Inc. for the FY 2014 Curb Repair Project – Contract 1 project. CIP/DID #301998-04
20. Discussion and Resolution authorizing negotiation of a Development Agreement with Kingston Corner, LLC for the disposition and redevelopment of City-owned property at 301 and 305 2nd Avenue SW located in the Kingston Village Area (**FLOOD**). (Caleb Mason) CIP/DID #983052
21. Discussion and Resolution authorizing negotiation of a Development Agreement with Alpha International for the redevelopment of City-owned property at 438 4th Avenue SW (**FLOOD**). (Caleb Mason) CIP/DID #983049

ORDINANCES

(Second and possible Third Readings)

22. Ordinance granting a change of zone for property north of 74th Street NE and east of Crescent View Drive NE from R-3, Single Family Residence Zone District to RMF-1, Multiple Family Residence Zone District as requested by Abode Construction, Inc. and Phyllis M. Rausch. CIP/DID #RZNE-006757-2013
23. Ordinance granting a change of zone for property at 4001 and 4009 Blairs Ferry Road NE from A, Agriculture Zone District to C-2, Community Commercial Zone District as requested by Buffalo Evangelical United Brethren Church. CIP/DID #RZNE-006769-2013
24. Ordinance granting a change of zone for property at 418 9th Street NW, 420 9th Street NW, 424 9th Street NW and 428 9th Street NW from RMF-1, Multiple Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Richard J. and Michelle L. Lindemann. CIP/DID #RZNE-007160-2013
25. Ordinance amending Chapter 32 of the Municipal Code, the Zoning Ordinance, to allow on-premise digital display signs to display full motion video as a conditional use in certain zone districts. CIP/DID #817382

PUBLIC INPUT

This is an opportunity for the public to address the City Council on any subject pertaining to City Council business.

CITY MANAGER COMMUNICATIONS AND DISCUSSION

COUNCIL COMMUNICATIONS AND DISCUSSION

***Note: During this portion of the meeting Council Members may bring forward communications, concerns and reports on various matters and may discuss the items specifically listed:**

1. Mayor Corbett:
2. Council member Gulick:
3. Council member Olson:
4. Council member Poe:
5. Council member Russell:
6. Council member Shey:
7. Council member Shields:
8. Council member Vernon:
9. Council member Weinacht:

It is the policy of the City of Cedar Rapids that all City Council public meetings are accessible to people with disabilities. If you need assistance in participating in City Council public meetings due to a disability as defined under the ADA, please call the City Clerk's Office at (319) 286-5060 at least two (2) business days prior to the scheduled meeting to request an accommodation.

**Weekly agendas for the Regular City Council Meeting, as well as Council meeting minutes, can be viewed at the following web site: www.cedar-rapids.org*

Council Agenda Cover Sheet
PUBLIC HEARING and Possible 1st Reading of Ordinance Item

Submitting Department: Public Works Department

Presenter at meeting: Rita Rasmussen
E-mail Address: r.rasmussen@cedar-rapids.org

Phone Number/Extension: 5807

Alternate Contact Person: Carol Morgan
E-mail Address: c.morgan@cedar-rapids.org

Phone Number/Extension: 5092

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Yes/No Map**

Public hearing to consider the vacation and disposition of public ways and grounds in and to the property described as a 9,252 square-foot parcel of excess 10th Avenue SW right-of-way located adjacent to and northeasterly of vacated 11th Street SW as requested by Cargill, Incorporated. (Rita Rasmussen)

First Reading: Ordinance vacating public ways and grounds in and to the property described as a 9,252 square-foot parcel of excess 10th Avenue SW right-of-way located adjacent to and northeasterly of vacated 11th Street SW. CIP/DID #41-13-029

Background:

Cargill, Incorporated has requested the vacation and disposition of a portion of this excess right-of-way (also known as Plat of Survey No. 1822 Parcel A). Cargill owns the adjacent properties and public access is no longer necessary. This vacation will allow for improvement of security at the site to enhance public safety, and a new 45-foot wide public sanitary sewer, storm sewer and water main easement is being dedicated to the City as a part of this vacation process. The petitioner has paid a \$1,000 application fee, land valuation of \$18,306 and a standard 5% closing fee of \$915, for a total of \$20,221 for this vacation.

Action / Recommendation:

The Public Works Department recommends approving the vacation of said right-of-way and accepting an easement for utilities.

Alternative to the Recommendation:

Deny the vacation request and require the City to continue to maintain this portion of 10th Avenue SW as excess public right of way.

Time Sensitivity: Normal

Resolution Date: Proposed timeline as follows:

Public Hearing Date and possible 1st reading of Ordinance: February 11, 2014

2nd reading of Ordinance, possible 3rd reading and possible resolution passing: February 25, 2013

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): N/A

Local Preference Policy Applies Exempt

Explanation: This does not fit the criteria outlined in the policy and therefore, does not apply.

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):

ENG
ASR
RCR
TRS
CD
TED
BSD
STR
CARGILL
41-13-029
CRMFR# 12414

ORDINANCE NO. _____

AN ORDINANCE VACATING PUBLIC WAYS AND GROUNDS REGARDING PROPERTY MORE PARTICULARLY DESCRIBED IN SECTION 1 HEREOF.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, as follows:

Section 1. That the public ways and grounds in and to the property hereafter described is permanently vacated:

A 9,252 square-foot parcel of right-of-way described as 10th Avenue SW located adjacent to and northeasterly of vacated 11th Street SW (also known as Plat of Survey No. 1822 Parcel A)

Section 2. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 11th day of February, 2014.

Passed this 25th day of February, 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Development Services

Presenter at meeting: Joe Mailander **Phone Number/Ext:** 319 286-5822
Email: j.mailander@cedar-rapids.org

Alternate Contact Person: Vern Zakostecky **Phone Number/Ext:** 319 286-5822
Email: v.zakostecky@cedar-rapids.org

Description of Agenda Item: Consent **Public Hearing** **Regular Agenda**

A public hearing will be held to consider amending the Future Land Use Map in the City's Comprehensive Plan from Office and Low Density Residential to Commercial and to consider a change of zone for property at 3135 J Street SW from R-3, Single Family Residence Zone District and O-S, Office/Service Zone District to C-3, Regional Commercial Zone District as requested by JKLR LLC and James M. Hoke.

- a. Resolution amending the Future Land Use Map in the City's Comprehensive Plan from Office and Low Density Residential to Commercial for property at 3135 J Street SW as requested by JKLR LLC and James M. Hoke. CIP/DID #FLUMA-007527-2013
- b. First Reading: Ordinance granting a change of zone for property at 3135 J Street SW from R-3, Single Family Residence Zone District and O-S, Office/Service Zone District to C-3, Regional Commercial Zone District as requested by JKLR LLC and James M. Hoke. CIP/DID #RZNE-007161-2013

Background:

The request for a Future Land Use Map Amendment and rezoning of this property was reviewed by the City Planning Commission on January 2, 2014 and recommended for approval on a 5 to 2 vote. This motion to set a public hearing was originally presented to Council on January 14, 2014. City Council requested more information about the project and deferred the motion.

The property is currently undeveloped and the applicant is requesting rezoning to allow development of the property for a self-service storage facility. The applicant has also submitted an application for a Future Land Use Map Amendment (FLUMA) in the City's Comprehensive Plan from Office and Low Density Residential to Commercial. The applicant held a neighborhood meeting on October 29, 2013 and no issues or concerns were expressed. The Preliminary Site Development Plan consists of the following improvements:

- Total site area-85,224 s. f. (0.69 acres).
- Total number of proposed buildings-5.
- Total area of proposed commercial buildings-25,075 s. f.
- Total proposed hard surface area-including buildings, parking, & drives-58,360 s. f.
- Total proposed parking-13 spaces including 1-handicap space-required-15 spaces.
- Total open/green spaces- 26,864 s. f. (31.5% of total site area).

- Access from will be from J Street SW.
- Screen fencing is proposed along the north property line.
- Decorative fencing is proposed along J Street SW.
- Storm water management will be provided at the southeast corner of the site.

City Planning Commission FLUMA Findings:

City Planning Commission recommended approval for the FLUMA based on the following:

- The proposed use will provide a low intensity use and will give residents and businesses in the general area an option of storage of personal belongs and business equipment and products.
- Provides a transition use from the major arterial street traffic and non-residential development to the south and west of the single-family residential in the area.
- Provides for non-residential user at the corner of the intersection of 2-major arterial streets.

Two Commissions member where in opposition for the following reason:

- The C-3 Zoning District would allow other uses too intense next to single-family residential.
- The development plan for the site calls for removal of existing trees and no plan was provided for tree mitigation.
- Uncomfortable with topography of the sit e and proposed development plan.

Application Process/Next Steps:

Actions	Comments
City staff review	<ul style="list-style-type: none"> • City staff reviewed the application and recommended revisions, which were made.
City Planning Commission review	<ul style="list-style-type: none"> • The City Planning Commission reviewed both applications on January 2, 2014 and recommended approval of both by a 5 to 2 vote. A portion of those minutes are included as Attachment A. • There were no objectors and this is not a flood related item.
City Council consideration	<ul style="list-style-type: none"> • A public hearing, a vote on the FLUMA Resolution and First Reading of the Ordinance are scheduled for February 11, 2014 and allow for public input. • Approval of the Future Land Use Map Amendment would require a majority City Council vote on a resolution. • Two additional readings of the Ordinance by City Council are required by State law before approval of the rezoning is final. • Approval of the rezoning will be subject to the conditions stated in the attached Ordinance.

Action / Recommendation:

City staff recommends holding the public hearing, approval of the Future Land Use Map Amendment resolution and approval of the possible First Reading.

Alternative Recommendation:

City Council may table this item and request further information.

Time Sensitivity: N/A

Resolution Date: N/A

Estimated Presentation Time: 5 minutes

Budget Information (if applicable): N/A

Local Preference Policy Applies Exempt

Explanation:

Recommended by Council Committee

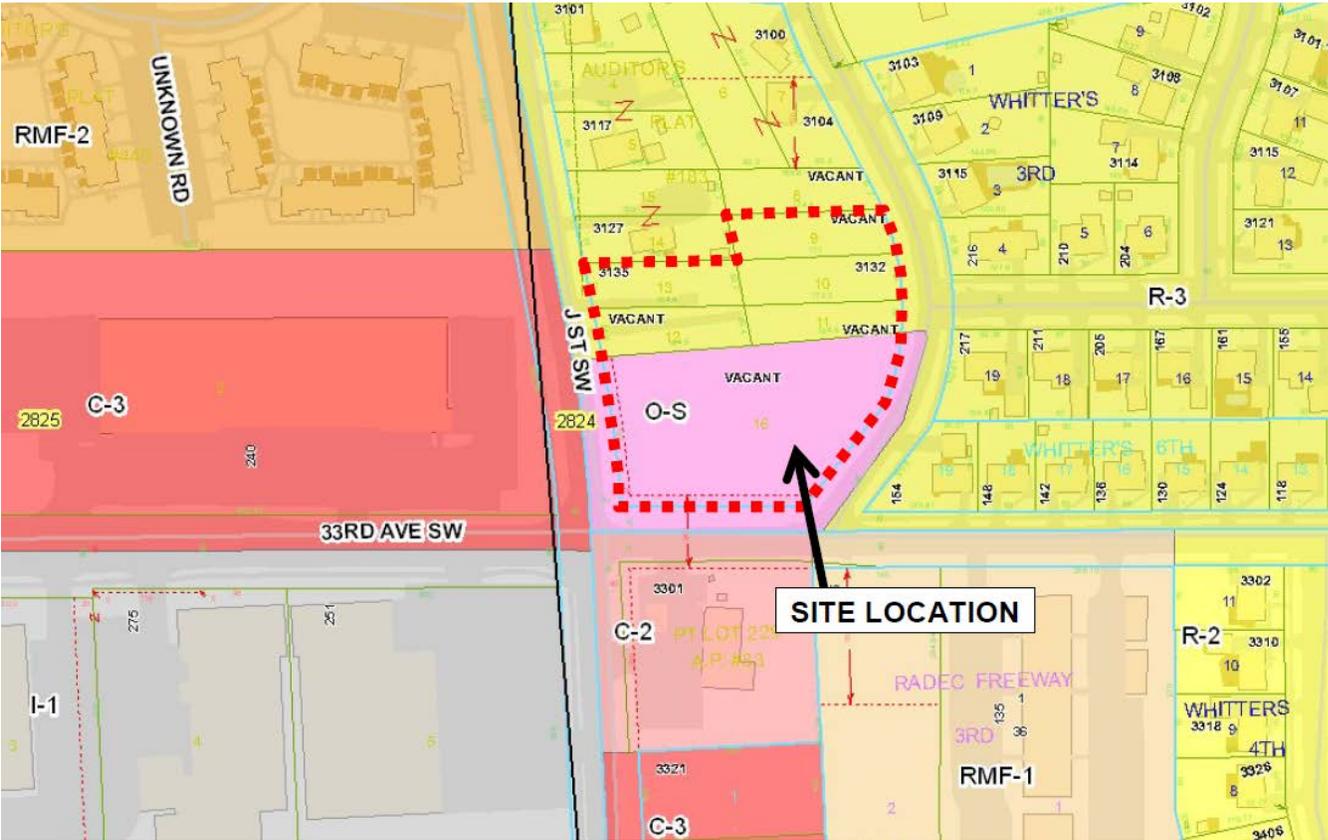
Yes

No

N/A

Explanation (if necessary):

Location Map





Attachment A
City Planning Commission
City of Cedar Rapids
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

Minutes
CITY PLANNING COMMISSION MEETING
Thursday, January 2, 2014 @ 3:00 p.m.
Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Scott Overland, Chair
Jim Halverson, Vice – Chair
Allan Thoms
Samantha Dahlby
Carletta Knox-Seymour
Richard Pankey
Kim King

Members Absent: Mike Tertinger
Virginia Wilts

DSD Staff: Joe Mailander, Manager
Dave Houg, Plats & Zoning Conditions Coordinator
CD Staff: Seth Gunnerson, Planner
Betty Sheets, Administrative Assistant

The meeting was called to order at 3:00 p.m.

Opening statements were presented stating the protocol of the meeting and the purpose of the City Planning Commission.

Commissioner Overland introduced the newest member of the City Planning Commission, Kim King stating the Commission was happy to welcome Kim. Roll call was answered with seven (7) Commissioners present.

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the December 12, 2013 Minutes stand approved.

Commissioner Overland called for any additions or corrections to the agenda. Commissioner Thoms stated the letter from Hall & Hall Engineers, Inc. requesting the March 1, 2013 date be extended for one year was an incorrect date and asked that a corrected letter be resent. The corrected letter is attached to these minutes. Commissioner Overland stated with one correction, the agenda stands approved.

REGULAR AGENDA

1. Case Name: 3135 J Street SW (FLUMA and Rezoning)

- a) Recommendation for an amendment to the Future Land Use Map in the City's Comprehensive Plan from Office and Low Density Residential to Commercial as requested by JKLR LLC (Applicant) and James H. Hoke (Titleholder).
Case No: FLUMA-007527-2013; Case Manager: Vern Zakostelecky

- b) Recommendation for approval of a rezoning from R-3, Single Family Residential Zone District and O-S, Office/Service Zone District to C-3, Regional Commercial Zone District as requested by JKLR LLC (Applicant) and James H. Hoke (Titleholder).
Case No: RZNE-007161-2013; Case Manager: Vern Zakostelecky

Mr. Mailander stated this application is to rezone to the C-3 Regional Commercial Zone District. Currently the property is vacant and is proposing to construct temperature controlled self-storage on the site. Mr. Mailander provided a preliminary site plan, aerial map and building renderings and pointed out fencing along J Street. The FLUMA shows it is low density. A meeting of the neighborhood was held with no one in attendance.

Commissioner Overland called for questions of Mr. Mailander.

Commissioner Thoms stated there were a lot of trees on the property and the topography is very difficult and steep and how much of the property would be used. Mr. Mailander stated that the preliminary site plan would be getting into the tree area and taken to the north property. Commissioner Thoms stated that was a lot of grading and lot of change in topography. Commissioner Thoms also questioned why stacked buildings in a residential neighborhood.

Commissioner Overland called for a representative of the applicant.

Dan Schmidt, Brain Engineering, Inc., 1540 Midland Court NE stated regarding the topography: the two middle buildings would be a walk out at the top and at the bottom and designed to work with the topography as opposed to a slab on grade. The only entrance to the site is on J Street. The east side adjacent to the residential will be a fenced and landscaped per code. There is one home on at the northwest corner and this will also be screened with fencing and landscaping. The northern two proposed buildings are smaller.

Commissioner Thoms stated that lots 8, 9, 10, 11, 12 and 16 would be affected. Mr. Schmidt stated that not lot 8 but lots 9, 10, 11, 12 and 16 would be part of the development site. Commissioner Thoms stated he was parked on Redwood and was looking straight up and asked if there was going to retaining walls. Mr. Schmidt stated yes, there would be retaining walls to work with grade.

Commissioner Pankey asked what the fencing along the north side would be, such as vegetation fence or vinyl type fence. Mr. Schmidt stated there were a couple options, there will be a fence regardless either privacy or chain link, but this hasn't been determined.

Commissioner King asked what the plans for lighting are. Mr. Schmidt referred to the developer.

Jim Schmitt, 185 Morgan Court stated that the lighting will be outdoor lighting for self-storage, some sort of LED lighting with some lights on all the time and some motion censored when customers arrive on the property. Commissioner Halverson asked if the lighting would be

straight down and Mr. Schmitt stated it would be. Commissioner Pankey asked if it would be controlled access. Mr. Schmitt stated that yes it would be controlled access.

Mr. Schmitt stated that they own the property west of this property, the Republic building and to the south of that on 33rd is Hupp Electric and across the street to the south is the convenience store and south of that are industrial uses. The titleholder James Hoke lives out of the area and is interested in selling the property and this would never be developed as residential.

Commissioner Knox-Seymour stated she lives and walks in that area and it has been an undesirable area for some time but why a storage facility. Mr. Schmitt stated that on the property acquired earlier there is warehouse space adjoins the Republic warehouse space and the plan is to convert that 15,000 sq ft to climate controlled storage and adding this property.

Commissioner Dahlby asked if sidewalks would be added. Mr. Schmitt stated that has been discussed.

Commissioner Overland called for members of the public who wished to speak. No members of the public wished to speak.

Commissioner Knox-Seymour asked why no neighbors attended the meeting. Mr. Mailander stated that staff had sent out the notice and no one responded.

Commissioner Overland called for a motion to approve the Future Land Use Map Amendment. Commissioner Pankey made a motion to approve the Future Land Use Map in the City's Comprehensive Plan from Office and Low Density Residential to Commercial. Commissioner King seconded the motion.

Commissioner Overland called for discussion on the motion.

Commission Thoms stated he feels this is way over doing that particular embankment is startling and tearing out many trees for storage buildings and it is surrounded by residential, a lot of dirt that needed to be removed and would not support this motion.

Commissioner Overland called for a vote on the motion. The motion passed with five approving and two opposing.

Commissioner Overland called for a motion to approve the rezoning. Commissioner Halverson made a motion to approve the rezoning from R-3, Single Family Residential Zone District and O-S, Office/Service Zone District to C-3, Regional Commercial Zone District. Commissioner Pankey seconded the motion.

Commissioner Overland called for discussion on the motion. Commissioner Thoms stated for the very same reason he would not support this motion.

Commissioner Overland called for a vote on the motion. The motion passed with five approving and two opposing.

The meeting was adjourned at 4:10 P.M.

Respectfully Submitted, Betty Sheets, Administrative Assistant, Community Development

INTERNAL MEMORANDUM

TO: Joe O'Hern
FROM: Joe Mailander, Development Services Department (DSD)
DATE: January 23, 2014
RE: Proposed rezoning of property located at J Street and 33rd Avenue SW from O/S to C-3

Joe,

A request to rezone property located at the northeast corner of the J Street SW and 33rd Avenue intersection from Office/Service to Regional Commercial (C-3) was submitted to the City on November 21, 2013. The other three corners of this intersection are zoned C-3, I-1 and C-2. The proposed plan would add temperature-controlled storage garages at this location. Please see the attached site plan and rendering.

The applicant, Jim Schmitt, held a public information meeting on November 26th to discuss the project with surrounding neighbors. Unfortunately no neighbors attended this meeting. The rezoning request was presented to City Planning Commission on January 2, 2014 and was recommended for approval on a 5-2 vote. At this time the City has not received any objection letters to this project.

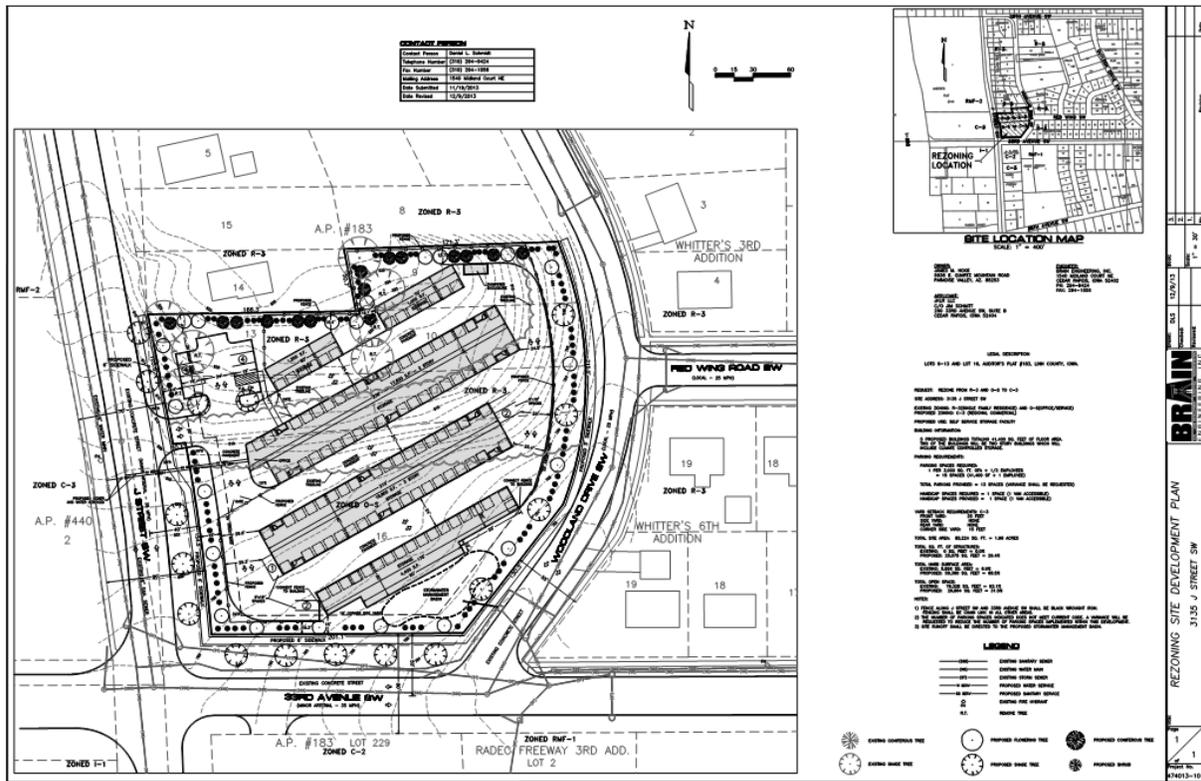
Development Services is working with the applicant to address concerns noted at both the CPC meeting and the January 14th Council meeting. The current site plan attempts to work with the existing grade of the site by terracing the individual buildings. The two central buildings will be similar to a walk out homes with the northern access approximately 10' higher than the southern access. In doing so the developer is trying to reduce any retaining walls as much as possible. Also the storm water treatment area shown on the site plan meets the treatment and detention requirements of the City. It is likely however, that due to existing grades additional storm drain inlets will be needed.

Staff has discussed with the applicant the need to use high quality building materials on this site, and the proposed design includes brick along J Street and Woodland Drive. The site will be surrounded by a black iron fence for security and will need to meet the screening and landscaping requirements of the City. Staff recommends, that should this project be approved, a Condition will be added to ensure that the final structures built match the renderings shown.

The motion to set the public hearing has been scheduled for the January 28th Council meeting. If there are any questions about this project please contact Development Services at 319-286-5822.

Sincerely,

Joe Mailander, PE
Development Services Program Manager



RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CEDAR RAPIDS, IOWA AMENDING THE FUTURE LAND USE
MAP OF THE COMPREHENSIVE PLAN FOR PROPERTY AT
3135 J STREET SW FROM OFFICE AND LOW DENSITY
RESIDENTIAL TO COMMERCIAL

WHEREAS, the City Council adopted the Comprehensive Plan for Cedar Rapids on May 19, 1999, which is a statement of the community's vision for its own future and a guide to achieve that vision; and

WHEREAS, said Comprehensive Plan includes a Future Land Use Map which indicates the general locations and extent of various land uses to ensure that zoning is consistent with the various elements of the Comprehensive Plan; and

WHEREAS, the City Council adopted Resolution No. 2528-12-05, dated December 7, 2005, which sets forth procedures for amending the Comprehensive Plan; and

WHEREAS, the Future Land Use Element Policy 1.6.4 provides guidance and findings for amending the Future Land Use Map when necessary; and

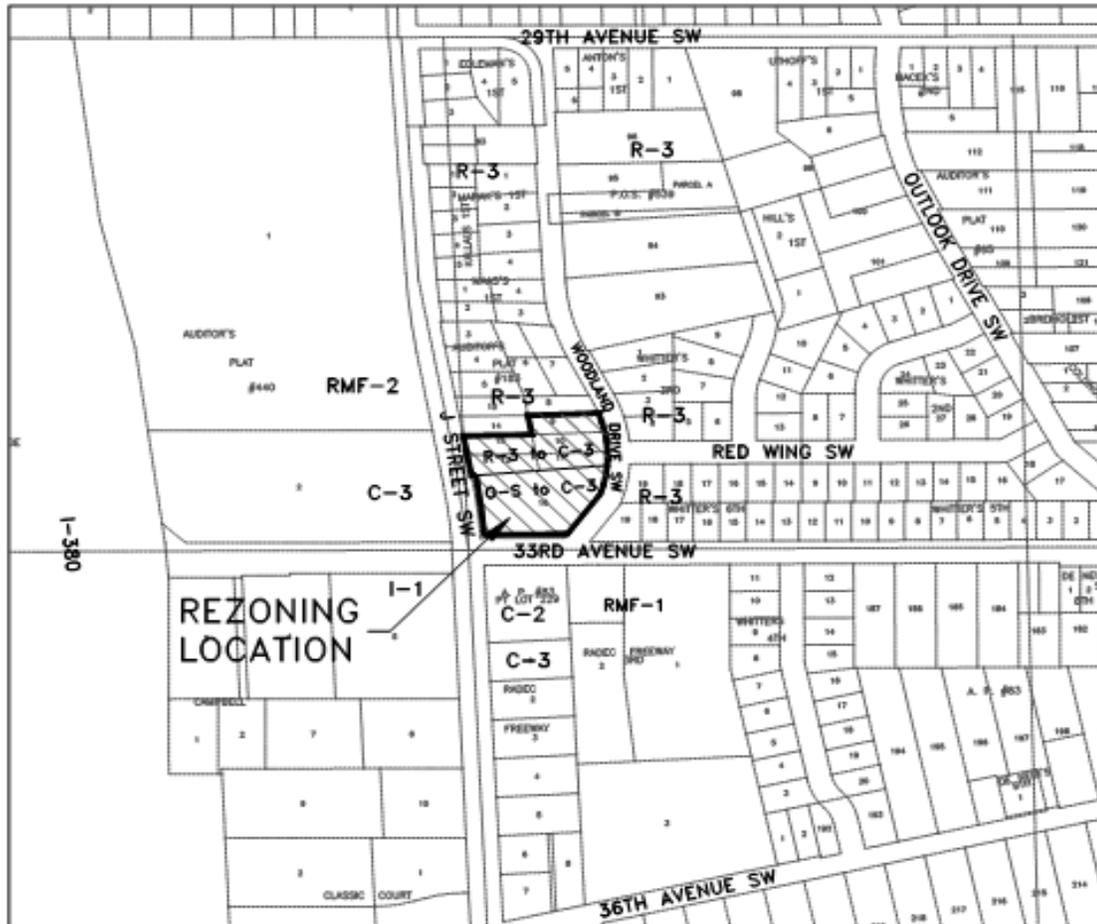
WHEREAS, the City Planning Commission has recommended amendment of the Future Land Use Map to provide for COMMERCIAL land use as shown on the attached land use amendment map (Exhibit A);

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cedar Rapids, Iowa as follows:

1. That the Future Land Use Map of the Comprehensive Plan is hereby amended to COMMERCIAL as shown on Exhibit A, attached.
2. That the following findings have been made to support this amendment:
 - A. That the amendment is consistent with the Comprehensive Plan priorities.
 - B. That the amendment will be compatible with future land uses for surrounding areas of the community.
 - C. That the amendment will not create a shortage of any particular type of residential or non-residential land.
 - D. That the amendment will enhance the overall quality of life in the community.
3. That the Development Services Department is hereby authorized to prepare documentation, exhibits, and maps as necessary to implement the amendment.

Passed this 28th day of January, 2014.

Exhibit A



SCALE: 1" = 400'



OWNER:
 JAMES M. HOKE
 5936 E. QUARTZ MOUNTAIN ROAD
 PARADISE VALLEY, AZ. 85253

APPLICANT:
 JKLR LLC
 C/O JIM SCHMITT
 260 33RD AVENUE SW, SUITE B
 CEDAR RAPIDS, IOWA 52404

ENGINEER:
 BRAIN ENGINEERING, INC.
 1540 MIDLAND COURT NE
 CEDAR RAPIDS, IOWA 52402
 PH: 294-9424
 FAX: 294-1056

LEGAL DESCRIPTION

LOTS 9-13 AND LOT 16, AUDITOR'S PLAT #183, LINN COUNTY, IOWA.

REQUEST:

- 1) FUTURE LAND USE MAP AMENDMENT FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL.
- 2) REZONE FROM R-3 AND O-S TO C-3

Project No.
474013-10



Drawing Title:

REZONING LOCATION MAP

3135 J STREET SW

DSD BSD
ENG STR
FIR RCR
TITLEHOLDER WTR
CONTACT TED
CLK PKS
RZNE-007161-2013

ORDINANCE NO.

AN ORDINANCE PASSED IN ACCORDANCE WITH CHAPTER 32, AS AMENDED, OF THE MUNICIPAL CODE OF CEDAR RAPIDS, IOWA, BEING THE ZONING ORDINANCE, CHANGING THE ZONING DISTRICT AS SHOWN ON THE "DISTRICT MAP" FOR THE PROPERTY MORE PARTICULARLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, as follows:

Section 1. That in accordance with Chapter 32, as amended, of the Municipal Code of Cedar Rapids, Iowa, being the Zoning Ordinance, that the property described as follows;

Lots 9-13 and Lot 16, Auditor's Plat No. 183, Linn County, Iowa

and located at 3135 J Street SW, now zoned R-3, Single Family Residence Zone District and O-S, Office /Service Zone District, and as shown on the "District Map," be rezoned and changed to C-3, Regional Commercial Zone District, and that the property be used for such purposes as outlined in the C-3, Regional Commercial Zone District, as defined in Chapter 32 of the Municipal Code of Cedar Rapids, Iowa.

Section 2. That this Ordinance and the zoning granted by the terms hereof are subject to the conditions which have been agreed to and accepted prior to the passage of this Ordinance in writing (shown by attached Acceptance) by the owners and are binding upon the owners, successors, heirs, and assigns, as follows:

1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Detention. The City Public Works Department shall provide a copy of the Agreement form upon request by the property owner.
2. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct 5' wide concrete sidewalk along Woodland Drive SW adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City Public Works Director/City Engineer. The property owner may request deferral of the sidewalk installation requirement if in accordance with the sidewalk installation policy. If a deferral is requested, please submit a formal request with documentation verifying deferral eligibility (cross sections, drawings, etc.).
3. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct 6' wide concrete sidewalk along J Street SW and 33rd Avenue SW adjoining this site. The City will reimburse the property owner for a 1' wide portion of the 6' wide sidewalk in accordance with City policy. The property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City Public Works Director/City Engineer. The property owner may request deferral of the sidewalk installation requirement if in accordance with the sidewalk installation policy. If a deferral is requested, please submit a formal request with documentation verifying deferral

eligibility (cross sections, drawings, etc.).

4. Said lots are to be combined so as to constitute a single zoning lot and tax parcel.
5. Effective screening shall be provided and maintained per provisions of the Zoning Ordinance where adjacent to an "R" District or a variance be obtained.
6. No fence, wall, or combinations of such items exceeding a height of 3 feet above ground level shall be erected within the required front yard or a variance must be obtained.
7. The enclosure for the dumpster will need be a full screen enclosure including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance.
8. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
9. Lighting fixtures shall be shielded in a manner that shall not direct illumination on adjacent residential properties, or on any public right-of-way as per Subsection 32.05.030.B. of the Zoning Ordinance.
10. That all parking, drives, and storage areas be surfaced per provisions of the Zoning Ordinance. Surfacing to include asphalt, concrete, brick or asphaltic macadam.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 11th day of February, 2014.

ACCEPTANCE OF CONDITIONS OF REZONING

ORDINANCE NO.

I/we hereby agree to the terms and conditions set out in the attached Ordinance dated this

 day of , 2014

James ^m ~~W~~ Hoke ^{gmh}

BY James m Hoke

James m Hoke
(Please Print Name and Title)



**Council Agenda Cover Sheet
Public Hearing and Resolution
*FLOOD***

Council Meeting Date: February 11, 2014

Submitting Department: Parks & Recreation

Presenter at meeting: Sven Leff
Email: s.leff@cedar-rapids.org

Phone Number/Ext: 5739

Alternate Contact Person: Doug Carper
Email: d.carper@cedar-rapids.org

Phone Number/Ext: 5258

Description of Agenda Item: (insert same wording as used on agenda summary)

A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Ushers Ferry Lodge Project (estimated cost is \$1,180,000). (Sven Leff)

- a. Resolution adopting plans, specifications and form of contract and estimated cost for the Ushers Ferry Lodge project (**FLOOD**). CIP/DID #PRE136

Background:

In June of 2008, Ushers Ferry was inundated by floodwaters that impacted 34 of the 36 exhibit buildings on the site. One of the City's last flood recovery projects involves combining 18 FEMA project worksheets from those buildings into a four-season, ADA-accessible park facility that creates an opportunity for tourism, events and activities at Ushers Ferry and the adjacent 387-acre Seminole Valley Park. Upon completion, Parks & Recreation Department staff will operate and maintain the new facility.

Action / Recommendation:

Approve the project.

Alternative Recommendation:

If not approved, the project can not move forward.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 5 Minutes

Budget Information (if applicable):

PRE136 (improved project) \$590,153; PRE124 (sunshade) \$16,554; PWC007B (roads/Sidewalks) \$119,558; PRE123 (contents) \$112,261; CIP(FY14) \$350,000; Donations/Gifts - \$45,000

Local Preference Policy Applies Exempt

Explanation: FEMA does not allow.

Recommended by Council Committee

Yes

No

N/A

Explanation (if necessary):

PKS
ENG
CLK
SOLUM LANG
PRE136-20
377545

RESOLUTION NO.

WHEREAS, on January 28, 2014 there was filed in the Office of the City Clerk proposed plans, specifications, form of contract and estimated cost for the Ushers Ferry Lodge project (Contract No. PRE136-20) for the City of Cedar Rapids, Iowa, and

WHEREAS, a public hearing was held, and

WHEREAS, no comments or objections to the plans, specifications, form of contract and estimated cost have been heard, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the plans, specifications, form of contract and estimated cost for said improvement be and the same are hereby adopted.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

MOTION TO SET PUBLIC HEARING

Submitting Department: Public Works Department

Presenter at meeting: Rita Rasmussen
E-mail Address: r.rasmussen@cedar-rapids.org

Phone Number/Extension: 5807

Alternate Contact Person: Carol Morgan
E-mail Address: c.morgan@cedar-rapids.org

Phone Number/Extension: 5092

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Map**

Motion to set a public hearing for February 25, 2014 to consider the continuation of the disposition of excess City-owned property described as a commercial building and land located at 3601 42nd Street NE. CIP/DID #52-14-006

Background:

The City of Cedar Rapids acquired this parcel in 2002 for the offices of the City Parks Department. The Parks Department has relocated to the new City Services Center, and this parcel is no longer needed by the City. It will be offered for sale to the public by sealed bid. As determined by a licensed real estate appraiser, the value of this commercial building and land is \$440,000.

Before the City can proceed with the disposition, in accordance with the Iowa Code, the City Council must hold a public hearing providing the opportunity for public input. Subsequently, the City Council shall vote on a resolution authorizing the disposition or vote not to dispose of this City-owned property. By disposing of this property, the City will no longer be responsible for the maintenance of the property and will attain the goal of placing this property back on the tax roll.

Action / Recommendation:

If there are no objections during the public hearing, the Public Works Department recommends approving the resolution continuing the disposition of this excess City-owned property located at 3601 42nd Street NE.

Alternative to the Recommendation:

Continue to incur expenses for holding and maintaining this non-purposeful parcel, and opt not to receive the benefit of property taxes on this parcel.

Time Sensitivity: Normal

Resolution Date: February 25, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): N/A

Local Preference Policy Applies Exempt

Explanation: This does not fit the criteria outlined in the policy and therefore, does not apply.

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):



Council Agenda Item Cover Sheet

MOTION TO SET PUBLIC HEARING

Submitting Department: Public Works Department

Presenter at meeting: Rita Rasmussen
E-mail Address: r.rasmussen@cedar-rapids.org

Phone Number/Extension: 5807

Alternate Contact Person: Carol Morgan
E-mail Address: c.morgan@cedar-rapids.org

Phone Number/Extension: 5092

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Map**

Motion to set a public hearing for February 25, 2014 to consider the vacation and disposition of public ways and grounds described as a 20-foot wide strip of excess alley right-of-way located between 222 and 230 10th Street NW as requested by Olivet Presbyterian Church. CIP/DID #41-13-027

Background:

Olivet Presbyterian Church has requested the vacation and disposition of a portion of this excess alley right-of-way (also known as Plat of Survey No. 1853 Parcel A). The church owns the adjacent properties at 220, 222 and 230 10th Street NW, and the vacation of this alley will allow the church to combine their properties to create one parcel and allow for expansion of the Olivet Neighborhood Mission. Public access will remain, and an access easement is being dedicated to the City as a part of this vacation process. The petitioner has paid a \$1,000 application fee, land valuation of \$1,060 and a standard 5% closing of \$53 for a total of \$2,113 for this vacation.

Action / Recommendation:

The Public Works Department recommends approving the vacation of said right-of-way and accepting an easement for access.

Alternative to the Recommendation:

Require Olivet Presbyterian Church to revise their plans for expansion at this location.

Time Sensitivity: Normal

Resolution Date: Proposed timeline as follows:

Public Hearing Date and possible 1st reading of Ordinance: February 25, 2014

2nd reading of Ordinance, possible 3rd reading and possible resolution passing: March 11, 2014

Budget Information (if applicable): N/A

Local Preference Policy Applies Exempt

Explanation: This does not fit the criteria outlined in the policy and therefore, does not apply.

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):



Council Agenda Cover Sheet Motion Setting Public Hearing

Submitting Department: Public Works Department

Presenter at meeting: Rita Rasmussen
E-mail Address: r.rasmussen@cedar-rapids.org

Phone Number/Extension: 5807

Alternate Contact Person: Carol Morgan
E-mail Address: c.morgan@cedar-rapids.org

Phone Number/Extension: 5092

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Map**

Motion to set a public hearing for February 25, 2014, to consider the execution of an Electric Line Easement Agreement in connection with an electric upgrade on City-owned land located adjacent to and easterly of 2178 – 2200 Chandler Street SW. CIP/DID #49-14-026

Background:

The City of Cedar Rapids has received a request from Interstate Power and Light Company to grant a permanent easement in connection with an electric upgrade. This is a 10-foot wide easement for underground and overhead utilities located easterly of and adjacent to 2178 – 2200 Chandler Street SW. The overhead portion of this easement is at the request of the Water Department in order to ensure distance from the water mains at this location.

In order for the City to proceed with the granting of an easement on City-owned land, in accordance with Iowa Code, City Council must hold a public hearing, providing the opportunity for public input on the question to grant an easement on City-owned land. Subsequently, City Council shall vote on a resolution authorizing the granting of an easement, or vote to not encumber the City-owned land with the easement.

Action / Recommendation:

The Public Works Department recommends adopting the resolution authorizing execution of the Electric Line Easement Agreement to Interstate Power and Light Company.

Alternative to the Recommendation:

Deny the easement request and require IPL to revise their upgrade plans.

Time Sensitivity: Normal

Resolution Date: February 25, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): N/A

Local Preference Policy: Applies Exempt

Explanation: Local preference policy does not apply to the granting of easements.

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Community Development and Planning

Presenter at meeting: Tony Lerud

Phone Number/Ext: (319) 286-5817

Email: a.lerud@cedar-rapids.org

Alternate Contact Person: Paula Mitchell

Phone Number/Ext: (319) 286-5852

Email: p.mitchell@cedar-rapids.org

Description of Agenda Item: **Consent** **Public Hearing** **Regular Agenda**

Motion setting a public hearing for February 25, 2015 to consider the disposition of excess City-owned property acquired through the Voluntary Property Acquisition program in the Neighborhood Revitalization Area for the fourth round of Single Family New Construction Program (**FLOOD**). CIP/DID #540257

Background:

The following city-owned properties included in the public hearing have been identified for builders participating in the fourth round of the Single Family New Construction Program (known locally as the ROOTs Program):

602 A Avenue NW	726 L Avenue NW	729 10 th Avenue SW
806 19 th Street SW	316 6 th Street SW	320 6 th Street SW
324 6 th Street SW	424 5 th Street NW	504 C Avenue NW
505 E Avenue NW	508 C Avenue NW	509 E Avenue NW
512 C Avenue NW	928 N Street SW	500 2 nd Avenue SW
508 2 nd Avenue SW	1108 K Street SW	420 6 th Avenue SW
424 6 th Avenue SW	719 H Avenue NW	1410 N Street SW
417 5 th Avenue SW	518 B Avenue NW	615 9 th Avenue SE
617 9 th Avenue SE	621 9 th Avenue SE	407 6 th Street SW
411 6 th Street SW	415 6 th Street SW	425 6 th Street SW
442 5 th Avenue SW	438 5 th Avenue SW	523 B Avenue NW
1424 L Street SW	922 8 th Street SE	1505 J Street SW
211 10 th Avenue SW	800 G Avenue NW	1502 N Street SW
1136 I Avenue NW	817 9 th Avenue SE	821 9 th Avenue SE
1223 1 st Street	1140 C Street SW	1023 6 th Street SE
1027 6 th Street SE	1206 10 th Street SW	920 6 th Street SW
342 12 th Avenue SW	1202 L Street SW	417 10 th Street NW
425 10 th Street NW	274 12 th Avenue SW	700 6 th Street SW
1420 N Street SW	1203 7 th Street SE	1205 7 th Street SE

On November 9, 2010, by Resolution No. 1306-11-10 the City Council approved the Administrative Plan for the ROOTs Program. The administrative plan limits development of homes to lots within the "Neighborhood Revitalization Area" of the flood inundation area and areas outside of the 100-year floodplain. The administrative plan further directs staff to use lots acquired by the City through the Voluntary Property Acquisition Program to be conveyed to the developer in consideration for the construction of the SFNC unit.

Through a competitive proposal process, developers submitted applications for the program which listed "preference sites" either owned by the City or being acquired through the Voluntary Property Acquisition program. A team of City staff, Home Builders Association members, and Neighborhood Planning Process Steering Committee evaluated these proposals based on: financial and performance capacity, experience with projects of similar scope, architectural design, compatibility with the existing neighborhood, green building practices, and site marketing plan. A total of 69 properties were identified by 25 developers for the program. Additional public hearings will be held to consider additional properties acquired by the City which have been identified by the approved developers.

Future City Council action related to these properties will include development agreements for each property/developer pairing as well as the conveyance of the property to the developer.

Action / Recommendation:

City staff recommends setting the public hearing.

Alternative Recommendation:

City Council may table the resolution and request additional information.

Time Sensitivity: NA

Resolution Date: NA

Estimated Presentation Time: NA

Budget Information (if applicable): NA – Federal Funds

Local Preference Policy Applies Exempt

Explanation:

Recommended by Council Committee Yes No N/A

Explanation (if necessary):



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Community Development and Planning

Presenter at meeting: Caleb Mason
Email: c.mason@cedar-rapids.org

Phone Number/Ext: (319) 286-5188

Alternate Contact Person: Jennifer Pratt
Email: j.pratt@cedar-rapids.org

Phone Number/Ext: (319) 286-5047

Description of Agenda Item: **Consent** **Public Hearing** **Regular Agenda**

Motion setting a public hearing for February 25, 2014 to consider the disposition of City-owned property at 200, 210 and 212 3rd Avenue SW and inviting redevelopment proposals (**FLOOD**).
NEW

Background:

On January 22, 2014 staff previewed a request the City received to initiate the competitive proposal process on City-owned property in the Kingston Village area based a plan to construct a 4-story mixed use facility. Based on this interest, staff is prepared to begin the City’s standard process to invite redevelopment proposals on the site based on the following timeline:

February 11, 2014	Motion Setting a public hearing
February 25, 2014	Public Hearing on disposition and inviting proposals
April 25, 2015	Proposal Deadline
Week of April 28, 2014	Stakeholder panel review
May 13, 2014	City Council consideration of proposals

Based on other similar request for proposals, the following proposal criteria will be issued to evaluate redevelopment proposals:

1. Demonstrated capacity to complete a commercial redevelopment project of this size and scope.
2. Previous commercial operations experience or identified business tenant.
3. Marketing plan for proposed business, based on current market conditions.
4. Financial feasibility based on sources/uses of funds for the redevelopment project costs and business operational pro forma.
5. Project financing documented by a letter of commitment from a financial institution.
6. Timeline for redevelopment and operations.
7. Consistency with the results of the Kingston Village Plan, including:
 - a. Density consistent with the Kingston Village Plan;
 - b. Multi-story design consistent with neighborhood character and local overlay district guidelines;
 - c. High-quality exterior materials and finishes consistent with overlay district guidelines;

- d. Building setbacks that address street frontage;
- e. Plan to address on-site and neighborhood parking;
- f. Sustainable design features;
- g. Provides a mix of uses (priority given to market rate housing options);
- 8. Economic impact, including number/wage rate of jobs to be created, total project cost, and projected post-development property valuation.
- 9. Community benefits, in addition to economic impact, such as walkable neighborhood amenities or services.
- 10. Inclusion of appropriate flood-proofing or mitigation measures based on Federal, State, and Local guidelines;
- 11. Comprehensive redevelopment plan to address all of the subject parcels.

Action / Recommendation:

City staff recommends setting the public hearing.

Alternative Recommendation:

City Council may table and request additional information.

Time Sensitivity: NA

Resolution Date: NA

Estimated Presentation Time: NA

Budget Information (if applicable): NA

Local Preference Policy Applies Exempt

Explanation:

Recommended by Council Committee Yes No N/A

Explanation (if necessary): On January 22, 2014 staff previewed a request with the Development Committee that the City received to initiate the competitive proposal process on City-owned property in the Kingston Village.

AMENDED



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Community Development and Planning

Presenter at meeting: Thomas Smith

Phone Number/Ext: (319) 286-5161

Email: t.smith@cedar-rapids.org

Alternate Contact Person: Caleb Mason

Phone Number/Ext: (319) 286-5188

Email: c.mason@cedar-rapids.org

Description of Agenda Item: **Consent** **Public Hearing** **Regular Agenda**

Motion setting a public hearing for February 25, 2014 to consider the disposition of City-owned commercial property at 615 K Avenue NW; 1129, 1127 and 1125 Ellis Boulevard NW; and 1130 and 1138 6th Street NW and inviting redevelopment proposals (**FLOOD**). NEW

Background:

The Flood Recovery Committee and Development Committee have recommended initiating the Request for Proposal (RFP) process for 615 K Avenue NW and inviting proposals for reuse of the existing structure. Alternate proposals incorporating the six adjacent lots at 615 K Avenue NW, 1129 Ellis Boulevard NW, 1127 Ellis Boulevard NW, 1225 Ellis Boulevard NW, 1130 6th Street NW, and/or 1138 6th Street NW into a single project would also be accepted.

Based on other similar RFPs, the following proposal criteria will be issued for potential developers to respond to:

1. Demonstrated capacity to complete a commercial redevelopment project of this size and scope.
2. Previous commercial operations experience or identified business tenant.
3. Marketing plan for proposed business, based on current market conditions.
4. Financial feasibility based on sources/uses of funds for the redevelopment project costs and business operational pro forma.
5. Project financing documented by a letter of commitment from a financial institution.
6. Timeline for redevelopment and operations.
7. Consistency with the results of the Neighborhood Planning Process, including:
 - a. Plan to address on-site parking
 - b. Sustainable design features
 - c. Provides a mix of uses
8. Economic impact, including number/wage rate of jobs to be created, total project cost, and projected post-development property valuation.
9. Community benefits, in addition to economic impact, such as walkable neighborhood amenities or services.
10. Acknowledgement of a demolition deposit through a line of credit or escrow.

The following is the timeline for the next steps:

February 11, 2014	Motion Setting a public hearing
February 25, 2014	Public Hearing on disposition and inviting proposals
April 28, 2014	Proposal Deadline
Week of April 28, 2014	Stakeholder panel review
May 13, 2014	City Council consideration of proposals

Action / Recommendation:

City staff recommends setting the public hearing.

Alternative Recommendation:

City Council may table and request additional information.

Time Sensitivity: N/A

Resolution Date: N/A

Estimated Presentation Time: N/A

Budget Information (if applicable): N/A

Local Preference Policy Applies Exempt

Explanation:

Recommended by Council Committee Yes No N/A

Explanation (if necessary): On January 22, 2014 staff previewed a request with the Development Committee that the City received to initiate the competitive proposal process on City-owned property.





Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Community Development and Planning

Presenter at meeting: Thomas Smith

Phone Number/Ext: (319) 286-5161

Email: t.smith@cedar-rapids.org

Alternate Contact Person: Caleb Mason

Phone Number/Ext: (319) 286-5188

Email: c.mason@cedar-rapids.org

Description of Agenda Item: **Consent** **Public Hearing** **Regular Agenda**

Motion setting a public hearing for February 25, 2014 to consider the disposition of City-owned commercial property at 720 1st Avenue NW and inviting redevelopment proposals (**FLOOD**).
NEW

Background:

The Development Committee is recommending to initiate the Request for Proposal (RFP) process for 720 1st Avenue NW and invite proposals for reuse of the structure based on two (2) letters of interest to open an RFP process for this commercial structure.

Based on other similar RFPs, the following proposal criteria will be issued for potential developers to respond to:

1. Demonstrated capacity to complete a commercial redevelopment project of this size and scope.
2. Previous commercial operations experience or identified business tenant.
3. Marketing plan for proposed business, based on current market conditions.
4. Financial feasibility based on sources/uses of funds for the redevelopment project costs and business operational pro forma.
5. Project financing documented by a letter of commitment from a financial institution.
6. Timeline for redevelopment and operations.
7. Consistency with the results of the Neighborhood Planning Process, including:
 - a. Plan to address on-site parking
 - b. Sustainable design features
 - c. Provides a mix of uses
8. Economic impact, including number/wage rate of jobs to be created, total project cost, and projected post-development property valuation.
9. Community benefits, in addition to economic impact, such as walkable neighborhood amenities or services.
10. Acknowledgement of a demolition deposit through a line of credit or escrow.

The following is the timeline for the next steps:

February 11, 2014	Motion Setting a public hearing
February 25, 2014	Public Hearing on disposition and inviting proposals
April 28, 2014	Proposal Deadline
Week of April 28, 2014	Stakeholder panel review
May 13, 2014	City Council consideration of proposals

Action / Recommendation:

City staff recommends setting the public hearing.

Alternative Recommendation:

City Council may table and request additional information.

Time Sensitivity: N/A

Resolution Date: N/A

Estimated Presentation Time: N/A

Budget Information (if applicable): N/A

Local Preference Policy Applies Exempt

Explanation:

Recommended by Council Committee Yes No N/A

Explanation (if necessary): On January 22, 2014 staff previewed a request with the Development Committee that the City received to initiate the competitive proposal process on City-owned property.



Motion Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Finance Department

Presenter at meeting: Casey Drew

Phone Number/Ext: 286-5097

Email: c.drew@cedar-rapids.org

Alternate Contact person:

Phone Number/Ext:

Email:

Description of Agenda Item:

Motion setting a public hearing for March 11, 2014 to consider the fiscal year 2015 annual budget.

Background:

The City is required to hold a public hearing for the fiscal year 2015 annual budget. The notices are to be published no less than ten (10) or no more than twenty (20) days before the date of the said hearing. The budget is required to be certified to the Linn County Auditor by March 15, 2014.

Action / Recommendation:

Alternative Recommendation:

Time Sensitivity:

Motion Date: February 11, 2014

Estimated Presentation Time: 0 Minutes

Budget Information (if applicable): N/A

Local Preference Policy: Applies Exempt

Explanation:

Council Agenda Item Motion Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Utilities - Transit

Presenter at meeting: Brad DeBrower

Phone Number/Extension: 319-286-5560

E-mail Address: b.debrower@cedar-rapids.org

Description of Agenda Item: Motion setting public hearing/hearing dates for:

- a. April 8, 2014 – to consider the Fiscal Year 2015 Consolidated Transit Funding Application to the Iowa Department of Transportation (IDOT); CIP/DID#NEW

Background:

The FY15 Consolidated Transit Funding Application incorporates all elements necessary to apply for federal and state transit funding assistance. The application occurs on an annual basis and a public hearing is required for each application. The public hearing should cover all projects for which federal or state transit funding is being requested, including formula and discretionary funds for operating or capital projects.

The FY15 application will include the following projects and approximate funding amounts:

- Section 5307 FTA Operating Assistance for general operating costs - \$2,400,000
- State Transit Assistance for general operating costs - \$497,344
- Section 5310 formula allocation to support the general operating cost for ADA complementary paratransit service - \$115,820
- Section 5339 FTA Capital Assistance to replace 4 heavy-duty buses that have exceeded their federal replacement threshold of 12 years or 500,000 miles - \$1,424,600 (85% of total cost)
- Section 5339 FTA Capital Assistance to replace 1 medium-duty bus that has exceeded the federal replacement threshold of 7 years or 200,000 miles - \$137,700 (85% of total cost)
- Section 5339 FTA Capital Assistance to replace 4 non-ADA standard minivans that have exceeded the federal replacement threshold of 4 years or 100,000 miles - \$108,800 (80% of total cost)

Action / Recommendation: The Transit Division recommends setting the public hearing for April 8, 2014.

Alternative Recommendation (if applicable):

Time Sensitivity: The funding application is due to the IDOT by May 1st.

Resolution Date:

Estimated Presentation Time: 0 minutes

Budget Information (if applicable): N/A



Motion Item Cover Sheet

Consent Agenda **Regular Agenda**

Council Meeting Date: February 11, 2014

Submitting Department: Utilities – Water Pollution Control Facility

Presenter at meeting: Tariq Baloch **Phone No.:** 5283 **E-mail:** t.baloch@cedar-rapids.org

Alternate Contact: Andrew Lundy **Phone No.:** 5968 **E-mail:** a.lundy@cedar-rapids.org

Description of Agenda Item:

Motion filing plans, specifications, form of contract, estimated cost, setting a public hearing date for February 25, 2014 and advertising for bids by publishing notice to bidders for the 2014 Water Pollution Control Facility Roof Replacements – Administration & Solids Pump Buildings project and authorizing the Utilities Director, or designee, to receive and open the bids and publicly announce the results on March 12, 2014 (estimated cost is \$282,900). CIP/DID #615190-04

Background:

The Water Pollution Control Facility (WPCF) was initially constructed between 1977 and 1980; the Anaerobic Facility was constructed in 1999. In order to properly maintain all of the buildings at WPCF, a comprehensive long-term roof maintenance plan has been developed. This maintenance plan includes: inspection, maintenance, repair, and replacement. The plan will be routinely re-evaluated and will change, as necessary, to meet changes in conditions and plant requirements. In recent years projects have addressed the roofs at the Operations Building, the Solids Dewatering Building and the Incinerator Building (2013).

For FY14, the Utilities Department – WPC staff plans to address the roofs on the Administration Building and the Solids Pump/Gravity Belt Thickener Building. The Work generally consists of removal of the existing modified bitumen roof system at the Administration Building and replacement with a 90 mil EPDM membrane roof system. The Work at the Solids Pump Building consists of the installation of a 90 mil EPDM membrane roof over the existing roof system. An Alternate Bid at the Administration Building consisting of installation of approximately 1600 S.F. of new coating over existing metal roof will also be considered. A pre-bid meeting will be held on February 24, 2014.

Action / Recommendation:

The Utilities Department – Water Pollution Control Division recommends that the plans and specifications be filed with the City Clerk on February 11, 2014 and a Notice of Hearing and Letting be published on February 15, 2014. A Public Hearing is scheduled for February 25, 2014 and bids will be opened on March 12, 2014.

Alternative Recommendation: None

Time Sensitivity: Action needed 2-11-14

Motion Date: 2-11-14

Estimated Presentation Time: 0 minutes

Budget and Purchase Process Information:

1. **Included in Current Budget Year.** Yes, funding for these improvements has been included in CIP budget for FY14. Project costs will be coded to 553000-615-615000-615190.
2. **Analysis if the expenditure is within budgeted expectations, i.e. some type of budget to actual comparison:** The total capital cost budgeted for this work is \$250,000 in FY14 and \$250,000 in FY15. The anticipated completion date for these improvements is September 2014.
3. **Purchasing Department used or Purchasing Guidelines followed:** Yes, the project is being publicly bid as a Capital Improvement Project.

Local Preference Policy Applies Exempt

Explanation: Capital Improvement Projects are not subject to Local Preference Policy.

Recommend by Council Committee Yes No N/A

Explanation (if necessary):



Council Agenda Cover Sheet Motion Setting Public Hearing, filing plans and advertising for bids

Submitting Department: Public Works Department

Presenter at meeting: Dave Wallace, PE
E-mail Address: d.wallace@cedar-rapids.org

Phone Number/Extension: 5814

Alternate Contact Person: Scott Sovers, PE
E-mail Address: s.sovers@cedar-rapids.org

Phone Number/Extension: 5547

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Yes** **Map**

Motion filing plans, specifications, form of contract, estimated costs, setting a public hearing date for February 25, 2014 and advertising for bids by publishing notice to bidders for the US Highway 30/151 South to Ely Road (Along Cedar Trail) – Sanitary Sewer Improvements project, and authorizing the City Engineer, or designee, to receive and open bids and publicly announce the results on February 26, 2014 (estimated cost is \$220,000). CIP/DID #655149-04

Background:

This project will replace an 8-inch sanitary sewer with a 12-inch sanitary sewer to address high maintenance issues and to provide additional capacity for the areas generally south of Highway 30 and east of C Street SW.

Action / Recommendation:

The Public Works Department recommends approval of the Motion filing plans, specifications, form of contract, estimated costs, setting a public hearing date for February 25, 2014 and advertising for bids by publishing notice to bidders for the project.

Alternative to the Recommendation:

Alternatives include not proceeding with the project or deferring the project into the future.

Time Sensitivity: Normal

Resolution Date Adopting Plans and Specs: February 25, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): Total project budget: \$308,835 (CIP 655625)

Local Preference Policy: Applies Exempt

Explanation: State Code Section 26.9 allows contracts relating to public utilities or extensions or improvements thereof to be awarded by the city as it deems to be in the best interests of the city.

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):



COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: 2/11/2014

Submitting Department: City Clerk

Presenter at Meeting: Chief Jerman

Phone Number/Ext: 5374

Email:

Alternate Contact Person: Wanda Miller

Phone Number/Ext: 5274

Email: wandam@cedar-rapids.org

Description of Agenda Item:

Motion approving the beer/liquor/wine applications of:

1. Chrome Horse Slop House & Saloon, 1202 3rd Street SE (outdoor service for an event on March 16-17, 2014);
2. Club CO2, 616 2nd Avenue SE;
3. JM O'Malley's, 1502 H Avenue NE (outdoor service for an event on March 7-22, 2014);
4. NewBo Ale House & Sushi, 1201 3rd Street SE (new-formerly Capone's);
5. Paddy O'Rourke's, 608 16th Street NE (outdoor service for an event on March 9-10, 2014);
6. Paddy O'Rourke's, 608 16th Street NE (outdoor service for an event on March 15-17, 2014);
7. St Matthews Church, 2310 1st Avenue NE (5-day permit for an event on March 1, 2014 at Regis Middle School, 735 Prairie Drive NE);
8. Sushi House, 2665 Edgewood Parkway SW;
9. T J'S Steakhouse, 1810 6th Street SW;

Background:

Action/Recommendation: Approve motion to grant new and/or renewal licenses.

Alternative Recommendation:

Time Sensitivity:

Resolution Date: N/A

Estimated Presentation Time: N/A

Budget Information (if applicable): N/A

Local Preference Policy: Applies Exempt

Explanation:

Recommended by Council Committee: Yes No N/A

Explanation: (if necessary):



Cedar Rapids Police Department Memorandum

To: Chief Jerman
From: Lt. Walter Deeds
Subject: Beer/Liquor License Applications Calls For Service Summary
Date: 2/11/2014

Business Name/Address	Total Calls	Public Intox	Intox Driver	Disturbances
Chrome Horse Slop House & Saloon 1202 3RD ST SE	45	1	0	7
Club CO2 616 2ND AVE SE	22	0	0	1
JM O'Malley's 1502 H AVE NE	20	1	0	1
NewBo Ale House & Sushi 1201 3RD ST SE	0	0	0	0
Paddy O'Rourke's 608 16TH ST NE	36	1	1	8
Paddy O'Rourke's 608 16TH ST NE	36	1	1	8
St Matthews Church 2310 1ST AVE NE	0	0	0	0
Sushi House 2665 EDGEWOOD PKWY SW	0	0	0	0
T J'S Steakhouse 1810 6TH ST SW	11	0	0	1

RESOLUTION NO.

WHEREAS, the attached listing of bills dated February 11, 2014 has been examined and approved by the proper departments, therefore:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City of Cedar Rapids Finance Director be and is hereby authorized and directed to draw checks on the City Treasurer in favor of the holders thereof and for the various amounts and that the money necessary for payment of the same is hereby appropriated from the different funds.

Passed this 11th day of February, 2014.

REC
TED
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STR

RESOLUTION NO.

TRANSFER OF FUNDS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that and City of Cedar Rapids Finance Director is hereby authorized and directed to transfer funds as per the attached listing.

Passed this 11th day of February, 2014.

Council Agenda Item Cover Sheet

Consent Agenda **Regular Agenda**

Council Meeting Date: February 11, 2014

Submitting Department: Utilities – Water Division

Presenter at meeting: Tariq Baloch **Phone No.:** 5281 **E-mail:** t.baloch@cedar-rapids.org

Alternate Contact: Kevin Kirchner **Phone No.:** 5902 **E-mail:** k.kirchner@cedar-rapids.org

Description of Agenda Item:

Resolutions approving assessment actions:

- a. Intent to assess – Utilities – Water Division – delinquent municipal utility bills – 34 properties; CIP/DID #

This is a Resolution to Assess (Intent) – Various Properties for Delinquent Municipal Utility Bills, Penalties and Iowa Sales Tax. (The property address listing is included with the resolution.)

Background:

The Utilities Department – Water Division is responsible for the billing and collection of municipal utility bills for water, sewer, storm sewer, solid waste and recycling services provided to our customers. The Water Division initiates the Notice of Intent to Assess process whenever delinquent utility balances are unpaid; collection efforts have been ignored; and active services have been terminated. Below are the steps taken in typical situations:

- Friendly Reminder is mailed
- Final Notice is mailed
- Door Tag is placed at premise
- Services are terminated

A Notice of Intent to Assess letter is mailed (after Council approves the Resolution of Intent to Assess) giving the property owners 30 days to pay their delinquent municipal utility bill before a resolution for special assessment is approved by City Council to lien properties.

Action / Recommendation: The Utilities Department – Water Division recommends that the Resolution for Intent to Assess various properties for delinquent municipal utility bills be approved.

Alternative Recommendation (if applicable): The City Council could decide not to assess delinquent utility bills or they could approve lien intents to assess properties as a motion item eliminating the need for a resolution.

Time Sensitivity: None, routine item

Resolution Date: 2/11/14

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): N/A

Local Preference Policy Applies Exempt

Explanation: N/A

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

INTENT TO ASSESS

WHEREAS, utility service charges (water, sewer, storm sewer, solid waste and recycling), penalties and Iowa sales tax have been provided to various properties in the City of Cedar Rapids, Iowa, and

WHEREAS, the occupants of the properties have failed to pay the municipal utility billings mailed for the utility service charges, and

WHEREAS, the utility service charges are now delinquent at these properties, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that special assessments be made against the properties and for the amounts shown on the attached listing, will be made by the City Council on the 25th day of March, 2014 and notice was given by mailing to the owners of the properties, a notice of this proposed assessment, stating the amount of the assessment and the description of the property, and on what account, and that objections to said proposed assessment may be filed prior to 3:00 p.m., March 25, 2014.

Passed this 11th day of February, 2014.

LIEN INTENTS (SPECIAL ASSESSMENTS) 2-11-14

LIEN INTENTS 2-11-14		
#	Balance Due	Premise Address
1	\$ 180.30	60 OKLAHOMA AVE SW
2	\$ 843.75	86 16TH AVE SW
3	\$ 111.99	126 21ST AVE SW #3
4	\$ 503.25	138 33RD ST DR SE
5	\$ 141.62	200 20TH ST NW
6	\$ 365.93	247 BOICE RD NW
7	\$ 183.23	410 16TH ST SE
8	\$ 270.71	416 15TH ST SE
9	\$ 48.81	500 17TH ST SE #4
10	\$ 65.12	529 10TH ST SW #2
11	\$ 252.76	723 3RD ST SW
12	\$ 437.45	1105 33RD ST SE
13	\$ 250.25	1203 5TH AVE SE
14	\$ 186.15	1213 18TH AVE SW
15	\$ 219.47	1311 18TH AVE SW
16	\$ 91.44	1315 20TH AVE SW
17	\$ 74.28	1414 4TH AVE SE
18	\$ 569.79	1435 3RD AVE SE
19	\$ 302.36	1603 5TH AVE SE
20	\$ 375.79	1619 14TH AVE SE
21	\$ 233.29	1717 BEVER AVE SE
22	\$ 393.34	1923 MT VERNON RD SE
23	\$ 143.49	2101 MALLORY ST SW
24	\$ 779.92	2421 A AVE NE
25	\$ 622.01	2715 FRANKLIN AVE NE
26	\$ 165.72	2740 O AVE NW #B
27	\$ 192.59	2909 IRIS AVE NW
28	\$ 213.21	3133 EMERALD AVE SE
29	\$ 296.66	3701 NORTHWOOD DR NE
30	\$ 210.24	4051 BEVER AVE SE
31	\$ 366.18	5460 OHIO ST SW
32	\$ 556.59	6423 DEVONSHIRE DR NE
33	\$ 211.65	6430 CREEKSIDE DR NE #6
34	\$ 77.25	7414 WORCESTER ROAD PALO
	\$ 9,936.59	Grand Total
	34	Number of Properties
	\$ 48.81	Balance Due - Low
	\$ 843.75	Balance Due - High



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Loren Snell, PE
E-mail Address: l.snell@cedar-rapids.org

Phone Number/Extension: 5804

Alternate Contact Person: Pat Wieneke
E-mail Address: p.wieneke@cedar-rapids.org

Phone Number/Extension: 5848

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **No Map**
 Resolutions accepting maintenance bonds for various subdivision improvements:

- a. Accepting sanitary sewer in Riviera Second Addition (Phase II) and approving 2-year Maintenance Bond submitted by Rathje Construction Company in the amount of \$16,364. CIP/DID #47-13-002
- b. Accepting storm sewer in Riviera Second Addition (Phase II) and approving 2-year Maintenance Bond submitted by Rathje Construction Company in the amount of \$34,417. CIP/DID #47-13-002
- c. Accepting Portland Cement Concrete pavement in Riviera Second Addition (Phase II) and approving 4-year Maintenance Bond submitted by E & F Paving Company, LLC in the amount of \$50,000. CIP/DID #47-13-002
- d. Accepting sanitary sewer in Hidden Springs First Addition and approving 2-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$76,317. CIP/DID #47-09-024
- e. Accepting storm sewer in Hidden Springs First Addition and approving 2-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$49,976.15. CIP/DID #47-09-024
- f. Accepting Portland Cement Concrete pavement in Hidden Springs First Addition and approving 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$16,696.75. CIP/DID #47-09-024
- g. Accepting Portland Cement Concrete pavement in Hidden Springs First Addition (Phase III) and approving 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$26,280. CIP/DID #47-09-024

Background:

This item includes acceptance of seven (7) maintenance bonds from various contractors for various development improvements that have been completed. The infrastructure improvements completed by the development projects include Portland cement concrete pavement, sanitary sewer and storm sewer improvements. The construction has been substantially completed in accordance with the approved plans and City standards, has been inspected by the Public Works Department, and is recommended for acceptance. The value of

the bonds provided represents the construction value of the infrastructure improvements based on the developer's contract price for the infrastructure improvements.

Action / Recommendation:

The Public Works Department recommends adoption of the Resolutions to accept the maintenance bonds as submitted for the various subdivision improvements listed.

Alternative to the Recommendation:

If Council chooses not to accept the maintenance bonds, the Developer will encounter difficulty obtaining building permits and certification of occupancy for this development.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): N/A

Local Preference Policy: Applies Exempt

Explanation: private development

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):

ENG
AUD FILE
FIN
RATHJE
MORRIS WOOD
47-13-002

RESOLUTION NO.

WHEREAS, Rathje Construction Company has constructed sanitary sewer in Riviera Second Addition (Phase II), and

WHEREAS, said work has now been completed, and Rathje Construction Company has filed a 2-year Maintenance Bond, executed by United Fire & Casualty Company in the sum of \$16,364 covering said work, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the sanitary sewer constructed be and the same is hereby accepted, and

BE IT FURTHER RESOLVED that the 2-year Maintenance Bond filed by Rathje Construction Company be and the same is hereby approved and filed with the City of Cedar Rapids Finance Director.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Loren Snell, PE
E-mail Address: l.snell@cedar-rapids.org

Phone Number/Extension: 5804

Alternate Contact Person: Pat Wieneke
E-mail Address: p.wieneke@cedar-rapids.org

Phone Number/Extension: 5848

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **No Map**
 Resolutions accepting maintenance bonds for various subdivision improvements:

- a. Accepting sanitary sewer in Riviera Second Addition (Phase II) and approving 2-year Maintenance Bond submitted by Rathje Construction Company in the amount of \$16,364. CIP/DID #47-13-002
- b. Accepting storm sewer in Riviera Second Addition (Phase II) and approving 2-year Maintenance Bond submitted by Rathje Construction Company in the amount of \$34,417. CIP/DID #47-13-002
- c. Accepting Portland Cement Concrete pavement in Riviera Second Addition (Phase II) and approving 4-year Maintenance Bond submitted by E & F Paving Company, LLC in the amount of \$50,000. CIP/DID #47-13-002
- d. Accepting sanitary sewer in Hidden Springs First Addition and approving 2-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$76,317. CIP/DID #47-09-024
- e. Accepting storm sewer in Hidden Springs First Addition and approving 2-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$49,976.15. CIP/DID #47-09-024
- f. Accepting Portland Cement Concrete pavement in Hidden Springs First Addition and approving 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$16,696.75. CIP/DID #47-09-024
- g. Accepting Portland Cement Concrete pavement in Hidden Springs First Addition (Phase III) and approving 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$26,280. CIP/DID #47-09-024

Background:

This item includes acceptance of seven (7) maintenance bonds from various contractors for various development improvements that have been completed. The infrastructure improvements completed by the development projects include Portland cement concrete pavement, sanitary sewer and storm sewer improvements. The construction has been substantially completed in accordance with the approved plans and City standards, has been inspected by the Public Works Department, and is recommended for acceptance. The value of

the bonds provided represents the construction value of the infrastructure improvements based on the developer's contract price for the infrastructure improvements.

Action / Recommendation:

The Public Works Department recommends adoption of the Resolutions to accept the maintenance bonds as submitted for the various subdivision improvements listed.

Alternative to the Recommendation:

If Council chooses not to accept the maintenance bonds, the Developer will encounter difficulty obtaining building permits and certification of occupancy for this development.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): N/A

Local Preference Policy: Applies Exempt

Explanation: private development

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):

ENG
AUD FILE
FIN
RATHJE
MORRIS WOOD
47-13-002

RESOLUTION NO.

WHEREAS, Rathje Construction Company has constructed storm sewer in Riviera Second Addition (Phase II), and

WHEREAS, said work has now been completed, and Rathje Construction Company has filed a 2-year Maintenance Bond, executed by United Fire & Casualty Company in the sum of \$34,417 covering said work, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the storm sewer constructed be and the same is hereby accepted, and

BE IT FURTHER RESOLVED that the 2-year Maintenance Bond filed by Rathje Construction Company be and the same is hereby approved and filed with the City of Cedar Rapids Finance Director.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Loren Snell, PE
E-mail Address: l.snell@cedar-rapids.org

Phone Number/Extension: 5804

Alternate Contact Person: Pat Wieneke
E-mail Address: p.wieneke@cedar-rapids.org

Phone Number/Extension: 5848

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **No Map**
 Resolutions accepting maintenance bonds for various subdivision improvements:

- a. Accepting sanitary sewer in Riviera Second Addition (Phase II) and approving 2-year Maintenance Bond submitted by Rathje Construction Company in the amount of \$16,364. CIP/DID #47-13-002
- b. Accepting storm sewer in Riviera Second Addition (Phase II) and approving 2-year Maintenance Bond submitted by Rathje Construction Company in the amount of \$34,417. CIP/DID #47-13-002
- c. Accepting Portland Cement Concrete pavement in Riviera Second Addition (Phase II) and approving 4-year Maintenance Bond submitted by E & F Paving Company, LLC in the amount of \$50,000. CIP/DID #47-13-002
- d. Accepting sanitary sewer in Hidden Springs First Addition and approving 2-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$76,317. CIP/DID #47-09-024
- e. Accepting storm sewer in Hidden Springs First Addition and approving 2-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$49,976.15. CIP/DID #47-09-024
- f. Accepting Portland Cement Concrete pavement in Hidden Springs First Addition and approving 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$16,696.75. CIP/DID #47-09-024
- g. Accepting Portland Cement Concrete pavement in Hidden Springs First Addition (Phase III) and approving 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$26,280. CIP/DID #47-09-024

Background:

This item includes acceptance of seven (7) maintenance bonds from various contractors for various development improvements that have been completed. The infrastructure improvements completed by the development projects include Portland cement concrete pavement, sanitary sewer and storm sewer improvements. The construction has been substantially completed in accordance with the approved plans and City standards, has been inspected by the Public Works Department, and is recommended for acceptance. The value of

the bonds provided represents the construction value of the infrastructure improvements based on the developer's contract price for the infrastructure improvements.

Action / Recommendation:

The Public Works Department recommends adoption of the Resolutions to accept the maintenance bonds as submitted for the various subdivision improvements listed.

Alternative to the Recommendation:

If Council chooses not to accept the maintenance bonds, the Developer will encounter difficulty obtaining building permits and certification of occupancy for this development.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): N/A

Local Preference Policy: Applies Exempt

Explanation: private development

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, E & F Paving Company, LLC has filed a Maintenance Bond executed by United Fire & Casualty Company in the sum of \$50,000 for Portland Cement Concrete pavement in Riviera Second Addition (Phase II), now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the 4-year Maintenance Bond filed by E & F Paving Company, LLC be and the same is hereby approved and filed with the City of Cedar Rapids Finance Director, and

BE IT FURTHER RESOLVED that the acceptance of this street by the City of Cedar Rapids does not relieve Morris Wood Enterprises LLC of the responsibility for:

1. The maintenance of adequate backfill around and under pavement.
2. The prevention and repair of paving undermining.
3. The removal and cleaning of the street surface of soil and debris resulting from the erosion of the adjacent property.

The above items shall remain the responsibility of Morris Wood Enterprises LLC until such time as all the adjacent area has been developed and proper erosion control measures have been accomplished, and

BE IT FURTHER RESOLVED that the 4-year Maintenance Bond filed by E & F Paving Company, LLC be and the same is hereby approved and filed with the City of Cedar Rapids Finance Director.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Loren Snell, PE
E-mail Address: l.snell@cedar-rapids.org

Phone Number/Extension: 5804

Alternate Contact Person: Pat Wieneke
E-mail Address: p.wieneke@cedar-rapids.org

Phone Number/Extension: 5848

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **No Map**
 Resolutions accepting maintenance bonds for various subdivision improvements:

- a. Accepting sanitary sewer in Riviera Second Addition (Phase II) and approving 2-year Maintenance Bond submitted by Rathje Construction Company in the amount of \$16,364. CIP/DID #47-13-002
- b. Accepting storm sewer in Riviera Second Addition (Phase II) and approving 2-year Maintenance Bond submitted by Rathje Construction Company in the amount of \$34,417. CIP/DID #47-13-002
- c. Accepting Portland Cement Concrete pavement in Riviera Second Addition (Phase II) and approving 4-year Maintenance Bond submitted by E & F Paving Company, LLC in the amount of \$50,000. CIP/DID #47-13-002
- d. Accepting sanitary sewer in Hidden Springs First Addition and approving 2-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$76,317. CIP/DID #47-09-024
- e. Accepting storm sewer in Hidden Springs First Addition and approving 2-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$49,976.15. CIP/DID #47-09-024
- f. Accepting Portland Cement Concrete pavement in Hidden Springs First Addition and approving 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$16,696.75. CIP/DID #47-09-024
- g. Accepting Portland Cement Concrete pavement in Hidden Springs First Addition (Phase III) and approving 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$26,280. CIP/DID #47-09-024

Background:

This item includes acceptance of seven (7) maintenance bonds from various contractors for various development improvements that have been completed. The infrastructure improvements completed by the development projects include Portland cement concrete pavement, sanitary sewer and storm sewer improvements. The construction has been substantially completed in accordance with the approved plans and City standards, has been inspected by the Public Works Department, and is recommended for acceptance. The value of

the bonds provided represents the construction value of the infrastructure improvements based on the developer's contract price for the infrastructure improvements.

Action / Recommendation:

The Public Works Department recommends adoption of the Resolutions to accept the maintenance bonds as submitted for the various subdivision improvements listed.

Alternative to the Recommendation:

If Council chooses not to accept the maintenance bonds, the Developer will encounter difficulty obtaining building permits and certification of occupancy for this development.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): N/A

Local Preference Policy: Applies Exempt

Explanation: private development

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, Connolly Construction, Inc. has constructed sanitary sewer in Hidden Springs First Addition, and

WHEREAS, said work has now been completed, and Connolly Construction has filed a Maintenance Bond, executed by Merchants Bonding Company (Mutual) in the sum of \$76,317 covering said work, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the sanitary sewer constructed be and the same is hereby accepted, and

BE IT FURTHER RESOLVED that the 2-year Maintenance Bond filed by Connolly Construction, Inc. be and the same is hereby approved and filed with the City of Cedar Rapids Finance Director.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Loren Snell, PE
E-mail Address: l.snell@cedar-rapids.org

Phone Number/Extension: 5804

Alternate Contact Person: Pat Wieneke
E-mail Address: p.wieneke@cedar-rapids.org

Phone Number/Extension: 5848

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **No Map**
 Resolutions accepting maintenance bonds for various subdivision improvements:

- a. Accepting sanitary sewer in Riviera Second Addition (Phase II) and approving 2-year Maintenance Bond submitted by Rathje Construction Company in the amount of \$16,364. CIP/DID #47-13-002
- b. Accepting storm sewer in Riviera Second Addition (Phase II) and approving 2-year Maintenance Bond submitted by Rathje Construction Company in the amount of \$34,417. CIP/DID #47-13-002
- c. Accepting Portland Cement Concrete pavement in Riviera Second Addition (Phase II) and approving 4-year Maintenance Bond submitted by E & F Paving Company, LLC in the amount of \$50,000. CIP/DID #47-13-002
- d. Accepting sanitary sewer in Hidden Springs First Addition and approving 2-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$76,317. CIP/DID #47-09-024
- e. Accepting storm sewer in Hidden Springs First Addition and approving 2-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$49,976.15. CIP/DID #47-09-024
- f. Accepting Portland Cement Concrete pavement in Hidden Springs First Addition and approving 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$16,696.75. CIP/DID #47-09-024
- g. Accepting Portland Cement Concrete pavement in Hidden Springs First Addition (Phase III) and approving 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$26,280. CIP/DID #47-09-024

Background:

This item includes acceptance of seven (7) maintenance bonds from various contractors for various development improvements that have been completed. The infrastructure improvements completed by the development projects include Portland cement concrete pavement, sanitary sewer and storm sewer improvements. The construction has been substantially completed in accordance with the approved plans and City standards, has been inspected by the Public Works Department, and is recommended for acceptance. The value of

the bonds provided represents the construction value of the infrastructure improvements based on the developer's contract price for the infrastructure improvements.

Action / Recommendation:

The Public Works Department recommends adoption of the Resolutions to accept the maintenance bonds as submitted for the various subdivision improvements listed.

Alternative to the Recommendation:

If Council chooses not to accept the maintenance bonds, the Developer will encounter difficulty obtaining building permits and certification of occupancy for this development.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): N/A

Local Preference Policy: Applies Exempt

Explanation: private development

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, Connolly Construction, Inc. has constructed storm sewer in Hidden Springs First Addition, and

WHEREAS, said work has now been completed, and Connolly Construction has filed a Maintenance Bond, executed by Merchants Bonding Company (Mutual) in the sum of \$49,976.15 covering said work, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the storm sewer constructed be and the same is hereby accepted, and

BE IT FURTHER RESOLVED that the 2-year Maintenance Bond filed by Connolly Construction, Inc. be and the same is hereby approved and filed with the City of Cedar Rapids Finance Director.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Loren Snell, PE
E-mail Address: l.snell@cedar-rapids.org

Phone Number/Extension: 5804

Alternate Contact Person: Pat Wieneke
E-mail Address: p.wieneke@cedar-rapids.org

Phone Number/Extension: 5848

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **No Map**
 Resolutions accepting maintenance bonds for various subdivision improvements:

- a. Accepting sanitary sewer in Riviera Second Addition (Phase II) and approving 2-year Maintenance Bond submitted by Rathje Construction Company in the amount of \$16,364. CIP/DID #47-13-002
- b. Accepting storm sewer in Riviera Second Addition (Phase II) and approving 2-year Maintenance Bond submitted by Rathje Construction Company in the amount of \$34,417. CIP/DID #47-13-002
- c. Accepting Portland Cement Concrete pavement in Riviera Second Addition (Phase II) and approving 4-year Maintenance Bond submitted by E & F Paving Company, LLC in the amount of \$50,000. CIP/DID #47-13-002
- d. Accepting sanitary sewer in Hidden Springs First Addition and approving 2-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$76,317. CIP/DID #47-09-024
- e. Accepting storm sewer in Hidden Springs First Addition and approving 2-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$49,976.15. CIP/DID #47-09-024
- f. Accepting Portland Cement Concrete pavement in Hidden Springs First Addition and approving 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$16,696.75. CIP/DID #47-09-024
- g. Accepting Portland Cement Concrete pavement in Hidden Springs First Addition (Phase III) and approving 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$26,280. CIP/DID #47-09-024

Background:

This item includes acceptance of seven (7) maintenance bonds from various contractors for various development improvements that have been completed. The infrastructure improvements completed by the development projects include Portland cement concrete pavement, sanitary sewer and storm sewer improvements. The construction has been substantially completed in accordance with the approved plans and City standards, has been inspected by the Public Works Department, and is recommended for acceptance. The value of

the bonds provided represents the construction value of the infrastructure improvements based on the developer's contract price for the infrastructure improvements.

Action / Recommendation:

The Public Works Department recommends adoption of the Resolutions to accept the maintenance bonds as submitted for the various subdivision improvements listed.

Alternative to the Recommendation:

If Council chooses not to accept the maintenance bonds, the Developer will encounter difficulty obtaining building permits and certification of occupancy for this development.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): N/A

Local Preference Policy: Applies Exempt

Explanation: private development

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, City Wide Construction Corporation has filed a Maintenance Bond executed by North American Specialty Insurance Company in the sum of \$16,696.75 for Portland Cement Concrete pavement in Hidden Spring First Addition, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the 4-year Maintenance Bond filed by City Wide Construction Corporation be and the same is hereby approved and filed with the City of Cedar Rapids Finance Director, and

BE IT FURTHER RESOLVED that the acceptance of this street by the City of Cedar Rapids does not relieve Abode Construction, Inc. of the responsibility for:

1. The maintenance of adequate backfill around and under pavement.
2. The prevention and repair of paving undermining.
3. The removal and cleaning of the street surface of soil and debris resulting from the erosion of the adjacent property.

The above items shall remain the responsibility of Abode Construction, Inc. until such time as all the adjacent area has been developed and proper erosion control measures have been accomplished, and

BE IT FURTHER RESOLVED that the 4-year Maintenance Bond filed by City Wide Construction Corporation be and the same is hereby approved and filed with the City of Cedar Rapids Finance Director.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Loren Snell, PE
E-mail Address: l.snell@cedar-rapids.org

Phone Number/Extension: 5804

Alternate Contact Person: Pat Wieneke
E-mail Address: p.wieneke@cedar-rapids.org

Phone Number/Extension: 5848

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **No Map**
 Resolutions accepting maintenance bonds for various subdivision improvements:

- a. Accepting sanitary sewer in Riviera Second Addition (Phase II) and approving 2-year Maintenance Bond submitted by Rathje Construction Company in the amount of \$16,364. CIP/DID #47-13-002
- b. Accepting storm sewer in Riviera Second Addition (Phase II) and approving 2-year Maintenance Bond submitted by Rathje Construction Company in the amount of \$34,417. CIP/DID #47-13-002
- c. Accepting Portland Cement Concrete pavement in Riviera Second Addition (Phase II) and approving 4-year Maintenance Bond submitted by E & F Paving Company, LLC in the amount of \$50,000. CIP/DID #47-13-002
- d. Accepting sanitary sewer in Hidden Springs First Addition and approving 2-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$76,317. CIP/DID #47-09-024
- e. Accepting storm sewer in Hidden Springs First Addition and approving 2-year Maintenance Bond submitted by Connolly Construction, Inc. in the amount of \$49,976.15. CIP/DID #47-09-024
- f. Accepting Portland Cement Concrete pavement in Hidden Springs First Addition and approving 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$16,696.75. CIP/DID #47-09-024
- g. Accepting Portland Cement Concrete pavement in Hidden Springs First Addition (Phase III) and approving 4-year Maintenance Bond submitted by City Wide Construction Corporation in the amount of \$26,280. CIP/DID #47-09-024

Background:

This item includes acceptance of seven (7) maintenance bonds from various contractors for various development improvements that have been completed. The infrastructure improvements completed by the development projects include Portland cement concrete pavement, sanitary sewer and storm sewer improvements. The construction has been substantially completed in accordance with the approved plans and City standards, has been inspected by the Public Works Department, and is recommended for acceptance. The value of

the bonds provided represents the construction value of the infrastructure improvements based on the developer's contract price for the infrastructure improvements.

Action / Recommendation:

The Public Works Department recommends adoption of the Resolutions to accept the maintenance bonds as submitted for the various subdivision improvements listed.

Alternative to the Recommendation:

If Council chooses not to accept the maintenance bonds, the Developer will encounter difficulty obtaining building permits and certification of occupancy for this development.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): N/A

Local Preference Policy: Applies Exempt

Explanation: private development

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, City Wide Construction Corporation has filed a Maintenance Bond executed by North American Specialty Insurance Company in the sum of \$26,280 for Portland Cement Concrete pavement in Hidden Spring First Addition (Phase III), now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the 4-year Maintenance Bond filed by City Wide Construction Corporation be and the same is hereby approved and filed with the City of Cedar Rapids Finance Director, and

BE IT FURTHER RESOLVED that the acceptance of this street by the City of Cedar Rapids does not relieve Abode Construction, Inc. of the responsibility for:

1. The maintenance of adequate backfill around and under pavement.
2. The prevention and repair of paving undermining.
3. The removal and cleaning of the street surface of soil and debris resulting from the erosion of the adjacent property.

The above items shall remain the responsibility of Abode Construction, Inc. until such time as all the adjacent area has been developed and proper erosion control measures have been accomplished, and

BE IT FURTHER RESOLVED that the 4-year Maintenance Bond filed by City Wide Construction Corporation be and the same is hereby approved and filed with the City of Cedar Rapids Finance Director.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Loren Snell, PE
E-mail Address: l.snell@cedar-rapids.org

Phone Number/Extension: 5804

Alternate Contact Person: Pat Wieneke
E-mail Address: p.wieneke@cedar-rapids.org

Phone Number/Extension: 5848

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Yes Map**

Resolution accepting project, authorizing final payment in the amount of \$17,272.97 and approving the 4-year Performance Bond submitted by Price Industrial Electric, Inc. for the E and F Avenue at 1st Street NW and 1st Street NE Traffic Signal Improvements project (original contract amount was \$318,463; final contract amount is \$345,459.37). CIP/DID #306222-01

Background:

Construction has been substantially completed by Price Industrial Electric, Inc. for the E and F Avenue at 1st Street NW and 1st Street NE Traffic Signal Improvements. This is an approved Capital Improvements Project (CIP No. 306222-01) with a final construction contract amount of \$345,459.37. Funding resources for this project were approved in FY14 and prior years and the project is completed within the approved budget.

Action / Recommendation:

The Public Works Department recommends adoption of the Resolution to accept the project and performance bond and issue final payment to the contractor in the amount of \$17,272.97.

Alternative to the Recommendation:

There is no alternative recommendation but an alternative action is to not accept the project. If the project is not accepted, the project cannot be closed out (retainage cannot be released to Contractor, four-year maintenance bond period cannot begin) and City could be subject to claims since Contractor has fulfilled the terms of the construction contract.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable):

Local Preference Policy: Applies Exempt

Explanation: Chapter 26 of the Code of Iowa requires construction for highway, bridge, or culvert improvements to be awarded to the lowest responsive, responsible bidder.

Recommended by Council Committee: Yes No N/A

Explanation (if necessary): Project updates provided to the Infrastructure Committee.

RESOLUTION NO.

WHEREAS, the Public Works Director / City Engineer certifies construction contract work on the E and F Avenue at 1st Street NW and 1st Street NE Traffic Signal Improvements project (Contract No. 306222-01), has been substantially completed in accordance with the approved plans and specifications, and

WHEREAS, a Performance Bond, dated May 28, 2013 in the amount of \$314,963 covering said work filed by Price Industrial Electric, Inc. and executed by North American Specialty Insurance Company provides a four-year correction period for defects in materials and workmanship, and

WHEREAS, the final cost summary for this project is as follows:

Original Contract Amount	\$314,963.00
Possible Incentive	3,500.00
Change Order No. 1	13,753.70
Change Order No. 2	18,440.93
Change Order No. 3 (Final)	(3,698.26)
Removal of Original Incentive	<u>(1,500.00)</u>
Amended Contract Amount	\$345,459.37

, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the four-year correction period as provided by the Performance Bond commences on this date, and

BE IT FURTHER RESOLVED that based on the Public Works Director / City Engineer's recommendation, the E and F Avenue at 1st Street NW and 1st Street NE Traffic Signal Improvements project, (Contract No. 306222-01) be and the same is hereby accepted as being substantially completed, and the City of Cedar Rapids Finance Director is authorized and directed to issue a warrant in the sum of \$17,272.97 to Price Industrial Electric, Inc. as final payment.

The final contract price is \$345,459.37 distributed as follows:

\$ 10,379.30	306-306000-306991
\$ 11,018.79	306-306000-306992
\$324,061.28	306-306000-306222

, and

BE IT FURTHER RESOLVED, that sales tax was not paid on the above project and therefore there is no refund to be submitted to the State of Iowa.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

FLOOD

Submitting Department: Public Works Department

Presenter at meeting: Rob Davis
E-mail Address: r.davis@cedar-rapids.org

Phone Number/Extension: 5808

Alternate Contact Person: John Ryan
E-mail Address: John.Ryan@Ryancompanies.com

Phone Number/Extension: 515/202-7456

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Map**

Resolution accepting project, authorizing final payment in the amount of \$13,750 and approving the 2-year Performance Bond submitted by Miron Construction Co., Inc. for the Paramount Theatre Flood Recovery & Renovation – Bid Package 2 – General Contractor project (original contract amount was \$6,436,900; final contract amount is \$7,173,965) (**FLOOD**). CIP/DID #PTE001-21

Background:

Construction has been substantially completed by Miron Construction Co. Inc. for the Paramount Theatre Flood Recovery & Renovation – Bid Package 2 – General Contractor. This is an approved Capital Improvements Project (CIP No. PTE001-21) with a final construction contract amount of \$7,173,965. Funding resources for this project were approved in FY14 and prior years and the project is completed within the approved budget.

Action / Recommendation:

The Public Works Department recommends adoption of the Resolution to accept the project and performance bond and issue final payment to the contractor in the amount of \$13,750.

Alternative to the Recommendation:

There is no alternative recommendation but an alternative action is to not accept the project. If the project is not accepted, the project cannot be closed out (retainage cannot be released to Contractor) and City could be subject to claims since Contractor has fulfilled the terms of the construction contract.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable):

Local Preference Policy: Applies Exempt

Explanation: Non-local monies are funding this project.

Recommended by Council Committee Yes No N/A

Explanation (if necessary) This project has not been considered by a Council Committee.

RESOLUTION NO.

WHEREAS, the Public Works Director / City Engineer certifies construction contract work on the Paramount Theatre Flood Recovery & Renovation – Bid Package 2 - General Contractor project (Contract No. PTE001-21), has been substantially completed in accordance with the approved plans and specifications, and

WHEREAS, a Performance Bond, dated August 31, 2011 in the amount of \$6,436,900 covering said work filed by Miron Construction Co., Inc. and executed by Continental Casualty Company provides a two-year correction period for defects in materials and workmanship, and

WHEREAS, the final cost summary for this project is as follows:

Original Contract Amount	\$6,436,900
Incentive Clause	30,000
Change Order No. 1	4,120
Change Order No. 2	21,742
Change Order No. 3	(9,639)
Change Order No. 4	44,454
Change Order No. 5	31,006
Change Order No. 6	98,976
Change Order No. 7	200,250
Change Order No. 8	5,218
Change Order No. 9	28,839
Change Order No. 10	197,877
Change Order No. 11	52,994
Change Order No. 12	27,213
Change Order No. 13	37,762
Change Order No. 14	8,545
Change Order No. 15	4,984
Change Order No. 16	(12,329)
Change Order No. 17	8,803
Change Order No. 18 (Final Revised)	(13,750)
Removal of Original Incentive	<u>(30,000)</u>
Amended Contract Amount	\$7,173,965

, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the two-year correction period as provided by the Performance Bond commences on October 25, 2012, ending on October 25, 2014.

BE IT FURTHER RESOLVED that based on the Public Works Director / City Engineer's recommendation, the Paramount Theatre Flood Recovery & Renovation – Bid Package 2 – General Contractor project, (PTE001-21) be and the same is hereby accepted as being substantially completed, and the City of Cedar Rapids Finance Director is authorized and directed to issue a warrant in the sum of \$13,750 to Miron Construction Co., Inc. as final payment.

The final contract price is \$7,173,965 distributed as follows: City of Cedar Rapids \$6,186,182 552000-330-330820-18512-PTE001, \$899,745.06 552000-330-330820-18517-PTE001-HTC, \$40,224.94 552000-330-330820-18517-PTE001-IJN, Paramount Tenant LLC \$47,813 552000-330-330820-18517-HTC

BE IT FURTHER RESOLVED, that sales tax was not paid on the above project and therefore there is no refund to be submitted to the State of Iowa.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

FLOOD

Submitting Department: Public Works Department

Presenter at meeting: Loren Snell, PE
E-mail Address: l.snell@cedar-rapids.org

Phone Number/Extension: 5804

Alternate Contact Person: Pat Wieneke
E-mail Address: p.wieneke@cedar-rapids.org

Phone Number/Extension: 5848

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Map**

Resolution accepting project, authorizing final payment in the amount of \$29,610.05 and approving the 4-year Performance Bond submitted by Municipal Pipe Tool Company, LLC for the Sanitary Sewers Quadrant Flood Repair Lining Package #3 – 2012 project (original contract amount was \$654,518; final contract amount is \$592,201) (**FLOOD**). CIP/DID #SSD101-06

Background:

Construction has been substantially completed by Municipal Pipe Tool Company, LLC for the Sanitary Sewers Quadrant Flood Repair Lining Package #3 - 2012. This is an approved Capital Improvements Project (CIP No. SSD101-06) with a final construction contract amount of \$592,201. Funding resources for this project were approved in FY14 and prior years and the project is completed within the approved budget.

Action / Recommendation:

The Public Works Department recommends adoption of the Resolution to accept the project and performance bond and issue final payment to the contractor in the amount of \$29,610.05.

Alternative to the Recommendation:

There is no alternative recommendation but an alternative action is to not accept the project. If the project is not accepted, the project cannot be closed out (retainage cannot be released to Contractor, four-year maintenance bond period cannot begin) and City could be subject to claims since Contractor has fulfilled the terms of the construction contract.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable):

Local Preference Policy: Applies Exempt

Explanation: FEMA funded project

Recommended by Council Committee: Yes No N/A

RESOLUTION NO.

WHEREAS, the Public Works Director / City Engineer certifies construction contract work on the Sanitary Sewers Quadrant Flood Repair Lining Package #3 - 2012 project (Contract No. SSD101-06), has been substantially completed in accordance with the approved plans and specifications, and

WHEREAS, a Performance Bond, dated December 18, 2012 in the amount of \$654,518 covering said work filed by Municipal Pipe Tool Company, LLC and executed by Merchants Bonding Company (Mutual) provides a four-year correction period for defects in materials and workmanship, and

WHEREAS, the final cost summary for this project is as follows:

Original Contract Amount	\$654,518
Possible Incentive	14,500
Change Order No. 1	1,250
Change Order No. 2	2,756
Change Order No. 3 (Final)	(71,573)
Removal of Original Incentive	<u>(9,250)</u>
Amended Contract Amount	\$592,201

, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the four-year correction period as provided by the Performance Bond commences on this date, and

BE IT FURTHER RESOLVED that based on the Public Works Director / City Engineer's recommendation, the Sanitary Sewers Quadrant Flood Repair Lining Package #3 - 2012 project, (Contract No. SSD101-06) be and the same is hereby accepted as being substantially completed, and the City of Cedar Rapids Finance Director is authorized and directed to issue a warrant in the sum of \$29,610.05 to Municipal Pipe Tool Company, LLC as final payment.

The final contract price is \$592,201 distributed as follows: \$592,201 330-330210-18511-SSD101, and

BE IT FURTHER RESOLVED, that sales tax was not paid on the above project and therefore there is no refund to be submitted to the State of Iowa.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Finance – Purchasing Services

Presenter at meeting: Consent Agenda

Phone Number/Ext:

Alternate Contact Person: Rob Davis

Phone Number/Ext: 5808

Email: robd@cedar-rapids.org

Alternate Contact Person: Diane Rodenkirk

Phone Number/Ext: 5023

Email: d.rodenkirk@cedar-rapids.org

Description of Agenda Item:

Resolution accepting project and authorizing issuance of final payment in the amount of \$11,873.12 to Dynamic Furniture Services dba FF&E Solutions for the Cedar Rapids Convention Complex Staging and Setup Logistics Services project. (original contract amount was \$202,000; final contract amount is \$237,462.50). CIP/DID #1212-145

Background:

This project is for the Cedar Rapids Convention Complex Staging and Setup Logistics Services. City Council awarded the project to Dynamic Furniture Services dba FF&E Solutions by Resolution No. 0494-03-13.

Frew Development Group, LLC, the construction manager for the Convention Complex, has certified that the Contract work has been substantially completed in accordance with the approved specifications. The Public Works Department – Engineering Division concurs with this certification.

Contract summary:

Original Contract, Resolution No. 0494-03-13	\$202,000.00
Amendment No. 1, signed by the City Manager April 24, 2013	\$9,745.00
Amendment No. 2, Resolution No. 0726-05-13	\$16,387.50
Amendment No. 3, Resolution No. 1389-08-13	\$9,330.00
Contract Total	\$237,462.50

This resolution is to release final payment to Dynamic Furniture Services dba FF&E Solutions of \$11,873.12.

Action / Recommendation: Recommend Council approve the Resolution

Alternative Recommendation:

Time Sensitivity:

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 minutes

Budget Information (if applicable):

Local Preference Policy Applies Exempt

Recommended by Council Committee Yes No N/A
Explanation (if necessary):

RESOLUTION NO.

WHEREAS, the City of Cedar Rapids and Dynamic Furniture Services dba FF&E Solutions are parties to a Contract for the Cedar Rapids Convention Complex Staging and Setup Logistics Services project authorized by Resolution No. 0494-03-13; and

WHEREAS, Frew Development Group, LLC, the construction manager for the Convention Complex, has certified that the Contract work has been substantially completed in accordance with the approved specifications; and

WHEREAS, The Public Works Department – Engineering Division concurs with this certification; and

A cost summary of the contract for this project is as follows:

Original Contract, Resolution No. 0494-03-13	\$202,000.00
Amendment No. 1, signed by the City Manager April 24, 2013	\$9,745.00
Amendment No. 2, Resolution No. 0726-05-13	\$16,387.50
Amendment No. 3, Resolution No. 1389-08-13	\$9,330.00
Contract Total	\$237,462.50

AND BE IT FURTHER RESOLVED that based on the recommendation by Frew Development Group, LLC and the Public Works Department – Engineering Division that the project be and the same is hereby accepted as being substantially completed and the City of Cedar Rapids is authorized and directed to issue final payment for the sum of \$11,873.12 to Dynamic Furniture Services dba FF&E Solutions; and

BE IT FURTHER RESOLVED that payment shall be issued 30 days from the date of resolution.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: John Reasoner
E-mail Address: j.reasoner@cedar-rapids.org

Phone Number/Extension: 5806

Alternate Contact Person: Chris Strecker, PE
E-mail Address: c.strecker@cedar-rapids.org

Phone Number/Extension: 5820

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Yes Map**
 Resolution approving the Final Plat of The Commons on Ellis Boulevard First Addition for property located at 1320, 1324, and 1328 Ellis Boulevard NW. CIP/DID #FLPT-007583-2013

Background:

The developer submitted the Final Plat in conformance with previously approved preliminary plat. The Public Works Department reviewed the submittal and determined it complies with applicable preliminary plat conditions and applicable requirements for final plats.

This plat contains five (5) lots and a total plat area of 0.35 acre.

Action / Recommendation:

The Public Works Department recommends approval of the resolution to approve Final Plat of The Commons on Ellis Boulevard First Addition to Cedar Rapids, Linn County, Iowa.

Alternative to the Recommendation:

1. Defer action until additional information is provided by the developer to address City Council requests.
2. Deny approval of plat and specify supplemental reasonable requirements to be met prior to reconsideration.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): NA

Local Preference Policy: Applies Exempt

Explanation: Policy not applicable to final platting subdivisions.

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):

ENG
ASR
DSD
SWM
BSD
PD
FIR
WTR
STR
IT
LC SHERIFF
AMBULANCE
POST OFFICE
NEWBO DEV GROUP
FLPT-007583-2013

**RESOLUTION NO.
RESOLUTION APPROVING PLAT**

WHEREAS, A PLAT OF THE COMMONS ON ELLIS BOULEVARD FIRST ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA containing Five (5) lots, Numbered Lot One (1) through Lot Five (5), all inclusive, has been filed with the City Clerk and after consideration of the same is found to be correct and in accordance with the provisions of the laws of the State of Iowa, and the ordinances of the City of Cedar Rapids, in relation to Plats and Addition to Cities, and

WHEREAS, the property owner(s) has submitted the following executed agreement(s), and are included as part of the final plat documents:

1. Development Agreement
2. Concrete Pavement Petition and Assessment Agreement for Alley Improvements

and

WHEREAS, the agreement(s) as submitted are recommended for approval by the Public Works Director / City Engineer,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA as follows:

1. The City Council concurs with the recommendation of the City Engineer, and specifically finds that the proposed plat is in accordance with the provisions of the laws of the State of Iowa, and the ordinances of the City of Cedar Rapids, in relation to Plats and Addition to Cities, and also specifically Cedar Rapids Municipal Code Chapter 31, the Subdivision Ordinance.
2. The Mayor and City Council hereby accept the executed agreement(s), as noted above.
3. Said plat and dedication of said The Commons on Ellis Boulevard First Addition in the City of Cedar Rapids, Linn County, Iowa, be and the same is hereby acknowledged and approved on the part of the City of Cedar Rapids, Iowa, and the dedication of the public easements for the purposes shown on the final plat is hereby approved and accepted, and the City Clerk is hereby directed to certify this resolution of approval and affix the same to said plat as by law provided.

Passed this 11th day of February, 2014.

_____ Mayor

Attest:

_____ City Clerk

STATE OF IOWA)
) ss.
COUNTY OF LINN)

I, Amy Stevenson, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Resolution is a true and correct copy of the Resolution as passed by the City Council of the City of Cedar Rapids, Iowa, on this _____ day of _____, 2014.

_____ City Clerk



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Doug Wilson, PE

Phone Number/Extension: 5141

E-mail Address: d.wilson@cedar-rapids.org

Alternate Contact Person: Gary Petersen, PE

Phone Number/Extension: 5153

E-mail Address: g.petersen@cedar-rapids.org

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Yes** **No** **MAP**
 Resolution adopting and levying final schedule of assessments and providing for the payment thereof for the 1st Avenue East from the Cottage Grove Place Entrance to Thompson Drive SE Sidewalk Extension project. CIP/DID #301697-00

Background:

Construction has been completed by Curtis Contracting Corp. for the subject project. This is a previously approved Capital Improvements Project (CIP No. 301697-00) with a total cost of completed work to date of \$69,816.65. Amount proposed to be assessed to three benefiting properties is \$8,490. The preliminary assessment amount of \$8,490 was approved by City Council on January 22, 2013. The Public Works Department has inspected the completed work and determined the work to be in substantial conformance with the contract requirements. In conformance with the provisions of the Iowa Code for special assessments, the Public Works Department proposes a resolution to levy the final assessment.

Action / Recommendation:

The Public Works Department recommends adoption of the resolution.

Alternative to the Recommendation:

If the resolution to adopt and levy is not adopted the assessments will not be enforceable.

Time Sensitivity: Must be acted on by February 11, 2014 due to assessment schedule per State code timeline.

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable):

Local Preference Policy: Applies Exempt

Explanation:

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

RESOLUTION ADOPTING AND LEVYING FINAL SCHEDULE OF ASSESSMENTS,
AND PROVIDING FOR THE PAYMENT THEREOF

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA:

That after full consideration of the final schedule of assessments and accompanying plat showing the assessments proposed to be made for the construction of the 1st Avenue East from the Cottage Grove Place Entrance to Thompson Drive SE Sidewalk Extension, within the City, under contract with of Cedar Rapids, Iowa, which final plat and schedule was filed in the office of the Clerk on the 15th day of January, 2014 said assessments are hereby corrected by making the following changes and reductions:

<u>NAME OF PROPERTY OWNER AND DESCRIPTION OF PROPERTY</u>	<u>PROPOSED FINAL ASSESSMENT</u>	<u>PROPOSED CONDITIONAL DEFICIENCY, IF ANY</u>	<u>CORRECTED FINAL ASSESSMENT</u>	<u>CORRECTED CONDITIONAL DEFICIENCY, IF ANY</u>
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NONE

BE IT FURTHER RESOLVED, that the said schedule of assessments and accompanying plat, be and the same are hereby approved and adopted; and that there be, and is hereby assessed and levied, as a special tax against and upon each of the lots, parts of lots and parcels of land, and the owner or owners thereof liable to assessment for the cost of said improvements, the respective sums expressed in figures set opposite to each of the same on account of the cost of the construction of the said improvements. Provided, further, that the amounts shown in said final schedule of assessments as deficiencies are found to be proper and are levied conditionally against the respective properties benefited by the improvements as shown in the schedule, subject to the provisions of Section 384.63, Code of Iowa. Said assessments against said lots and parcels of land are hereby declared to be in proportion to the special benefits conferred upon said property by said improvements, and not in excess thereof, and not in excess of 25% of the value of the same.

BE IT FURTHER RESOLVED, that said assessments of an amount subject to the provisions of Section 384.60, Code of Iowa, shall be payable in ten (10) equal annual installments and shall bear interest at the rate of 9 percent per annum, the maximum rate permitted by law, from the date of the acceptance of the improvements; the first installment of each assessment, or total amount thereof, if it be less than the amount subject to the provisions of Section 384.60 Code of Iowa, with interest on the whole assessment from date of acceptance of the work by the Council, shall become due and payable on July 1, 2014; succeeding annual installments, with interest on the whole unpaid amount, shall respectively become due on July 1st annually thereafter, and shall be paid at the same time and in the same manner as the September semiannual payment of ordinary taxes. Said assessments shall be payable at the office of the City Treasurer, in full or in part and

without interest within thirty days after the date of the first publication of the notice of the filing of the final plat and schedule of assessments to the County Treasurer of Linn County, Iowa.

BE IT FURTHER RESOLVED, that the Clerk be and is hereby directed to certify said final plat and schedule to the County Treasurer of Linn County, Iowa, and to publish notice of said certification once each week for two consecutive weeks in the Cedar Rapids Gazette, a newspaper printed wholly in the English language, published in Cedar Rapids, Iowa, the first publication of said notice to be made within fifteen days from the date of the filing of said schedule with the County Treasurer, the Clerk shall also send by ordinary mail to all property owners whose property is subject assessment a copy of said notice, said mailing to be on or before the date of the second publication of the notice, all as provided and directed by Code Section 384.60, Code of Iowa.

BE IT FURTHER RESOLVED, that the Clerk is directed to certify the deficiencies for lots specially benefited by the improvements, as shown in the final schedule of assessments, to the County Treasurer for recording in the Special Assessment Deficiencies Book and to the city official charged with responsibility for the issuance of building permits. Said deficiencies are conditionally assessed to the respective properties under Code Section 384.63 for the amortization period specified by law.

The Clerk is authorized and directed to ascertain the amount of assessments remaining unpaid after the thirty day period against which improvement bonds may be issued and to proceed on behalf of the City with the sale of said bonds, to select a date for the sale thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the sale of said bonds on a basis favorable to the City and acceptable to the Council.

PASSED AND APPROVED this 11th day of February, 2014.

Published in the Cedar Rapids Gazette 2/15/14 & 2/22/14
(Two publications required)

NOTICE OF FILING OF THE FINAL PLAT AND SCHEDULE
OF ASSESSMENTS AGAINST BENEFITED PROPERTIES FOR
THE CONSTRUCTION OF THE COTTAGE GROVE PLACE ENTRANCE TO THOMPSON DRIVE
SE SIDEWALK EXTENSION
WITHIN THE CITY OF CEDAR RAPIDS, IOWA

TO THE PERSONS OWNING LAND LOCATED WITHIN THE DISTRICT DESCRIBED AS THE
Cottage Grove Place Entrance to Thompson Drive SE Sidewalk Extension WITHIN THE CITY OF
CEDAR RAPIDS, IOWA:

Consisting of the properties which are described as follows:

141432900700000
A.P. #360 LOTS 6 &
LANDS SE OF 1ST AVE
& NE OF COTTAGE
GROVE AVE & (LESS ST)
&(LESS PLAZA EAST
ADDNS) & (LESS P.O.S.
#330) S OF A P 360 NW
SW STR/LB 14 83 7

141432900800000
A.P. #360

141432900900000
LANDS SE OF 1ST AVE & NE
OF COTTAGE GROVE AVE
& (LESS ST) & (LESS PLAZA
EAST ADDNS) &

The extent of the work completed on the Cottage Grove Place Entrance to Thompson Drive
SE Sidewalk Extension is as follows:

You are hereby notified that the final plat and schedule of assessments against benefited
properties within the District described as the Cottage Grove Place Entrance to Thompson Drive
SE Sidewalk Extension, for the construction of sidewalk improvements, has been adopted and
levied by the Council of Cedar Rapids, Iowa, and that said plat and schedule of assessments has
been certified to the County Treasurer of Linn County, Iowa. Assessments of \$500 or more are
payable in ten (10) equal annual installments, with interest on the unpaid balance, all as provided
in Section 384.65, City Code of Iowa. Conditional deficiency assessment, if any, may be levied
against the applicable property for the same period of years as the assessments are made
payable.

You are further notified that assessments may be paid in full or in part without interest at the office of the City Treasurer at any time within thirty days after the date of the first publication of this notice of the filing of the final plat and schedule of assessments with the County Treasurer. Unless said assessments are paid in full within said thirty day period, all unpaid assessments will draw annual interest computed at 9 percent (commencing on the date of acceptance of the work) computed to the next December 1st following the due dates of the respective installments. Each installment will be delinquent on September 30th following its due date on July 1st in each year. Property owners may elect to pay any annual installment semiannually in advance.

All properties located within the boundaries of the Cottage Grove Place Entrance to Thompson Drive SE Sidewalk Extension, above described have been assessed for the cost of the making of said improvements, the amount of each assessment, and the amount of any conditional deficiency assessment having been set out in the schedule of assessments and plat accompanying the same, which are now on file in the office of the County Treasurer of Linn County, Iowa. For further information you are referred to said plat and schedule of assessments.

This Notice given by direction of the Council of the City of Cedar Rapids, Iowa, as prescribed by Code Section 384.60 of the City Code of Iowa.

Clerk of the City of Cedar Rapids, Iowa

CERTIFICATE OF LEVY OF SPECIAL ASSESSMENTS
TO BE MADE BY THE CLERK OF CEDAR RAPIDS, IOWA,
AND FILED WITH THE COUNTY TREASURER OF LINN COUNTY,
IOWA AND THE CITY OFFICER CHARGED WITH ISSUANCE OF
BUILDING PERMITS

STATE OF IOWA

COUNTY OF LINN

I, _____, Clerk of the City of Cedar Rapids, County of Linn, State of Iowa, do hereby certify that at a meeting of the Council of Cedar Rapids, Iowa, held on the 11th day of February, 2014, the said Council did levy special assessments for and on account of the cost of construction of the 1st Avenue East from the Cottage Grove Place Entrance to Thompson Drive SE Sidewalk Extension, under contract with Curtis Contracting Corp. of Cedar Rapids, Iowa, on the following or portions thereof, in said Municipality, to-wit:

141432900700000
A.P. #360 LOTS 6 &
LANDS SE OF 1ST AVE
& NE OF COTTAGE
GROVE AVE & (LESS ST)
&(LESS PLAZA EAST
ADDNS) & (LESS P.O.S.
#330) S OF A P 360 NW
SW STR/LB 14 83 7

141432900800000
A.P. #360

141432900900000
LANDS SE OF 1ST AVE & NE
OF COTTAGE GROVE AVE
& (LESS ST) & (LESS PLAZA
EAST ADDNS) &

That the district benefited and assessed for this cost of the improvement is described as follows:

1st Avenue East from the Cottage Grove Place Entrance to Thompson Drive SE Sidewalk Extension

I further certify that the said assessments of \$500 or more are payable in ten (10) equal annual installments, together with interest thereon at the rate of 9 percent per annum computed to December 1st following the due date of each installment. Interest commences on January 14, 2014, the date of acceptance of the work. The first annual installment, or the full amount of assessments less than \$500.00, are due and payable on July 1st following the date of levy of these assessments as set forth above (unless this certification is made within less than thirty days prior to

July 1st) and is subject to the provisions of Section 384.65, City Code of Iowa, with respect to lien, delinquent dates, interest, penalties and years of payment.

Special assessment deficiencies as set forth in the Schedule of Assessments are conditionally levied and are certified pursuant to Code Section 384.63. The period for amortization of special assessment deficiencies established by law and by action of the City Council is ten (10) years.

Assessments may be paid in full or in part at the office of the City Treasurer, within thirty days of the first publication of the notice of this filing of the final assessment schedule.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the 11th day of February, 2014.

City Clerk

I hereby certify that on the ____ day of _____, 20____, there was filed with me as County Treasurer of Linn County, State of Iowa, an executed copy of the certificate of the City Clerk of Cedar Rapids, Iowa, hereinabove set out, relating to the levy of special assessments, covering the recently completed street improvements in said Municipality, and a copy of the final plat and schedule of assessments and conditional deficiency assessments, referred to in the resolution levying said assessments, heretofore adopted by the City Council on _____, 20_____.

County Treasurer

I hereby certify that on the ____ day of _____, 20____, there was filed with me as Building Permit Official of the City of Cedar Rapids, Iowa, an executed copy of the certificate of the City Clerk of Cedar Rapids, Iowa, hereinabove set out, relating to the levy of special assessments, covering the recently completed street improvements in said Municipality, and a copy of the final plat and schedule of assessments and conditional deficiency assessments, referred to in the resolution levying said assessments, heretofore adopted by the City Council on _____, 20_____.

Building Permit Official of the City of Cedar
Rapids, Iowa



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Gary Petersen, PE
E-mail Address: g.petersen@cedar-rapids.org

Phone Number/Extension: 5153

Alternate Contact Person: Doug Wilson, PE
E-mail Address: d.wilson@cedar-rapids.org

Phone Number/Extension: 5141

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Yes** **No** **MAP**
 Resolution adopting and levying final schedule of assessments and providing for the payment thereof for the 3rd Street SE Reconstruction and Streetscape Improvements from 8th Avenue SE to 14th Avenue SE project. CIP/DID #321526-00

Background:

Construction has been completed by Rathje Construction Company for the subject project. This is a previously approved Capital Improvements Project (CIP No. 321526-02) with a final construction amount of \$2,948,939.30. Amount proposed to be assessed to 114 benefiting properties is \$1,526,020. The preliminary assessment amount of \$1,563,502 was approved by City Council on May 25, 2010. Final amount proposed to be assessed to the benefited properties is \$1,526,020 with \$981,016 (64%) of the final assessment amount paid with Tax Increment Revenues, or the parcels are owned by the City of Cedar Rapids and the Tax Increment will be generated with redevelopment of the parcels. Following is a summary of the assessments paid with Tax Increment Revenues (TIF):

- 3 parcels (61 benefiting properties) for the Bottleworks Development with a previous Agreement for Private Redevelopment
- 13 parcels for properties with approved Reinvestment Agreements
- 1 parcel with an approved Agreement for Private Redevelopment with an approved Certificate of Occupancy
- 2 parcels with an approved Agreement for Private Redevelopment, but no Certificate of Occupancy. The assessment (without interest) will be reimbursed at the time of Certificate of Occupancy with TIF funds.
- 11 parcels owned by the City of Cedar Rapids

The Public Works Department has inspected the completed work and determined the work to be in substantial conformance with the contract requirements. In conformance with the provisions of the Iowa Code for special assessment (Chapter 384), Public Works proposes a resolution to levy the final assessment.

Action / Recommendation:

The Public Works Department recommends adoption of the resolution.

Alternative to the Recommendation:

If the resolution to adopt and levy is not adopted, the assessments will not be enforceable.

Time Sensitivity: Must be acted on by February 11, 2014 due to assessment schedule per State code timeline.

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): 321526 and 321538

Local Preference Policy: Applies Exempt

Explanation: Does not apply to assessments.

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

RESOLUTION ADOPTING AND LEVYING FINAL SCHEDULE OF ASSESSMENTS,
 AND PROVIDING FOR THE PAYMENT THEREOF

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA:

That after full consideration of the final schedule of assessments and accompanying plat showing the assessments proposed to be made for the construction of the 3rd Street SE Reconstruction and Streetscape Improvements from 8th Avenue SE to 14th Avenue SE project, within the City, under contract with Rathje Construction Company of Marion, Iowa, which final plat and schedule was filed in the office of the Clerk on the thirty-first (31st) day of December, 2013 said assessments are hereby corrected by making the following changes and reductions:

<u>NAME OF PROPERTY OWNER AND DESCRIPTION OF PROPERTY</u>	<u>PROPOSED FINAL ASSESSMENT</u>	<u>PROPOSED CONDITIONAL DEFICIENCY, IF ANY</u>	<u>CORRECTED FINAL ASSESSMENT</u>	<u>CORRECTED CONDITIONAL DEFICIENCY, IF ANY</u>
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None

BE IT FURTHER RESOLVED, that the said schedule of assessments and accompanying plat, be and the same are hereby approved and adopted; and that there be, and is hereby assessed and levied, as a special tax against and upon each of the lots, parts of lots and parcels of land, and the owner or owners thereof liable to assessment for the cost of said improvements, the respective sums expressed in figures set opposite to each of the same on account of the cost of the construction of the said improvements. Provided, further, that the amounts shown in said final schedule of assessments as deficiencies are found to be proper and are levied conditionally against the respective properties benefited by the improvements as shown in the schedule, subject to the provisions of Section 384.63, Code of Iowa. Said assessments against said lots and parcels of land are hereby declared to be in proportion to the special benefits conferred upon said property by said improvements, and not in excess thereof, and not in excess of 25% of the value of the same.

BE IT FURTHER RESOLVED, that said assessments of an amount subject to the provisions of Section 384.60, Code of Iowa, shall be payable in ten (10) equal annual installments and shall bear interest at the rate of 9 percent per annum, the maximum rate permitted by law, from the date of the acceptance of the improvements; the first installment of each assessment, or total amount thereof, if it be less than the amount subject to the provisions of Section 384.60 Code of Iowa, with interest on the whole assessment from date of acceptance of the work by the Council, shall become due and payable on July 1, 2014; succeeding annual installments, with interest on the whole unpaid amount, shall respectively become due on July 1st annually thereafter, and shall be

paid at the same time and in the same manner as the September semiannual payment of ordinary taxes. Said assessments shall be payable at the office of the City Treasurer, in full or in part and without interest within thirty days after the date of the first publication of the notice of the filing of the final plat and schedule of assessments to the County Treasurer of Linn County, Iowa.

BE IT FURTHER RESOLVED, that the Clerk be and is hereby directed to certify said final plat and schedule to the County Treasurer of Linn County, Iowa, and to publish notice of said certification once each week for two consecutive weeks in the Cedar Rapids Gazette, a newspaper printed wholly in the English language, published in Cedar Rapids, Iowa, the first publication of said notice to be made within fifteen days from the date of the filing of said schedule with the County Treasurer, the Clerk shall also send by ordinary mail to all property owners whose property is subject assessment a copy of said notice, said mailing to be on or before the date of the second publication of the notice, all as provided and directed by Code Section 384.60, Code of Iowa.

BE IT FURTHER RESOLVED, that the Clerk is directed to certify the deficiencies for lots specially benefited by the improvements, as shown in the final schedule of assessments, to the County Treasurer for recording in the Special Assessment Deficiencies Book and to the city official charged with responsibility for the issuance of building permits. Said deficiencies are conditionally assessed to the respective properties under Code Section 384.63 for the amortization period specified by law.

The Clerk is authorized and directed to ascertain the amount of assessments remaining unpaid after the thirty day period against which improvement bonds may be issued and to proceed on behalf of the City with the sale of said bonds, to select a date for the sale thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the sale of said bonds on a basis favorable to the City and acceptable to the Council.

PASSED AND APPROVED this eleventh (11th) day of February 2014.

NOTICE OF FILING OF THE FINAL PLAT AND SCHEDULE
 OF ASSESSMENTS AGAINST BENEFITED PROPERTIES FOR
 THE CONSTRUCTION OF THE 3RD STREET SE RECONSTRUCTION AND STREETScape
 IMPROVEMENTS FROM 8TH AVENUE SE TO 14TH AVENUE SE PROJECT WITHIN THE CITY
 OF CEDAR RAPIDS, IOWA

TO THE PERSONS OWNING LAND LOCATED WITHIN THE DISTRICT DESCRIBED AS THE
 3RD STREET SE RECONSTRUCTION AND STREETScape IMPROVEMENTS FROM 8TH
 AVENUE SE TO 14TH AVENUE SE PROJECT WITHIN THE CITY OF CEDAR RAPIDS, IOWA:

Consisting of the properties which are described as follows:

Parcel No.	Legal Description
14281-82001-00000	P.O.S. #904 - REVISED PARCEL STR/LB A
14281-81003-00000	CARPENTER'S 1ST R/W OVER LOTS 6 THRU STR/LB 10 2
14281-83004-00000	CARPENTER'S 2ND NW 86' LOT 1 & ALL LOTS 2 & STR/LB 3 12
14281-83005-00000	CARPENTER'S 2ND SE 54' STR/LB 1 12
14281-83006-00000	CARPENTER'S 2ND NW 20' STR/LB 10 12
14281-83007-00000	CARPENTER'S 2ND SE 90' LOT 9 & SE 120' STR/LB 10 12
14281-83008-00000	CARPENTER'S 2ND LOTS 6, 7, 8 & NW 50' STR/LB 9 12
14281-85002-00000	CARPENTER'S 3RD NE 70' STR/LB 1 20
14281-85003-00000	CARPENTER'S 3RD SW 70' STR/LB 1 20
14281-85014-00000	CARPENTER'S 3RD NW 30' STR/LB 2 20
14281-85013-00000	CARPENTER'S 3RD SE 30' STR/LB 2 20
14281-85012-00000	CARPENTER'S 3RD STR/LB 3 20
14281-85007-00000	CARPENTER'S 3RD NW 30' STR/LB 4 20
14281-85008-00000	CARPENTER'S 3RD SE 30' LOT 4 & ALL STR/LB 5 20

Parcel No.	Legal Description
14281-87004-00000	CARPENTER'S 3RD LOTS 2 & STR/LB 3 23
14281-87005-00000	CARPENTER'S 3RD STR/LB 4 23
14281-87006-00000	CARPENTER'S 3RD SW 105' STR/LB 5 23
14281-87007-00000	CARPENTER'S 3RD NE 35' STR/LB 5 23
14284-01001-00000	J C MAY'S LOTS 1, 2 & 3 BLK 39 & HULL'S 1ST LOTS 1, 2 & 3 BLK 39 STR/LB
14273-27008-00000	J C MAY'S NW'LY 30' LOT 4 BLK 39 & HULL'S 1ST NW'LY 30' LOT 4 BLK 39 STR/LB
14273-27009-00000	J C MAY'S (LESS NW'LY 30') LOT 4 & NW'LY 30' STR/LB 5 39
14273-27010-00000	J C MAY'S SE 30' LOT 5 & NW 30' STR/LB 6 39
14273-27012-00000	J C MAY'S SE 30' STR/LB 6 39
14273-27013-00000	J C MAY'S NW 25' STR/LB 7 39
14273-27014-00000	J C MAY'S SE 35' STR/LB 7 39
14273-27015-00000	C MAY'S STR/LB 8 39
14273-29005-00000	J C MAY'S NW 32' SW 51' & NE 89' STR/LB 5
14273-29006-00000	J C MAY'S (LESS NW 32') SW 51' STR/LB 5 32

Parcel No.	Legal Description
14281-87003-00000	CARPENTER'S 3RD A 4 INCH STRIP OF VAC 3RD ST ADJ THERETO & ALL STR/LB 1 23
14273-29003-00000	J C MAY'S NW 34' LOT 6 BLK 32 & HULL'S 1ST NW 34' LOT 6 BLK 32 STR/LB
14273-29002-00000	J C MAY'S SE 30' LOT 7 BLK 32 & HULL'S 1ST SE 30' LOT 7 BLK 32 STR/LB
14273-29001-00000	J C MAY'S NW 30' LOT 7 BLK 32 & HULL'S 1ST NW 30' LOT 7 BLK 32 STR/LB
14284-04007-00000	CARPENTER'S 3RD STR/LB 6 31
14284-04008-00000	CARPENTER'S 3RD STR/LB 7 31
14284-04002-00000	CARPENTER'S 3RD-LOTS 1, 2 & NW 30' LOT 3 & VAC ALLEY ADJ THEREOF & ALL LOTS 8, 9 & STR/LB 10 31
14284-02001-00000	CARPENTER'S 3RD NE 91.16' STR/LB 6 22
14284-02011-00000	CARPENTER'S 3RD (LESS NE 91.16') STR/LB 6 22
14284-02002-00000	CARPENTER'S 3RD STR/LB 7 22
14284-02003-00000	CARPENTER'S 3RD SE 30' STR/LB 8 22
14281-90003-00000	CARPENTER'S 3RD NW 30' STR/LB 8 22
14281-90002-00000	CARPENTER'S 3RD SE 40' STR/LB 9 22
14281-90001-00000	CARPENTER'S 3RD NW 20' LOT 9 & ALL STR/LB 10 22
14281-88009-00000	CARPENTER'S 3RD STR/LB 6 21
14281-88010-00000	CARPENTER'S 3RD SE 30' STR/LB 7 21
14281-88011-00000	CARPENTER'S 3RD NW 30' STR/LB 7 21
14281-88012-00000	CARPENTER'S 3RD SE 30' STR/LB 8 21
14281-88013-00000	CARPENTER'S 3RD NW 30' STR/LB 8 21
14281-88014-00000	CARPENTER'S 3RD SE 30' STR/LB 9 21
14281-88015-00000	CARPENTER'S 3RD NW 30' STR/LB 9 21

Parcel No.	Legal Description
14273-29004-00000	J C MAY'S PT LOT 6 BLK 32 & PT HULL'S 1ST LOT 6 BLK 32 DESC AS SE 26' LOT 6 BLK 32 STR/LB
----	CARPENTER'S 2ND NE'LY 42.1' LOT 3 & ALL LOTS 4 & 5 STR/LB 10 13
14281-86001-01000	BOTTLEWORKS CONDO UNIT #106
14281-86001-01001	BOTTLEWORKS CONDO UNIT #107
14281-86001-01002	BOTTLEWORKS CONDO UNIT #108
14281-86001-01003	BOTTLEWORKS CONDO UNIT #109
14281-86001-01004	BOTTLEWORKS CONDO UNIT #110
14281-86001-01005	BOTTLEWORKS CONDO UNIT #111
14281-86001-01006	BOTTLEWORKS CONDO UNIT #201
14281-86001-01007	BOTTLEWORKS CONDO UNIT #202
14281-86001-01008	BOTTLEWORKS CONDO UNIT #203
14281-86001-01009	BOTTLEWORKS CONDO UNIT #204
14281-86001-01010	BOTTLEWORKS CONDO UNIT #205
14281-86001-01011	BOTTLEWORKS CONDO UNIT #206
14281-86001-01012	BOTTLEWORKS CONDO UNIT #208
14281-86001-01013	BOTTLEWORKS CONDO UNIT #209
14281-86001-01014	BOTTLEWORKS CONDO UNIT #210
14281-86001-01015	BOTTLEWORKS CONDO UNIT #211
14281-86001-01016	BOTTLEWORKS CONDO UNIT #212
14281-86001-01017	BOTTLEWORKS CONDO UNIT #213
14281-86001-01018	BOTTLEWORKS CONDO UNIT #214

Parcel No.	Legal Description
14281-88001-00000	CARPENTER'S 3RD STR/LB 10 21
14281-86003-00000	CARPENTER'S 2ND VAC ALLEY SE'LY OF NE'LY 42.1' LOT 3 & ALL LOTS 4 & 5 & ALL LOTS 6 THRU STR/LB 10 13
14281-86001-01021	BOTTLEWORKS CONDO UNIT #303
14281-86001-01022	BOTTLEWORKS CONDO UNIT #304
14281-86001-01023	BOTTLEWORKS CONDO UNIT #305
14281-86001-01024	BOTTLEWORKS CONDO UNIT #306
14281-86001-01025	BOTTLEWORKS CONDO UNIT #308
14281-86001-01026	BOTTLEWORKS CONDO UNIT #309
14281-86001-01027	BOTTLEWORKS CONDO UNIT #310
14281-86001-01028	BOTTLEWORKS CONDO UNIT #311
14281-86001-01029	BOTTLEWORKS CONDO UNIT #312
14281-86001-01030	BOTTLEWORKS CONDO UNIT #313
14281-86001-01031	BOTTLEWORKS CONDO UNIT #314
14281-86001-01032	BOTTLEWORKS CONDO UNIT #401
14281-86001-01033	BOTTLEWORKS CONDO UNIT #402
14281-86001-01034	BOTTLEWORKS CONDO UNIT #403
14281-86001-01035	BOTTLEWORKS CONDO UNIT #404
14281-86001-01036	BOTTLEWORKS CONDO UNIT #405
14281-86001-01037	BOTTLEWORKS CONDO UNIT #406
14281-86001-01038	BOTTLEWORKS CONDO UNIT #408
14281-86001-01039	BOTTLEWORKS CONDO UNIT #409

Parcel No.	Legal Description
14281-86001-01019	BOTTLEWORKS CONDO UNIT #301
14281-86001-01020	BOTTLEWORKS CONDO UNIT #302
14281-86001-01041	BOTTLEWORKS CONDO UNIT #411
14281-86001-01042	BOTTLEWORKS CONDO UNIT #412
14281-86001-01043	BOTTLEWORKS CONDO UNIT #413
14281-86001-01044	BOTTLEWORKS CONDO UNIT #414
14281-86001-01045	BOTTLEWORKS CONDO UNIT #501
14281-86001-01046	BOTTLEWORKS CONDO UNIT #502
14281-86001-01047	BOTTLEWORKS CONDO UNIT #503
14281-86001-01048	BOTTLEWORKS CONDO UNIT #504
14281-86001-01049	BOTTLEWORKS CONDO UNIT #505
14281-86001-01050	BOTTLEWORKS CONDO UNIT #506
14281-86001-01051	BOTTLEWORKS CONDO UNIT #508
14281-86001-01052	BOTTLEWORKS CONDO UNIT #509
14281-86001-01053	BOTTLEWORKS CONDO UNIT #510
14281-86001-01054	BOTTLEWORKS CONDO UNIT #511
14281-86001-01055	BOTTLEWORKS CONDO UNIT #512
14281-86001-01056	BOTTLEWORKS CONDO UNIT #513
14281-86001-01057	BOTTLEWORKS CONDO UNIT #514
14281-84004-00000	CARPENTER'S 1ST LOTS 6, 7, 8, 9 & STR/LB 10 1
14281-84001-00000	CARPENTER'S 1ST NE'LY 17.78' MEAS ON NW LN BNG NE'LY 14.46' MEAS ON SE LN LOT 4 & ALL LOT 5 BLK 1 & THAT PT VAC ALLEY SE OF & ADJ TO ALL OF ABOVE STR/LB

Parcel No.	Legal Description	Parcel No.	Legal Description
14281-86001-01040	BOTTLEWORKS CONDO UNIT #410	14281-84002-00000	CARPENTER'S 1ST LOT 3 & (LESS NE'LY 17.78' MEAS ON NW LN BNG NE'LY 14.46' MEAS ON SE LN) LOT 4 BLK 1 & THAT PT OF ALLEY SE OF & ADJ THERETO AS DESC B 1882 P 606 STR/LB

The extent of the work completed on the 3rd Street SE Reconstruction and Streetscape Improvements from 8th Avenue SE to 14th Avenue SE project is as follows:

Enhanced street and streetscape improvements included 12 feet of additional pavement for parking lanes above a standard 31-foot wide street, sidewalk construction above a standard 6 feet wide sidewalk, enhanced street lighting, benches, trash receptacles, bicycle racks, streetscape trees, planters, kiosk, brick pavers and restoration and reinstallation of advertising tiles at the southeast corner of 3rd Street SE and 12th Avenue SE.

You are hereby notified that the final plat and schedule of assessments against benefited properties within the District described as the 3rd Street SE Reconstruction and Streetscape Improvements from 8th Avenue SE to 14th Avenue SE project, for the construction of enhanced street and streetscape improvements, has been adopted and levied by the Council of Cedar Rapids, Iowa, and that said plat and schedule of assessments has been certified to the County Treasurer of Linn County, Iowa. Assessments of \$500 or more are payable in ten (10) equal annual installments, with interest on the unpaid balance, all as provided in Section 384.65, City Code of Iowa. Conditional deficiency assessment, if any, may be levied against the applicable property for the same period of years as the assessments are made payable.

You are further notified that assessments may be paid in full or in part without interest at the office of the City Treasurer at any time within thirty days after the date of the first publication of this notice of the filing of the final plat and schedule of assessments with the County Treasurer. Unless said assessments are paid in full within said thirty day period, all unpaid assessments will draw annual interest computed at 9 percent (commencing on the date of acceptance of the work) computed to the next December 1st following the due dates of the respective installments. Each installment will be delinquent on September 30th following its due date on July 1st in each year. Property owners may elect to pay any annual installment semiannually in advance.

All properties located within the boundaries of the 3rd Street SE Reconstruction and Streetscape Improvements from 8th Avenue SE to 14th Avenue SE project, above described have been assessed for the cost of the making of said improvements, the amount of each assessment, and the amount of any conditional deficiency assessment having been set out in the schedule of assessments and plat accompanying the same, which are now on file in the office of the County Treasurer of Linn County, Iowa. For further information you are referred to said plat and schedule of assessments.

This Notice given by direction of the Council of the City of Cedar Rapids, Iowa, as prescribed by Code Section 384.60 of the City Code of Iowa.

Clerk of the City of Cedar Rapids, Iowa

CERTIFICATE OF LEVY OF SPECIAL ASSESSMENTS
 TO BE MADE BY THE CLERK OF CEDAR RAPIDS, IOWA,
 AND FILED WITH THE COUNTY TREASURER OF LINN COUNTY,
 IOWA AND THE CITY OFFICER CHARGED WITH ISSUANCE OF
 BUILDING PERMITS

STATE OF IOWA

COUNTY OF LINN

I, _____, Clerk of the City of Cedar Rapids, County of Linn, State of Iowa, do hereby certify that at a meeting of the Council of Cedar Rapids, Iowa, held on the eleventh (11th) day of February 2014, the said Council did levy special assessments for and on account of the cost of construction of the 3rd Street SE Reconstruction and Streetscape Improvements from 8th Avenue SE to 14th Avenue SE project, under contract with Rathje Construction Company of Marion, Iowa, on the following or portions thereof, in said Municipality, to wit:

Parcel No.	Legal Description
14281-82001-00000	P.O.S. #904 - REVISED PARCEL STR/LB A
14281-81003-00000	CARPENTER'S 1ST R/W OVER LOTS 6 THRU STR/LB 10 2
14281-83004-00000	CARPENTER'S 2ND NW 86' LOT 1 & ALL LOTS 2 & STR/LB 3 12
14281-83005-00000	CARPENTER'S 2ND SE 54' STR/LB 1 12
14281-83006-00000	CARPENTER'S 2ND NW 20' STR/LB 10 12
14281-83007-00000	CARPENTER'S 2ND SE 90' LOT 9 & SE 120' STR/LB 10 12
14281-83008-00000	CARPENTER'S 2ND LOTS 6, 7, 8 & NW 50' STR/LB 9 12
14281-85002-00000	CARPENTER'S 3RD NE 70' STR/LB 1 20
14281-85003-00000	CARPENTER'S 3RD SW 70' STR/LB 1 20
14281-85014-00000	CARPENTER'S 3RD NW 30' STR/LB 2 20
14281-85013-00000	CARPENTER'S 3RD SE 30' STR/LB 2 20
14281-85012-00000	CARPENTER'S 3RD STR/LB 3 20
14281-85007-00000	CARPENTER'S 3RD NW 30' STR/LB 4 20

Parcel No.	Legal Description
14281-87004-00000	CARPENTER'S 3RD LOTS 2 & STR/LB 3 23
14281-87005-00000	CARPENTER'S 3RD STR/LB 4 23
14281-87006-00000	CARPENTER'S 3RD SW 105' STR/LB 5 23
14281-87007-00000	CARPENTER'S 3RD NE 35' STR/LB 5 23
14284-01001-00000	J C MAY'S LOTS 1, 2 & 3 BLK 39 & HULL'S 1ST LOTS 1, 2 & 3 BLK 39 STR/LB
14273-27008-00000	J C MAY'S NW'LY 30' LOT 4 BLK 39 & HULL'S 1ST NW'LY 30' LOT 4 BLK 39 STR/LB
14273-27009-00000	J C MAY'S (LESS NW'LY 30') LOT 4 & NW'LY 30' STR/LB 5 39
14273-27010-00000	J C MAY'S SE 30' LOT 5 & NW 30' STR/LB 6 39
14273-27012-00000	J C MAY'S SE 30' STR/LB 6 39
14273-27013-00000	J C MAY'S NW 25' STR/LB 7 39
14273-27014-00000	J C MAY'S SE 35' STR/LB 7 39
14273-27015-00000	C MAY'S STR/LB 8 39
14273-29005-00000	J C MAY'S NW 32' SW 51' & NE 89' STR/LB 5

Parcel No.	Legal Description
14281-85008-00000	CARPENTER'S 3RD SE 30' LOT 4 & ALL STR/LB 5 20
14281-87003-00000	CARPENTER'S 3RD A 4 INCH STRIP OF VAC 3RD ST ADJ THERETO & ALL STR/LB 1 23
14273-29003-00000	J C MAY'S NW 34' LOT 6 BLK 32 & HULL'S 1ST NW 34' LOT 6 BLK 32 STR/LB
14273-29002-00000	J C MAY'S SE 30' LOT 7 BLK 32 & HULL'S 1ST SE 30' LOT 7 BLK 32 STR/LB
14273-29001-00000	J C MAY'S NW 30' LOT 7 BLK 32 & HULL'S 1ST NW 30' LOT 7 BLK 32 STR/LB
14284-04007-00000	CARPENTER'S 3RD STR/LB 6 31
14284-04008-00000	CARPENTER'S 3RD STR/LB 7 31
14284-04002-00000	CARPENTER'S 3RD-LOTS 1, 2 & NW 30' LOT 3 & VAC ALLEY ADJ THEREOF & ALL LOTS 8, 9 & STR/LB 10 31
14284-02001-00000	CARPENTER'S 3RD NE 91.16' STR/LB 6 22
14284-02011-00000	CARPENTER'S 3RD (LESS NE 91.16') STR/LB 6 22
14284-02002-00000	CARPENTER'S 3RD STR/LB 7 22
14284-02003-00000	CARPENTER'S 3RD SE 30' STR/LB 8 22
14281-90003-00000	CARPENTER'S 3RD NW 30' STR/LB 8 22
14281-90002-00000	CARPENTER'S 3RD SE 40' STR/LB 9 22
14281-90001-00000	CARPENTER'S 3RD NW 20' LOT 9 & ALL STR/LB 10 22
14281-88009-00000	CARPENTER'S 3RD STR/LB 6 21
14281-88010-00000	CARPENTER'S 3RD SE 30' STR/LB 7 21
14281-88011-00000	CARPENTER'S 3RD NW 30' STR/LB 7 21
14281-88012-00000	CARPENTER'S 3RD SE 30' STR/LB 8 21
14281-88013-00000	CARPENTER'S 3RD NW 30' STR/LB 8 21
14281-88014-00000	CARPENTER'S 3RD SE 30' STR/LB 9 21

Parcel No.	Legal Description
14273-29006-00000	J C MAY'S (LESS NW 32') SW 51' STR/LB 5 32
14273-29004-00000	J C MAY'S PT LOT 6 BLK 32 & PT HULL'S 1ST LOT 6 BLK 32 DESC AS SE 26' LOT 6 BLK 32 STR/LB
----	CARPENTER'S 2ND NE'LY 42.1' LOT 3 & ALL LOTS 4 & 5 STR/LB 10 13
14281-86001-01000	BOTTLEWORKS CONDO UNIT #106
14281-86001-01001	BOTTLEWORKS CONDO UNIT #107
14281-86001-01002	BOTTLEWORKS CONDO UNIT #108
14281-86001-01003	BOTTLEWORKS CONDO UNIT #109
14281-86001-01004	BOTTLEWORKS CONDO UNIT #110
14281-86001-01005	BOTTLEWORKS CONDO UNIT #111
14281-86001-01006	BOTTLEWORKS CONDO UNIT #201
14281-86001-01007	BOTTLEWORKS CONDO UNIT #202
14281-86001-01008	BOTTLEWORKS CONDO UNIT #203
14281-86001-01009	BOTTLEWORKS CONDO UNIT #204
14281-86001-01010	BOTTLEWORKS CONDO UNIT #205
14281-86001-01011	BOTTLEWORKS CONDO UNIT #206
14281-86001-01012	BOTTLEWORKS CONDO UNIT #208
14281-86001-01013	BOTTLEWORKS CONDO UNIT #209
14281-86001-01014	BOTTLEWORKS CONDO UNIT #210
14281-86001-01015	BOTTLEWORKS CONDO UNIT #211
14281-86001-01016	BOTTLEWORKS CONDO UNIT #212
14281-86001-01017	BOTTLEWORKS CONDO UNIT #213

Parcel No.	Legal Description
14281-88015-00000	CARPENTER'S 3RD NW 30' STR/LB 9 21
14281-88001-00000	CARPENTER'S 3RD STR/LB 10 21
14281-86003-00000	CARPENTER'S 2ND VAC ALLEY SE'LY OF NE'LY 42.1' LOT 3 & ALL LOTS 4 & 5 & ALL LOTS 6 THRU STR/LB 10 13
14281-86001-01021	BOTTLEWORKS CONDO UNIT #303
14281-86001-01022	BOTTLEWORKS CONDO UNIT #304
14281-86001-01023	BOTTLEWORKS CONDO UNIT #305
14281-86001-01024	BOTTLEWORKS CONDO UNIT #306
14281-86001-01025	BOTTLEWORKS CONDO UNIT #308
14281-86001-01026	BOTTLEWORKS CONDO UNIT #309
14281-86001-01027	BOTTLEWORKS CONDO UNIT #310
14281-86001-01028	BOTTLEWORKS CONDO UNIT #311
14281-86001-01029	BOTTLEWORKS CONDO UNIT #312
14281-86001-01030	BOTTLEWORKS CONDO UNIT #313
14281-86001-01031	BOTTLEWORKS CONDO UNIT #314
14281-86001-01032	BOTTLEWORKS CONDO UNIT #401
14281-86001-01033	BOTTLEWORKS CONDO UNIT #402
14281-86001-01034	BOTTLEWORKS CONDO UNIT #403
14281-86001-01035	BOTTLEWORKS CONDO UNIT #404
14281-86001-01036	BOTTLEWORKS CONDO UNIT #405
14281-86001-01037	BOTTLEWORKS CONDO UNIT #406
14281-86001-01038	BOTTLEWORKS CONDO UNIT #408

Parcel No.	Legal Description
14281-86001-01018	BOTTLEWORKS CONDO UNIT #214
14281-86001-01019	BOTTLEWORKS CONDO UNIT #301
14281-86001-01020	BOTTLEWORKS CONDO UNIT #302
14281-86001-01041	BOTTLEWORKS CONDO UNIT #411
14281-86001-01042	BOTTLEWORKS CONDO UNIT #412
14281-86001-01043	BOTTLEWORKS CONDO UNIT #413
14281-86001-01044	BOTTLEWORKS CONDO UNIT #414
14281-86001-01045	BOTTLEWORKS CONDO UNIT #501
14281-86001-01046	BOTTLEWORKS CONDO UNIT #502
14281-86001-01047	BOTTLEWORKS CONDO UNIT #503
14281-86001-01048	BOTTLEWORKS CONDO UNIT #504
14281-86001-01049	BOTTLEWORKS CONDO UNIT #505
14281-86001-01050	BOTTLEWORKS CONDO UNIT #506
14281-86001-01051	BOTTLEWORKS CONDO UNIT #508
14281-86001-01052	BOTTLEWORKS CONDO UNIT #509
14281-86001-01053	BOTTLEWORKS CONDO UNIT #510
14281-86001-01054	BOTTLEWORKS CONDO UNIT #511
14281-86001-01055	BOTTLEWORKS CONDO UNIT #512
14281-86001-01056	BOTTLEWORKS CONDO UNIT #513
14281-86001-01057	BOTTLEWORKS CONDO UNIT #514
14281-84004-00000	CARPENTER'S 1ST LOTS 6, 7, 8, 9 & STR/LB 10 1

Parcel No.	Legal Description
14281-86001-01039	BOTTLEWORKS CONDO UNIT #409
14281-86001-01040	BOTTLEWORKS CONDO UNIT #410

Parcel No.	Legal Description
14281-84001-00000	CARPENTER'S 1ST NE'LY 17.78' MEAS ON NW LN BNG NE'LY 14.46' MEAS ON SE LN LOT 4 & ALL LOT 5 BLK 1 & THAT PT VAC ALLEY SE OF & ADJ TO ALL OF ABOVE STR/LB
14281-84002-00000	CARPENTER'S 1ST LOT 3 & (LESS NE'LY 17.78' MEAS ON NW LN BNG NE'LY 14.46' MEAS ON SE LN) LOT 4 BLK 1 & THAT PT OF ALLEY SE OF & ADJ THERETO AS DESC B 1882 P 606 STR/LB

That the district benefited and assessed for this cost of the improvement is described as follows:

3rd Street SE between 8th Avenue SE and 14th Avenue SE

I further certify that the said assessments of \$500 or more are payable in ten (10) equal annual installments, together with interest thereon at the rate of 9 percent per annum computed to December 1st following the due date of each installment. Interest commences on January 14, 2014, the date of acceptance of the work. The first annual installment, or the full amount of assessments less than \$500.00, are due and payable on July 1st following the date of levy of these assessments as set forth above (unless this certification is made within less than thirty days prior to July 1st) and is subject to the provisions of Section 384.65, City Code of Iowa, with respect to lien, delinquent dates, interest, penalties and years of payment.

Special assessment deficiencies as set forth in the Schedule of Assessments are conditionally levied and are certified pursuant to Code Section 384.63. The period for amortization of special assessment deficiencies established by law and by action of the City Council is ten (10) years.

Assessments may be paid in full or in part at the office of the City Treasurer, within thirty days of the first publication of the notice of this filing of the final assessment schedule.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the eleventh (11th) day of February 2014.

City Clerk

I hereby certify that on the ____ day of _____, 20____, there was filed with me as County Treasurer of Linn County, State of Iowa, an executed copy of the certificate of the City Clerk of Cedar Rapids, Iowa, hereinabove set out, relating to the levy of special assessments, covering the recently completed street improvements in said Municipality, and a copy of the final plat and schedule of assessments and conditional deficiency assessments, referred to in the resolution levying said assessments, heretofore adopted by the City Council on _____, 20_____.

County Treasurer

I hereby certify that on the ____ day of _____, 20____, there was filed with me as Building Permit Official of the City of Cedar Rapids, Iowa, an executed copy of the certificate of the City Clerk of Cedar Rapids, Iowa, hereinabove set out, relating to the levy of special assessments, covering the recently completed street improvements in said Municipality, and a copy of the final plat and schedule of assessments and conditional deficiency assessments, referred to in the resolution levying said assessments, heretofore adopted by the City Council on _____, 20_____.

Building Permit Official of the City of Cedar
Rapids, Iowa



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Gary Petersen, PE
E-mail Address: g.petersen@cedar-rapids.org

Phone Number/Extension: 5153

Alternate Contact Person: Rob Davis, PE
E-mail Address: r.davis@cedar-rapids.org

Phone Number/Extension: 5808

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **MAP**

Resolution amending final assessment of Parcel No. 60 for the 1st Avenue and Collins Road NE and 40th Street NE Improvements project. CIP/DID #301447-00

Background:

The preliminary assessment for Parcel 60 (CopyWorks) on 1st Avenue East included right turn lane improvements. However, it was determined a portion of the right turn lane is more for the development of the public street right turn lane at Tama Street, than for the private property benefit of Parcel 60. The final assessment for this parcel, adopted and levied on January 14, 2014, inadvertently included the additional turn bay length. The final assessment for Parcel 60 is corrected in this resolution to reflect the length of right turn bay reasonably benefitting the subject property. The final assessment for the parcel is reduced from \$28,330 to \$25,330.

Action / Recommendation:

The Public Works Department recommends adoption of the resolution.

Alternative to the Recommendation:

If the resolution to adopt and levy is not adopted, the assessments will not be enforceable.

Time Sensitivity: Must be acted on by February 11, 2014 due to assessment schedule per State code timeline.

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable):

Local Preference Policy: Applies Exempt
Explanation:

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

RESOLUTION AMENDING FINAL ASSESSMENT OF PARCEL NO. 60
 FOR THE 1ST AVENUE AND COLLINS ROAD NE AND 40TH STREET NE IMPROVEMENTS
 PROJECT (CIP NO. 301447-00)

WHEREAS, Resolution 0039-01-14 to adopt and levy final assessments for the 1st Avenue and Collins Road NE and 40th Street NE Improvements project was passed by the City Council on January 14, 2014, and

WHEREAS, it has been determined that the final assessment schedule adopted by said Resolution should be amended to adjust the right turn lane benefit to Parcel 60 by reducing it to a maximum of 150 feet instead of 200 feet as was assessed. The additional 50 feet is more of a benefit to the general public for the development of the right turn lane to Tama Street, and

WHEREAS, the corrected total assessment amount is \$25,330, and

WHEREAS, corrections to final assessments can be made according to Section 384.74, Code of Iowa, now therefore

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that Resolution 0039-01-14 is amended to state \$25,330 is the whole amount of the cost of said improvements to be assessed against the benefited properties.

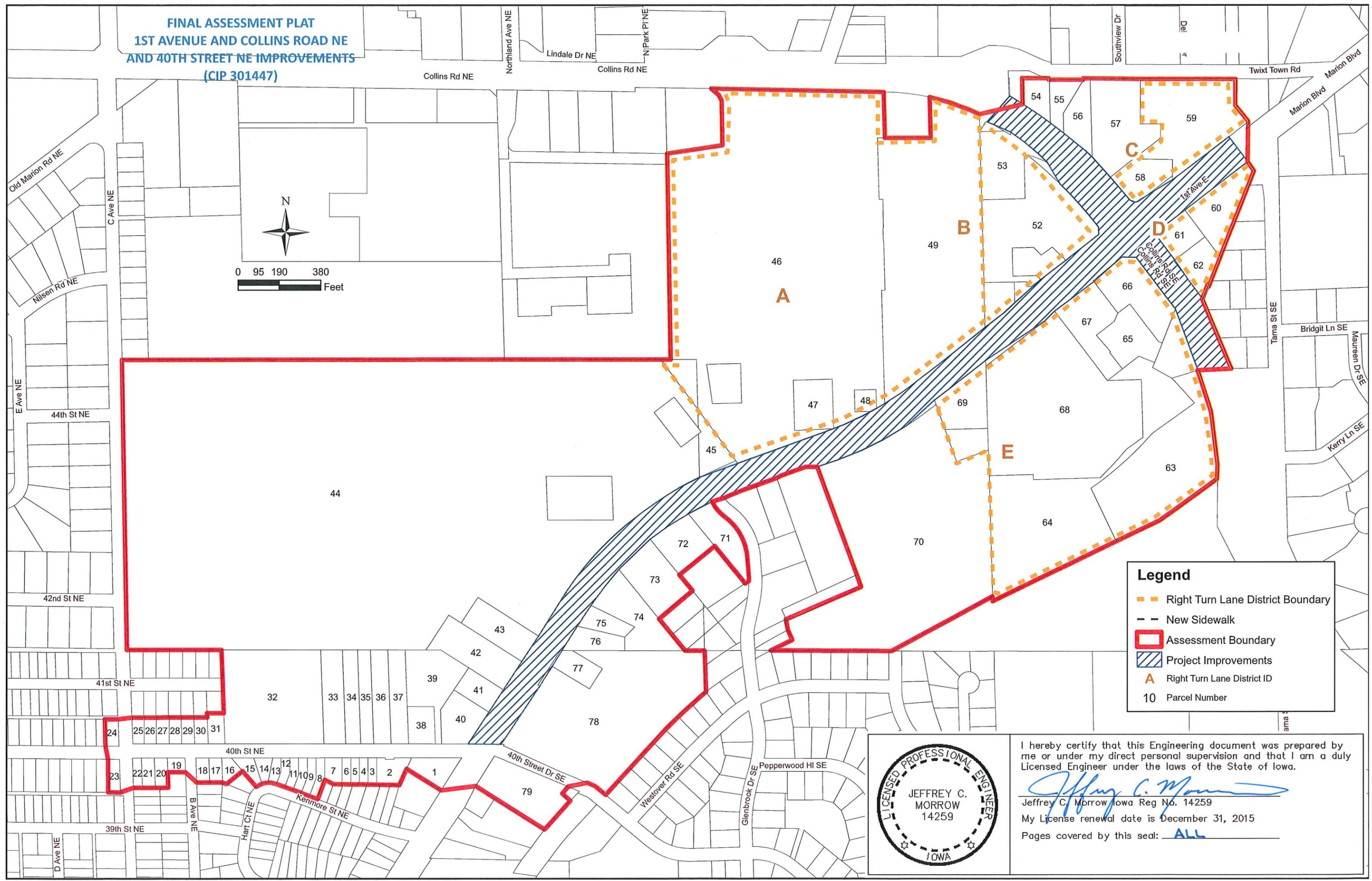
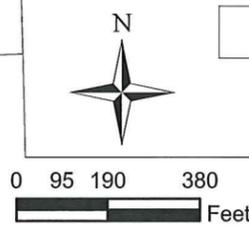
BE IT FURTHER RESOLVED, that after full consideration of the final schedule of assessments showing the assessments made for the construction of the 1st Avenue and Collins Road NE and 40th Street NE Improvements project, which final plat and schedule was filed in the office of the Clerk on January 7, 2014, said assessment schedule is hereby corrected by making the following changes:

<u>NAME OF PROPERTY OWNER AND DESCRIPTION OF PROPERTY</u>	<u>ORIGINAL FINAL ASSESSMENT</u>	<u>PROPOSED FINAL CONDITIONAL DEFICIENCY, IF ANY</u>	<u>CORRECTED FINAL ASSESSMENT</u>	<u>CORRECTED FINAL CONDITIONAL DEFICIENCY, IF ANY</u>
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Assessment No. 171 GPN: 132645600200000 STATE OF IOWA LANDS (LESS ST) & (LESS HWY) S 394.1' E'LY OF JOHNSON AVE SW SE Mailing Address: STATE OF IOWA 5400 16TH AVE SW CEDAR RAPIDS, IA 52404	\$28,330.00	\$0.00	\$25,330.00	\$0.00
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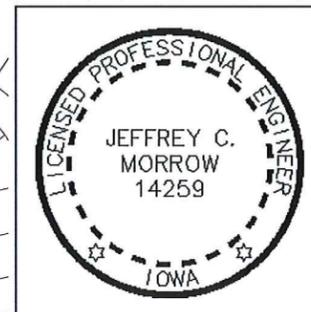
PASSED AND APPROVED this 11th day of February 2014.

**FINAL ASSESSMENT PLAT
1ST AVENUE AND COLLINS ROAD NE
AND 40TH STREET NE IMPROVEMENTS
(CIP 301447)**



Legend

- Right Turn Lane District Boundary
- New Sidewalk
- Assessment Boundary
- Project Improvements
- Right Turn Lane District ID
- Parcel Number



I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Engineer under the laws of the State of Iowa.

Jeffrey C. Morrow
 Jeffrey C. Morrow Iowa Reg No. 14259
 My License renewal date is December 31, 2015
 Pages covered by this seal: ALL



Council Agenda Item Cover Sheet

FLOOD

Submitting Department: Public Works Department

Presenter at meeting: Rita Rasmussen
E-mail Address: r.rasmussen@cedar-rapids.org

Phone Number/Extension: 5807

Alternate Contact Person: Joe O'Hern
E-mail Address: j.ohern@cedar-rapids.org

Phone Number/Extension: 5292

Description of Agenda Item: **Consent Agenda** **Regular Agenda**

Resolution authorizing execution of the Offer(s) to Buy Real Estate and Acceptance and the Addendum(s) to Offer to Buy Real Estate and Acceptance for one property in connection with the HUD Community Development Block Grant (CDBG) (**FLOOD**). CIP/DID #3302500001

Background:

The City of Cedar Rapids received a HUD Community Development Block Grant award on November 4, 2009, to voluntarily acquire approved parcels located in the Greenway Area, Construction/Study Area and the Neighborhood Revitalization Area. To date, 224 property owners have opted to not participate in the voluntary property acquisition program.

To date, 1,287 offers were previously accepted by City Council. The total accepted offers, including the one offer within this agenda item yet to be approved by City Council, will bring the total signed offers to 1,288.

The eligible Owner(s) of real property located in the flood-impacted areas, as outlined on the Exhibits attached to the resolution, have agreed to convey their property to the City of Cedar Rapids for pre-flood assessed value (adjusted to 107%) less any duplication of benefits.

Action / Recommendation:

The Public Works Department recommends to accept the offers to voluntarily convey property in the flood-impacted areas to the City of Cedar Rapids in accordance with the terms set forth in the Offer(s) to Buy Real Estate and Acceptance and the Addendum(s) to Offer to Buy Real Estate and Acceptance of one property as provided in the HUD Community Development Block Grant previously approved by Resolution No. 1137-11-09 and as amended per Resolution No. 0469-05-10.

Alternative Recommendation:

If Council does not approve the resolution, the HUD Community Development Block Grant program will not be implemented as previously approved.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): 330/330000/330250/3302500001, 3302500002 and 3302500003

ENG
AUD FILE
CD
FIN
ASR
TRS
3302500001
3302500002
3302500003
330250-01
330250-02
330250-03
377545

RESOLUTION NO.

WHEREAS, parcels located in the flood-impacted area were offered the opportunity to participate in the HUD Community Development Block Grant (CDBG) program, and

WHEREAS, the City of Cedar Rapids received a HUD Community Development Block Grant award on November 4, 2009, to voluntarily acquire approved parcels, and

WHEREAS, the original contract with the Iowa Economic Development Authority approved to voluntarily acquire 854 parcels and a contract amendment approved an additional 211 parcels, all parcels located in the Greenway Area, the Construction/Study Area and the Neighborhood Revitalization Area, and

WHEREAS, subsequent contract amendments were approved as additional parcels registered for the voluntary buyout program, and

WHEREAS, one eligible Owner(s) of real property as outlined on Exhibit "A" have agreed to convey their property to the City of Cedar Rapids, and

WHEREAS, as provided in the HUD Community Development Block Grant Administrative Plan previously approved by Resolution No. 0057-01-10, it is recommended the City Council approve the additional following benefit payments to the Owner(s), if applicable, as defined on Exhibit "A", and

WHEREAS, the Public Works Director / City Engineer has reviewed the compensation recommendations as outlined in Exhibit "A", and subsequently recommends to accept the Owner(s) offers to voluntarily convey their flood-impacted property to the City of Cedar Rapids in accordance with the terms set forth in the Offer(s) to Buy Real Estate and Acceptance and the Addendum(s) to Offer to Buy Real Estate and Acceptance, and

WHEREAS, the City Council has allocated Capital Improvement funds for HUD Community Development Block Grant Program (Fund 330, Dept ID 330000, Project 3302500001, 3302500002 and 3302500003),

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and the City Clerk are hereby authorized to execute the Offer(s) to Buy Real Estate and Acceptance and the Addendum(s) to Offer to Buy Real Estate and Acceptance as described herein, and

BE IT FURTHER RESOLVED that the Offer(s) to Buy Real Estate and Acceptance and the Addendum(s) to Offer to Buy Real Estate and Acceptance are hereby accepted and thereafter filed with the City of Cedar Rapids Finance Director, and

BE IT FURTHER RESOLVED that the City Manager and or his designee be authorized to execute the approved HUD Closing Statement, and

BE IT FUTHER RESOLVED the City of Cedar Rapids Finance Director be authorized to issue payment per the HUD Closing Statement and Check Request form, for each parcel closing, and

BE IT FUTHER RESOLVED that upon the transfer of title for the property outlined in Exhibit "A", the recorded deeds and other required conveyance documents be accepted and filed with the City of Cedar Rapids Finance Director.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Dave Wallace, PE
E-mail Address: d.wallace@cedar-rapids.org

Phone Number/Extension: 5814

Alternate Contact Person: Scott Sovers, PE
E-mail Address: s.rovers@cedar-rapids.org

Phone Number/Extension: 5547

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Yes Map**

Resolution authorizing execution of Amendment No. 1 to the Professional Services Agreement with CH2M-Hill specifying an increased amount not to exceed \$23,712 for additional design services in connection with the Highway 100 Sanitary Sewer and Water Main Crossing Improvements project (original contract amount was \$119,055; total contract amount with this amendment is \$142,767). CIP/DID #655762-02

Background:

Iowa Department of Transportation (IDOT) is preparing bid documents for the Highway 100 extension from Edgewood Road NE to Highway 30 and CH2M-Hill Engineers, Inc. is the design engineer for them.

During design, it was discovered that a water main will be in conflict with the proposed Highway 100 improvements. This amendment will provide additional design services for the relocation or abandonment of the water main in conflict with the proposed highway improvements.

Action / Recommendation:

The Public Works Department recommends adoption of the resolution authorizing execution of Amendment No. 1 of the Professional Services Agreement with CH2M-Hill specifying an increased amount not to exceed \$23,712.

Alternative Recommendation:

Alternatives include not proceeding with amendment as proposed.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): \$23,712 (CIP 6255422013034)

Local Preference Policy: Applies Exempt

Explanation: Not applicable to a professional services agreement amendment.

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, the City of Cedar Rapids entered into a Professional Services Agreement with CH2M-Hill to provide engineering design services for the Highway 100 Sanitary Sewer and Water Main Crossing Improvements project (Contract No. 655762-02), and

WHEREAS, it was discovered that the existing water main along Edgewood Road NE within the Highway 100 right-of-way will be in conflict with the proposed highway improvements, and

WHEREAS, additional design services are necessary to address the water main conflicts, and

WHEREAS, the Public Works Director / City Engineer recommends amending the scope of services to provide the additional design services,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and City Clerk are authorized to sign Amendment No. 1 to the professional services agreement with CH2M-Hill in the amount of \$23,712 for the Highway 100 Sanitary Sewer and Water Main Crossing Improvements project (Contract No. 655762-02). A summary of the contract amendments for this contract is as follows:

Original Contract Amount:	\$119,055
Amendment No. 1	\$23,712
	<hr/>
Amended Contract Amount	\$142,767

General ledger coding for this amendment to be as follows:

Fund 625, Dept ID 625000 Project 6255422013034 \$23,712

Passed this 11th day of February, 2014

Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Veterans Memorial

Presenter at meeting: Consent Agenda

Phone Number/Ext:

Email:

Alternate Contact Person: Mike Jager

Phone Number/Ext: 5039

Email: M.Jager@cedar-rapids.org

Description of Agenda Item: (insert same wording as used on agenda summary)

Resolution approving Amendment No. 1 to the agreement with Guaranteed On Site for an increased amount of \$5,409.60 for the Veterans Memorial Stage Curtains project(original contract amount was \$34,118; total contract amount with this amendment is \$39,527.60)

(FLOOD). CIP/DID #VME001-09

Background:

Original contract was for all removable curtains to be cleaned, stored & returned upon completion of the bldg. remodel. The scope of work was altered to add cleaning & flame treating of fixed curtains when the removable curtains were returned and re-installed.

Action / Recommendation:

Veterans Memorial recommends approval of the resolution authorizing the City Manager to sign the agreement for Amendment No. 1 with Guaranteed On Site.

Alternative Recommendation:

Time Sensitivity:

Resolution Date: February 11, 2014

Estimated Presentation Time:

Budget Information (if applicable): FEMA

Local Preference Policy Applies Exempt X

Explanation: FEMA policy does not allow

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF AMENDMENT NO. 1

WHEREAS, the City of Cedar Rapids previously entered into an agreement with Guaranteed On Site to provide stage curtain removal, cleaning, storage and reinstallation for the Veterans Memorial Stage Curtains project; and

WHEREAS, the City and the Contractor now desire to expand the scope of services to include additional onsite curtain cleaning and flame treating; and

WHEREAS, it is agreed by the City and the Contractor that the following terms and conditions shall become part of the agreement and the agreement shall be amended as follows:

Add, under Term of Agreement:

- D. Vacuum cleaning and flame retardant application for all auditorium balcony curtains. This includes twelve curtains, four of which measure approximately 23' x 13' and eight of which measure 23' x 18'. Curtains will be cleaned and treated in place. Floor protection will be by the Contractor, but the City will make available a single one man lift. Application of flame retardant will be required to carry a five year warranty.

Add, under Pricing/Payment/Invoicing, LetterA:

4. Upon onsite cleaning and flame retardant application of balcony curtains – \$5,409.60

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the City Manager and City Clerk are authorized to execute Amendment No. 1 to the agreement for the Veterans Memorial Stage Curtains project.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Community Development and Planning

Presenter at meeting: Jennifer Pratt
Email: j.pratt@cedar-rapids.org

Phone Number/Ext: 319 286-5047

Alternate Contact Person: Kirsty Sanchez
Email: k.sanchez@cedar-rapids.org

Phone Number/Ext: 319 286-5428

Description of Agenda Item: **Consent** **Public Hearing** **Regular Agenda**

Resolution authorizing execution of Amendment No. 1 to the Development Agreement with The Fountains, LLC for property at 600 and 616 First Street SE (former Great Furniture Mart). CIP/DID #897672

Background:

On January 24, 2014, The Fountains, LLC requested an extension of the completion date for the renovation of The Great Furniture Mart in the Development Agreement with the City. The proposed Amendment No. 1 will extend the date of project completion from December 31, 2014 to December 31, 2015. The extension request is due to the timing of a Brownfield/Grayfield grant award.

The original Development Agreement was entered into between The Fountains, LLC and the City on July 23, 2013. Renovation of The Great Furniture Mart, including market-rate downtown housing and below-ground parking, was to be completed by December 31 of this year. The Fountains, LLC has received a Brownfields/Grayfield grant award but does not anticipate funding until August 2014.

Action / Recommendation:

City staff recommends approval of the resolution.

Alternative Recommendation:

City Council may request additional information.

Time Sensitivity: N/A

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minutes

Budget Information (if applicable): N/A

Local Preference Policy Applies Exempt N/A

Explanation:

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

RESOLUTION NO. 14

RESOLUTION AUTHORIZING EXECUTION OF AMENDMENT NO. 1
TO THE DEVELOPMENT AGREEMENT WITH THE FOUNTAINS, LLC
FOR PROPERTY AT 600 AND 616 FIRST STREET SE (FORMER
GREAT FURNITURE MART)

WHEREAS, on July 23, 2013, through City Council Resolution No. 1203-07-13, the Cedar Rapids City Council authorized a Development Agreement with The Fountains, LLC to facilitate and further the purposes of the Iowa Urban Renewal Act and support economic development activities, including the private investment and the construction, maintenance and repair of public and private improvements; and

WHEREAS, the City Council has determined that an extension of the completion date to December 31, 2015 is necessary to allow adequate time for the Developer to receive funds from a Brownfield/Grayfield grant award.

WHEREAS, the City Council has determined that an extension of the completion date to December 31, 2014 is reasonable to ensure success for the project.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and City Clerk or their designees are authorized and directed to execute Amendment No. 1 to the Development Agreement with The Fountains, LLC.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Finance – Purchasing Services

Presenter at meeting: Consent Agenda Item

Phone Number/Ext:

Email:

Alternate Contact Person: Adam Lindenlaub

Phone Number/Ext: X5064

Email: a.lindenlaub@cedar-rapids.org

Description of Agenda Item:

Amendment No. 1 to Agreement for Comprehensive Plan Update for the Community Development Department with RDG Planning & Design for a total amount not to exceed \$49,508 (original contract amount was \$150,000, total contract amount with this amendment is \$199,508). CIP/DID #0513-262

Background:

Proposals were solicited on behalf of the Community Development Department for the Comprehensive Plan Update with three (3) proposals submitted.

Award was made to RDG Planning & Design for an Agreement period of December 20, 2013 through November 30, 2014 with the option to extend the Agreement as needed. The total amount for the initial Contract was not to exceed \$150,000, funded by Contingency funds from GL account #101-185000.

Amendment No. 1 to the Agreement adds additional responsibilities for the Consultant related to public engagement in the project and increases the total Contract by an amount not to exceed \$49,508. Total adjusted amount for the Contract is not to exceed \$199,508.

Summary of Agreement to date:

Initial Contract	Resolution No. 1830-11-13	Not to exceed	\$150,000
Amendment No. 1	Resolution pending	Not to exceed	\$49,508
Total Contract Amount:		Not to exceed	\$199,508

Action / Recommendation:

Resolution authorizing execution of Amendment No. 1 to Agreement for Comprehensive Plan Update for a total amount not to exceed \$49,508.

Alternative Recommendation:

Time Sensitivity:

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 minutes

Budget Information (if applicable): 101-185000

Local Preference Policy Applies Exempt

Explanation: There was no local proposer.

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited proposals for the City's Comprehensive Plan update for the Community Development Department; and

WHEREAS, responses were received from three consultants and award was made to RDG Planning & Design for the period of December 20, 2013 through November 30, 2014 for a total not to exceed amount of \$150,000; and

WHEREAS, Amendment No. 1 adds additional items to the Agreement and increases the total not to exceed amount by \$49,508 as summarized below:

Initial Contract	Resolution No. 1830-11-13	Not to exceed	\$150,000
Amendment No. 1	Resolution pending	Not to exceed	\$49,508
Total Contract Amount:		Not to exceed	\$199,508

WHEREAS, the total expenditure with this Amendment will not exceed \$199,508, funded by Contingency fund; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the recommendation above be accepted and that the City Manager and City Clerk are hereby directed to execute Amendment No. 1 with RDG Planning & Design as described herein.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Finance – Purchasing Services

Presenter at meeting: Consent Agenda Item **Phone Number/Ext:**
Email:

Alternate Contact Person: Dustin Elin **Phone Number/Ext:** X5782
Email: d.elin@cedar-rapids.org

Description of Agenda Item:

Amendment No. 3 to renew Agreement for Integration Services for the Utilities Department with Control System Integrators, Inc. for an annual amount not to exceed \$100,000 (Original contract amount was \$100,000; renewal contract amount is \$100,000). CIP/DID #1110-113

Background:

Proposals were solicited on behalf of the Utilities Department in 2011 for as-needed integration services with two (2) vendors responding. Control System Integrators, Inc. was awarded the contract. Services provided under the agreement include technical troubleshooting and support services for the automation and Supervisory Control and Data Acquisition (SCADA) process used within the Utilities Department.

Control System Integrators, Inc. has agreed to renew the Agreement for another year with no increase in price. This Amendment No. 3 renews the Agreement through February 28, 2015 for an estimated annual expenditure not to exceed \$100,000. There is one (1) one-year renewal option remaining.

Services shall be provided on an as-needed basis at the following rates:

Title/Position	Monday-Friday 8 a.m. to 5 p.m. Standard Hourly Rate	Mon-Fri (5pm-8am) All day Saturday 1.5 x Standard Hourly Rate	Sundays and National Holidays 2.0 x Standard Hourly Rate
Controls Design – Programming	\$ 105.00	\$ 157.50	\$ 210.00
High Level Database Programming	\$ 145.00	\$ 217.50	\$ 290.00
Drafter – AutoCAD Drawing	\$ 75.00	\$ 112.50	\$ 150.00
Panel Fabrication	\$ 75.00	\$ 112.50	\$ 150.00
Administrative Support	\$ 40.00	\$ 60.00	\$ 80.00
15 % Markup on cost of parts & materials provided by the Contractor (Contractor shall provide original parts and materials receipts with invoice submittal)			

Action / Recommendation:

Resolution authorizing execution of Amendment No. 3 to Agreement for Integration Services for a total estimated annual amount not to exceed \$100,000.

Alternative Recommendation:

Time Sensitivity:

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 minutes

Budget Information (if applicable): 611-611001-611032

Local Preference Policy Applies Exempt

Explanation:

Local preference did not affect award because both proposers are located in Marion.

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, the Purchasing Services Division solicited proposals for integration services in 2011 on behalf of the City of Cedar Rapids Utilities Department; and

WHEREAS, responses were received from two (2) vendors; and

WHEREAS, award was made to Control System Integrators, Inc., as the most responsive and responsible proposer; and

WHEREAS, Amendment No. 3 shall renew the Agreement through February 28, 2015 with one one-year renewal option remaining; and

WHEREAS, services covered by Amendment No. 3 shall be provided at the following rates:

Title/Position	Monday-Friday 8 a.m. to 5 p.m. Standard Hourly Rate	Mon-Fri (5pm-8am) All day Saturday 1.5 x Standard Hourly Rate	Sundays and National Holidays 2.0 x Standard Hourly Rate
Controls Design – Programming	\$ 105.00	\$ 157.50	\$ 210.00
High Level Database Programming	\$ 145.00	\$ 217.50	\$ 290.00
Drafter – AutoCAD Drawing	\$ 75.00	\$ 112.50	\$ 150.00
Panel Fabrication	\$ 75.00	\$ 112.50	\$ 150.00
Administrative Support	\$ 40.00	\$ 60.00	\$ 80.00
15 % Markup on cost of parts & materials provided by the Contractor (Contractor shall provide original parts and materials receipts with invoice submittal)			

and

WHEREAS, the total estimated annual expenditure shall not exceed \$100,000, budgeted by the Utilities Department – Water Division.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the recommendation above be accepted and that the City Manager be authorized to sign Amendment No. 3 to the Agreement for Integration Services with Control System Integrators, Inc. as described herein.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Transit

Presenter at meeting: Brad DeBrower

Email: b.debrower@cedar-rapids.org

Phone Number/Ext: 319-286-5560

Alternate Contact Person: Sandi Fowler

Email: s.fowler@cedar-rapids.org

Phone Number/Ext: 319-286-5077

Description of Agenda Item: Resolution

Amending Resolution 0547-04-12 to increase the estimated amounts received from the IDOT for Section 5316 and Section 5317 funding. CIP/DID #747394

Background:

Resolution No. 0547-04-12, dated April 24, 2012, authorized the City of Cedar Rapids to submit the FY13 Consolidated Transit Funding Application to the Iowa Department of Transportation for federal and state transit funding assistance.

The City has funding agreements with the IDOT that will provide additional Section 5316 (Job Access – Reverse Commute) and Section 5317 (New Freedom) pass-through funding exceeding the approximate funding amounts identified in the original application by more than \$25,000 or 10%. The Section 5316 funding will be increased from \$250,000 to \$295,000. The Section 5317 funding will be increased from \$130,000 to \$290,000. These pass-through funds provide operating support for NTS.

Action / Recommendation:

To pass the resolution.

Alternative Recommendation:

Time Sensitivity: N/A

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 minutes

Budget Information (if applicable): N/A

Local Preference Policy Applies Exempt

Explanation: N/A

Recommended by Council Committee
Explanation (if necessary):

Yes

No

N/A X

RESOLUTION NO.

WHEREAS, Resolution No. 0547-04-12, dated April 24, 2012, authorized the City of Cedar Rapids to submit the FY13 Consolidated Transit Funding Application to the Iowa Department of Transportation for federal and state transit funding assistance; and

WHEREAS, the City has funding agreements with the IDOT that will provide additional Section 5316 (Job Access – Reverse Commute) and Section 5317 (New Freedom) pass-through funding exceeding the approximate funding amounts identified in the original application by more than \$25,000 or 10%; and

WHEREAS, the Section 5316 funding agreements have been extended to March 31, 2014 and the Section 5317 funding agreements have been extended to December 31, 2014;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the funding amounts be increased as follows:

- Section 5316 from \$250,000 to \$295,000
- Section 5317 from \$130,000 to \$290,000

Passed this 11th day of February, 2014.

Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Parks and Recreation – Golf Operations

Presenter at meeting: Lisa Miller
Email: l.miller@cedar-rapids.org

Phone Number/Ext: 5544

Alternate Contact Person: Sven Leff
Email: s.leff@cedar-rapids.org

Phone Number/Ext: 5739

Description of Agenda Item:

Resolution amending Resolution No. 0071-01-14 for an increase in golf merchandise for resale from Titleist and Foot Joy, both companies of Acushnet from the original estimated amount of \$59,244.90, with future purchases not to exceed \$80,000 which includes estimated freight charges from Acushnet Company (Titleist and Foot Joy), a sole source merchandise vendor.

Background:

City Council passed Resolution No. 0071-01-14 for the purchase and delivery of golf merchandise for resale at the four (4) municipal golf courses. Golf Operations is anticipating the need to order additional merchandise throughout the remainder of the season for resale.

The original annual expenditure was \$59,244.90. The Parks and Recreation Department, Golf Operations is requesting an increase of \$20,755.50 for a total not-to-exceed contract amount of \$80,000.

Action / Recommendation:

Recommend Council approve the amended Resolution.

Alternative Recommendation:

Do not authorize. This would result in decreased revenue for Golf Operations.

Time Sensitivity:

Resolution Date: February 11, 2014

Estimated Presentation Time: 0

Budget Information (if applicable):

Merchandise will be coded as follows:
531113-691- 691015 (Ellis) ; 691035 (Gardner) ;
691045 (Twin Pines); 691060 (Jones)

Local Preference Policy Applies Exempt

Explanation: This is a sole source vendor.

RESOLUTION NO.

WHEREAS, the City of Cedar Rapids Parks and Recreation Department – Golf Operations, and Titleist and Foot Joy, both companies of Acushnet are parties to a Contract for the purchase and delivery of golf merchandise, authorized by Resolution No. 0071-01-14; and

WHEREAS, the original resolution was for an annual expenditure estimated at \$59,244.50 for the 2014 golf season; and

WHEREAS, the Cedar Rapids Parks and Recreation Department – Golf Operations desires to amend Resolution No. 0071-01-14 to add \$20,755.50 for additional purchases; to Acushnet (Titleist and Foot Joy); and

WHEREAS, the total calendar year 2014 expenditure is a not-to-exceed \$80,000.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the recommendation above be accepted as described herein.

Passed this 11th day of February, 2014

Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Veterans Memorial

Presenter at meeting: Mike Jager

Phone Number/Ext: 5039

Email: m.jager@cedar-rapids.org

Description of Agenda Item:

Authorizing Change Order No. 2 deducting the amount of \$3,791.00 with Seedorff Masonry, Inc. for the Veterans Memorial Phase III – Bid Package #3 – Masonry project (original contract amount was \$490,650; total contract amount with this amendment is \$493,414) (**FLOOD**); CIP/DID #VME001-06

Background:

TCIDC-3004 – Replacement of damaged steel structure in stairs; mason had to replace Brick & cmu once the work was completed to re-support structure members
\$975.28

ODC-Masonry frame – to avoid cost of custom OH door, field direction was given to frame In the existing opening to a standard size, as well as to square off brick opening & provide grouted cells for attaching new OH door rails
\$963.21

ODC-JC Wall Shift – to avoid conflicts between the door jambs & existing columns walls are Being shifted & an add'l vertical course of GF CMU is being added in 2 JC's
\$1,415.51

Allowance Closeout – original contract included a tuckpoint allowance for 1,500 linear ft of Tuckpointing at \$6/LF; SMI has performed @ 309 LF of tuckpointing through-Out this project & is therefore submitting a credit back for the @1191 LF of Tuckpointing not done, but paid for w/in allowance; this is a net deduct from Their contract
(\$7,145.00)

Action / Recommendation:

Veterans Memorial recommends the approval of Change Order No. 2 to deduct the contract amount for Seedorff Masonry, Inc.

Alternative Recommendation:

If Council does not approve the change order, payments due to the Contractor will accrue interest until approval of the Change Order occurs and payment is made.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time:

Budget Information (if applicable): VME001-06

Local Preference Policy Applies Exempt

Explanation: This is a FEMA funded project.

VET
FIN
TRS
CLK
AUD FILE
SEEDORFF MASONRY
NEUMANN
VME001-06
377545

RESOLUTION NO.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager is authorized to execute Change Order No. 2 deducting the amount of \$3,791 with Sedorff Masonry, Inc. for the Veterans Memorial Phase III – Bid Package #3 – Masonry project, Contract No. VME001-06. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$490,650.00
Change Order No. 1	6,555.00
Change Order No. 2	<u>(3,791.00)</u>
Amended Contract Amount	\$493,414.00

General ledger coding for this Change Order to be as follows:

(\$3,791.00) Fund 330, Dept ID 330020, Project VME001-06

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Loren Snell
E-mail Address: l.snell@cedar-rapids.org

Phone Number/Extension: 5804

Alternate Contact Person: Pat Wieneke
E-mail Address: p.wieneke@cedar-rapids.org

Phone Number/Extension: 5848

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **MAP**

Authorizing Change Order No. 8 (Final) in the amount of \$119,106.27 with Horsfield Construction, Inc. for the 33rd Avenue SW, from West of 18th Street to West of 10th Street SW, Paving Project (original contract amount was \$1,841,892.77; total contract amount with this amendment is \$1,924,489.22). CIP/DID #301136-03

Background:

This is a contract change order to adjust the contract price based on the actual quantities of completed work and additional work needed to complete the project work items. The unit prices remain the same as originally bid and the contract price is adjusted in accordance with the provisions specified in the terms and conditions.

- 1) Certified Plant Inspection is required for Iowa DOT construction projects. This item was not included in the bid package and was added to meet all applicable specifications.
- 2) Unstable subgrade was encountered during construction. Items were added to the contract for removal of the material, geogrid and special backfill to stabilize the subgrade for paving.
- 3) Additional earth fill was necessary to backfill the new sidewalks. No grading was shown on the plans to backfill the sidewalks. This item compensates the contractor for all labor and equipment time to perform this work.

Action / Recommendation:

The Public Works Department recommends approval of Change Order No. 8 (Final) submitted by Horsfield Construction, Inc.

Alternative to the Recommendation:

If Council does not approve the change order, payments due to the Contractor will accrue interest until approval of the Change Order occurs and payment is made.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable):

Local Preference Policy: Applies Exempt

Explanation:

Recommended by Council Committee: Yes No N/A

FIN
AUD FILE
ENG
CLK
HORSFIELD
SNYDER
301136-03

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager is authorized to sign Change Order No. 8 (Final) in the amount of \$119,106.27 with Horsfield Construction, Inc. for the 33rd Avenue SW, from West of 18th Street to West of 10th Street, project (Contract No. 301136-03). A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$1,818,492.77
Incentive Clause	23,400.00
Change Order No. 1	2,820.00
Change Order No. 2	7,590.00
Change Order No. 3	10,150.00
Change Order No. 4	5,849.90
Change Order No. 5	32,208.00
Change Order No. 6	(116,795.91)
Change Order No. 7	44,268.19
Change Order No. 8 (Final)	119,106.27
Removal of Original Incentive	<u>(22,600.00)</u>
Amended Contract Amount	\$1,924,489.22

General ledger coding for this Change Order to be as follows:

\$119,106.27 301-301000-301136

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Loren Snell
E-mail Address: l.snell@cedar-rapids.org

Phone Number/Extension: 5804

Alternate Contact Person: Doug Carper
E-mail Address: d.carper@cedar-rapids.org

Phone Number/Extension: 5258

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Map**

Authorizing Change Order No. 3 in the amount of \$24,987 plus an additional 4 calendar days, with Garling Construction, Inc. for the Cedar Rapids Fire Station No. 3 project (original contract amount was \$1,899,000; total contract amount with this amendment is \$1,952,753). CIP/DID #308141-20

Background:

WCD #3	Brick Lintels Modifications – resulting in 4 day delay	\$2,586
	Temporary Heat, Concrete Blankets	\$6,161
	Drain Basin for Future Gear Extractor	\$1,457
	Interior Signage	\$189
	Appliance Revisions	(\$971)
	Additional Asphalt Patching At Crestwood	\$2,142
	Dedication Plaque	\$0
	Monument Boulder Lighting Clarifications	\$231
	Kitchen Gas Shutoff Valve	\$1,502
	Relocate Trees	\$0
	Field Directive-Caulk Interior Concrete Joints	\$1,576
	Field Directive-Add Fire Extinguisher in Apparatus Bay to meet code requirements	\$166
	Field Directive-Add Lapidolith (Concrete Hardener) at Apparatus Bay to improve maintenance and longevity of the slab.	\$2,500
	Field Directive-Add solid surface aprons under windows to seal gap	\$1,992
	Field Directive-Stainless Steel Backsplash at Kitchen	\$2,071
	Cord Reels Relocation and Revision to meet functionality requirements	\$594
	Joker Circuit Revisions-to meet the Owner's requirements for the function of the radio system	\$107
	Security Camera Relocations to resolve conflict with light fixtures	\$1,842
	GRI Receptacle Revisions to meet electrical code	\$842
	Additional 4 days; Milestones to be adjusted accordingly	
	• Milestone #2 – December 14, 2013	
	• Milestone #3 – December 27, 2013	

Action / Recommendation:

The Public Works Department recommends approval of Change Order No. 3 submitted by Garling Construction, Inc.

Alternative to the Recommendation:

If Council does not approve the change order, payments due to the Contractor will accrue interest until approval of the Change Order occurs and payment is made.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): Fund 330 Dept ID 330610 Project 308141

Local Preference Policy: Applies Exempt

Explanation: Does not fit the criteria.

Recommended by Council Committee: Yes No N/A

ENG
AUD FILE
FIN
CLK
GARLING
SOLUM LANG
308141-20

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager is authorized to sign Change Order No. 3 in the amount of \$24,987 plus an additional 4 calendar days, with Garling Construction, Inc. for the Cedar Rapids Fire Station No. 3, Contract No. 308141-20. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$1,899,000
Change Order No. 1	9,950
Change Order No. 2	18,816
Change Order No. 3	<u>24,987</u>
Amended Contract Amount	\$1,952,753

General ledger coding for this Change Order to be as follows:

\$24,987 552000-308-308000-308141

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

****FLOOD****

Submitting Department: Public Works Department

Presenter at meeting: Loren Snell
E-mail Address: l.snell@cedar-rapids.org

Phone Number/Extension: 5804

Alternate Contact Person: Russell F. Betts, P.E.
E-mail Address: r.betts@cedar-rapids.org

Phone Number/Extension: 5212

Description of Agenda Item: **Consent Agenda** **Regular Agenda**

Authorizing Change Order No. 7 in the amount of \$39,178 with Modern Piping, Inc. for the Cedar Rapids City Services Center – Bid Package 2 – Phase 2 Demolition, Sitework and New Building Construction Project – Mechanical & Plumbing project (original contract amount was \$4,574,000; total contract amount with this amendment is \$4,591,262) (**FLOOD**). CIP/DID #PWE006-23

Background:

WCD = Work Change Directive

WCD #7	ITC #031 – Revised generator exhaust piping. Provide an exhaust expansion joint in the vertical riser just below the shaft with a minimum of 3" of axial expansion)	\$5,056
	ITC #065 – Corridor and stair ceiling height changes and elevator carpet	\$496
	ICT #74 – Add hub drain, blower coil route revision, and add ductwork and diffusers in Room 403 and Cage 404	\$20,161
	ITC #094 – Provide electric baseboard heaters in elevator shaft 335 in lieu of 1-8 feet heater.	\$1,430
	CE132 – Revisions to coffee maker plumbing line.	\$857
	ITC 105 Revised Trench Drain Layout	\$11,178

Action / Recommendation:

The Public Works Department recommends approval of Change Order No. 7 submitted by Modern Piping, Inc.

Alternative to the Recommendation:

If Council does not approve the change order, payments due to the Contractor will accrue interest until approval of the Change Order occurs and payment is made.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): FEMA/I-Jobs/City – PWE006

Local Preference Policy: Applies Exempt

Explanation: Capital Improvement Project

Recommended by Council Committee: Yes No N/A

Explanation (if necessary): Project update provided at June 19, 2012 Infrastructure Committee Meeting.

ENG
AUD FILE
FIN
CLK
MODERN PIPING
NEUMANN
PWE006-23
377545

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager is authorized to sign Change Order No. 7 in the amount of \$39,178 with Modern Piping, Inc. for the Cedar Rapids City Services Center – Bid Package 2 – Phase 2 Demolition, Sitework and New Building Construction Project - Mechanical & Plumbing project, Contract No. PWE006-23. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$4,570,000
Change Order No. 1	2,888
Change Order No. 2	(21,000)
Change Order No. 3	(21,482)
Change Order No. 4	3,070
Change Order No. 5	1,532
Change Order No. 6	17,076
Change Order No. 7	<u>39,178</u>
Amended Contract Amount	\$4,591,262

General ledger coding for this Change Order to be as follows:

\$39,178 330-330210-18515-PWE006-NG

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

FLOOD

Submitting Department: Public Works Department

Presenter at meeting: Loren Snell
E-mail Address: l.snell@cedar-rapids.org

Phone Number/Extension: 5804

Alternate Contact Person: Russell F. Betts, P.E.
E-mail Address: r.betts@cedar-rapids.org

Phone Number/Extension: 5212

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **MAP**

Authorizing Change Order No. 5 in the amount of \$40,045 with Acme Electric Company, Inc. for the Cedar Rapids City Services Center – Bid Package 2 – Phase 2 Demolition, Sitework and New Building Construction Project – Electrical project (original contract amount was \$4,239,912; total contract amount with this amendment is \$4,258,367) (**FLOOD**). CIP/DID #PWE006-24

Background: WCD = Work Change Directive

WCD #5	Access Control System Doors Confirmation and Modifications	(\$262)
	Ceiling changes	\$107
	MDF 415 and Telecom 452 Receptacle Changes	\$942
	Add Electric Unit Heaters to Rooms 305 & 307	\$879
	Build Room 403 and Cage 404 Added Load	\$9,229
	Door Hardware Change for Set 22.0 (Doors 228A and B)	\$739
	Lighting in Room 301	\$1,297
	ATS Annunciator Panel	\$2,215
	Additional Data Drops on 2 nd Floor (Rooms 221, 233)	\$1,816
	Wellness Electrical Changes dated 10/16/13	\$1,351
	Salt Dome Electrical Clarifications	\$16,590
	Modify Feeder 77, Change Elevator Heater	\$709
	Lighting Modifications	\$1,179
	Additional Lighting Room 427	\$1,346
	Door 352C Power Change, Panel HM2 Power Change	\$1,565
	Aspirating Smoke Detector	\$343

Action / Recommendation:

The Public Works Department recommends approval of Change Order No. 5 submitted by Acme Electric Company.

Alternative to the Recommendation:

If Council does not approve the change order, payments due to the Contractor will accrue interest until approval of the Change Order occurs and payment is made.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): FEMA/I-Jobs/City – PWE006

Local Preference Policy: Applies Exempt - **Explanation:** Capital Improvement Project

Recommended by Council Committee: Yes No N/A

Explanation (if necessary): Project update provided at June 19, 2012 Infrastructure Committee Meeting.

ENG
AUD FILE
FIN
CLK
ACME
NEUMANN
PWE006-24
377545

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager is authorized to sign Change Order No. 5 in the amount of \$40,045 with Acme Electric Company, Inc. for the Cedar Rapids City Services Center – Bid Package 2 – Phase 2 Demolition, Sitework and New Building Construction Project - Electrical project, Contract No. PWE006-24. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$4,239,912
Change Order No. 1	(116,457)
Change Order No. 2	30,646
Change Order No. 3	54,536
Change Order No. 4	9,685
Change Order No. 5	<u>40,045</u>
Amended Contract Amount	\$4,258,367

General ledger coding for this Change Order to be as follows:

\$40,045 330-330210-18515-PWE006-NG

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

****FLOOD****

Submitting Department: Public Works Department

Presenter at meeting: Loren Snell
E-mail Address: l.snell@cedar-rapids.org

Phone Number/Extension: 5804

Alternate Contact Person: Pat Wieneke
E-mail Address: p.wieneke@cedar-rapids.org

Phone Number/Extension: 5848

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Yes Map**
 Authorizing Change Order No. 10 in the amount of \$21,117.84 with Maxwell Construction, Inc. for the 2nd Street SE From 9th Avenue to the Sinclair Site Sanitary Sewer Reconstruction project (original contract amount was \$2,791,496.24; total contract amount with this amendment is \$3,014,131.30) (**FLOOD**). CIP/DID #SSD005-02

Background:

This is a contract change order to adjust the contract price based on the actual quantities of completed work, and additional work based on contractor quotes reviewed and accepted based on the scope of work. The unit prices remain the same as originally bid and the contract price is adjusted in accordance with the provisions specified in the terms and conditions.

Additional work was required as follows:

- The controller and light cable from 3rd Street hand hole to 2nd Street hand hole needed to be replaced.
- When the 15-inch storm sewer was extended to the east a hole had to be cut in the new intake and a collar poured.
- When the pipes were removed out of the manhole at Sta. 28-96 the cone section and casting were in bad condition so a new cone and casting were replaced.
- The sanitary service at Sta. 27-98 on the plans had been abandoned, but the contractor did not know this until the service was exposed and had already core drilled the new sewer pipe.
- A new water service was installed at the Water Tower Place; the existing tee and valve needed to be removed and a replacement pipe installed.
- There were brick pavers that were not shown on the plans that needed to be removed to do the necessary work and then replaced.
- Three directional signs were needed at the Water Tower Place to direct traffic.
- Two of the water services shown on the plans were 1.5 pipe. There was not a bid item for 1.5 water services so the contractor was asked to provide pricing.

Action / Recommendation:

The Public Works Department recommends approval of Change Order No. 10 submitted by Maxwell Construction, Inc.

Alternative to the Recommendation:

If Council does not approve the change order, payments due to the Contractor will accrue interest until approval of the Change Order occurs and payment is made.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): SSD005

Local Preference Policy: Applies Exempt

Explanation: FEMA funded project

Recommended by Council Committee: Yes No N/A

ENG
AUD FILE
FIN
CLK
MAXWELL
HR GREEN
SSD005-02
377545

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager is authorized to sign Change Order No. 10 in the amount of \$21,117.84 with Maxwell Construction, Inc. for the 2nd Street SE From 9th Avenue to the Sinclair Site Sanitary Sewer Reconstruction project, Contract No. SSD005-02. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$2,733,296.24
Possible Incentive	58,200.00
Change Order No. 1	36,068.50
Change Order No. 2	65,512.67
Change Order No. 3	9,779.60
Change Order No. 4	7,122.35
Change Order No. 5	(35,774.96)
Change Order No. 6	(2,889.16)
Change Order No. 7	18,134.94
Change Order No. 8	10,875.00
Change Order No. 9	92,688.28
Change Order No. 10	<u>21,117.84</u>
Amended Contract Amount	\$3,014,131.30

General ledger coding for this Change Order to be as follows:

\$ 2,012.30	304-304000-304284
\$10,429.68	330-330210-18511-SSD005
\$ 1,694.77	330-330210-18511-SSD105
\$ 6,981.09	625-625000-625884-6252011045

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet
FLOOD

Submitting Department: Public Works Department

Presenter at meeting: Doug Carper, PE
E-mail Address: d.carper@cedar-rapids.org

Phone Number/Extension: 5258

Alternate Contact Person: Loren Snell, PE
E-mail Address: l.snell@cedar-rapids.org

Phone Number/Extension: 5804

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Yes Map**
Authorizing Change Order No. 3 in the amount of \$18,629 with Woodruff Construction, LLC for the Ground Transportation Center Renovation project (original contract amount was \$9,097,000; total contract amount with this amendment is \$9,233,074) (**FLOOD**). CIP/DID #TRE001-20

Background:

WCD = Work Change Directive

WCD #5	Revise ductwork and provide additional framing around steel beam to raise ceiling to desired height.	\$2,529
	Install two new VAV boxes in the Montessori school area. Includes new electric service, controls, and test and balancing.	\$12,901
	Install additional site signage including 23 "Tow Away Zone" signs and 2 "No Parking" signs per owner request.	\$1,099
	Install window frosting film in break room per owner request.	\$2,100

Action / Recommendation:

The Public Works Department recommends approval of Change Order No. 3 submitted by Woodruff Construction, LLC.

Alternative to the Recommendation:

If Council does not approve the change order, payments due to the Contractor will accrue interest until approval of the Change Order occurs and payment is made.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): Fund 330 Dept ID 330330 Project TRE001

Local Preference Policy: Applies Exempt

Explanation: FEMA does not allow.

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):

ENG
AUD FILE
FIN
CLK
WOODRUFF
SOLUM LANG
TRE001-20
377545

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager is authorized to sign Change Order No. 3 in the amount of \$18,629 with Woodruff Construction, LLC for the Ground Transportation Center Renovation, Contract No. TRE001-20. A cost summary of the contract changes for this project is as follows:

Original Contract Amount	\$9,097,000
Possible Incentive	65,000
Change Order No. 1	(50,643)
Change Order No. 2	103,088
Change Order No. 3	<u>18,629</u>
Amended Contract Amount	\$9,233,074

General ledger coding for this Change Order to be as follows: \$18,629 330-330330-18512-TRE001

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

RESOLUTIONS ACCEPTING BID

Submitting Department: Public Works Department

Presenter at meeting: Rita Rasmussen
E-mail Address: r.rasmussen@cedar-rapids.org

Phone Number/Extension: 5819

Alternate Contact Person: Carol Morgan
E-mail Address: c.morgan@cedar-rapids.org

Phone Number/Extension: 5092

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Map**

Resolution accepting a bid in the amount of \$346 from Dee Nielson and approving a Quit Claim Deed for the disposition of 830 3rd Avenue SW. CIP/DID #3302500004

Background:

The City received interest to dispose of various nonconforming lots. The properties were acquired with Community Development Block Grant (CDBG) funds through the Voluntary Acquisition Program, and as per State guidance, may be disposed of as long as the properties are located outside of the Special Hazard Area (100-year flood plain). This lot is located outside of the 100-year flood plain.

A Public Hearing was held on April 23, 2013, and Council approved a resolution to continue with the disposition of 26 vacant nonconforming lots to adjacent property owners by sealed bid with the requirement that the lots be combined with the buyers' properties to form one tax parcel. The City has now received an acceptable bid on this parcel from the adjacent property owner.

As required by CDBG, all proceeds from this sale will be returned as program income.

Action / Recommendation:

The Public Works Department recommends accepting this bid and proceeding with the disposition.

Alternative Recommendation:

If the Council does not accept this bid, the alternative is to mow and maintain the property as a nonconforming vacant lot.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: Minute(s)

Budget Information (if applicable): N/A

Local Preference Policy: Applies Exempt

Explanation: This does not fit the criteria outlined in the policy and therefore, does not apply.

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, the City Council desires to dispose of the real property located at 830 3rd Avenue SW, Cedar Rapids, Iowa, and legally described as:

Lot 29, Auditors Plat No. 11, Cedar Rapids, Linn County, Iowa

, and

WHEREAS, the City Council previously authorized the disposal of this City-owned non-conforming lot by sealed bid to adjacent property owners, and

WHEREAS, said parcel shall be combined with adjacent property so as to constitute a single zoning lot, and

WHEREAS, the City of Cedar Rapids offered this property for sale by sealed bid for a period of 30 days, and

WHEREAS, the City of Cedar Rapids received no bids for this property on June 21, 2013, which was the deadline for receipt of sealed bids for the purchase of the property, and

WHEREAS, the City of Cedar Rapids continued to offer this property for sale to the adjacent property owners, and

WHEREAS, the City of Cedar Rapids has now received a bid which was submitted by Dee Nielson (828 3rd Avenue SW, Cedar Rapids, Iowa 52404) in the amount of \$346 for this real property, and

WHEREAS, the Public Works Director recommends the City Council accept the bid received from Dee Nielson for this property, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the consideration of \$346 to be paid by Dee Nielson for the property to be conveyed is good, adequate, fair and valuable, and that the bid shall be accepted, and

BE IT FURTHER RESOLVED that a Quit Claim Deed from the City of Cedar Rapids, Iowa to Dee Nielson shall be executed by the City Manager and City Clerk and be recorded in the Office of the Linn County Recorder and thereafter filed with the City of Cedar Rapids Finance Director.

Passed this 11th day of February, 2014.

EXHIBIT "A"
CDBG Community Development Block Grant Program
City of Cedar Rapids, Iowa - Offer to Buy Real Estate and Acceptance
Batch # 75

Flood ID #	Deed Holder Name(s)	Flood Address	Legal Description	Pre-Flood Value	Offer Amount - less DOB (CDBG)	Other Benefits (CDBG)	Other Benefits (LOST**)	Estimated Total Proceeds	Property Ownership Status
CR5985 NR	Mari J. Davis and James Mart	705 2nd Ave SW	Northwesterly 74 feet of Lot 2, Block 2, "Coopers" First Addition to Cedar Rapids, Linn County, Iowa.	\$ 551,912.12	\$ 551,912.12	\$ 0.00	\$ 0.00	\$ 551,912.12	Rental
Totals				\$ 551,912.12	\$ 551,912.12	\$ 0.00	\$ 0.00	\$ 551,912.12	

* CDBG - Other Benefits
 Replacement Housing Assistance
 Moving Allowance
 Unmet Needs
 **LOST - Other Benefits
 Flood Insurance Incentive
 Replacement Housing Assistance (GAP)
 Contract Sellers (GAP)

Council Agenda Item Cover Sheet
****FLOOD****

Submitting Department: Public Works Department

Presenter at meeting: Rita Rasmussen
E-mail Address: r.rasmussen@cedar-rapids.org

Phone Number/Extension: 5807

Alternate Contact Person: Diane P. Webber
E-mail Address: d.webber@cedar-rapids.org

Phone Number/Extension: 5908

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **MAP**

Resolution authorizing execution of an Agreement in the amount of \$25,000 with Chris Eden and Jesse McElmeel, owners of the temporary Animal Care and Control facility located at 2109 North Towne Lane NE (**FLOOD**). CIP/DID #PDE001-00

Background:

The flood of 2008 destroyed the City's Animal Care and Control facility. On August 14, 2008, the City entered into a written lease for a term of two years for the premises located at 2109 North Towne Lane NE for use as a temporary Animal Care and Control Facility. The lease for the temporary facility was renewed two additional terms to allow time for the construction of the new Animal Care and Control facility to be completed. The lease terminated on November 20, 2013.

The temporary facility was vacated by the required lease end date of November 20, 2013. The owners of the temporary facility submitted a claim to the City for damages. Animal Care and Control requested the Engineering Department real estate staff assist with negotiating a settlement for the repairs. Although the initial request was higher, the City settled on the amount of \$25,000, the approximate amount to actually repair the facility.

Action / Recommendation:

The Public Works Department recommends adopting the resolution authorizing execution of an Agreement with Chris Eden and Jesse McElmeel for repairs to the temporary Animal Care and Control facility.

Alternative to the Recommendation:

Refer legal action to the City Attorney to defend.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): 132600-521108

Local Preference Policy: Applies Exempt

Explanation: This does not fit the criteria outlined in the policy and therefore, does not apply.

Recommended by Council Committee: Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, the flood of 2008 destroyed the City's Animal Care and Control facility, and

WHEREAS, on August 14, 2008, the City entered into a written lease for a term of two years with the Owners, Chris Eden and Jesse McElmeel, of the property located at 2109 North Towne Lane NE for use as a temporary Animal Care and Control facility, and

WHEREAS, an Amendment to the Lease – Business Property was executed for an additional two terms of one year each due to expire August 19, 2012, and

WHEREAS, an additional Amendment to the Lease – Business Property was executed for an additional one term of 15 months due to expire November 20, 2013, and

WHEREAS, the City vacated the temporary facility as per the terms of the original lease and subsequent lease amendments by November 20, 2013, and

WHEREAS, the Real Estate Service Manager of the Engineering Department negotiated a settlement Agreement on behalf of Animal Care and Control with Chris Eden and Jesse McElmeel for a payment of \$25,000 for the necessary repairs to the temporary facility, and

WHEREAS, the City Police Chief recommends the City accept the Agreement for payment of repairs to the temporary facility, and

WHEREAS, the City Council has allocated funds for temporary Animal Care and Control facility (Fund 132600-521108), now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager and City Clerk are hereby authorized to execute the Agreement as described herein for payment of repairs to the temporary Animal Care and Control facility, and

BE IT FURTHER RESOLVED that the Agreement is hereby accepted and thereafter filed with the City of Cedar Rapids Finance Director, and

BE IT FURTHER RESOLVED that the City of Cedar Rapids Finance Director be authorized to issue payment in the amount of \$25,000 to Chris Eden and Jesse McElmeel.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

FLOOD

Submitting Department: Public Works Department

Presenter at meeting: Dave Wallace, PE
E-mail Address: d.wallace@cedar-rapids.org

Phone Number/Extension: 5814

Alternate Contact Person: Scott Sovers, PE
E-mail Address: s.sovers@cedar-rapids.org

Phone Number/Extension: 5547

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Map**

Resolution awarding and approving contract in the amount of \$1,765,564.20 plus incentive up to \$50,000, bond and insurance of Ricklefs Excavating, Ltd. for the SW Quadrant, 2008 Flood Area Sanitary Sewer Restoration, Phase 2, Part 2 project (estimated cost is \$2,400,000) (**FLOOD**).
 CIP/DID #SSD103-11

Background:

Ricklefs Excavating, Ltd., Anamosa, IA	\$1,765,564.20
Possible Incentive	\$ 50,000.00
Total Award	\$1,815,564.20

Rathje Construction Co., Marion, IA	\$1,769,934.85
Dave Schmitt Construction Co., Cedar Rapids, IA	\$1,878,528.53
BWC Excavating LC, Solon, IA	\$1,967,857.02
Langman Construction, Inc., Rock Island, IL	\$1,971,792.19
Pirc-Tobin Construction, Inc., Alburnett, IA	\$2,107,418.65
Maxwell Construction, Inc., Iowa City, IA	\$2,515,864.50

Ricklefs Excavating, Ltd. submitted the lowest of the bids received on January 22, 2014 for the SW Quadrant, 2008 Flood Area Sanitary Sewer Restoration, Phase 2, Part 2 project. The bid is within the approved budget. Construction work is anticipated to begin this spring and be completed within 410 calendar days.

Action / Recommendation:

The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$1,765,564.20 plus incentive up to \$50,000, bond and insurance of Ricklefs Excavating, Ltd. for the SW Quadrant, 2008 Flood Area Sanitary Sewer Restoration, Phase 2, Part 2 project.

Alternative to the Recommendation:

If Council chooses not to award the contract for said project, the project could not go forward as proposed unless the bidding process is repeated.

Time Sensitivity: Normal. Chapter 26.10 of the Code of Iowa requires the Bid security to be returned within 30 days after the bid opening. Deferral of the contract award after February 11, 2014 may require re-bidding and affect the construction schedule for the improvements.

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable):

Local Preference Policy: Applies Exempt

Recommended by Council Committee: Yes No N/A

RESOLUTION NO.

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on December 17, 2013 the City Council adopted a motion that directed the City Clerk to give notice to bidders and publish notice of a public hearing on the plans, specifications, form of contract and cost estimate for the SW Quadrant, 2008 Flood Area Sanitary Sewer Restoration, Phase 2, Part 2 public improvement project (Contract No. SSD103-11) for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice was published in the Cedar Rapids Gazette on December 28, 2013 pursuant to which a public hearing was held on January 14, 2014, and

WHEREAS, the following bids were received, opened and announced on January 22, 2014 by the Public Works Director, or designee, and said officer has now reported the results of the bidding on January 28, 2014 and made recommendations thereon to the City Council at its next meeting on February 11, 2014:

Ricklefs Excavating, Ltd., Anamosa, IA	\$1,765,564.20
Possible Incentive	<u>\$ 50,000.00</u>
Total Award	\$1,815,564.20
Rathje Construction Co., Marion, IA	\$1,769,934.85
Dave Schmitt Construction Co., Cedar Rapids, IA	\$1,878,528.53
BWC Excavating LC, Solon, IA	\$1,967,857.02
Langman Construction, Inc., Rock Island, IL	\$1,971,792.19
Pirc-Tobin Construction, Inc., Alburnett, IA	\$2,107,418.65
Maxwell Construction, Inc., Iowa City, IA	\$2,515,864.50

AND WHEREAS, the general ledger coding for this public improvement project shall be as follows: \$1,815,564.20 330-330240-18511-SSD103; and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA as follows:

1. The previous delegation to the City Engineer, or his designee, to receive, open and publicly announce the bids, and report the results thereof to the City Council at its next meeting is hereby ratified and approved;

2. Ricklefs Excavating, Ltd. is the lowest responsive, responsible bidder on said work and the City Engineer, or his designee, has recommended that the City accept its bid and award the contract to it;

3. Subject to approval of the Equal Employment Opportunity Officer and registration with the Department of Labor, the Bid of Ricklefs Excavating, Ltd. is hereby accepted, with the inclusion of the incentive clause, and the contract for this public improvement is hereby awarded to Ricklefs Excavating, Ltd.;

4. The City Manager and City Clerk are hereby directed to sign and execute a contract with said contractor for the construction of the above-described public improvements;

BE IT FURTHER RESOLVED that the bid securities of the unsuccessful bidders be returned to them by the City Clerk, and

BE IT FURTHER RESOLVED that upon execution by the City Manager and City Clerk, said contract is approved, subject to approval of the bond and insurance by the City of Cedar Rapids Risk Manager and filing of the same with the City of Cedar Rapids Finance Director.

Passed this 14th day of February, 2014.



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Doug Wilson, PE
E-mail Address: d.wilson@cedar-rapids.org

Phone Number/Extension: 5141

Alternate Contact Person: Glenn Vosatka, PE
E-mail Address: g.vosatka@cedar-rapids.org

Phone Number/Extension: 5821

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Yes/No Map**

Resolution awarding and approving contract in the amount of \$139,741, bond and insurance of Vieth Construction Corporation for the Prairie Drive NE from 29th Street to Franklin Avenue Portland Cement Concrete (PCC) Sidewalk project (estimated cost is \$155,000). CIP/DID #301385-01

Background:

Vieth Construction Corporation, Cedar Falls, IA	\$139,741.00
Ricklefs Excavating, Ltd., Anamosa, IA	\$153,349.00
Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$175,733.15
Pirc-Tobin Construction Inc., Alburnett, IA	\$185,357.50
Boulder Contracting, LLC., Grundy Center, IA	\$230,932.50
Tschiggfrie Excavating Co., Dubuque, IA	\$239,457.40
Absolute Concrete Construction, Slater, IA	\$245,233.50
OEL Construction Services, Inc., Eldora, IA	\$312,019.40

Vieth Construction Corporation submitted the lowest of the bids received on January 22, 2014 in the office of the Iowa Department of Transportation, Ames, Iowa for the Prairie Drive NE from 29th Street to Franklin Avenue Portland Cement Concrete (PCC) Sidewalk project (IDOT No. SRTS-U-1187(760)—8U-57). The bid is within the approved budget. Construction work is anticipated to begin this spring and be completed within 40 working days.

Action / Recommendation:

The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$139,741, bond and insurance of Vieth Construction Corporation for the Prairie Drive NE from 29th Street to Franklin Avenue Portland Cement Concrete (PCC) Sidewalk project.

Alternative to the Recommendation:

If Council chooses not to award the contract for said project, the project could not go forward as proposed unless the bidding process is repeated.

Time Sensitivity: Normal. Chapter 26.10 of the Code of Iowa requires the Bid security to be returned within 30 days after the bid opening. Deferral of the contract award after February 11, 2014 may require re-bidding and affect the construction schedule for the improvements.

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable):

Local Preference Policy: Applies Exempt

Explanation: Project funding is through a federal Safe Routes to School grant.

Recommended by Council Committee: Yes No N/A

Explanation (if necessary): On May 21, 2013, the Infrastructure Committee recommended abandoning assessments for this Prairie Drive NE Sidewalk project and proceeding with the addition to the project of sidewalk on the east side of Prairie Drive between 29th Street and 27th Street. Subsequently, the City Council passed Resolution No. 0845-05-13, abandoning the Resolution of Necessity in regard to the assessments.

RESOLUTION NO.

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on November 5, 2013 the City Council adopted a motion that directed the City Clerk to publish notice of a public hearing on the plans, specifications, form of contract and estimated cost for the Prairie Drive NE from 29th Street to Franklin Avenue Portland Cement Concrete (PCC) Sidewalk project (Contract No. 301385-01) public improvement project for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice was published in the Cedar Rapids Gazette on November 9, 2013 pursuant to which a public hearing was held on November 19, 2013, and

WHEREAS, sealed bids were received by the Iowa Department of Transportation in Ames, Iowa, on January 22, 2014 for the Prairie Drive NE from 29th Street to Franklin Avenue Portland Cement Concrete (PCC) Sidewalk project (IDOT No. SRTS-U-1187(760)—8U-57) (City Contract No. 301385-01) for the City of Cedar Rapids, Iowa, and on January 22, 2014 the Iowa Department of Transportation informed the City of Cedar Rapids of the results of the bidding, and

WHEREAS, the Public Works Director/City Engineer, or designee, has now reported the results of the bidding and made recommendations thereon to the City Council on January 28, 2014, and

WHEREAS, the following proposals were received:

Vieth Construction Corporation, Cedar Falls, IA	\$139,741.00
Ricklefs Excavating, Ltd., Anamosa, IA	\$153,349.00
Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$175,733.15
Pirc-Tobin Construction Inc., Alburnett, IA	\$185,357.50
Boulder Contracting, LLC., Grundy Center, IA	\$230,932.50
Tschiggfrie Excavating Co., Dubuque, IA	\$239,457.40
Absolute Concrete Construction, Slater, IA	\$245,233.50
OEL Construction Services, Inc., Eldora, IA	\$312,019.40

, and

WHEREAS, general ledger coding to be as follows: \$139,741 301-301000-301385;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA as follows:

1. The results of the bidding as conducted by the Iowa Department of Transportation, and the Public Works Director/City Engineer's or designee, report and recommendation thereon at its next meeting are hereby ratified and approved;
2. Vieth Construction Corporation is the lowest responsive, responsible bidder on said work and the City Engineer, or his designee, has recommended that the City accept its bid and award the contract to it;
3. Subject to approval of the Equal Employment Opportunity Office and registration with the Department of Labor, the Bid of Vieth Construction Corporation is hereby accepted and

the contract for this public improvement is hereby awarded to Vieth Construction Corporation.

4. The City Manager and City Clerk are hereby directed to sign and execute a contract with said contractor for the construction of the above-described public improvements;

BE IT FURTHER RESOLVED that upon execution by the City Manager and City Clerk, said contract is approved, subject to approval of the bond and insurance by the City of Cedar Rapids Risk Manager and filing of the same with the City of Cedar Rapids Finance Director.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Doug Wilson, PE
E-mail Address: d.wilson@cedar-rapids.org

Phone Number/Extension: 5141

Alternate Contact Person: Gary Petersen, PE
E-mail Address: g.petersen@cedar-rapids.org

Phone Number/Extension: 5153

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Yes Map**

Resolution awarding and approving contract in the amount of \$240,586, bond and insurance of Trey Electric Corp. for the 76th Avenue SW and Kirkwood Boulevard SW Traffic Signalization project (estimated cost is \$247,000). CIP/DID #3012025-02

Background:

Trey Electric Corp, Swisher, IA	\$240,586.00
Price Industrial Electric Inc., Hiawatha, IA	\$240,975.00
VOLTMER, INC., Decorah, IA	\$264,353.00
KWS Inc., Cedar Falls, IA	\$265,675.00

Trey Electric Corp. submitted the lowest of the bids received on January 22, 2014 in the office of the Iowa Department of Transportation, Ames, Iowa for the 76th Avenue SW and Kirkwood Boulevard SW Traffic Signalization project (IDOT No. STP-A-1187(765)-86-57). The bid is within the approved budget. Construction work is anticipated to begin this spring and be completed within 40 working days.

Action / Recommendation:

The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$240,586, bond and insurance of Trey Electric Corp. for the 76th Avenue SW and Kirkwood Boulevard SW Traffic Signalization project.

Alternative to the Recommendation:

If Council chooses not to award the contract for said project, the project could not go forward as proposed unless the bidding process is repeated.

Time Sensitivity: Normal. Chapter 26.10 of the Code of Iowa requires the Bid security to be returned within 30 days after the bid opening. Deferral of the contract award after February 11, 2014 may require re-bidding and affect the construction schedule for the improvements.

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable):

Local Preference Policy: Applies Exempt

Explanation: State Code prohibits local preferences.

Recommended by Council Committee: Yes No N/A

RESOLUTION NO.

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on December 17, 2013 the City Council adopted a motion that directed the City Clerk to publish notice of a public hearing on the plans, specifications, form of contract and estimated cost for the 76th Avenue SW and Kirkwood Boulevard SW Traffic Signalization (Contract No. 3012025-02) public improvement project for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice was published in the Cedar Rapids Gazette on December 7, 2013 pursuant to which a public hearing was held on December 17, 2013, and

WHEREAS, sealed bids were received by the Iowa Department of Transportation in Ames, Iowa, on January 22, 2014 for the 76th Avenue SW and Kirkwood Boulevard SW Traffic Signalization project (IDOT Project No. STP-A-1187(749)--86-57), (City Contract No. 3012025-02) for the City of Cedar Rapids, Iowa, and on January 22, 2014 the Iowa Department of Transportation informed the City of Cedar Rapids of the results of the bidding, and

WHEREAS, said project includes installation of traffic signals at the intersection of 76th Avenue SW and Kirkwood Boulevard SW,

WHEREAS, the Public Works Director/City Engineer, or designee, has now reported the results of the bidding and made recommendations thereon to the City Council on January 28, 2014, and

WHEREAS, the following proposals were received:

Trey Electric Corp, Swisher, IA	\$240,586.00
Price Industrial Electric Inc., Hiawatha, IA	\$240,975.00
VOLTMER, INC., Decorah, IA	\$264,353.00
KWS Inc., Cedar Falls, IA	\$265,675.00

, and

WHEREAS, general ledger coding to be as follows: \$240,586 301-301000-3012025

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA as follows:

1. The results of the bidding as conducted by the Iowa Department of Transportation, and the Public Works Director/City Engineer's or designee, report and recommendation thereon at its next meeting are hereby ratified and approved;
2. Trey Electric Corp. is the lowest responsive, responsible bidder on said work and the City Engineer, or his designee, has recommended that the City accept its bid and award the contract to it;
3. Subject to approval of the Equal Employment Opportunity Office and registration with the Department of Labor, the Bid of Trey Electric Corp. is hereby accepted and the contract for this public improvement is hereby awarded to Trey Electric Corp.
4. Traffic signals will be installed at the intersection of 76th Avenue SW and Kirkwood Boulevard SW and the Traffic Engineering Division of the Public Works Department is authorized to operate said traffic signals in a flashing mode during off-peak hours.

5. The City Manager and City Clerk are hereby directed to sign and execute a contract with said contractor for the construction of the above-described public improvements;

BE IT FURTHER RESOLVED that upon execution by the City Manager and City Clerk, said contract is approved, subject to approval of the bond and insurance by the City of Cedar Rapids Risk Manager and filing of the same with the City of Cedar Rapids Finance Director.

Passed this 11th day of February, 2014.

Council Agenda Item Cover Sheet

Consent Agenda **Regular Agenda**

Council Meeting Date: February 11, 2014

Submitting Department: Utilities – Water Division

Presenter at meeting: Tariq Baloch **Phone:** 5283 **Email:** t.baloch@cedar-rapids.org

Alternate Contact: Bruce Jacobs **Phone:** 5913 **Email:** b.jacobs@cedar-rapids.org

Description of Agenda Item:

Resolutions approving actions regarding Purchases/Contracts/Agreements:

- a. Purchase order to Water Research Foundation (WRF) for the Water Division’s annual membership subscription fee in the amount of \$30,117.08. Resolution authorizing a purchase order in the amount of \$30,117.08 to the Water Research Foundation (WRF) for the Water Division’s annual membership subscription fee for the period of March 2014 through February 2015. CIP/DID #

Background:

The Water Research Foundation (WRF) is a scientific research organization that focuses on drinking water related issues and problems. The goal of WRF and its member utilities is to support a deep and diverse research agenda that creates a scientifically current and sound knowledge base for application toward the continued availability of ample and affordable safe drinking water supplies.

WRF pools the contributions of its over 900 utility members and leverages these funds through partnerships and funding from Congress. The Cedar Rapids Utilities Department – Water Division has participated in several major WRF research projects since 1995.

WRF membership affords numerous benefits to its member utilities including preferences for participation in research projects; free copies of all research and technology transfer reports; and free registrations to all WRF sponsored webcasts and presentations. The WRF derives the majority of its funding from membership subscription fees assessed in accordance with each utility’s water production levels. The Water Division staff believes that the utility’s continued membership in WRF is in the best interest of Cedar Rapids.

Action / Recommendation: The Utilities Department – Water Division recommends that the Resolution authorizing a purchase order and payment in the amount of \$30,117.08 to the Water Research Foundation (WRF) for its annual membership subscription fee for the period of March 2014 through February 2015 be hereby approved.

Alternative Recommendation (if applicable): N/A

Time Sensitivity: N/A

Resolution Date: 2/11/14

Estimated Presentation Time: 0 Minute(s)

Budget and Purchase Process Information (if applicable):

1. This is budgeted under FY13 Water Administrative operations and maintenance budget and coded to 542103-621-621010.
2. Purchasing Department used or Purchasing Guidelines followed: N/A

Local Preference Policy Applies Exempt

Explanation: N/A

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, the Water Research Foundation (WRF) is a scientific research organization that focuses on drinking water related issues and problems, and

WHEREAS, WRF membership affords numerous benefits to its member utilities including preferences for participation in research projects, free copies of all research and technology transfer reports, and free registrations at all WRF sponsored conferences, and

WHEREAS, WRF derives the majority of its funding from membership subscription fees assessed in accordance with an utility's water production levels, and

WHEREAS, the annual membership subscription fee for year 2014 (March 2014 through February 2015) for the Cedar Rapids Utilities Department - Water Division will be \$30,117.08. The Utilities Department - Water Division staff believes that the utility's continued membership in WRF is in the best interest of Cedar Rapids, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Cedar Rapids Utilities Department - Water Division is hereby authorized to issue a purchase order in the amount of \$30,117.08 to Water Research Foundation (WRF) for the Water Division's 2014 Annual Membership Subscription Fee. To be funded from fiscal year 2014 Water administration operation and maintenance budget and coded to 542103-621-621010.

Passed this 11th day of February, 2014.

Council Agenda Item Cover Sheet

Consent Agenda **Regular Agenda**

Council Meeting Date: February 11, 2014

Submitting Department: Utilities – Water Pollution Control Facility

Presenter at meeting: Tariq Baloch **Phone:** 5283 **E-mail:** tariqb@cedar-rapids.org

Alternate Contact: Matt Jensen **Phone:** 5937 **E-mail:** m.jensen@cedar-rapids.org

Description of Agenda Item:

Professional Services Agreement with Strand Associates, Inc. for an amount not to exceed \$95,000 for the Water Pollution Control Anaerobic Digester Heat Exchanger Study. CIP/DID #615164-02

Background:

The Water Pollution Control Facility currently has four heat exchangers that operate as part of the Anaerobic Digestion process. The heat exchangers are tube-in-shell style heat exchangers that operate as two sets of two heat exchangers. The heat exchangers were constructed by Thermal Engineering International and consist of a carbon steel outer shell with ¾" diameter tubes constructed of 304 stainless steel inside. Over the course of the heat exchangers' life, they have experienced multiple issues with corrosion of the stainless steel tubes and fouling of the tubes. One of the existing heat exchangers was removed from service in early 2013 for refurbishment. The refurbishment and cleaning of the heat exchanger was costly enough that the cleaning company recommended that the heat exchangers simply be replaced instead of refurbished.

The objective of the Study is to provide guidance to the Water Pollution Control Facility staff with respect to operation and maintenance of the Anaerobic Digester Heat Exchangers. Because significant refurbishment, at a minimum, is required of the existing Heat Exchangers, this is an ideal time to evaluate other potential avenues for the Heat Exchangers, such as total replacement or replacement with a different style of Heat Exchanger. A secondary objective is to identify a cleaning process that can be performed by plant staff that will not damage the heat exchangers or void the warranties from the manufacturer.

Seven engineering firms were contacted for Statements of Qualifications to perform the design. The seven firms were: Stanley Consultants, Inc., H.R. Green Company, HDR Engineering, Strand Associates, Black & Veatch, CH2M-Hill, and Brown & Caldwell. Packets detailing the experience of the firm and the proposed schedule for the project were received from HDR Engineering, Stanley Consultants, H.R. Green, and Strand Associates. The Utilities Department staff evaluated the qualifications of the responding firms and determined that the technical resources that Strand Associates could bring to the project best met the needs of the Utilities Department.

Action / Recommendation:

The Utilities Department – WPC division recommends approval of the Professional Services Agreement with Strand Associates, Inc. for the Water Pollution Control Anaerobic Digester Heat Exchanger Study and that the City Manager and City Clerk be authorized to execute said Agreement.

Alternative Recommendation: N/A

Time Sensitivity: Action needed 2-11-14

Resolution Date: 2-11-14

Estimated Presentation Time: 0 minutes

Budget Information (if applicable):

1. **Included in Current Budget Year.** Yes. The project will be funded from the FY2014 and FY2015 WPC Capital Improvement Projects budget.
2. **Analysis if the expenditure is within budgeted expectations, i.e. some type of budget to actual comparison:** There is currently \$60,000 budgeted in the FY2014 CIP budget and \$175,000 in the projected FY2015 Capital Improvement Projects budget for WPC for the Anaerobic Digester Heat Exchanger Study. The project will be coded to the following CIP fund: 553000-615-615000-x-x-615164.
3. **Purchasing Department used or Purchasing Guidelines followed:** Yes, statements of qualifications were requested from multiple engineering firms and evaluated by Utilities Department staff using objective criteria.

Local Preference Policy Applies Exempt

Explanation: Consultant selection process gives preference to local firms.

Recommend by Council Committee Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, the Water Pollution Control Facility currently has four heat exchangers that operate as part of the Anaerobic Digestion process and over the course of the heat exchangers' life, they have experienced multiple issues with corrosion of the stainless steel tubes and fouling of the tubes, and

WHEREAS, one was removed from service in early 2013 for refurbishment and that refurbishment and cleaning was costly enough that the cleaning company recommended that the heat exchangers simply be replaced instead of refurbished, and

WHEREAS, a study needs to be conducted to provide guidance to the Water Pollution Control Facility staff with respect to operation and maintenance of the Anaerobic Digester Heat Exchangers because significant refurbishment is required of the existing heat exchangers and this is an ideal time to evaluate other potential avenues such as total replacement or replacement with a different style of heat exchanger and to identify a cleaning process that can be performed by plant staff that will not damage the heat exchangers or void the warranty from the manufacturer, and

WHEREAS, seven engineering firms were contacted for Statements of Qualifications to perform the design: Stanley Consultants, Inc., H.R. Green Company, HDR Engineering, Strand Associates, Black & Veatch, CH2M-Hill, and Brown & Caldwell, and

WHEREAS, the Water Pollution Control Facilities staff evaluated the qualifications of the responding firms and determined that the technical resources that Strand Associates could bring to the project best met the needs of the Utilities Department and therefore recommends approval of the Professional Services Agreement with Strand Associates, Inc. for the Anaerobic Digester Heat Exchanger, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the Water Pollution Control Facilities be hereby authorized to enter into a Professional Services Agreement with Strand Associates, Inc. for the Water Pollution Control Anaerobic Digester Heat Exchanger Study (Contract No. 615164-02) for an amount not to exceed \$95,000, be hereby approved and the City Manager and City Clerk are authorized to execute said Agreement. To be funded from the FY2014 and FY2015 WPC Capital Improvement Projects budget and coded to 553000-655-615000-x-x-615164.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Community Development and Planning

Presenter at meeting: Paula Mitchell
Email: p.mitchell@cedar-rapids.org

Phone Number/Ext: 319 286-5852

Alternate Contact Person: Caleb Mason
Email: c.mason@cedar-rapids.org

Phone Number/Ext: 319 286-5188

Description of Agenda Item: **Consent** **Public Hearing** **Regular Agenda**

Resolution authorizing a Special Warranty Deed for conveyance of City-owned property with Little House LLC for property at 1301 3rd Street SE (**FLOOD**). CIP/DID #811372

Background:

The City received a proposal on this City-owned property offered for purchase and redevelopment.

Proposals were reviewed by City staff and representatives of the following neighborhoods:

- Oak Hill/Jackson Neighborhood Association
- Main Street
- Southside Development
- Save CR Heritage
- Design Review – Technical Advisory Committee

Upon review of the submitted proposals, recommendations to proceed with execution of development agreements for disposition and redevelopment of said properties were brought before the City Council’s Development Committee.

City Council Proceedings:

- On March 26, 2013, by Resolution 0511-03-13, the City Council approved the authorization of the execution of a development agreement with Little House LLC for property at 1301 3rd Street SE

Action / Recommendation:

City staff recommends approval of the Resolution.

Alternative Recommendation:

City Council may table and request additional information.

Time Sensitivity: N/A

Resolution Date: N/A

Estimated Presentation Time: 0 Minutes

Budget Information (if applicable): N/A

Local Preference Policy Applies Exempt N/A

Explanation:

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

CD ATT
ENG CLK
BSD FIN
 AUDFILE
 RCR
 OWNER
 811372

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF A SPECIAL WARRANTY DEED
WITH LITTLE HOUSE LLC FOR CONVEYANCE OF CITY-OWNED PROPERTY
AT 1301 3RD STREET SE

WHEREAS, the City owns the property at 1301 3rd Street SE; and

WHEREAS, on December 18, 2012, the City Council's Development Committee recommended proposals be sought for redevelopment of said property; and

WHEREAS, on December 18, 2012 City Council made a motion to conduct a public hearing, a notice was published on January 12, 2013, and the public hearing was held on January 22, 2013 on the possible disposition of the properties; and

WHEREAS, and informational meeting was held on January 29, 2013 for all interested proposers to discuss proposal criteria; and

WHEREAS, the City received one (1) proposal from Little House LLC to purchase and redevelop the property; and

WHEREAS, an evaluation team composed of City staff and representatives of Oak Hill/Jackson Neighborhood Association, Main Street, Southside Development, and a member of the development community reviewed proposals on March 6, 2013; and

WHEREAS, based on the evaluation of criteria set forth in the Notice of Public Hearing, the evaluation team recommends the proposal by Little House LLC as responsive and demonstrating capacity; and

WHEREAS, a resolution authorizing negotiation of a development agreement for disposition and redevelopment of property at 1301 3rd Street SE was passed March 26, 2013;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that on behalf of the City of Cedar Rapids, the City Manager and City Clerk, or their designees, are hereby authorized to execute the Special Warranty Deed and that the resolution and Special Warranty Deed be recorded in the Office of the Linn County Recorder and thereafter filed with the City of Cedar Rapids Finance Director.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Community Development and Planning

Presenter at meeting: Paula Mitchell

Phone Number/Ext: 319 286-5852

Email: p.mitchell@cedar-rapids.org

Alternate Contact Person: Caleb Mason

Phone Number/Ext: 319 286-5188

Email: c.mason@cedar-rapids.org

Description of Agenda Item: **Consent** **Public Hearing** **Regular Agenda**

Resolution authorizing the Development Plan for an initial allocation of funding from the Fourth Round of the Single Family New Construction (SFNC) Program to be submitted to the Iowa Economic Development Authority (IEDA). CIP/DID #540257.

Background:

On January 22, 2014, the Development Committee of City Council recommended approval of the Development Plan for an initial allocation of funding through the Single Family New Construction (SFNC) Program, locally known as the ROOTs program. The Development Plan, which is attached for reference, allocates 69 units, many on City-owned lots, across 25 participating builders. In order to access the funds, the City must submit a Development Plan to IEDA no later than February 28, 2014. It is anticipated that projects will commence construction in Spring of 2014.

On October 8, 2013, City Council adopted the Administrative Plan for the program, directing resources to be used to support development in the City's core neighborhoods. Staff held an orientation session for builders on October 29, 2013, and applications were due on December 20, 2013. Proposals were reviewed by a stakeholder committee consisting of non-competing members of the development community and neighborhood association representatives. The committee's recommendations are summarized on Attachment A.

In addition to the current allocations, the Development Plan proposes that the City continue to accept applications to construct units in core neighborhoods as the City continues to acquire properties, or as builders are able to gain control of privately held land in the targeted area. Staff will report on progress and provide recommendations as to how to remaining program dollars might be allocated in summer 2014.

Action / Recommendation:

City staff recommends approval of the resolution.

Alternative Recommendation:

City Council may table the resolution and request additional information.

Time Sensitivity: Development Plan is due to IEDA no later than February 28, 2014.

Resolution Date: February 11, 2014.

Estimated Presentation Time: 0 minutes

Budget Information (if applicable): N/A

Local Preference Policy Applies Exempt N/A

Explanation: Program is funded with federal grant funds.

Recommended by Council Committee Yes No N/A

Explanation (if necessary): Recommended by the Development Committee on January 22, 2014.

Attachment A

Builder	Address	# Units
AHNI	1508 6th Ave SE	1
Dave & Lynnaya Bunch	421 6th Ave SW	1
Cedar Ridge Homes	602 A Ave NW	1
	726 L Ave NW	1
	729 10th Ave SW	1
Cedar Valley Habitat	806 19th St SW	2
CJ's Construction	316 6th St SW	3
	320 6th St SW	
	324 6th St SW	
	424 5th St NW	6
	504 C Ave NW	
	505 E Ave NW	
	508 C Ave NW	
	509 E Ave NW	
512 C Ave NW		
Hope CDA	928 N St SW	1
	500/508 2nd Ave SW	1
Jaylee Homes	1108 K St SW	1
	420/424 6th Ave SW	2
Jim Sattler, Inc	719 H Ave NW	1
JW Homebuilders	1410 N St SW	1
	417 5th Ave SW	1
NDC	518 B Ave NW	2
	615 9th Ave SE	3
	617 9th Ave SE	
	621 9th Ave SE	
Newbo Dev. Group	407 6th St SW	7
	411 6th St SW	
	415 6th St SW	
	425 6th St SW	
	442 5th Ave SW	
	438 5th Ave SW	
Platinum Developers	523 B Ave NW	1
Premiere Homes	1424 L St SW	1
	922 8th St SE	1
Robinson Construction	1505 J St SW	1
S & J Homes	211 10th Ave SW	1
	800 G Ave NW	2
Scallon Custom Homes	1502 N St SW	2
Schissel, LLC	0 Vacant Land SW	1
Scott Hiserote	1151 McCloud Dr NE	1
	1157 McCloud Dr NE	1
Skogman Homes	1136 I Ave NW	1
	817/821 9th Ave SE	1
Sky's Edge	1223 1st St SW	7
	1140 C St SW	
	1023 6th St SE	4
	1027 6th St SE	
Stonebrook, LLC	1206 10th St SW	1
	920 6th St SW	1
	342 12th Ave SW/ 1202 L St SW	1
	417/425 10th St NW	1
Thomas Dostal Developers	274 12th Ave SW	1
Todd Richardson Construction	700 6th St SW	1
Wilshire, LLC	1420 N St SW	1
	1203/1205 7th St SE	1
		69

RESOLUTION NO.

RESOLUTION AUTHORIZING THE DEVELOPMENT PLAN FOR AN INITIAL ALLOCATION OF FUNDING FROM THE FOURTH ROUND OF THE SINGLE FAMILY NEW CONSTRUCTION (SFNC) PROGRAM TO BE SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY (IEDA)

WHEREAS, The City of Cedar Rapids is a disaster grantee eligible to receive Community Development Block Grant Disaster Recovery (CDBG-DR) funds through the Iowa Economic Development Authority (IEDA) in order to replace housing units lost as a result of the flood of 2008; and

WHEREAS, the City of Cedar Rapids has successfully administered three rounds of Single Family New Construction program funding to produce replacement housing; and

WHEREAS, the City of Cedar Rapids is now eligible to utilize \$11,130,227 in CDBG-DR funding for the construction of replacement housing through a fourth round of the Single Family New Construction Program (locally known as the "ROOTs" Program); and

WHEREAS, the City of Cedar Rapids is desirous of providing a range of affordable housing options throughout the city; and

WHEREAS, the City Council adopted an Administrative Plan for the program on October 8, 2013, and

WHEREAS, an initial 69 units have been recommended for allocation through an initial application phase using a review committee of both internal and external stakeholders;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Cedar Rapids, Iowa adopts the development plan the fourth round of the Single Family New Construction Program with initial allocations as shown in Attachment A and authorizes staff to submit a development plan to the Iowa Economic Development Authority for funding approval; and

BE IT FURTHER RESOLVED, that staff is authorized to continue accepting applications from builders and allocating units that comply with the adopted administrative plan criteria subject to funding availability.

Passed this 11th day of February, 2014.

Attachment A

Builder	Address	# Units
AHNI	1508 6th Ave SE	1
Dave & Lynnaya Bunch	421 6th Ave SW	1
Cedar Ridge Homes	602 A Ave NW	1
	726 L Ave NW	1
	729 10th Ave SW	1
Cedar Valley Habitat	806 19th St SW	2
CJ's Construction	316 6th St SW	3
	320 6th St SW	
	324 6th St SW	
	424 5th St NW	6
	504 C Ave NW	
	505 E Ave NW	
	508 C Ave NW	
	509 E Ave NW	
	512 C Ave NW	
Hope CDA	928 N St SW	1
	500/508 2nd Ave SW	1
Jaylee Homes	1108 K St SW	1
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Jim Sattler, Inc	719 H Ave NW	1
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Wilshire, LLC	1420 N St SW	1
	1203/1205 7th St SE	1



City of Cedar Rapids
101 First Street SE
Cedar Rapids, Iowa 52401
(319) 286-5872
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CITY OF CEDAR RAPIDS

Development Plan

Single Family New Construction

4th Round



Table of Contents

Executive Summary	3
Program Overview	4
Program Budget and Timeline	5
Buyer Requirements	5
Unit Criteria and Location	7
Project Sites	8
Appendix A: Map of Area	10
Appendix B: Design Criteria	11

Executive Summary

Working from the best practices established through the City's successful partnership with IEDA, local builders in past SFNC programs, and the goals and objectives of the City Council regarding disaster recovery, the City will target resources to the core neighborhoods of Cedar Rapids and focus on infill development in the "core neighborhoods" of the community. Development will be targeted specifically Neighborhood Revitalization Area of the flood inundation area, which is defined as: areas located within the flood inundation area which are located outside of the Greenway, Construction Study Area, and the 100-year floodplain.

The City will make lots available that have been acquired through the Voluntary Property Acquisition Program which are located outside of the 100-year floodplain, Construction Study Area, and Greenway. Private lots acquired by the building that are located within the designated area will also be allowed provided all of the other program requirements are met.

The City intends to "phase" the redevelopment of these sites as they become acquired, properties demolished, and the site cleared and ready for redevelopment. The initial phase of redevelopment consists of 69 properties that have been identified through a competitive scoring process and allocated to 25 builders. Subsequent phases of redevelopment will be identified as additional sites become available and units become reasonably absorbed into the market.

Program Overview

PREVIOUS SFNC PROGRAMS

In June 2008, the City of Cedar Rapids experienced catastrophic flooding that devastated core neighborhoods of the community. In June of 2009, the City of Cedar Rapids in partnership with the Iowa Economic Development Authority (IEDA) administered the 1st Round of the Single Family – New Production Program, producing 182 new housing units. Two subsequent rounds of funding have been administered to date, and over 600 new units have, or will be, created as a result of the program. The following matrix shows the investment and units produced in past rounds of the program:

Project	Unit Type	Total Units Committed	Units Complete	Public Investment	Private Investment	Total Investment
SFNC-1	Owner Occupied	182	182	\$8,000,000	\$19,356,482	\$27,356,482
SFNC-2	Owner Occupied	241	241	\$13,355,991	\$27,174,054	\$40,530,045
SFNC-3*	Owner Occupied	205	105	\$11,130,227	\$22,594,361	\$33,724,588
SFNC Subtotal		628	528	\$32,486,218	\$69,124,897	\$101,611,115

**Round 3 of the program will continue through the end of 2014*

SFNC-4 ADMINISTRATIVE PLAN

Following the announcement of funding availability, City staff began to work with policymakers to identify a strategy for this third round of SFNC. Through small groups and formal Council sessions the direction was given to staff to develop a plan to replace housing units in the disaster impacted area. In addition, the following bullet points highlight the program goals identified by the City Council:

- Utilizing lots being acquired by the City through Voluntary Property Acquisition in order to meet HUD National Objectives in their reuse;
- Lots owned by the City will be given to the Developer in consideration of the investment of the redevelopment;
- Boundaries of the program are to be limited to the Neighborhood Revitalization Area of the flood inundation area;
- Establish criteria that maintains neighborhood character with infill redevelopment;
- The developer must identify a marketing plan to sell their units;
- A total development cost cap of \$150,000 will be given to all units in the program;
- A Development Agreement will accompany the transfer of title to the developer and will require ongoing maintenance of the property;

APPLICATION REVIEW

Following the formal adoption of the Administrative Plan, staff held developer orientation sessions in order convey the program goal, objectives, and guidelines to developers interested in building in the program. Applications that were received by Developers were reviewed based on the following criteria:

- Overall experience in affordable housing;
- Experience with similar project types (infill development);
- Organizational capacity to complete the project;
- Identified marketing plan;
- Affordability/financial feasibility of the project;
- Architectural design;
- Compatibility with the existing neighborhood; and
- Optional green building elements (above the required mandatory elements)

Program Budget and Timeline

PROGRAM BUDGET

Homeowner Subsidy	\$ 7,500,000.00
Infrastructure	\$ 2,400,000.00
Service Delivery	\$ 930,227.00
Marketing/Outreach	\$ 150,000.00
Archaeological	\$ 242,227.00
Abstract	\$ 75,000.00
Recording Deeds	\$ 7,000.00
Recording fees for mortgage	\$ 6,000.00
Payroll	\$ 450,000.00
Administration	\$ 300,000.00
Total	\$ 11,130,227.00

TIMELINE

The City has been closely monitoring market conditions pertaining to the implementation of SFNC activities. Current market demand data from Maxfield Research, Inc. suggests that Cedar Rapids can reasonably absorb 60-100 units in a year in the area identified for this program with current demand.

Buyer Requirements

INCOME QUALIFICATION

Newly constructed single-family units under this activity shall be made available for sale only to persons or households whose incomes are at or below the median (100%) income limits as established by HUD, by county and by household size. Additionally, one-half of all newly constructed single –family units constructed under this activity shall be made available for sale only to persons or households whose

incomes are at or below 80% of median income as established by HUD, by county and by household size. Below are the median income guidelines for this program:

HOUSEHOLD SIZE							
	1	2	3	4	5	6	7
80% AMI	\$41,750	\$47,700	\$53,650	\$59,600	\$64,400	\$69,150	\$78,800

**Area median income values are determined annually by the US Department of Housing and Urban Development.*

SUBSIDY AMOUNT

There is a maximum per unit CDBG-DR acquisition subsidy investment cap of 25% of per unit development cost cap, unit by unit. Effectively, the CDBG-DR funds, provided as acquisition subsidies, are used to buy-down the cost-to-construct, including the land on which it is constructed, to an affordable sales price and an affordable loan amount for income eligible homebuyers.

Assistance under this activity is provided as acquisition assistance (down payment or mortgage buy-down) invested into individual projects at the assisted homebuyer’s individual principal loan closing. Assistance under this activity will not be allowed to be combined with Federal Jumpstart Homebuyer Assistance or State Jumpstart Down payment Assistance or Single Family Unit Production – New Construction from the first round of funding on the same dwelling unit or to the same person/household (homebuyer) served.

FORGIVABLE MORTGAGE

The CDBG-DR funds subsidy amounts provided to assisted homebuyers (not including project delivery cost or general administration) will be secured as a forgivable mortgage on the purchased property behind (recorded in junior position) the principal lender’s mortgage loan. The assistance shall be provided as a five-year receding forgivable loan. Payback of funds will be required if the assisted homebuyer sells, vacates, rents or abandons their purchased property any time within the five year affordability period.

Buyers who were impacted by the 2008 disasters are subject to a Duplication of Benefits check to determine final subsidy amount.

LOAN PRODUCTS

Participating lenders shall offer principal loan products that minimally meet the following criteria:

- Loan interest rates cannot be higher than four percentage points above the federal prime interest rate at the time of loan commitment;
- Loan-to-value ratios (LVRs) at 75%.
- No less than a 15 year, fully amortized, fixed-rate mortgage may be used (early pay-off provisions must be allowed)
- No adjustable rate mortgages or balloon payment types of mortgages will be allowed.
- With the exception of a Habitat for Humanity principal loan product, the principal mortgage loan must be the only repayable loan in all individual homebuyer assistance projects under these proposals.

Unit Criteria and Location

UNIT TYPE

This program is limited to new constructed single-family / single unit dwelling units. Manufactured single family dwelling units are permissible provided the structure is affixed to a permanent foundation and will be taxed as real property upon completion. Duplex Condominium style –family projects for individual homeownership will be allowed. Zero lot line units will be permitted where appropriately zoned and able to meet minimum setback requirements, and where consistent with the character of the existing neighborhood.

PRICE POINT

There is a maximum per unit development cost cap of \$150,000 on vacant lots located in the neighborhood revitalization area based on analysis of the local housing market. However, participating builders should note that properties sold through the program must appraise at the proposed sale price.

LOCATION

Newly constructed single-family dwelling units under this activity shall not be constructed within the 100 year flood plain or within the City’s geographically defined “Greenway” and “Construction Study Area.” All newly constructed single family units shall be designed and constructed in accordance with all locally adopted and enforced building codes and standards. In the absence of any locally adopted and enforced building codes.

MANDATORY BUILDING REQUIREMENTS

It is the City of Cedar Rapids goal to utilize the funds in a manner that results in green-built, sustainable homes. All newly constructed single-family housing units shall meet the mandatory requirements outlined in the *Iowa Green Street*, as well as the “optional” green building elements in the development proposal.

Builders and developers selected for participation under proposals should offer a variety of types and styles of housing, various sizes (square footage) and units with various numbers of bedrooms and bathrooms; all within the per unit project cost limitations. Development plans will need to be specific project by project and collective of all projects and units.

SELLING TO QUALIFIED BUYERS

Each builder who applies and is approved for this program shall sell all of their homes to households whose incomes are at or below the median income of 80%.

The developer shall transfer title through ownership in the form of fee simple title or 99 year leasehold. Condominium single-family structures shall have deed restrictions or covenants in place prior to sale regarding this type of ownership.

INFRASTRUCTURE RELATED COSTS

Based on the City’s recent experiences with its Housing and Neighborhood Development (HAND) program, infill housing is often more challenging to develop due to the need to upgrade or replace existing infrastructure. To address this, a set aside of \$12,000 per lot will be allocated to reimburse for any unforeseen infrastructure related costs that might occur during the project construction. Proof of all cost will be given to staff prior to closing and disbursement of funds.

DESIGN CRITERIA

In recognition of the traditional development patterns in the established residential neighborhoods which contribute to a sense of identity and contribute to livability, the City adopted Design Guidelines to promote the compatibility of redevelopment with the traditional neighborhood character. Any improvements in the Neighborhood Revitalization Area should help to achieve the objectives outlined in the *SFNC-4 Building Design Guidelines* (attached).

Project Sites

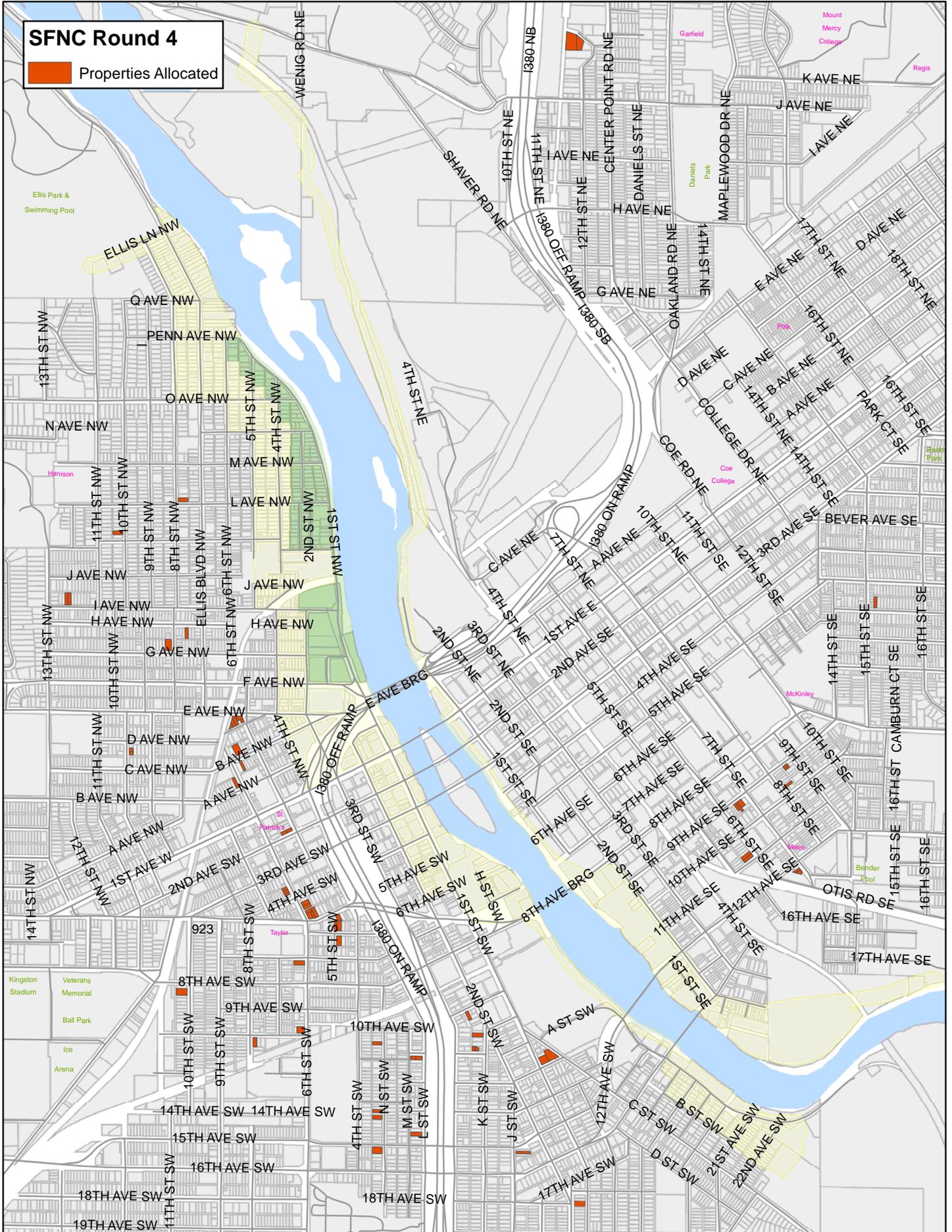
The following sites have been identified for the initial phase of redevelopment of the disaster impacted area:

Builder	Address	# Units
AHNI	1508 6th Ave SE	1
Dave & Lynnaya Bunch	421 6th Ave SW	1
Cedar Ridge Homes	602 A Ave NW	1
	726 L Ave NW	1
	729 10th Ave SW	1
Cedar Valley Habitat	806 19th St SW	2
CJ's Construction	316 6th St SW	3
	320 6th St SW	
	324 6th St SW	
	424 5th St NW	6
	504 C Ave NW	
	505 E Ave NW	
	508 C Ave NW	
	509 E Ave NW	
512 C Ave NW		
Hope CDA	928 N St SW	1
	500/508 2nd Ave SW	1
Jaylee Homes	1108 K St SW	1
	420/424 6th Ave SW	2
Jim Sattler, Inc	719 H Ave NW	1
JW Homebuilders	1410 N St SW	1
	417 5th Ave SW	1

Builder	Address	# Units
Neighborhood Development Corp	518 B Ave NW	2
	615 9th Ave SE	3
	617 9th Ave SE	
	621 9th Ave SE	
NewBo Development Group	407 6th St SW	7
	411 6th St SW	
	415 6th St SW	
	425 6th St SW	
	442 5th Ave SW	
	438 5th Ave SW	
Platinum Developers	523 B Ave NW	1
Premiere Homes	1424 L St SW	1
	922 8th St SE	1
Robinson Construction	1505 J St SW	1
S & J Homes	211 10th Ave SW	1
	800 G Ave NW	2
Scallon Custom Homes	1502 N St SW	2
Schissel, LLC	0 Vacant Land SW	1
Scott Hiserote	1151 McCloud Dr NE	1
	1157 McCloud Dr NE	1
Skogman Homes	1136 I Ave NW	1
	817/821 9th Ave SE	1
Sky's Edge Development	1223 1st St SW	7
	1140 C St SW	
	1023 6th St SE	4
	1027 6th St SE	
Stonebrook, LLC	1206 10th St SW	1
	920 6th St SW	1
	342 12th Ave SW/ 1202 L St SW	1
	417/425 10th St NW	1
Thomas Dostal Developers	274 12th Ave SW	1
Todd Richardson Construction	700 6th St SW	1
Wilshire, LLC	1420 N St SW	1

SFNC Round 4

 Properties Allocated





CEDAR RAPIDS

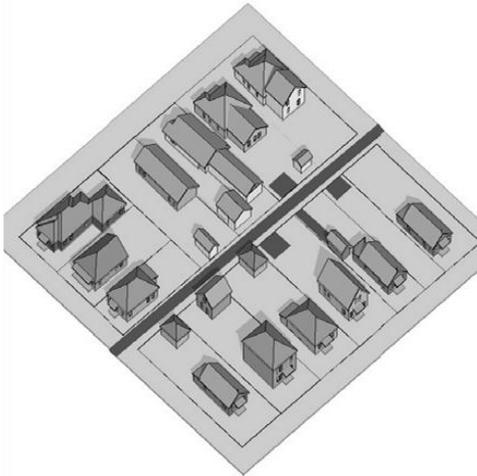
City of Five Seasons

**SINGLE FAMILY NEW CONSTRUCTION PROGRAM
4TH ROUND**

Building Design Guidelines

Background

The fourth round of Single Family New Construction (SFNC) will focus on reinvesting housing in the Neighborhood Revitalization Area (NRA) of the flood inundation area. The NRA is defined as the area outside of the Construction Study Area and the Greenway areas in the flood inundation area. The following guidelines are intended to promote development that is compatible in scale and character with that of established buildings. In the guidelines, flexibility is provided to accommodate new design solutions that will be compatible with their surroundings.



General Features of the Neighborhood Revitalization Area:

- **Parking is typically accessed from the alley.**
 - Alleys exist in most areas and most lots can be accessed from them.
 - Streets generally provide for on-street parking.
 - Primary buildings are set back from their property lines; these setbacks range from 15 to 20 feet in depth.
 - Secondary structures are prevalent along the alleys.
 - Primary structures appear similar in height and form, even though some variation in heights exists. Many are one story or one and a half stories in height. Some full two story buildings exist.
 - Street edges are defined by planting strips with mature trees.
 - Variety in landscapes occurs, but most are quite simple in character, usually a lawn and simple plantings. They are rather informal in their arrangement. Paved areas are limited to walkways, small stoops and patios.
- A traditional structure has a primary entrance that faces the street and is clearly defined by a porch, stoop or other architectural element. This similarity of orientation helps link each building with its neighbors and is a key feature that should be respected.



Design Objectives for new construction in the Neighborhood Revitalization Area:

- To maintain the traditional sense of scale in buildings.
- To maintain the traditional proportion of open space to buildings.
- To minimize negative impacts of new or renovated buildings on adjacent properties.
- To maintain access to light and air.
- To maintain a sense of privacy.

Design Objectives

In recognition that traditional development patterns in the established residential neighborhoods contribute to a sense of identity and contribute to livability, the City of Cedar Rapids holds the following Design Objectives. Any improvements in the Neighborhood Revitalization Area should help to achieve these objectives. When considering proposals through formal design review, the city shall evaluate the appropriateness of the project with these objectives in mind.

Building Mass & Scale

Objective:

Reduce the visual impacts of building heights on adjacent properties.



Objective:

Promote building masses that appear in scale with the established context.

Objective:

Promote building widths that appear similar in scale to those seen traditionally in the neighborhood.

Objective:

Promote the use of one-story elements along street fronts.

Objective:

Promote a perception of reduced scale in larger buildings by dividing them into “modules” that reflect the traditional scale of houses in the area.

Objective:

Facilitate additions to existing houses that minimize the perceived building mass.

Conservation of Traditional Buildings

Objective:

Promote conservation of buildings that reflect the established context of building mass, scale and orientation to the street.

Landscape Objectives

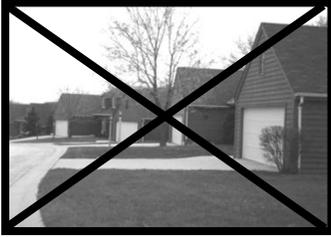
Objective:

Promote a sense of green space and of a tree canopy in front setbacks.

Objective:

Foster and maintain a tree canopy in residential neighborhoods.





Parking Objectives

Objective:

Reduce the visual impacts of cars in the front setbacks and promote a sense of green space and tree canopy instead.

Objective: Promote use of **detached garages, located to the rear.**



Part Two: General Guidelines for Design

These guidelines can be applied to improvements in all of the core neighborhoods of Cedar Rapids. Although they are primarily written to address new single family buildings and additions to existing single family residences, they also apply to multifamily settings.



1. Architectural Character

Diversity in architectural design is a part of the heritage of the older established neighborhoods. Even in areas where many buildings are more than a hundred years old, a variety in forms, materials and details reflect this diversity. And, in other areas, more recent buildings reflect changing approaches to style. At the same time, many of these buildings are compatible with their neighbors because they share fundamental relationships of building mass and scale, orientation and setback. New, creative designs are encouraged, when they also respect these basic development patterns of their neighborhoods.

Guideline:

Creative new designs that are compatible with the design traditions of the established neighborhoods are encouraged.

- It is not the intent of these guidelines to require that new buildings copy older building styles.
- Use traditional building form and patterns.
- Use traditional materials in creative new ways. Consider new detail techniques and differentiate new construction from old.

2. Building Orientation

Buildings that appear to face the street need to be compatible with the established context. A primary entry that is clearly visible from the street will also help to convey a sense of connection with the neighborhood.

Guideline:

Clearly identify the front entry as seen from the street.

- Aligning the front wall plane to be parallel with the front property line is generally preferred.
- In some cases, the front door itself is positioned perpendicular to the street, whereas the entry should still be clearly defined with a walkway that orients to the street.

3. Building Form

Traditional buildings have rectilinear forms, and these are generally preferred in the established neighborhoods. However, more diversity in building form can still be compatible where the overall mass and scale is similar to that of traditional structures in the neighborhood.

Guideline:

Using building forms that are similar to those seen traditionally in the neighborhood is encouraged.

- Other forms that help to reduce the perceived scale of buildings are also appropriate.

4. Roof Form

Traditional buildings have rectilinear forms, and these are generally preferred in the established neighborhoods. However, more diversity in roof form can still be compatible where the overall mass and scale is similar to that of traditional structures in the neighborhood.



Guideline:

Using roof forms that are similar to those seen traditionally in the neighborhood is encouraged.

- Traditional buildings have sloped roofs and these are generally preferred in established neighborhoods.
- Sloping roof forms are typical; these include gable and hip types.
- Other roof forms that help to reduce the perceived scale of buildings are also appropriate.
- Flat roofs may also be appropriate depending on style. If a roof is pitched, it should generally have at least an 8/12 pitch.

5. Building Height

A key objective is to reduce the perceived scale of new buildings, while accommodating some increase in actual building heights. This is generally achieved by keeping the height of the building wall relatively low. In some areas including space in a floor worked into a sloping roof form is a technique that reduces building height.

Guidelines:

Separate taller buildings from adjacent properties with greater side yard setbacks.

- Traditionally, taller buildings have occurred on larger lots, where larger side yard setbacks can be used to separate the building mass from adjacent properties. This tradition should continue. Where planning a full two-story building, for example, provide larger setbacks.
- Minimize the impact on small neighboring single family homes.

Consider incorporating a second floor within the roof form.

- This building type, termed a “one and a half story” helps to reduce perceived building mass while providing a substantial amount of floor area on the upper level.

6. Mass and Scale

Traditionally, larger buildings in the established neighborhoods were designed to appear to be divided into smaller components. Many appear as a single central mass, with small volumes attached. Others have variations in wall surfaces that contribute to this effect. This tradition should be continued.



Guidelines:

Construct a new building and building additions to be similar in mass and scale to those residences seen in the neighborhood.

- On larger structures, subdivide larger masses into smaller “modules” that are similar in size to single family residences seen in the neighborhood.
- Domes and A-frames are inappropriate building forms.

Elements that reduce mass and scale of larger buildings include:

- A one-story porch in front
- Varied setbacks of front and side walls
- A side dormer is less than 30% of the length of the side wall.
- Varied roof forms



7. Tower, Turret or Cupola Element

Architectural features such as tower, turret or cupola elements are traditional features on some styles. These features can help break up the volume of a building’s mass.

Guideline:

Locate tall building elements so that they may be framed by lower portions of the building.

- Frame taller elements with one-story building elements.

8. One-Story Element

Including a one-story element at the front of a taller building will help to reduce its perceived mass. Traditionally, a one-story porch served this function on many buildings. In other cases, it is simply a portion of occupied space that is one story in height.



Guideline:

Incorporate a one-story element at the front of a building to reduce the building’s perceived mass as seen from the street.

- This could be a porch or enclosed building space.
- A building inset in some cases can also help to reduce the perceived mass. This can be achieved by varying wall planes, limiting the height of the opening to one story, and sizing it similar to a traditional porch element.

9. Porches

Generally houses within the Oak Hill Focus Neighborhood have some type of porch or landing incorporated into their design. The front porch is an important design element both as it relates to the existing character of the neighborhood, but also as a means of enhancing social interaction and promoting a sense of community.



Guideline:

Incorporate a porch or similar form in the design of any new residence in the neighborhood.



10. Decks

Generally there are three types of decks: decks at grade, second-story decks and roof decks. Care should be taken with their design to make them fit into the traditional character of the neighborhood. Consider privacy impacts on neighboring properties.

Guideline:

Minimize the appearance of any deck.

- Decks should be subordinate in terms of scale and detailing.
- Locate decks to the rear of the building.
- Whenever possible, second-story decks should be incorporated into the roof and mass of the building.

11. Front Wall Plane

Traditionally, the front wall plane of the house range between 12 and 16 feet. In some cases, the wall plane was as much as 30 feet, although this condition was primarily found on large two-story hipped roof buildings.



Guideline:

Reduce the perceived mass of a building by keeping the front wall plane in scale with those seen traditionally.

- Typically, the front wall plane should not exceed 24 feet; after that, a setback in plane should occur.
- In some cases, a lesser setback may be sufficient to be effective. Sometimes, a reduced setback, used in conjunction with a change in materials, will achieve the objective.
- If the wall is only one story in height, the variation in setback is less critical.

12. Side Wall Plane

The overall size of sidewalls of a building, those that are parallel to side property lines, are key considerations in maintaining a traditional scale in the established neighborhoods. Side walls that are lower in height, and that appear to be within the dimensions of those used traditionally in the area are preferred.

Guideline:

The side walls of a building should appear similar in scale to those seen traditionally in the neighborhood.

- In general, a side wall should not exceed 30 feet in length. If a wall is to be longer than this, provide a setback in the wall plane and/or change in height. A change in materials may also help to reduce the perceived scale.

13. Windows

Consider how the location of windows alongside walls can affect the perceived scale of a building and may affect neighboring properties.

Guideline:

Arrange windows in side walls to minimize impacts on adjacent properties, when feasible.

- When feasible locate new windows away from those on neighboring properties, for example, avoid locating them directly opposite your neighbors window.



14. Dormers

Dormers appear in some buildings in the established neighborhoods as a means of providing light and air to upper floors. Dormers are encouraged because they help to reduce the overall mass of a building. At the same time, a dormer should be in proportion, such that it does not overwhelm the building as seen from adjacent properties.

Guideline:

Dormers shall be in scale with those used traditionally in the neighborhood.

- The dormer window to wall proportions should be similar to those found traditionally in the neighborhood.



15. Front Yard Setbacks

It is generally preferred that a new building be in line with adjacent ones, to maintain a consistent character to front yards. Where there is a uniform alignment, a new building should match the existing buildings on a block. In other cases, where there is a narrow range of variation in setbacks, then a new building may fit within that established range.

There are some cases where exceptions are appropriate. For example, it may be better to have a greater setback on a new building where this would maintain a sense of open space for adjacent properties in the front of the lot and to maintain solar access. In such cases, the overall mass and scale of the building and how it will be perceived from adjacent properties should be considered. Comments from adjacent property owners should be taken into consideration in these situations.

Guidelines:

When feasible, place a building where it has less impact to your neighbor's light access.

- For example, if the building lot is oriented east and west, consider placing your building closer to the south property line in order to provide more sun to your northern neighbor.

When constructing a new building, locate it to fit within the range of yard dimensions seen on the block.

- Provide a front yard similar in depth to its neighbors.

16. Side Yard Setbacks

Where the height of a side wall is to be greater than that of adjacent houses, consider increasing the side yard setback when feasible.

Guideline:

Provide a greater setback when the height of the new side wall is greater than a neighboring building.

- Consider light, air and privacy issues.



17. Fences

Most front yards in the neighborhood are open and contiguous within each block, while rear yards may be enclosed with a fence.

Guidelines:

Avoid installation of fences around a front yard, unless it is consistent with most of the lots within the block.

Use fence materials that complement the materials of the house and adjoining buildings.

- Wood, wrought iron, and textured synthetic fences are encouraged.
- Chain-link fences should not be installed in the front and side yards and discouraged in rear yards.

18. Building Materials

Use traditional building materials that reflect the building scale found in the neighborhood. Newer materials can also reflect the traditional scale as well and may be appropriate.

Guideline:

Use building materials that contribute to the traditional sense of scale on the block.

- Materials that are made of components that convey a sense of scale are preferred. Examples are lap siding (of wood or synthetic materials), brick and stone. Stucco and plaster, when detailed with scoring joints, changes in surface and other devices, also can convey a sense of scale that is in keeping with traditions.
- In some cases, a change in building materials along wall surface can also help to reduce the perceived scale of the building.

19. Parking

Traditionally, on-site parking has been a subordinate element to the visual setting in older established neighborhoods of Cedar Rapids. For example, parking is primarily served from the alley. Few properties have driveways accessed from the street or parking in the front setback. This should be continued where feasible.

Guideline:

Minimize the visual impacts of parking on a site.

- On corner lots consider using the side wall for the garage door.
- Garage doors should remain subordinate to the front wall plane.
- Consider using a detached building placed at the rear of the lot for a parking garage.



20. Accessory Structures

Using an accessory structure to accommodate parking and storage is encouraged, because doing so will help to reduce the perception of the overall mass of building on the site.

Guideline:

Locate an accessory structure to the rear of the lot.

- Locate an accessory structure at the rear of the lot and off the alley when feasible. These buildings should be subordinate to the primary structure on the lot. Generally, single-level structures that do not exceed 600 square feet.

21. Landscaping

Maintaining a sense of lawn in the front setback is an objective. In general, a minimum of 70% of the required front setback area should be plant material. This may include grasses, groundcovers, shrubs, trees and other vegetation.

Guideline:

When feasible, provide a greater setback or a jog in the wall plane or other measure that could save a significant mature tree that contributes to the tree canopy in the neighborhood.



22. Lighting

Providing a lighting source in the front yard creates a pedestrian-friendly environment and overall sense of security during the evening hours.

Guidelines:

Lighting fixtures should be compatible with the style of the home, such as a decorative light pole or a light fixture attached to the front exterior.

When possible, motion sensors should be utilized to avoid extended periods of operation. Floodlights are not appropriate in the front yard. When used in the back yard, floodlights should be on motion sensors to control the periods of operation

Rehabilitation

These guidelines can be applied to improvements in all of the core neighborhoods of Cedar Rapids. In order for rehabilitation to be eligible the following guideline must be met in addition to all other guidelines in this document.

Gut Rehab: will require projects involving extensive rehabilitation in terms of total removal and replacement of all interior (non-structural) systems, equipment, components or features of the existing structure to be rehabilitated or converted, whereby the existing structure will be reduced (as part of the rehabilitation or conversion of the structure) down to the basic structure or exterior building shell (e.g., the foundation system; exterior walls; roofs; and interior structural components such as columns, beams, floors and structural bearing walls). Gut rehabilitation may also include structural and non-structural modifications to the exterior of the structure. All other Green Streets criteria and program requirements must be met.

Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Community Development and Planning

Presenter at meeting: Jennifer Pratt

Phone Number/Ext: 319 286-5047

Email: j.pratt@cedar-rapids.org

Alternate Contact Person: Gary Kranse

Phone Number/Ext: 319 286-5045

Email: g.kranse@cedar-rapids.org

Description of Agenda Item: **Consent Agenda** **Regular Agenda**

Resolution authorizing sponsorship of a Business Financial Assistance application to the State of Iowa by Diamond V Mills, Inc. for creation of new high quality jobs through the expansion of the existing facility at 2525 60th Avenue SW. CID/DID #669673

Background:

Diamond V Mills, Inc. is submitting a Business Financial Assistance Application to the Iowa Economic Development Authority related to the creation of seventeen (17) high quality jobs. Diamond V Mills currently has 106 employees in Cedar Rapids.

Project highlights:

- Addition of approximately 60,000 square feet to provide storage, handling, spray drying, secondary fermentation, and grinding and packaging capabilities
- Estimated project cost of \$30 million.
- Creation of seventeen (17) high quality jobs with an average annual salary of \$55,600, plus benefits.
- Construction is scheduled to begin in April-2014 and is expected to take approximately 24 months to complete.

No match will be required from the City.

Action / Recommendation: City staff recommends approving the resolution.

Alternative Recommendation: City Council may request additional information.

Time Sensitivity: N/A

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 minutes

Budget Information (if applicable): N/A

Local Preference Policy Applies Exempt

Explanation:

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

RESOLUTION AUTHORIZING SPONSORSHIP OF A BUSINESS FINANCIAL ASSISTANCE APPLICATION WITH THE STATE OF IOWA BY DIAMOND V MILLS INC. FOR CREATION OF NEW HIGH QUALITY JOBS THROUGH THE EXPANSION OF THE EXISTING FACILITY AT 2525 60TH AVENUE SW

WHEREAS, Diamond V Mills Inc. is applying to the State of Iowa for financial assistance through the Business Financial Assistance Program for the addition of approximately 60,000 square feet for storage, handling, spray drying, secondary fermentation and grinding and packaging capabilities at 2525 60th Avenue SW; and

WHEREAS, the proposed production expansion will result in the creation of seventeen (17) new high quality jobs; and

WHEREAS, the City Council supports such activities which promote and facilitate economic development objectives of the City, including creation of high quality jobs; and

WHEREAS, the Iowa Department of Economic Development requires an official declaration of local support for the Business Financial Assistance Program.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the City Manager, or designee, is hereby authorized and directed to sign the application and any other related documents as necessary for the Iowa Department of Economic Development Financial Assistance Program.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Finance – Purchasing Services

Presenter at meeting: Consent Agenda Item

Phone Number/Ext:

Email:

Alternate Contact Person: Sven Leff

Phone Number/Ext: X5739

Email: s.leff@cedar-rapids.org

Description of Agenda Item:

Parks & Recreation Agreements for Design Plans for Time Check, Riverfront, and Czech Village Greenway Parks with Confluence for a total expenditure for all three projects not to exceed \$140,600. CIP/DID #1113-091, 1113-092, and 1113-093

Background:

Nearly six years ago the 2008 Flood changed Cedar Rapids forever. Now, the community is poised to reconstruct the flood-damaged neighborhood areas with park and recreation assets that bring healing to residents and delivers on the promise of a vibrant future.

Proposals for park design were solicited on behalf of the Parks & Recreation Department for the Design Plans for the Czech Village, Riverfront, and Timecheck Greenway Parks. Nine (9) different firms responded with a total of 22 proposals for the three projects.

A thorough evaluation process was conducted including feedback from citizens, and scoring was done by City staff. Because initial scoring results were close, the three (3) top scoring firms for all three projects were invited for interviews/presentations. In the presentations, each of the firms made convincing arguments for selecting a single firm to best manage the public engagement aspect of these projects. Based on the information collected in this process the Parks & Recreation Department recommends that all three projects be awarded to Confluence.

The term of the Agreements shall be the date the Contracts are executed through June 30, 2014. The total expenditure will not exceed \$57,000 for Time Check, \$36,575 for the Riverfront, and \$47,025 for Czech Village. The total not-to-exceed amount for all three projects is \$140,600, budgeted in GL account #307225-307-307000.

Proposals were received from the following firms in alphabetical order:

	Company Name	Location	Evaluation Scores			Total Evaluation Score	Average Evaluation Score
			Time Check	River-front	Czech Village		
1	Confluence	Iowa City	945.00	961.67	971.25	2877.92	959.31
	DHM Design	Denver, CO	752.50	788.33	732.50	2273.33	757.78
	Hitchcock Design Group	Naperville, IL	746.25	845.00	755.00	2346.25	782.08
	MSA Professional Services	Cedar Rapids			737.50	737.50	737.50
2	RDG Planning & Design	Des Moines	948.75	936.67	950.00	2835.42	945.14
	SAA Design Group	Madison, WI	746.25	786.67	707.50	2240.42	746.81
	Shive Hattery	Cedar Rapids	828.75		845.00	1673.75	836.88
3	Stanley Consultants Inc.	Cedar Rapids	960.00	945.00	875.00	2780.00	926.67
	Thomas McInerney Architect	Iowa City		405.00		405.00	405.00

Confluence was the firm selected by the committee for all three projects for the following reasons:

1. Highest total and average evaluation score for all three projects after local preference was applied in the evaluation scoring.
2. Confluence and the project team they have assembled was determined by the selection committee to be most complete. It includes Anderson-Bogert locally, but also includes two nationally-leading firms in the Parks & Recreation industry, PROS Consulting and Design Workshop.
3. Presented great ideas and concepts for the projects that are appropriate for the City's needs and consistent with the scope of the projects.

Action / Recommendation:

Resolutions authorizing execution of Agreement for Design Plans for Time Check, Riverfront, and Czech Village Greenway Parks for a total amount not to exceed \$140,600.

Alternative Recommendation:

Time Sensitivity:

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 minutes

Budget Information (if applicable): 307225-307-307000

Local Preference Policy Applies Exempt

Explanation:

Local preference was applied in the evaluation scoring but did not affect the award.

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

Gateway Design Plans
Financial Proposals for all Firms

	Company Name	Location	Time Check Cost	Riverfront Cost	Czech Village Cost	Time Check Discounted for all 3	Riverfront Discounted for all 3	Czech Village Discounted for all 3	Total Cost for all 3 projects
1	Confluence	Iowa City, IA	\$60,000	\$38,500	\$49,500	\$57,000	\$36,575	\$47,025	\$140,600
2	DHM Design	Denver, CO	\$67,620	\$58,810	\$63,200	\$62,820	\$54,010	\$58,400	\$175,230
3	Hitchcock Design Group (HDG)	Naperville, IL	\$57,000	\$40,000	\$49,000	\$54,150	\$38,000	\$46,550	\$138,700
4	MSA Professional Services	Cedar Rapids, IA			\$50,000				
5	RDG Planning & Design	Des Moines, IA	\$59,900	\$39,900	\$49,900	\$53,900	\$35,900	\$44,900	\$134,700
6	SAA Design Group	Madison, WI	\$59,057	\$49,840	\$49,840	\$52,733	\$44,502	\$44,502	\$141,737
7	Shive Hattery	Cedar Rapids, IA	\$56,100		\$47,465				
8	Stanley Consultants Inc.	Cedar Rapids, IA	\$57,000	\$38,000	\$50,000	\$51,000	\$34,000	\$42,500	\$127,500
9	Thomas McInerney Architect	Iowa City, IA		\$24,600					

Final 3 Interviewed Firms
Discounted Pricing for Award of All Three Projects Together

	Company	Timecheck	Riverfront	Czech Village	Total Cost for All 3 Projects
1	Confluence	\$ 57,000	\$ 36,575	\$ 47,025	\$ 140,600.00
2	RDG Planning & Design	\$ 53,900	\$ 35,900	\$ 44,900	\$ 134,700.00
3	Stanley Consultants Inc.	\$ 51,000	\$ 34,000	\$ 42,500	\$ 127,500.00

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited proposals for the Design Plan for the Timecheck Greenway Park on behalf of the Parks & Recreation Department; and

WHEREAS, responses were received from seven consultants; and

WHEREAS, award was made to Confluence for an Agreement period from the execution date of the Contract through June 30, 2014 with the option to extend the Agreement as needed; and

WHEREAS, the total expenditure will not exceed \$57,000, funded by CIP funds; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the recommendation above be accepted and that the City Manager and City Clerk are hereby directed to execute the Agreement with Confluence as described herein.

Passed this 11th day of February, 2014.



Ellis Park

Future Flood Protection Alignment Area

Proposed Greenway Park Boundary

O Avenue NW

Proposed Rec. Center

Harrison Elem. School

Proposed Ellis Boulevard Business Dist.

9th Street NW

Ellis Boulevard NW

4th Street NW

L Avenue NW

1st Street NW

Timecheck Park

L Avenue NW

F Avenue NW

E Avenue NW

Inters' 5 in'

Timecheck Greenway Park Conceptual Layout Plan

North
No Scale

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited proposals for the Design Plan for the Riverfront Greenway Park on behalf of the Parks & Recreation Department; and

WHEREAS, responses were received from seven consultants; and

WHEREAS, award was made to Confluence for an Agreement period from the execution date of the Contract through June 30, 2014 with the option to extend the Agreement as needed; and

WHEREAS, the total expenditure will not exceed \$36,575, funded by CIP funds; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the recommendation above be accepted and that the City Manager and City Clerk are hereby directed to execute the Agreement with Confluence as described herein.

Passed this 11th day of February, 2014.

Interstate 380
5 in 1 Dam

NOTE:
The entire project lies within
the Kingston Village District

1st Ave

**Riverfront
Parks**

2nd Ave

3rd Ave

1st Street SW
2nd Street SW
3rd Street SW

**Proposed
Greenway Park
Boundary**

**Historic Louis
Sullivan Bank**

**McGrath - Cedar Rapids
Amphitheatre**

**Cedar Rapids
Police Dept.**

**Sunner Park
Festival
Grounds**

8th Ave

Riverfront Greenway Park Conceptual Layout Plan



North
No Scale

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited proposals for the Design Plan for the Czech Village Greenway Park on behalf of the Parks & Recreation Department; and

WHEREAS, responses were received from eight consultants; and

WHEREAS, award was made to Confluence for an Agreement period from the execution date of the Contract through June 30, 2014 with the option to extend the Agreement as needed; and

WHEREAS, the total expenditure will not exceed \$47,025, funded by CIP funds; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the recommendation above be accepted and that the City Manager and City Clerk are hereby directed to execute the Agreement with Confluence as described herein.

Passed this 11th day of February, 2014.



NOTE:
Majority of Project Area is part of
the Czech-Newbo Overlay District

**Riverside
Park**

**National
Czech-Slovak
Museum**

**Bohemian Commercial
Historic District**

**Proposed Flood Protection
Alignment Area**

**Sokol Park /
Cedar River Trail**

**Proposed
Greenway Park
Boundary**

12th Avenue

16th Avenue

A Street

C Street SW

22nd Ave

**Stejskal Park
Old Forestry**

Bowling St

**Hayes
Park**

Czech Village Greenway Park Conceptual Layout Plan



North
No Scale



18bb

Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Finance – Purchasing Services

Presenter at meeting: Consent Agenda Item

Phone Number/Ext:

Email:

Alternate Contact Person: Lisa Miller

Phone Number/Ext: X5544

Email: l.miller@cedar-rapids.org

Description of Agenda Item:

Agreement for the purchase of Turf Care Products for the Golf and Parks Divisions with D & K Products for a total annual expenditure not to exceed \$50,000. CIP/DID # 113-090B

Background:

Bids were solicited on behalf of the Golf and Parks Divisions for as-need purchases of turf care products with eight (8) vendors responding.

Total annual expenditure is not anticipated to exceed \$50,000 for D & K Products. Total comparable bid amounts cannot be computed because each vendor bid on a different mix of products. Award recommendation was determined item-by-item in the manner that is anticipated to provide the best value for the City. In addition to D & K Products, agreements will be established with John Deere Landscapes for a not-to-exceed amount of \$16,000, Agrium Advanced Technologies for a not-to-exceed amount of \$1,500, Pace Supply for a not-to-exceed amount of \$7,000, and River City Turf for a not-to-exceed amount of \$15,000.

The term of the agreement with D & K Products is March 1, 2014 through February 28, 2015 with no renewal options. The total annual expenditure will not exceed \$50,000. Turf care products are included in the operating budgets for the Golf and Parks Divisions.

Bids were received from the following:

Agrium Advanced Technologies – Ankeny, IA

D & K Products – Des Moines, IA

Floratine Central Turf Products – DeWitt, IA

John Deere Landscapes – Cedar Rapids, IA

Pace Supply – Fairfax, IA

Pennington Seed – Madison, GA

River City Turf – Silvis, IL

Zimco Supply Co. – Osceola, IA

Action / Recommendation:

Resolution authorizing execution of Agreement for Turf Care Products with D & K Products for a total estimated annual amount not to exceed \$50,000.

Alternative Recommendation:

Time Sensitivity:

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 minutes

Budget Information (if applicable):

Turf care products are included in the operating budgets for the Golf and Parks Divisions.

Local Preference Policy Applies Exempt

Explanation:

Local preference applies and affects the award for several line items but has no significant impact on the total expenditure.

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited bids for turf care products on an as-needed basis for the Parks and Recreation Department; and

WHEREAS, responses were received from eight (8) suppliers; and

WHEREAS, the Golf Division is making the following recommendation for award to D & K Products as the lowest responsive bidder; and

WHEREAS, the term of the agreement shall be March 1, 2014 to February 28, 2015 with no renewal options available; and

WHEREAS, the total annual expenditure will not exceed \$50,000, budgeted in Golf and Parks Division operating budgets;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the recommendation above be accepted and that the City Manager and City Clerk are hereby directed to execute the Agreement with D & K Products as described herein.

Passed this 11th day of February, 2014

Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Finance – Purchasing Services

Presenter at meeting: Consent Agenda **Phone Number/Ext:**
Email:

Alternate Contact Person: Diane Rodenkirk **Phone Number/Ext:** 5023
Email: d.rodenkirk@cedar-rapids.org

Description of Agenda Item:

Rental Agreement with Koch Brothers for the rental of one Lanier digital copier for the City Clerk's Office. CIP/DID #1213-113

Background:

The proposed digital copier is a replacement for the existing copier that has reached the end of its useful life.

	City Department	Make/Model	Price per Page Black & White
1	City Clerk's Office	Lanier MP5002sp	.02417

This rental agreement will be for a period of 60 months. The price per page is based upon the size of the machine and the anticipated volume. The price per page includes all service, parts, labor and toner.

The City has standardized to Lanier copiers. Koch Brothers extends the pricing to all political subdivisions, including the City, from the University of Iowa contract number 14428.

Per Iowa law, a notice was published of the proposed action and the time and place of the meeting which the council proposes to take action (February 11, 2014). At that meeting, council shall receive any oral or written objections to the action.

Action / Recommendation:

Recommend that the City Council approve the Resolution for the rental of one Lanier digital copier as described above and that the City Manager and the City Clerk are authorized to execute a Rental Agreement with Koch Brothers.

Alternative Recommendation:

none

Time Sensitivity: Not time sensitive

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 minutes

Budget Information (if applicable): Departments' operating budgets

Local Preference Policy Applies Exempt

Explanation: Piggyback on to the University of IA contract #14428. Koch Brothers is a certified local business.

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, during its February 11, 2014 meeting, the Cedar Rapids City Council considered a proposal to enter into a term "cost per copy" agreement with Koch Brothers, 228 Northland Court NE, Cedar Rapids, Iowa 52402; and

WHEREAS, notice that the Cedar Rapids City Council would be considering this proposal had been published in the Cedar Rapids Gazette on February 1, 2014; and

WHEREAS, during this meeting, the Cedar Rapids City Council gave opportunity for interested parties to present information both for and against this proposal and otherwise received information concerning aspects of this proposed transaction; and

WHEREAS, information received by the Cedar Rapids City Council indicates that the term of the proposed rental agreement is shorter than the expected economic life of the property subject of the proposal; and

WHEREAS, the City of Cedar Rapids, Iowa desires to rent the copier listed below from Koch Brothers for a period of 60 months at a flat cost per page rate.

	City Department	Make/Model	Price per Page Black & White
1	City Clerk's Office	Lanier MP5002sp	.02417

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that based upon the facts as cited herein above, that the City Manager and the City Clerk are authorized to execute the agreement with Koch Brothers.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Finance – Facilities Maintenance

Presenter at meeting: Brent Schlotfeldt

Phone Number/Ext: 286-5809

Email: b.schlotfeldt@cedar-rapids.org

Alternate Contact Person: Dean Archer

Phone Number/Ext: 286-5891

Email: d.archer@cedar-rapids.org

Description of Agenda Item:

Resolution authorizing execution of a Land Lease agreement in the amount of \$1.00 with Interstate Power and Light Company (an Iowa Corporation) for the City's rental of the parking lot at 430 16th Avenue SW. (CIP/DID #1039448)

Background:

The City of Cedar Rapids has had permission from the Iowa Department of Transportation (IDOT) to use the parking lot at their former location of 430 16th Avenue SW to park the overflow City-owned vehicles and equipment. The IDOT sold this property to Interstate Power and Light Company (an Iowa Corporation) (hereinafter referred to as IPL) and though utilization of the property has continued by the City, IPL is now requesting the City enter into a Lease Agreement for continued use of this property.

The City utilizes this property for parking of overflow vehicles and equipment. The term of the agreement is for one year and shall continue thereafter on a monthly basis until the lease is terminated by either party. The rental amount is a one-time payment of \$1.00 and the City will also be required to perform snow/ice removal and lawn care on said property.

Action / Recommendation:

The Facilities Maintenance division recommends the City Council authorize the execution of the Land Lease agreement.

Alternative Recommendation:

The City would have to vacate the property and find alternate parking and storage for the overflow vehicles and equipment that are currently parked at this location.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 minutes

Budget Information (if applicable): Department's operating budget

FLEET/Council Items/2-11-14 Execute Lease Agr IDOT parking lot C

Local Preference Policy Applies Exempt

Explanation:

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, the City of Cedar Rapids had permission from the Iowa Department of Transportation to utilize the parking lot of property located at 430 16th Avenue SW, to store overflow vehicles and equipment that is not able to be stored elsewhere on City property, and

WHEREAS, the Iowa Department of Transportation has sold said property to Interstate Power and Light Company (an Iowa Corporation), and

WHEREAS, Interstate Power and Light Company (an Iowa Corporation) requests the City of Cedar Rapids enter into a Land Lease agreement for a one-time payment of \$1.00 for continued use of the parking lot at said property,

WHEREAS, the term for said agreement is for one year from February 1, 2014 to January 31, 2015 and shall continue thereafter on a month-to-month basis until either party terminates the lease,

WHEREAS, the Facilities Maintenance Division recommends execution of the Land Lease agreement with Interstate Power and Light Company in the amount of \$1.00 (Fund 081, Dept ID 081100),

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, that the City Manager is authorized and directed to execute the Land Lease agreement with Interstate Power and Light Company (an Iowa Corporation) in the amount of \$1.00 and thereafter filed with the City of Cedar Rapids Finance Director.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Finance – Fleet Services

Presenter at meeting: Dennis Hogan

Phone Number/Ext: 5860

Email: d.hogan@cedar-rapids.org

Alternate Contact Person: Dennis Hogan

Phone Number/Ext: 5860

Email: d.hogan@cedar-rapids.org

Description of Agenda Item:

Fleet Services Division purchase of one 2014 Ford F550 pick-up truck from Ed Stivers Ford for use by Public Works Department – Sewer Maintenance Division, for a total amount of \$43,390. CIP/DID #4476-14

Background: This is a non-budgeted departmentally funded fleet purchase to replace existing unit 1-220, which has exceeded its lifecycle and cost-efficient life. This purchase is being made from Ed Stivers Ford, of Waukee, Iowa who an awarded dealer for State Bid Contract #4476-14 for “Model Year 2014 Trucks Vans SUV’s” as let by the Iowa Department of Administrative Services.

Action / Recommendation:

The Fleet Services Division recommends approval of this resolution authorizing this purchase.

Alternative Recommendation:

If not approved, the operating expenses for the City and end-user will continue to escalate.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 minutes

Budget Information (if applicable):

Fund 073, Dept ID 073000 Project 073002

Local Preference Policy Applies Exempt

Explanation: This is a purchase from existing State of Iowa Bid Contract.

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, the Fleet Services Division has solicited a quotation for the purchase of one 2014 Ford F550 pick-up truck for fleet replacement for use by the Public Works Department – Sewer Division, and

WHEREAS, Ed Stivers Ford, Waukee, Iowa, is a current holder of the State Bid Contract No. 4476-14 for “Model Year 2014 Trucks, Vans and SUV’s” as let by the Iowa Department of Administrative Services (DAS), and

WHEREAS, Ed Stivers Ford of Waukee, Iowa, is able to provide the requested vehicle at the State Bid contracted price, and

WHEREAS, the expenditure for said purchase will be \$43,390 funded by GL account Fund 073, Dept ID 073000, Project 073002, and

WHEREAS, the Fleet Services Division recommends the purchase of said 2014 Ford F550 truck from Ed Stivers Ford for the amount of \$43,390,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the recommendation above be accepted subject to the terms and conditions of the bid documents, and

BE IT FURTHER RESOLVED, that the Fleet Services Division is hereby authorized to purchase the named vehicle from Ed Stivers Ford as described herein.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Finance – Fleet Services

Presenter at meeting: Dennis Hogan

Phone Number/Ext: 5860

Email: d.hogan@cedar-rapids.org

Alternate Contact Person: Dennis Hogan

Phone Number/Ext: 5860

Email: d.hogan@cedar-rapids.org

Description of Agenda Item:

Fleet Services Division purchase of one 2014 Ford F-250 pick-up truck from Ed Stivers Ford for use by Parks Department – Recreation Maintenance, for a total amount of \$26,338. CIP/DID #4416-13

Background:

This is a budgeted fleet replacement for equipment which has exceeded its lifecycle and cost-efficient life. This purchase is being made from Ed Stivers Ford, of Waukee, Iowa who an awarded dealer for State Bid Contract #4416-13 for “Model Year 2013 or 2014 Trucks Vans SUV’s” as let by the Iowa Department of Administrative Services.

Action / Recommendation:

The Fleet Services Division recommends approval of this resolution authorizing this purchase.

Alternative Recommendation:

If not approved, the operating expenses for the City and end-user will continue to escalate.

Time Sensitivity: Normal

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 minutes

Budget Information (if applicable):

Fund 073, Dept ID 073000 Project 073004

Local Preference Policy Applies Exempt

Explanation: This is a purchase from existing State of Iowa Bid Contract.

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, the Fleet Services Division has solicited a quotation for the purchase of one 2014 Ford F-250 pick-up truck for a budgeted and scheduled fleet replacement for use by the Parks Department – Recreation Maintenance, and

WHEREAS, Ed Stivers Ford, Waukee, Iowa, is a current holder of the State Bid Contract No. 4416-13 for “Model Year 2013 or 2014 Trucks, Vans and SUV’s” as let by the Iowa Department of Administrative Services (DAS), and

WHEREAS, Ed Stivers Ford of Waukee, Iowa, is able to provide the requested vehicle at the State Bid contracted price, and

WHEREAS, the expenditure for said purchase will be \$26,338 budgeted in FY 2014 GL account Fund 073, Dept ID 073000, and

WHEREAS, the Fleet Services Division recommends the purchase of said 2014 Ford F-250 truck from Ed Stivers Ford for the amount of \$26,338,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the recommendation above be accepted subject to the terms and conditions of the bid documents, and

BE IT FURTHER RESOLVED, that the Fleet Services Division is hereby authorized to purchase the named vehicle from Ed Stivers Ford as described herein.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Finance – Purchasing Services

Presenter at meeting: Consent Agenda

Phone Number/Ext:

Alternate Contact Person: Mike Little

Phone Number/Ext: 5974

Email: m.little@cedar-rapids.org

Alternate Contact Person: Diane Rodenkirk

Phone Number/Ext: 5023

Email: d.rodenkirk@cedar-rapids.org

Description of Agenda Item:

Utilities Department – Water Operations purchase of two Wemco centrifuge sludge pumps from Leigh Environmental Equipment, Inc. in the amount of \$35,308. CIP/DID #0114-130

Background:

Water Operations utilizes existing Wemco pumps in the water treatment plants. Two of the pumps need to be replaced. Leigh Environmental Equipment, Inc. is the territorial distributor of Wemco products for the state of Iowa.

Purchasing Services solicited pricing from Leigh Environmental for the purchase and delivery of two pumps for the J Avenue Water Treatment Plant. The not-to-exceed price is \$35,308.

Action / Recommendation: Recommend Council approve the Resolution

Alternative Recommendation:

Time Sensitivity:

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 minutes

Budget Information (if applicable): 621-621002-533101

Local Preference Policy Applies Exempt

Explanation: Leigh Environmental Equipment, Inc. is not a certified local vendor

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, the Utilities Department – Water Operations has existing Wemco centrifuge sludge pumps at the water treatment plants; and

WHEREAS, two of the pumps need to be replaced; and

WHEREAS, Leigh Environmental Equipment, Inc. is the territorial distributor of Wemco products in Iowa; and

WHEREAS, Purchasing Services solicited pricing for the purchase and delivery of the two pumps; and

WHEREAS, the total cost is \$35,308.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the recommendation above be accepted as described herein.

Passed this 11th day of February, 2014.



18hh

Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Finance – Purchasing Services

Presenter at meeting: Consent Agenda Item

Phone Number/Ext:

Email:

Alternate Contact Person: Thomas Smith

Phone Number/Ext: X5161

Email: t.smith@cedar-rapids.org

Description of Agenda Item:

Agreement for Comprehensive Historic Preservation Plan for the Community Development Department with Winter & Company for a total amount not to exceed \$58,790. (**FLOOD**) CIP/DID #0813-040

Background:

Based on the demolition of 28 structures individually eligible for listing on the National Register of Historic Places (NRHP) and tens of other properties located in potential NRHP historic districts following the 2008 flood, the City entered into a Memorandum of Agreement (MOA) with the Federal Emergency Management Agency (FEMA), the State Historic Preservation Office (SHPO) and Iowa Homeland Security (IHSEMD) to complete historic preservation projects that would mitigate the loss of those structures. One of the agreed-upon projects was the development of a comprehensive historic preservation plan, which will be linked to the City's comprehensive plan currently in development.

The completed plan would serve as a road map for Cedar Rapids historic preservation planning efforts over the next five to ten years. The plan would cover inclusion of known historic resources significant to Cedar Rapids' past through historical surveys, nominations for historic districts to the National Register, and individual nominations to the NRHP. The plan would also suggest ways to make historic preservation policies more effective and efficient, recommend potential incentives for the preservation of historic buildings and neighborhoods, determine the need for preservation education and technical assistance programs focusing on retaining and improving historic properties, and identify strategies to conserve Cedar Rapids' historic neighborhoods. As described in the MOA, the consultant would work with City staff, the City Planning Commission, City Council, and the Historic Preservation Commission to include the document as a component of the City's upcoming comprehensive plan.

Proposals were solicited on behalf of the Community Development Department for the Comprehensive Historic Preservation Plan with three (3) proposals submitted.

Award was made to Winter & Company as the most responsive proposer, for an Agreement period from the execution date of the Contract through May 4, 2015 with the option to extend the Agreement as needed. The total amount for the Contract is not to exceed \$58,790, budgeted in GL account #330-330620-18508-SWB022.

Proposals were solicited by the following firms:
Heritage Strategies, LLC – Birchrunville, PA: \$60,000
Thomason and Associates – Nashville, TN: \$54,900
Winter & Company – Boulder, CO: \$58,790

Action / Recommendation:

Resolution authorizing execution of Agreement for Comprehensive Historic Preservation Plan for a total amount not to exceed \$58,790.

Alternative Recommendation:

Time Sensitivity:

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 minutes

Budget Information (if applicable): FEMA funded - account #330-330620-18508-SWB22

Local Preference Policy Applies Exempt

Explanation:

Local preference does not apply due to federal funding.

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

RESOLUTION NO.

WHEREAS, the Purchasing Services Division has solicited proposals for the City's Comprehensive Historic Preservation Plan for the Community Development Department; and

WHEREAS, responses were received from three consultants; and

WHEREAS, award was made to Winter & Company for an Agreement period from the execution date of the Contract through May 4, 2015 with the option to extend the Agreement as needed; and

WHEREAS, the total expenditure will not exceed \$58,790, funded by FEMA; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA that the recommendation above be accepted and that the City Manager and City Clerk are hereby directed to execute the Agreement with Winter & Company as described herein.

Passed this 11th day of February, 2014.



Council Agenda Item Cover Sheet

Submitting Department: Public Works Department

Presenter at meeting: Doug Wilson, PE
E-mail Address: d.wilson@cedar-rapids.org

Phone Number/Extension: 5141

Alternate Contact Person: Glenn Vosatka, PE
E-mail Address: g.vosatka@cedar-rapids.org

Phone Number/Extension: 5821

Description of Agenda Item: **Consent Agenda** **Regular Agenda** **Yes Map**

Report on bids and resolution awarding and approving contract in the amount of \$307,074.25 plus incentive up to \$3,000, bond and insurance of Dave Schmitt Construction Co., Inc. for the FY 2014 Curb Repair Project – Contract 1 project (estimated cost is \$320,000). CIP/DID #301998-04

Background:

Dave Schmitt Construction Co., Inc., Cedar Rapids, IA	\$307,074.25
Possible Incentive	<u>\$ 3,000.00</u>
Total Award	\$310,074.25

Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$308,360.00
Curtis Contracting Corp., Ely, IA	\$327,630.00
Vieth Construction Corp., Cedar Falls, IA	*\$336,755.00
All American Concrete, Inc., West Liberty, IA	*\$354,590.00
Eggleston Contracting, Inc., Cedar Rapids, IA	\$450,985.00

*Multiplication/Addition errors found in bid.

Dave Schmitt Construction Co., Inc. submitted the lowest of the bids received on January 29, 2014 for the FY 2014 Curb Repair Project – Contract 1 project. The bid is within the approved budget. Construction work is anticipated to begin this spring and be completed within 42 working days.

Action / Recommendation:

The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of \$307,074.25 plus incentive up to \$3,000, bond and insurance of Dave Schmitt Construction Co., Inc. for the FY 2014 Curb Repair Project – Contract 1 project.

Alternative to the Recommendation:

If Council chooses not to award the contract for said project, the project could not go forward as proposed unless the bidding process is repeated.

Time Sensitivity: Normal. Chapter 26.10 of the Code of Iowa requires the Bid security to be returned within 30 days after the bid opening. Deferral of the contract award after February 11, 2014 may require re-bidding and affect the construction schedule for the improvements.

Resolution Date: February 11, 2014

Estimated Presentation Time: 0 Minute(s)

Budget Information (if applicable): 301998, Streets LOST 7970

Local Preference Policy: Applies Exempt

Recommended by Council Committee: Yes No N/A

Program objectives reviewed with the Infrastructure Committee



January 29, 2014

City Council
City of Cedar Rapids

RE: Report on bids as read for the FY 2014 Curb Repair Project – Contract 1, Contract Number 301998-04

Dear City Council:

Bids were received on January 29, 2014 for the FY 2014 Curb Repair Project – Contract 1 project as follows:

Dave Schmitt Construction Co., Inc., Cedar Rapids, IA	\$307,074.25
Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$308,360.00
Curtis Contracting Corp., Ely, IA	\$327,630.00
Vieth Construction Corp., Cedar Falls, IA	\$337,025.00
All American Concrete, Inc., West Liberty, IA	\$350,140.00
Eggleston Contracting, Inc., Cedar Rapids, IA	\$450,985.00

The engineers cost opinion for this work is \$320,000. It is recommended the bids be reviewed by City staff and an action to award or not be presented separately for Council consideration.

Sincerely,

THE CITY OF CEDAR RAPIDS PUBLIC WORKS DEPARTMENT

A handwritten signature in blue ink that reads "Glenn Vosatka".

Glenn Vosatka, P.E.
Project Engineer I

GV/cap

cc: David J. Elgin, P.E., L.S., Public Works Director/City Engineer
Robert A. Davis, P.E., Engineering Manager

Public Works Department

1201 Sixth Street S.W. • Cedar Rapids, Iowa 52404-5836 • (319) 286-5802 • FAX (319) 286-5801

RESOLUTION NO.

ACCEPTING PROPOSAL, AWARDING CONTRACT, APPROVING CONTRACT

WHEREAS, on January 14, 2014 the City Council adopted a motion that directed the City Clerk to give notice to bidders and publish notice of a public hearing on the plans, specifications, form of contract and cost estimate for the FY 2014 Curb Repair Project – Contract 1 public improvement project (Contract No. 301998-04) for the City of Cedar Rapids, Iowa, and

WHEREAS, said notice was published in the Cedar Rapids Gazette on January 18, 2014 pursuant to which a public hearing was held on January 28, 2014, and

WHEREAS, the following bids were received, opened and announced on January 29, 2014 by the City Engineer, or designee, and said officer has now reported the results of the bidding and made recommendations thereon to the City Council at its next meeting on February 11, 2014:

Dave Schmitt Construction Co., Inc., Cedar Rapids, IA	\$307,074.25
Incentive up to	<u>\$ 3,000.00</u>
Total	\$310,074.25

Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$308,360.00
Curtis Contracting Corp., Ely, IA	\$327,630.00
Vieth Construction Corp., Cedar Falls, IA	*\$336,755.00
All American Concrete, Inc., West Liberty, IA	*\$354,590.00
Eggleston Contracting, Inc., Cedar Rapids, IA	\$450,985.00

*Multiplication/Addition error found in bid

AND WHEREAS, the general ledger coding for this public improvement project shall be as follows: \$310,074.25 301-301000-301998; and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA as follows:

1. The previous delegation to the City Engineer, or his designee, to receive, open and publicly announce the bids, and report the results thereof to the City Council at its next meeting is hereby ratified and approved;

2. Dave Schmitt Construction Co., Inc. is the lowest responsive, responsible bidder on said work and the City Engineer, or his designee, has recommended that the City accept its bid and award the contract to it;

3. Subject to registration with the Department of Labor, the Bid of Dave Schmitt Construction Co., Inc. is hereby accepted, with the inclusion of the incentive clause, and the contract for this public improvement is hereby awarded to Dave Schmitt Construction Co., Inc.;

4. The City Manager and City Clerk are hereby directed to sign and execute a contract with said contractor for the construction of the above-described public improvements;

BE IT FURTHER RESOLVED that the bid securities of the unsuccessful bidders be returned to them by the City Clerk, and

BE IT FURTHER RESOLVED that upon execution by the City Manager and City Clerk, said contract is approved, subject to approval of the bond and insurance by the City of Cedar Rapids Risk Manager and filing of the same with the City of Cedar Rapids Finance Director.

Passed this 11th day of February, 2014.

Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Community Development and Planning

Presenter at meeting: Caleb Mason
Email: c.mason@cedar-rapids.org

Phone Number/Ext: (319) 286-5188

Alternate Contact Person: Paula Mitchell
Email: p.mitchell@cedar-rapids.org

Phone Number/Ext: (319) 286-5852

Description of Agenda Item: **Consent** **Public Hearing** **Regular Agenda**

Discussion and Resolution authorizing negotiation of a Development Agreement with Kingston Corner, LLC for the disposition and redevelopment of City-owned property at 301 and 305 2nd Avenue SW located in the Kingston Village Area (**FLOOD**). CIP/DID #983052

Background:

City staff and a panel of stakeholders are recommending the City pursue a Development Agreement with Kingston Corner, LLC for the redevelopment of city-owned property at 301 & 305 2nd Avenue SW. The City received one (1) proposal from Kingston Corner, LLC in response to the Request for Redevelopment Proposals (RFP) issued for the two properties.

The proposal was evaluated on January 16, 2014 by City staff and a panel of stakeholders including: private developers with redevelopment experience and neighborhood stakeholders. The review panel concluded that the proposal is responsive to the criteria set forth in the City's RFP based on the following factors:

- Experienced development team
 - Principals/ownership – Jason Rogers, Frank Stephen III, Matt Miller, Tommy Le and Tyler Oswood
 - General Contractor – Hunter Companies
 - Marketing & Leasing – Heartland Investment Real Estate (Jason Rogers)
 - Financing – Cedar Rapids Bank and Trust (James Klein)
- Financing – letter of commitment from Cedar Rapids Bank and Trust and acknowledgement of demolition deposit for cost to demolish the structure.
- Investment of approximately \$1.4 Million
- Project design
 - Mix of uses – Office, retail & housing
 - Reuse of existing structure (3,600 sq ft) with new construction (7,200 sq ft)
 - Massing and scale consistent with the neighborhood character
 - Design and materials consistent with neighborhood character
 - Flood mitigation measures incorporated into building design

The Developer is proposing construction of the project in two phases, the first phase involving the rehabilitation of the structure to begin in Spring/Summer of 2014 with completion in Fall of

2014. Phase two would involve new construction of the two story 7,200 square foot mixed use building to begin in Fall of 2014 with completion anticipated in Spring of 2015. The proposal has also requested TIF for the second phase for 10-years at 100% of the improvements.

Action / Recommendation:

City staff recommends approval of the resolution.

Alternative Recommendation:

City Council may table and request additional information.

Time Sensitivity: NA

Resolution Date: NA

Estimated Presentation Time: 5 Minutes

Budget Information (if applicable): NA

Local Preference Policy Applies Exempt

Explanation:

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

The Flood Recovery Committee recommended to invite competitive proposals on July 18, 2013.

The Development Committee recommended to invite competitive proposals for use of the structure or as vacant land at its July 24, 2013 meeting.

RESOLUTION NO.

RESOLUTION AUTHORIZING NEGOTIATION OF A DEVELOPMENT
AGREEMENT WITH KINGSTON CORNER LLC FOR THE DISPOSITION AND
REDEVELOPMENT OF CITY-OWNED PROPERTY AT 301 AND 305 2ND
AVENUE SW LOCATED IN THE KINGSTON VILLAGE AREA

WHEREAS, the City acquired properties at 301 and 305 2nd Avenue SW (the "Property"), through the Voluntary Property Acquisition Program; and

WHEREAS, on July 24, 2013 the City Council's Development Committee recommended inviting proposals for use of the structure or as vacant land; and

WHEREAS, on November 5, 2013 the City Council made a motion to conduct a public hearing and on November 19, 2013 held a public hearing, as required by law, to consider the disposition of the Property and invite proposals for the acquisition and redevelopment of the Property; and

WHEREAS, the City received one (1) proposal from Kingston Corner LLC for the redevelopment of the Property, including reuse of the existing structure and construction of a mixed use facility; and

WHEREAS, no other acquisition and redevelopment proposals were received with respect to the Property; and

WHEREAS, an evaluation team comprised of City staff, experienced developers, and neighborhood stakeholders reviewed and evaluated the proposal submitted by Kingston Corner LLC that it was adequately responsive to the criteria set forth by the City Council and provides an overall community benefit as a mixed-use development including market rate housing; and

WHEREAS, the City Council has determined that the proposal submitted by Kingston Corner, LLC provides an overall community benefit by enhancing the Kingston Village area with a quality design, mixed-use project consisting of housing and commercial uses.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, as follows:

1. The City Manager is authorized and directed to negotiate the terms and conditions of a Development Agreement with Kingston Corner LLC for the purchase and redevelopment of City-owned property at 301 and 305 2nd Avenue SW.
2. At such time as the terms and conditions of the Development Agreement are sufficiently clear and definite, the City Manager is directed to present such Development Agreement to the City Council for consideration no later than September 23, 2014.

Passed this 11th Day of February 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Community Development and Planning

Presenter at meeting: Caleb Mason
Email: c.mason@cedar-rapids.org

Phone Number/Ext: (319) 286-5188

Alternate Contact Person: Paula Mitchell
Email: p.mitchell@cedar-rapids.org

Phone Number/Ext: (319) 286-5852

Description of Agenda Item: Consent Public Hearing Regular Agenda

Discussion and Resolution authorizing negotiation of a Development Agreement with Alpha International for the redevelopment of City-owned property at 438 4th Avenue SW (**FLOOD**). CIP/DID #983049

Background:

The City received one (1) proposal in response to the Request for Redevelopment Proposals (RFP) for City-owned property at 438 4th Avenue SW. The proposal submitted by Alpha International proposes to convert the property into surface parking to support the parking of an existing 26,000 square foot commercial structure adjacent to the property owned by the Developer.

Staff recommends negotiating a Development Agreement for the reuse of the property for parking to support the existing commercial structure and proposes the following terms to include:

- Sustainable surface water management practices as part of the project;
- Increased buffering adjacent to residential uses; and
- Increased landscaping.

On October 23, 2013 the Development Committee reviewed a request to initiate the proposal process for the property based on a letter of interest received in July 2013. The request was from the property owner who has land which surrounds the City's property. The property has been offered through several rounds of the ROOTs program with no interest from builders, based on the location of the property which is a mostly commercial area and surrounded by surface parking.

Action / Recommendation:

City staff recommends approval of the resolution.

Alternative Recommendation:

City Council may table and request additional information.

Time Sensitivity: NA

Resolution Date: NA

Estimated Presentation Time: 5 Minutes

Budget Information (if applicable): NA

Local Preference Policy Applies Exempt

Explanation:

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

The Development Committee reviewed this item at its October 23, 2013 meeting and recommended to pursue redevelopment of the property.

RESOLUTION NO.

RESOLUTION AUTHORIZING NEGOTIATION OF A DEVELOPMENT
AGREEMENT WITH ALPHA INTERNATIONAL FOR THE DISPOSITION AND
REDEVELOPMENT OF CITY-OWNED PROPERTY AT 438 4TH AVENUE SW

WHEREAS, the City acquired properties at 438 4TH Avenue SW (the "Property"), through the Voluntary Property Acquisition Program; and

WHEREAS, on October 23, 2013 the City Council's Development Committee recommended inviting proposals for use of the structure or as vacant land; and

WHEREAS, on November 5, 2013 the City Council made a motion to conduct a public hearing and on November 19, 2013 held a public hearing to consider the disposition of the Property in accordance with Iowa Code; and

WHEREAS, the City received one (1) proposal from Alpha International, proposing to make parking improvements on the property to support the parking needs of an adjacent commercial use.

WHEREAS, the City Council has determined that the proposal submitted by Alpha International provides the best use of the property by supporting the parking needs of area businesses.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, as follows:

1. The City Manager is authorized and directed to negotiate the terms and conditions of a Development Agreement with Alpha International for the purchase and redevelopment of City-owned property at 438 4th Avenue SW.
2. At such time as the terms and conditions of the Development Agreement are sufficiently clear and definite, the City Manager is directed to present the Development Agreement to the City Council for consideration no later than September 23, 2014 unless otherwise extended by the City Council.

Passed this 11th Day of February 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Development Services

Presenter at meeting: Joe Mailander
Email: j.mailander@cedar-rapids.org

Phone Number/Ext: 319 286-5822

Alternate Contact Person: Vern Zakostelecky
Email: v.zakostelecky@cedar-rapids.org

Phone Number/Ext: 319 286-5822

Description of Agenda Item: **Consent** **Ordinance** **Regular Agenda**

Second and possible Third Reading granting consider a change of zone for property north of 74th Street NE and east of Crescent View Drive NE from R-3, Single Family Residence Zone District to RMF-1, Multiple Family Residence Zone District as requested by Abode Construction, Inc. and Phyllis M. Rausch. CIP/DID #RZNE-006757-2013

Background:

The request for rezoning of this property was reviewed by the City Planning Commission on December 12, 2013 and unanimously recommended for approval on a vote of 5 to 0.

The applicant is requesting rezoning to allow for development of single-family attached dwelling units that will be owner occupied. The property is currently undeveloped and was initially rezoned to the R-3 Zoning District in 2010 for single-family detached homes. The area is part of an overall development that includes single-family detached, two-family attached and four-family attached housing structures. The demand for the attached housing units has exceeded expectations, which is why the developer is requesting the rezoning. The applicant held a neighborhood meeting and no major issues or concerns were expressed.

The Preliminary Site Development Plan consists of the following:

- Total site area is 8.38 acres (364,990 s. f.).
- Total units include eleven (11) 4-plex buildings for a total of 44 units.
- Total hard surface area proposed including buildings is 91,695 s. f.
- Total open space- proposed is 273,295 s. f. (74.9% of total site area).
- Each unit has a two stall garage.
- Total parking required is 88 spaces-provided are 88 spaces.
- Access to the units will be from the public street system within the development.
- Street trees are provided along the public streets.
- Buffer-yard landscaping is provided around the perimeter of the site.
- Storm water management is provided for in the regional basin for the overall development.

Application Process/Next Steps:

Actions	Comments
City staff review	<ul style="list-style-type: none"> City staff reviewed the application and recommended revisions, which were made.
City Planning Commission review	<ul style="list-style-type: none"> The City Planning Commission reviewed the application on December 12, 2013 and recommended unanimously to approve on a 5 to 0 vote. A portion of the minutes are included as Attachment A.
City Council consideration	<ul style="list-style-type: none"> A Public Hearing and First Reading of the Ordinance were held on January 28, 2014 at the City Council meeting to consider this application. Two additional readings of the Ordinance by City Council are required by State law before approval is final. Approval of the rezoning will be subject to the conditions stated in the attached Ordinance.

Action / Recommendation:

City staff recommends approval of the Second and possible Third Reading.

Alternative Recommendation:

City Council may table this item and request further information.

Time Sensitivity: N/A

Resolution Date: N/A

Estimated Presentation Time: 0 minutes

Budget Information (if applicable): N/A

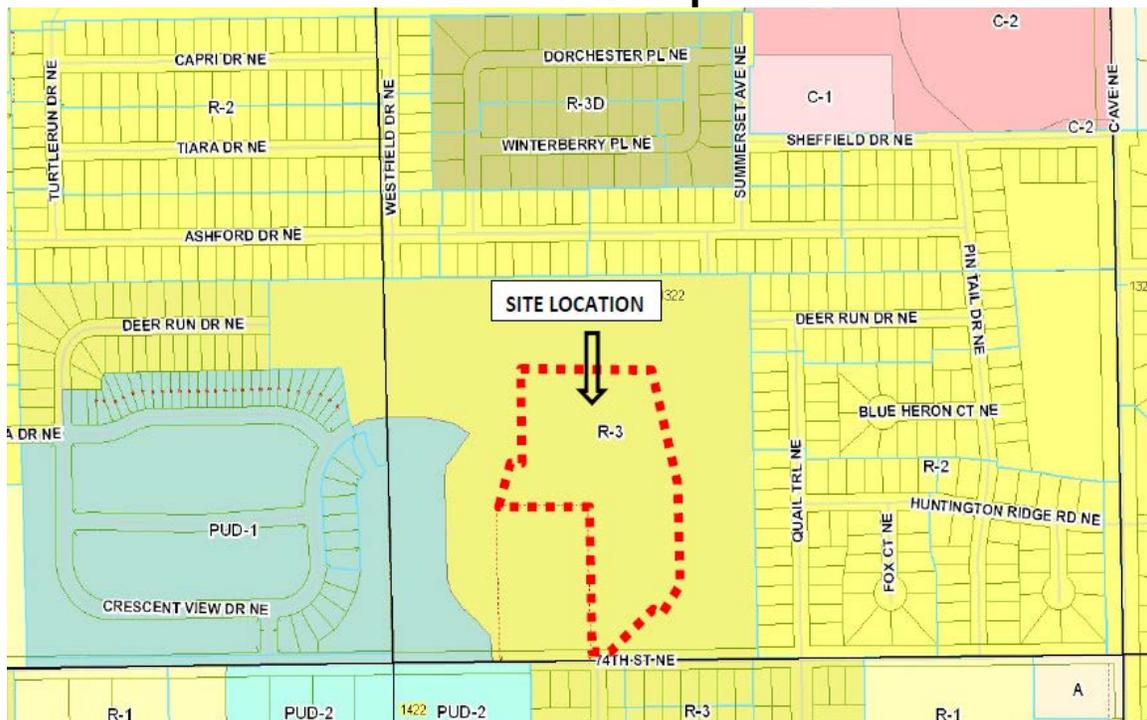
Local Preference Policy Applies Exempt

Explanation:

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

Location Map





MINUTES
CITY PLANNING COMMISSION REGULAR MEETING,
Thursday, December 12, 2013 @ 3:00 p.m.

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Scott Overland, Chair
Jim Halverson, Vice - Chair
Samantha Dahlby
Carletta Knox-Seymour
Richard Pankey
Virginia Wilts

Members Absent: Allan Thoms
Mike Tertinger

DSD Staff: Vern Zakostecky, Planner
Dave Houg, Plats & Zoning Conditions Coordinator

CD Staff: Seth Gunnerson, Planner
Betty Sheets, Administrative Assistant

The meeting was called to order at 3:00 p.m.

Opening statements were presented stating the protocol of the meeting and the purpose of the City Planning Commission.

Roll call was answered with five (5) Commissioners present, two (2) Commissioners absent and Commissioner Halverson arrived for the meeting at 3:20p.m.

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the November 21, 2013 Minutes stand approved.

Commissioner Overland called for any additions or corrections to the agenda. Commissioner Overland stated with no additions or corrections, the agenda stands approved.

1. Case Name: 880 74th Street NE (Rezoning)
Case No: RZNE-006757-2013 Case Manager: Vern Zakostecky

Recommendation for approval of a rezoning from R-3, Single Family Residence Zone District to RMF-1, Multiple Family Residence Zone District as requested by Abode Construction, Inc. (Applicant) and Phyllis M. Rausch (Titleholder)

Mr. Zakostelecky stated this property is located between C Avenue and Council Street NE to allow for 4-unit single-family owner occupied homes. The initial rezoning occurred in 2000. This portion of the site was rezoned to R-3 for single family detached housing. On the west side it was rezoned for multi-family and the market demand for those units has exceeded expectations. The applicant did hold a neighborhood meeting with no major issues expressed. The rezoning includes 8.8 acres, 11 4-plex buildings for a total of 44 housing units with 2 stall garages. Total parking provided is 88 parking spaces with additional parking in front of garage spaces and street parking. Storm water management is not required on this site. Mr. Zakostelecky showed a location map, aerial photo, site plan as well as elevations of the proposed homes.

Commissioner Overland called for questions of Mr. Zakostelecky. No questions were presented.

Commissioner Overland called for a representative of the applicant. Brian Vogel, Hall & Hall Engineers, 1860 Boyson Road, Hiawatha, IA stated he would be happy to answer any questions.

Commissioner Overland called for questions of the applicant. No questions were presented.

Commissioner Overland called for members of the public who wished to speak. No one from the public wished to speak.

Commissioner Overland called for a motion to approve the rezoning. Commissioner Wilts made a motion to approve the rezoning from R-3, Single Family Residence Zone District to RMF-1, Multiple Family Residence Zone District. Commissioner Knox-Seymour seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion was held on the motion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

The meeting was adjourned at 3:35pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development

DSD BSD
ENG STR
FIR RCR
TITLEHOLDER WTR
CONTACT TED
CLK PKS
RZNE-006757-2013

ORDINANCE NO.

AN ORDINANCE PASSED IN ACCORDANCE WITH CHAPTER 32, AS AMENDED, OF THE MUNICIPAL CODE OF CEDAR RAPIDS, IOWA, BEING THE ZONING ORDINANCE, CHANGING THE ZONING DISTRICT AS SHOWN ON THE "DISTRICT MAP" FOR THE PROPERTY MORE PARTICULARLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, as follows:

Section 1. That in accordance with Chapter 32, as amended, of the Municipal Code of Cedar Rapids, Iowa, being the Zoning Ordinance, that the property described as follows;

LEGAL DESCRIPTION – RE-ZONING CRESCENT VIEW FOURTH ADDITION:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 27, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, CEDAR RAPIDS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN; THENCE N89°22'57"E ALONG THE SOUTH LINE OF SAID SECTION 27, 713.20 FEET; THENCE N0°55'03"W, 33.00 FEET TO THE NORTH RIGHT OF WAY OF 74TH STREET N.E. AND THE POINT OF BEGINNING; THENCE CONTINUING N0°55'03"W, 497.00 FEET; THENCE S89°22'57"W, 328.00 FEET; THENCE N13°14'09"E, 174.89 FEET; THENCE N89°12'49"E, 41.48 FEET; THENCE N0°47'11"W, 273.25 FEET; THENCE N89°12'49"E, 486.04 FEET; THENCE S27°08'20"E, 37.93 FEET; THENCE S10°43'03"E, 332.25 FEET; THENCE S0°28'03"E, 276.55 FEET; THENCE S27°52'37"W, 114.19 FEET; THENCE S26°23'30"W, 60.00 FEET; THENCE NORTHWESTERLY, 40.31 FEET ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY (CHORD BEARS N57°11'32"W, 40.23 FEET); THENCE S39°13'26"W, 224.46 FEET TO SAID NORTH RIGHT OF WAY; THENCE S89°22'57"W ALONG SAID NORTH RIGHT OF WAY, 53.36 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 367,301 SQ. FT., 8.43 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

and located at North of 74th Street NE and East of Crescent View Drive NE, now zoned R-3, Single Family Residence Zone District, and as shown on the "District Map," be rezoned and changed to RMF-1, Multiple Family Residence Zone District, and that the property be used for such purposes as outlined in the RMF-1, Multiple Family Residence Zone District, as defined in Chapter 32 of the Municipal Code of Cedar Rapids, Iowa.

Section 2. That this Ordinance and the zoning granted by the terms hereof are subject to the conditions which have been agreed to and accepted prior to the passage of this Ordinance in writing (shown by attached Acceptance) by the owners and are binding upon the owners, successors, heirs, and assigns, as follows:

1. Landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.05.030.A.
2. Sites will need to comply with off-street loading requirement per Chapter 32, Subsection 32.05.020.C.
3. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
4. The subject property shall be subdivided per State of Iowa and Cedar Rapids Subdivision Regulations.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 28th day of January, 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Development Services

Presenter at meeting: Joe Mailander
Email: j.mailander@cedar-rapids.org

Phone Number/Ext: 319 286-5822

Alternate Contact Person: Joe Mailander
Email: v.zakostelecky@cedar-rapids.org

Phone Number/Ext: 319 286-5043

Description of Agenda Item: Consent Ordinance Regular Agenda

Second and possible Third Reading granting a change of zone for property at 4001 and 4009 Blairs Ferry Road NE from A, Agriculture Zone District to C-2, Community Commercial Zone District as requested by Buffalo Evangelical United Brethren Church. CIP/DID #RZNE-006769-2013

Background:

The request for rezoning of this property was reviewed by the City Planning Commission on December 12, 2013 and recommended for approval unanimously on a 5 to 0 vote. There were no objectors present.

The property is currently developed with a church and parsonage. The applicant is requesting rezoning to allow redevelopment of the property for a Goodyear Tire Store. If approved, the existing buildings would be demolished to make way for a new commercial building. The applicant has met informally with the Historic Preservation Commission (HPC) and will be working with HPC to document the properties and salvage components of the structures for re-use. The Preliminary Site Development Plan consists of the following improvements:

- Total site area of 30,197 s. f. (0.69 acres).
- Total area of proposed new commercial building is 6,832 s. f.
- Total proposed parking is 31 spaces including 2-handicap spaces-required is 28 spaces.
- Access from will be off Blairs Ferry Road NE.
- Screen fencing is proposed along a portion of the south property.
- Storm water management will be provided along the Blairs Ferry Rd. frontage.

Application Process/Next Steps:

Actions	Comments
City staff review	<ul style="list-style-type: none"> • City staff reviewed the application and recommended revisions, which were made.
City Planning Commission review	<ul style="list-style-type: none"> • The City Planning Commission reviewed the application on December 12, 2013 and recommended unanimous approval on a 5 to 0 vote. There were no objectors present at the meeting.

City Council consideration	<ul style="list-style-type: none"> • A Public Hearing and First Reading of the Ordinance were held on January 28, 2014. • Two additional readings of the Ordinance are required by State law before approval is final. • Approval will be subject to the conditions stated in the Ordinance.
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Action / Recommendation:

City staff recommends approval of the Second and possible Third Reading.

Alternative Recommendation:

City Council may table this item and request further information.

Time Sensitivity: N/A

Resolution Date: N/A

Estimated Presentation Time: 0 minutes

Budget Information (if applicable): N/A

Local Preference Policy Applies Exempt

Explanation:

Recommended by Council Committee Yes No N/A

Explanation (if necessary):





**MINUTES
CITY PLANNING COMMISSION REGULAR MEETING,
Thursday, December 12, 2013 @ 3:00 p.m.**

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Scott Overland, Chair
Jim Halverson, Vice - Chair
Samantha Dahlby
Carletta Knox-Seymour
Richard Pankey
Virginia Wilts

Members Absent: Allan Thoms
Mike Tertinger

DSD Staff: Vern Zakostecky, Planner
Dave Houg, Plats & Zoning Conditions Coordinator

CD Staff: Seth Gunnerson, Planner
Betty Sheets, Administrative Assistant

The meeting was called to order at 3:00 p.m.

Opening statements were presented stating the protocol of the meeting and the purpose of the City Planning Commission.

Roll call was answered with five (5) Commissioners present, two (2) Commissioners absent and Commissioner Halverson arrived for the meeting at 3:20p.m..

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the November 21, 2013 Minutes stand approved.

Commissioner Overland called for any additions or corrections to the agenda. Commissioner Overland stated with no additions or corrections, the agenda stands approved.

**1. Case Name: 4001 and 4009 Blairs Ferry Road NE (Rezoning)
RZNE-006769-2013 Case Manager: Vern Zakostecky**

Recommendation for approval of a rezoning from A, Agriculture Zone District to C-2, Community Commercial Zone District as requested by Buffalo Evangelical United Brethren Church (Applicant/Titleholders)

Mr. Zakostecky showed the Commission a location map of the property and surrounding area. To the east is a Casey's convenience and the area to the south and west is zoned agriculture with commercial across the street in Hiawatha to the north. The Future Land Use Map (FLUMA) shows commercial and office to the south and west. The site is developed with a small church and parsonage and the contemplated redevelopment is for a Good Year Tire store. The applicant has met with the Historic Preservation Commission (HPC) and HPC will meet with them to do a walk through with a salvage company to identify parts of the structure that can be salvaged for reuse on other structures. This will be a 6,800 sq. ft. building with 31 parking spaces and two handicap spaces. Access will be off Blairs Ferry Road with a fence along the south property line and staff asked the developer to extend the fence along the south property line to screen the parking lot on the east end of the proposed building. Storm water management is proposed along Blairs Ferry Road. Mr. Zakostecky showed an aerial map, site plan and elevations.

Commissioner Overland called for questions of Mr. Zakostecky. Commission Pankey asked where the proposed fencing would be. Mr. Zakostecky the fencing will begin at the southwest corner of the site and ends at the east side of the building but staff would prefer to see the fencing be extended at the east property line. This type of business can produce noise and screening is advised.

Commissioner Wilts asked if Traffic Engineering looked at the traffic situation. Mr. Zakostecky stated that Traffic Engineering did review this project and had no major issue or concerns.

Commissioner Overland called for a representative of the applicant. Dan Schmidt, Brain Engineering, Inc. spoke on behalf of the applicant. Dan indicated the applicant was fine with extending the screen fencing along the entire south property line.

Commissioner Overland called for questions of the applicant. Commissioner Pankey asked how the driveway lined up with Miller Road. Dan indicated it was close to lining up with a commercial driveway on the north side of Blairs Ferry Road.

Commissioner Knox-Seymour asked if the Church did not exist anymore. The applicant stated that this church has been closed and for sale for a long time.

Commissioner Overland called for members of the public who wished to speak. No member of the public wished to speak.

Commissioner Overland called for a motion to approve the rezoning. Commissioner Pankey made a motion to approve the rezoning in A, Agriculture Zone District to C-2, Community Commercial Zone District. Commissioner Dalhby seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion was presented.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

The meeting was adjourned at 3:35pm
Respectfully Submitted,
Betty Sheets, Administrative Assistant

ORDINANCE NO.

AN ORDINANCE PASSED IN ACCORDANCE WITH CHAPTER 32, AS AMENDED, OF THE MUNICIPAL CODE OF CEDAR RAPIDS, IOWA, BEING THE ZONING ORDINANCE, CHANGING THE ZONING DISTRICT AS SHOWN ON THE "DISTRICT MAP" FOR THE PROPERTY MORE PARTICULARLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, as follows:

Section 1. That in accordance with Chapter 32, as amended, of the Municipal Code of Cedar Rapids, Iowa, being the Zoning Ordinance, that the property described as follows;

Lots 1, 2, and that part of Buckeye Street lying east of Lot 1, Block 1 and the north one-half of alley lying south of and adjacent to said Lots 1 and 2 of Block 1 of the plat of New Buffalo, Linn County, Iowa.

AND

Lot 4, Block 3, and that part of Buckeye Street from the centerline (extended) of the east-west alley of Block 3, New Buffalo Addition, north to the north line (extended) of said alley and the north half of said alley adjacent to Lot 4 of said Block 3, Section 6-83-7, Linn County, Iowa.

and located at 4001 and 4009 Blairs Ferry Road NE, now zoned A, Agriculture Zone District, and as shown on the "District Map," be rezoned and changed to C-2, Community Commercial Zone District, and that the property be used for such purposes as outlined in the C-2, Community Commercial Zone District, as defined in Chapter 32 of the Municipal Code of Cedar Rapids, Iowa.

Section 2. That this Ordinance and the zoning granted by the terms hereof are subject to the conditions which have been agreed to and accepted prior to the passage of this Ordinance in writing (shown by attached Acceptance) by the owners and are binding upon the owners, successors, heirs, and assigns, as follows:

1. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct 6' wide concrete sidewalk along Blairs Ferry Road NE adjoining this site. The City will reimburse the property owner for a 1' wide portion of the 6' wide sidewalk in accordance with City policy. The property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City Public Works Director/City Engineer. The property owner may request deferral of the sidewalk installation requirement if in accordance with the sidewalk installation policy. If a deferral is requested, please submit a formal request with documentation verifying deferral eligibility (cross sections, drawings, etc.).
2. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Quality improvements on this site. The City Public Works Department shall provide a copy of

the Agreement form upon request by the property owner.

3. Said lots are to be combined so as to constitute a single zoning lot and tax parcel.
4. Effective screening must be provided and maintained so as to screen the proposed structure and open parking from adjacent residential districts or a variance must be obtained.
5. The enclosure for the dumpster will need be a full screen enclosure including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance.
6. Lighting fixtures shall be shielded in a manner that shall not direct illumination on adjacent residential properties, or on any public right-of-way as per Subsection 32.05.030.B. of the Zoning Ordinance.
7. Signage is not being reviewed at this time. Sign permit applications must be submitted and approved and permits obtained prior to erection of signage (Subsection 32.06.020 & 32.06.030 is the sign regulation in the Zoning Ordinance).
8. Historic Preservation Commission review for structures 50-years old or older proposed for demolition is required subject to Chapter 18 of the City's Municipal Code, Subsection 18.10.
9. Design guidelines and standards as specified in Subsection 32.05.030.C. shall be met or a variance must be obtained.
10. The existing structures must be removed under appropriate permit and inspections conducted and approved.
11. That screening fencing be erected along the entire south property line.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 28th day of January, 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Development Services

Presenter at meeting: Joe Mailander
Email: j.mailander@cedar-rapids.org

Phone Number/Ext: 319 286-5822

Alternate Contact Person: Vern Zakostecky
Email: v.zakostecky@cedar-rapids.org

Phone Number/Ext: 319 286-5043

Description of Agenda Item: Consent Ordinance Regular Agenda

Second and possible Third Reading granting a change of zone for property at 418 9th Street NW, 420 9th Street NW, 424 9th Street NW and 428 9th Street NW from RMF-1, Multiple Family Residence Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Richard J. and Michelle L. Lindemann. CIP/DID #RZNE-007160-2013

Background:

The request for rezoning of this property was reviewed by the City Planning Commission on January 2, 2014 and the recommendation from City Planning Commission was unanimous to approve on a 7 to 0 vote.

The property is a single lot currently developed with 3-houses, one that's a duplex. All 3-residential structures were built in 1905 and are in the older established Northwest Neighborhood. The applicant is requesting rezoning to allow the property to be subdivided into 3-lots so the structures can be sold separately. If approved, the applicant will submit an application for formal subdivision approval.

A requirement of the PUD-2 Zoning District approval is to enter into a development agreement with the City that is approved by City Council resolution. In this case, the development agreement provisions will be included in the Ordinance approving the rezoning request. The modification defined in conditions of the rezoning ordinance include:

- Reduction in front, rear and corner side yard setbacks.
- Reduction in minimum lot size/area.
- Allow the one structure to continue to be used as a duplex.
- Increase in minimum lot coverage area.

Application Process/Next Steps:

Actions	Comments
City staff review	<ul style="list-style-type: none"> • City staff reviewed the application and recommended revisions, which were made.
City Planning Commission review	<ul style="list-style-type: none"> • The City Planning Commission reviewed the application on January 2, 2014 and they recommended approval unanimously on a 7 to 0 vote.

	A portion of the minutes are enclosed as Attachment A.
City Council consideration	<ul style="list-style-type: none"> • A Public Hearing and First Reading of the Ordinance were held on January 28, 2014. • Two additional readings of the Ordinance are required by State law before approval is final. • Approval will be subject to the conditions stated in the Ordinance.

Action / Recommendation:

City staff recommends approval of the Second and possible Third Reading.

Alternative Recommendation:

City Council may table this item and request further information.

Time Sensitivity: N/A

Resolution Date: N/A

Estimated Presentation Time: 0 minutes

Budget Information (if applicable): N/A

Local Preference Policy Applies Exempt

Explanation:

Recommended by Council Committee Yes No N/A

Explanation (if necessary):

Location Map





Minutes
CITY PLANNING COMMISSION MEETING
Thursday, January 2, 2014 @ 3:00 p.m.

Cedar Rapids City Hall Council Chambers, 101 First Street SE

Members Present: Scott Overland, Chair
Jim Halverson, Vice – Chair
Allan Thoms
Samantha Dahlby
Carletta Knox-Seymour
Richard Pankey
Kim King

Members Absent: Mike Tertinger
Virginia Wilts

DSD Staff: Joe Mailander, Manager
Dave Houg, Plats & Zoning Conditions Coordinator

CD Staff: Seth Gunnerson, Planner
Betty Sheets, Administrative Assistant

The meeting was called to order at 3:00 p.m.

Opening statements were presented stating the protocol of the meeting and the purpose of the City Planning Commission.

Commissioner Overland introduced the newest member of the City Planning Commission, Kim King stating the Commission was happy to welcome Kim.

Roll call was answered with seven (7) Commissioners present.

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the December 12, 2013 Minutes stand approved.

Commissioner Overland called for any additions or corrections to the agenda. Commissioner Thoms stated the letter from Hall & Hall Engineers, Inc. requesting the March 1, 2013 date be extended for one year was an incorrect date and asked that a corrected letter be resent. The corrected letter is attached to these minutes. Commissioner Overland stated with one correction, the agenda stands approved.

REGULAR AGENDA

1. Case Name: 418, 420, 424 and 428 9th Street NW (Rezoning)

Recommendation for approval of a rezoning from RMF-1, Multiple Family Residential Zone District to PUD-2, Planned Unit Development Two Zone District as requested by Richard J. & Michelle L. Lindemann (Applicants/Titleholders).

Case No: RZNE-007160-2013; **Case Manager:** Vern Zakostelecky

Mr. Mailander stated the request was for a PUD rezoning. Currently there are 3 homes sitting on one lot, which were all built in 1905. The houses have three separate addresses and are all owned by the same owners. Mr. Mailander showed a site plan and aerial view of the site.

Commissioner Overland called for questions of Mr. Mailander. No questions were presented.

Commissioner Overland called for a representative of the applicant.

Daniel Schmidt, Brain Engineering, Inc., 1540 Midland Court NE stated the intent is to sell in the future but no immediate plan to sell the property.

Commissioner Overland called for questions of the applicant.

Commissioner Thoms asked what the access to the property was and if there were any garages and where was the parking.

Richard Lindeman, 1233 Greenville Avenue NW stated the access is from 9th Street with no garages and parking is on the street.

Commissioner Overland called for members of the public who wished to speak. No members of the public wished to speak.

Commissioner Overland called for a motion to approve the rezoning. Commissioner Halverson made a motion to approve the rezoning from RMF-1, Multiple Family Residential Zone District to PUD-2, Planned Unit Development Two Zone District. Commissioner Pankey seconded the motion.

Commissioner Overland called for discussion on the motion. No discussion was presented.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

The meeting was adjourned at 4:10 P.M.

Respectfully Submitted,

Betty Sheets, Administrative Assistant
Community Development and Planning

ORDINANCE NO.

AN ORDINANCE PASSED IN ACCORDANCE WITH CHAPTER 32, AS AMENDED, OF THE MUNICIPAL CODE OF CEDAR RAPIDS, IOWA, BEING THE ZONING ORDINANCE, CHANGING THE ZONING DISTRICT AS SHOWN ON THE "DISTRICT MAP" FOR THE PROPERTY MORE PARTICULARLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, as follows:

Section 1. That in accordance with Chapter 32, as amended, of the Municipal Code of Cedar Rapids, Iowa, being the Zoning Ordinance, that the property described as follows;

LOT 1, BLOCK 4, KING'S FIRST ADDITION TO CEDAR RAPIDS, LINN COUNTY, IOWA (AS RECORDED IN BOOK 6763 PAGES 616 AT THE LINN COUNTY OFFICE OF THE RECORDER)

and located at 418, 420, 424 and 428 9th Street NW, now zoned RMF-1, Multiple Family Residence Zone District, and as shown on the "District Map," be rezoned and changed to PUD-2, Planned Unit Development Two Zone District, and that the property be used for such purposes as outlined in the PUD-2, Planned Unit Development Two Zone District, as defined in Chapter 32 of the Municipal Code of Cedar Rapids, Iowa.

Section 2. That this Ordinance and the zoning granted by the terms hereof are subject to the conditions which have been agreed to and accepted prior to the passage of this Ordinance in writing (shown by attached Acceptance) by the owners and are binding upon the owners, successors, heirs, and assigns, as follows:

1. Subject property shall be platted per State and City platting regulations.
2. Based on City Council approval of this request for rezoning to the PUD-2, Planned Unit Development Zone District the following modifications are provided to allow the property to be subdivided into three lots with one structure on each lot:
 - a. Reductions in front, rear and corner side yard setbacks.
 - b. Reductions in minimum lot size/area.
 - c. Allow the one structure (418 & 420 9th St. NW) to continue to be used as a duplex.
 - d. Increase in minimum lot coverage area.
 - e. Allow the property to be subdivided into three lots with one principal structure on each lot.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 28th day of January, 2014.



Council Agenda Item Cover Sheet

Council Meeting Date: February 11, 2014

Submitting Department: Community Development and Planning

Presenter at meeting: Seth Gunnerson

Phone Number/Ext: 319 286-5129

Email: s.gunnerson@cedar-rapids.org

Alternate Contact Person: Thomas Smith

Phone Number/Ext: 319 286-5161

Email: t.smith@cedar-rapids.org

Description of Agenda Item: Consent Ordinance Regular Agenda

Second and possible Third Reading amending Chapter 32 of the Municipal Code, the Zoning Ordinance, to allow on-premise digital display signs to display full motion video as a conditional use in certain zone districts. CIP/DID #817382

Background:

On July 23, 2013 the City Council adopted the Digital Sign Ordinance, which set display criteria standards for on and off-premise signs in the community.

One of the provisions of the ordinance is a prohibition on full motion video on digital signs in the community, effective January 1, 2014. At the time, City Council directed staff to identify a process to allow exceptions to be approved by the City, on a case-by-case basis. Staff explored the existing Conditional Use process, or creating separate permit process.

State law requires that appeals or exceptions to zoning issues are, by state code, exclusively the domain of the Board of Adjustment. The limitation on video on signs is in a gray area, and could be interpreted to not be exclusively a zoning issue.

Due to the fact that locational considerations, such as zoning district, would be considered as part of the acceptance for video on digital signs, City staff is recommending that the Conditional Use process be used. Under the proposed ordinance, full motion video would be permitted by conditional use in all commercial and industrial districts.

- Limitations on full motion video shall not apply to scoreboards or video displays not intended to be viewed from the public right-of-way.
- Limitations shall not apply to video displayed to special events, such as movie nights, which would be reviewed and approved separately by City staff.

City Council's Development Committee recommended the ordinance at its September 25, 2013 meeting.

City Planning Commission reviewed the proposed ordinance on December 12, 2013 and recommended its adoption.

Action / Recommendation:

City staff recommends approval of Second and possible Third Reading.

Alternative Recommendation:

City Council may table and request additional information.

Time Sensitivity: N/A

Resolution Date: N/A

Estimated Presentation Time: 0 minutes

Budget Information (if applicable):

N/A

Local Preference Policy Applies Exempt N/A

Explanation:

Recommended by Council Committee Yes No N/A

Explanation:

The Development Committee recommended approval of the proposed ordinance at its September 25, 2013 meeting. The City Planning Commission reviewed the proposed resolution on December 12, 2013 and recommended approval.

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 32 OF THE MUNICIPAL CODE OF THE CITY OF CEDAR RAPIDS, IOWA, THE ZONING ORDINANCE, TO ALLOW ON-PREMISE DIGITAL DISPLAY SIGNS TO DISPLAY FULL MOTION VIDEO AS A CONDITIONAL USE IN CERTAIN ZONE DISTRICTS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, as follows:

Section 1. That Chapter 32, the Zoning Ordinance, is hereby amended by deleting Section 32.06.050.A – Scope of Regulations and the following Section 32.06.050.A – Scope of Regulations is hereby adopted in lieu of:

A. SCOPE OF REGULATIONS

1. The requirements contained in Sec. 32.06.050 shall apply to digital signs and, together with the provisions of Sec. 32.06.020, Sec. 32.06.030 and Sec. 32.06.040 shall regulate digital signs in all districts.

2. Exceptions

The requirements contained in Sec. 32.06.050 shall not apply to the following types of digital displays:

- a. Digital displays not intended to be viewed from the public right of way which includes but is not limited to menu-board signs and scoreboards.
- b. Digital displays used as part of an approved special event permit.

Section 2. That Chapter 32, the Zoning Ordinance, is hereby amended by deleting Section 32.06.050.B.2.a and the following Section 32.06.050.B.2.a here is hereby adopted in lieu of:

a. Full-motion video

- i. Full-motion video as defined in section 32.09.020 shall be permitted as a conditional use in the C-1, C-2, C-MU, C-3, C-4, I-1, I-2, O-S or PUB districts as a conditional use.

- ii. Full-motion video as defined in section 32.09.020 shall not be permitted in any other zone district unless allowed as part of an approved PUD.

Section 3. Separability of Provisions. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of the Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof than that affected by such decision.

Section 4. That all ordinances or parts of ordinances in conflict herewith are repealed.

Section 5. That the afore described Amended Subsection of Chapter 32 shall be included as part of the replacement pages of the Municipal Code, City of Cedar Rapids, Iowa, and made a part of said Code as provided by law.

Section 6. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 28th day of January, 2014.